

MINUTES

TOWN OF WEAVERVILLE
STATE OF NORTH CAROLINA

TOWN COUNCIL MEETING
TUESDAY, NOVEMBER 1, 2016

The Town of Weaverville Town Council held a specially called joint meeting with the Weaverville Planning and Zoning Board on Tuesday, November, 2016, beginning at approximately 6:00 pm in the Training Room of the Fire Department at 3 Monticello Road.

Council Present: Mayor Dottie Sherrill, Council Members Doug Dearth, Patrick Fitzsimmons, Doug Jackson and Andrew Nagle.

Staff Present: Town Attorney Jennifer Jackson and Town Planner James Eller.

Call to Order - *Mayor Sherrill called the meeting to order at approximately 6:15pm.*

Discussion Items -

Water Allocation / Annexation:

Councilman Nagle suggested that the water allocation should come after a voluntary annexation for the purpose of ensuring that municipal ordinances are enforced. Chairman Theroux consented and stated that putting the process in this order gave the Town the ability to address development concerns rather than accepting projects approved by the County.

Councilman Dearth expressed a concern over using the municipal water system as a tool to shape growth and noted the state may take away systems used in this manner.

Mr. Burge noted that placing water allocations after annexation would effectively remove vested rights the Town is required to uphold on projects approved by the County.

R-12 Zoning District Building Height / Building Height Measurement

Councilman Dearth suggested that the height be limited by stories of the building rather than feet. Councilman Jackson read from the Comprehensive Land Use Plan a passage which called for preserving existing character of development to represent a limit on height.

Ms. Cordell motioned to make a recommendation to Town Council to adjust the building height within the R-12 Zoning District to forty-five feet or three stories and to have building height with measurement of maximum height to be measured at the front of the building from finished grade to peak height. Mr. Burge seconded and all voted unanimously.

Pyramid of Uses / Table of Uses

Ms. Jackson described that the present structure of uses in the Zoning Code was a pyramid with R-1 being the most restrictive and I-1 being the least. Additionally, anything allowed at the top of the pyramid was allowed in all other zoning districts with only a few exceptions.

Councilman Jackson expressed a concern that single family residences are allowable by right in commercial and industrial zones. Councilman Nagle suggested that I-1 properties still be allowed a wide range of uses. Councilman Fitzsimmons suggested that the present structure of the I-1 Zoning District is effectively no zoning.

By consensus Council instructed staff to begin work on transitioning the structure of the Zoning Ordinance from its present pyramid to a Table of Uses. There was recognition by Council that this would be a very involved project for both staff and the Planning and Zoning Board.

It was noted that the Council's workshop scheduled for November 8, 2016, at 5:30pm would pick some of these issues up for more discussion.

Adjournment

Councilman Nagle motioned to adjourn the meeting of Town Council. Councilman Jackson seconded and all voted unanimously.

James W. Eller, Deputy Town Clerk