



**Town of Weaverville  
Planning and Zoning Board  
Council Chambers  
Thursday, July 6, 2017, 5:45pm**

**Agenda**

1. Call to Order – Chairman Doug Theroux.
2. Approval of the Minutes from the June 6, 2017 meeting of the Board.
3. Discussion Related to a Proposed Revision of Code to Better Define Lot Width Measurement.
4. Consideration of a Motion Establishing a Recommendation to Town Council Related to the Aforementioned Proposed Revision of Code.
5. Discussion Related to an Application for a Zoning Map Amendment for Initial Zoning of an Unaddressed Parcel on Reems Creek Road.
6. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Initial Zoning.
7. Discussion Related to an Application for a Conditional Zoning District for the Project Commonly Known as Northridge Commons.
8. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Application for a Conditional Zoning District.
9. Any Other Business to Come Before the Board.
10. Adjournment.

Town of Weaverville  
Planning and Zoning Board  
Minutes – Tuesday, June 6, 2017

The Planning and Zoning Board of the Town of Weaverville met for its regularly scheduled monthly meeting at 5:45pm on Tuesday, June 6, 2017 within Council Chambers at Town Hall.

Present: Chairman Doug Theroux, Vice-Chairman Burge, Board Member Peter Stanz, Alternate Member John Chase, Town Attorney Jennifer Jackson and Town Planner James Eller. Absent: Board Members Catherine Cordell and Leslie Osborne, Alternate Member Terry Dawson.

**1. Call to Order.**

Chairman Doug Theroux called the meeting to order at 5:45 pm and noted that Mr. Chase would be serving as an acting member in the absence of Ms. Cordell and Ms. Osborne.

**2. Approval of the Minutes from the April 4, April 24 and May 1, 2017 meetings of the Board.**

Mr. Burge motioned to approve the minutes from the April 4, 2017 meeting of the Board as presented. Mr. Stanz seconded and all voted unanimously.

Mr. Stanz motioned to approve the minutes from the April 24, 2017 meeting of the Board as presented. Mr. Burge seconded and all voted unanimously.

Mr. Chase motioned to approve the minutes from the May 1, 2017 meeting of the Board as amended. Mr. Stanz seconded and all voted unanimously.

**3. Discussion Related to the Preliminary Plat for a Major Subdivision Located at 44 Central Avenue.**

Mr. Eller spoke to the Board regarding the preliminary plat before them for Central Avenue including the location of the property, the acreage present, and the number of lots proposed. Mr. Eller also noted that two additional sheets had been supplied for the Board which was not included in the packet of information. The two sheets showed minor revisions which had been made to reference Buncombe County Stormwater regulations rather than the City of Asheville and a linear notation of the lot widths located at the setback line on the properties proposed.

Mr. Sheppard, the owner of the property, and Mr. Gilliland spoke to the Board regarding the application.

**4. Consideration of a Motion Establishing a Recommendation to the Town Council Related to the Aforementioned Preliminary Plat.**

Mr. Burge motioned to recommend approval of the major subdivision preliminary plat to Town Council. Mr. Stanz seconded and all voted unanimously.

**5. Discussion Related to the Proposed Table of Uses and Related Proposed Revisions of Ordinance.**

The following definitions and their placement within the Table of Uses were discussed.

Dwelling – Multifamily (four or less), Dwelling – Multifamily (more than four)

Language related to the ownership of the structure(s) was removed from the definition of both uses. Additionally, numbers were changed within the definition to better match the description given within the title of both uses.

Dwelling – Multifamily (four or less) was converted from permitted with standards to permitted within the R-2 Zoning District.

Funeral Homes

Funeral Homes were converted from permitted with standards to permitted within the C-1 Zoning District.

Government Services and Public Safety Facilities

Government Services and Public Safety Facilities were converted from permitted with standards to conditional zoning districts within the R-1, R-2, R-3, R-12 and C-1 Zoning Districts.

Utilities

Utilities were removed from the Table of Uses in order to defer regulation of same to Chapter 30 – Utilities.

Temporary Uses

Additional standards for temporary uses were presented and discussed. Consensus was granted that language should be modified to allow construction offices and storage containers or facilities within all residential zoning districts.

Mixed Use Building or Development

A definition for a mixed use building or development was provided. Consensus was granted that a mixed use building or development should be permitted via a conditional zoning district within R-12, C-1 and C-2.

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Mr. Eller noted that the revisions made by staff would represent the final amendment to the Table of Uses, definitions and additional standards prior to the transfer of language to Town Council. Said revisions would be distributed to the Board along with a recommendation from the Board to Council related to the Table of Uses.

Mr. Burge motioned to have Chairman Theroux sign the recommendation on behalf of the Board once the recommendation has been crafted and reviewed. Mr. Stanz seconded and all voted unanimously.

**6. Any Other Business to Come Before the Board.**

A proposed timeline for meetings outlining the transfer of the proposed table of uses to Town Council was reviewed and discussed. Mr. Eller noted that the same proposed meeting schedule would be presented to Town Council at their next regularly scheduled meeting for their consideration and adoption.

Chairman Theroux noted that the next regularly scheduled meeting of the Board will be held on Thursday, July 6<sup>th</sup> as had been previously set due to Independence Day.

**7. Adjournment.**

Mr. Burge motioned to adjourn. Mr. Chase seconded and all voted unanimously.

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**Doug Theroux, Chairman  
Planning and Zoning Board**

**ATTEST:**

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**James W. Eller  
Town Planner / Deputy Town Clerk**



**Agenda Items 3&4  
Lot Width Measurement**

*Lot width.* The distance between the side lines of a lot measured at the front building setback line.

Existing

*Lot, width.* The horizontal distance between the side lot lines at the front building line measured parallel with the front lot line, or in the case of a lot fronting on a curved street, the straight line distance between the side lot lines measured from the building line.

Proposed



**Agenda Items 5&6**  
**Initial Zoning of an Unaddressed Parcel on Reems Creek Road**

**TOWN OF WEAVERVILLE APPLICATION FOR  
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
(828) 484-7002--- fax (828) 645-4776 --- [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org)

OWNER/APPLICANT NAME: *Shakamar Investment LLC* APPLICATION DATE: *6/11/7*

PHONE NUMBER: *828-273-1185* MAILING ADDRESS:

Application is made to the Town Council of Weaverville to amend:

- The Zoning Map  
 The text of the Zoning Ordinance (Ch 36 of Code of Ordinances)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: *Unaddressed Reemo Creek rd*

PIN: *9742-94-9526*

LOT AREA (acres): *8*

CURRENT ZONING DISTRICT: *None*

PROPOSED ZONING DISTRICT: *R-2*

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:

- Total acreage  
 Current owner(s) and date of survey  
 Property location relative to streets  
 North arrow  
 Existing easements, rights of way, or other restrictions on the property  
 Areas located within the floodplain  
 Natural terrain of 15% or greater grade  
 Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 36 TO AMEND:

PROPOSED CHANGE TO TEXT (attach additional documentation if necessary):

JUSTIFICATION OF PROPOSED AMENDMENT(S):

**TOWN OF WEAVERVILLE APPLICATION FOR  
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
(828) 484-7002--- fax (828) 645-4776 --- [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org)

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

SIGNATURE OF APPLICANT

DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

REZONING FEE SCHEDULE:

1 Lot < 1 acre	\$350.00
2-4 Lots or 1-3 acres	\$450.00
4-9 acres	\$550.00
10-25 acres	\$750.00
25+ acres	\$900.00

**OFFICE USE ONLY**

FEE: \$ <b>550</b>	DATE PAID: <b>6.13.17</b>	CHECK <input checked="" type="checkbox"/>	CASH <input type="checkbox"/>
DATE OF INTIAL COUNCIL MEETING: <b>6.19.17</b>	ACTION TAKEN: <b>Approved on Consent Agenda</b>		
DATE OF PLANNING BOARD MEETING: <b>7.6.17</b>	ACTION TAKEN:		
DATE OF PUBLIC HEARING & COUNCIL DECISION:	FINAL ACTION:		





**Agenda Items 7&8**  
**Monticello Commons Conditional Zoning District**

# **CONDITIONAL ZONING DISTRICT APPLICATION**

Planning and Zoning Department  
30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
(828) 484-7013--- fax (828) 645-4776 --- tgupton@weavervillenc.org  
**\$350.00 Application Fee**



**Conditional Zoning Districts address situations in which a particular use, properly planned, may be appropriate for a specific site but, the existing zoning district of the site has insufficient standards to mitigate the site-specific impact on the surrounding area.**

**Uses which may be considered for a Conditional Zoning District shall be established on a case-by-case basis at the request of the property owner. Conditional Zoning Districts are not intended for securing early or speculative reclassification of a property.**

**A Conditional Zoning District shall be defined as a zoning district in which the development and use of the property included in the district are subject to predetermined ordinance standards, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. If the use of an approved Conditional Zoning District ever changes, a new proposed use and plan must be submitted for review by the Town Council.**

**\*In the R-1 district, the only lots eligible for rezoning to a conditional use are lots which are contiguous to and are only accessed via Weaver Boulevard, Main Street, or Merrimon Avenue.**

**A fee of \$350.00 shall be paid to the Town of Weaverville for each Conditional Zoning District or rezoning request. During review of the request, all additional costs incurred by the Town above the initial fee of \$350.00 shall be the responsibility of the applicant.**

OWNER/APPLICANT NAME: Azalea Management  
and Leasing - Andy Walker

APPLICATION DATE: February 20, 2017

BRIEFLY DESCRIBE THE PROJECT: The project consist of 260 multi-family unit complex consisting of 9 buildings with a clubhouse and 6 separate garage buildings. Public sewer and public water service will be provided.

PHONE NUMBER: (828) 298-3406 x 144

PROPERTY ADDRESS: Monticello Commons  
Drive, Weaverville, NC  
28787

PIN: 9746-22-2440, 9743-12-9158, 9743-11-7924,  
9743-21-1887, 9743-22-3100

DEED BOOK/PAGE: 5441/1421, 5441/1468,  
4350/0796

LOT AREA (acres): 12.46 acres

ZONING DISTRICT: Existing - C-2  
Proposed - R-12 (CZD)

# **CONDITIONAL ZONING DISTRICT APPLICATION**

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 30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
 (828) 484-7013--- fax (828) 645-4776 --- tgupton@weavervillenc.org  
**\$350.00 Application Fee**



**A petition for a Conditional Zoning District must include a site plan and supporting information that specifies the intended uses for property. A complete site plan will include the following:**

<input checked="" type="checkbox"/>	Title block containing:
<input checked="" type="checkbox"/>	Name of owner & applicant
<input checked="" type="checkbox"/>	Property address
<input checked="" type="checkbox"/>	Buncombe County PIN
<input checked="" type="checkbox"/>	Date or dates survey was conducted or plan prepared
<input checked="" type="checkbox"/>	Scale of the drawing in feet per inch
<input checked="" type="checkbox"/>	Deed book and page reference of the deed
<input checked="" type="checkbox"/>	Zoning designation of property
<input checked="" type="checkbox"/>	Sketch vicinity map depicting the relationship between the proposed subdivision and the surrounding area
<input checked="" type="checkbox"/>	North Arrow and orientation
<input checked="" type="checkbox"/>	Lot area in acres and square feet
<input checked="" type="checkbox"/>	Existing topography of the site and within 300 feet of the site boundary in four (4) foot contours
n/a	Delineation of areas within the floodplain.
<input checked="" type="checkbox"/>	Names of owners of adjoining properties, Buncombe County PIN, and zoning designation
<input checked="" type="checkbox"/>	Minimum building setback lines applicable to the lot, including drainage or utility easements
<input checked="" type="checkbox"/>	Proposed number and location of signs
<input checked="" type="checkbox"/>	Exact dimensions, location, height, and exterior features of proposed buildings and structures
<input checked="" type="checkbox"/>	Scale of all buildings relative to adjoining properties, including sight lines
<input checked="" type="checkbox"/>	Utility easements
<input checked="" type="checkbox"/>	Existing and proposed sanitary sewer system layout and a letter of commitment
<input checked="" type="checkbox"/>	Existing and proposed water distribution system layout and a letter of commitment
<input checked="" type="checkbox"/>	Existing and proposed stormwater system layout. Include copy of application for Buncombe County stormwater permit
n/a	Plans for individual water supply and sewerage/septic disposal system, if any
<input checked="" type="checkbox"/>	A statement as to whether or not natural gas, telephone, electric, and cable lines are to be installed, and whether they will be above or below ground
<input checked="" type="checkbox"/>	Exact dimension and location of all traffic, parking, and circulation plans showing the proposed location and arrangement of parking spaces.
<input checked="" type="checkbox"/>	Existing and proposed roads, driveways, ingress/egress, easements, and rights-of-way both private and public.
<input checked="" type="checkbox"/>	Include NCDOT driveway permit, if required.
<input checked="" type="checkbox"/>	Existing and proposed encroachments into setbacks, rights-of-way, and/or easements, if any
<input checked="" type="checkbox"/>	Location of significant trees on the property
<input checked="" type="checkbox"/>	Proposed phasing, if any, and expected completion date of the project.

**Upon reviewing the application, site plan, and supporting documents, the Planning and Zoning Board will issue statement of reasonableness of the proposed Conditional Zoning District.**

**Before a public hearing may be held by the Town Council, the petitioner must file in the Office of the Town Clerk, a written report of at least one community meeting held by the petitioner. The report shall include a list of those persons and organization notified of the meeting detailing the method and date of contact' the date, time, and location of the meeting; a roster of persons in attendance, a summary of issues discussed, and a description of any changes to the petition as a result of the meeting. In the event the petitioner has not held at least one meeting, the petitioner shall file a report documenting efforts that were made and the reasons such a meeting was not held.**

## **CONDITIONAL ZONING DISTRICT APPLICATION**

Planning and Zoning Department

30 South Main Street, P.O. Box 338, Weaverville, NC 28787

(828) 484-7013 --- fax (828) 645-4776 --- [tgupton@weavervillenc.org](mailto:tgupton@weavervillenc.org)

**\$350.00 Application Fee**



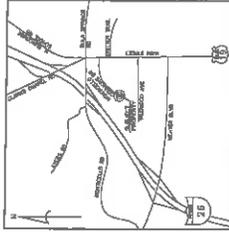
**At the discretion of the Town Council, it may be required of the property owner to guarantee performance or completion of conditions included in the Conditional Zoning Plan. Such guarantee may take the form of: (1) a surety performance bond made by a company licensed and authorized in North Carolina, (2) a bond of a developer with an assignment to the Town of a certificate of deposit, (3) a bond of developer secured by an official bank check drawn in favor of the Town and deposited with the Town Clerk, (4) cash or an irrevocable letter of credit, (5) a bank escrow account whereby the developer deposits cash, a note, or a bond with a federally insured financial institution into an account payable to the Town. The amount of the guarantee shall be determined by Town Council.**

# MONTICELLO COMMONS

WEAVERVILLE, NORTH CAROLINA

PREPARED FOR:  
**AZALEA MANAGEMENT & LEASING**  
 1300 TUNNEL ROAD  
 ASHEVILLE, NC 28805  
**ANDY WALKER**  
 (828) 298-3406

Sheet No.	Title
C000	COVER SHEET
C001	CONCEPT PLAN
C002	MASTER SITE PLAN
C003	MASTER SITE PLAN - SURROUNDING AREA
C004	STATION DRAINAGE PLAN
C005	STATION DRAINAGE PLAN
C006	STATION DRAINAGE PLAN



VICINITY MAP  
NOT TO SCALE



Know what's below.  
 Call before you dig.

DEVELOPMENT DATA	
OWNER/ARCHITECT:	AZALEA MANAGEMENT & LEASING 1300 TUNNEL ROAD ASHEVILLE, NC 28805 (828) 298-3406
CONTRACTOR:	CON. DESIGN CONCEPTS, P.A. 1000 W. MARKET STREET ASHEVILLE, NC 28801 (828) 252-7000
ENGINEER:	MANLEY & ASSOCIATES, P.A. 1000 W. MARKET STREET ASHEVILLE, NC 28801 (828) 252-7000
PLANNING:	PLANNING & DESIGN, P.A. 1000 W. MARKET STREET ASHEVILLE, NC 28801 (828) 252-7000
INSPECTOR:	INSPECTOR & ENGINEER, P.A. 1000 W. MARKET STREET ASHEVILLE, NC 28801 (828) 252-7000

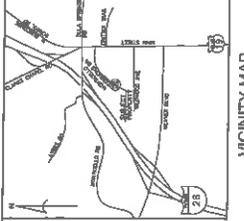
		AZALEA MANAGEMENT & LEASING - WEAVERVILLE, NORTH CAROLINA <b>MONTICELLO COMMONS</b>
SHEET NO.: C000 SHEET TITLE: COVER SHEET	DATE: 11/15/11 DRAWN BY: J. WALKER CHECKED BY: J. WALKER APPROVED BY: J. WALKER	PROJECT NO.: 11000 SHEET NO.: 001 OF 006







NO.	DATE	DESCRIPTION	BY
1.	02/24/17	CONDITIONAL GRADING SHEET	MAP



**DEVELOPMENT DATA**  
 OWNER/DEVELOPER: AREA MANAGEMENT & LEASING  
 1500 UNIVERSITY DRIVE  
 WASHINGTON, NC 27578  
 CONTACT: (919) 286-3400 X144

**DEV. NUMBER:** 1500 UNIVERSITY DRIVE  
 CONTACT: (919) 286-3400 X144

**SURVEYOR:** MARK & ASSOCIATES, P.A.  
 1000 UNIVERSITY DRIVE  
 WASHINGTON, NC 27578  
 CONTACT: (919) 286-3400

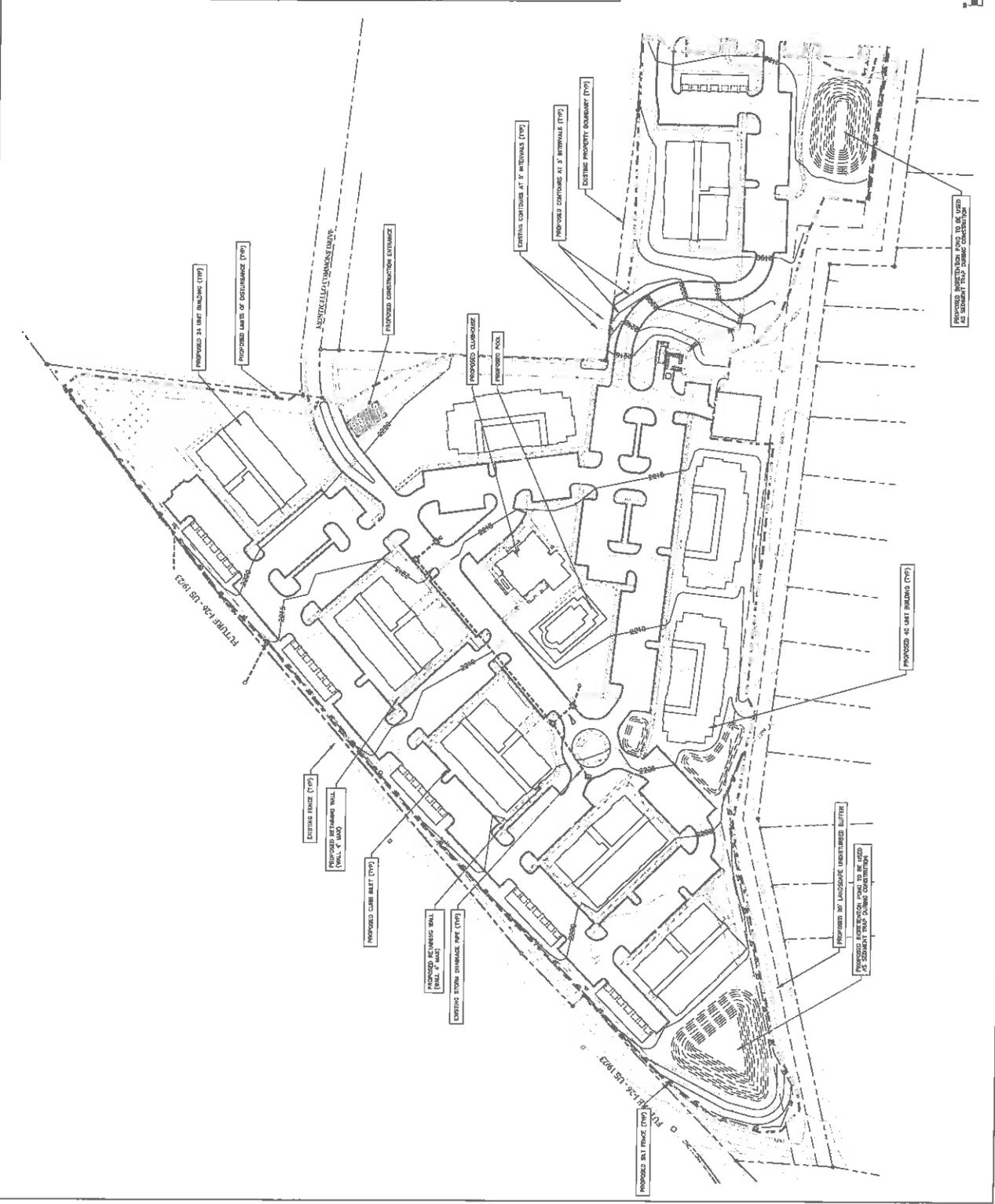
**ARCHITECT:** HOK  
 1000 UNIVERSITY DRIVE  
 WASHINGTON, NC 27578  
 CONTACT: (919) 286-3400

**PROJECT DATA**  
 PLOT: 0.14 AC  
 ZONING: R-10  
 PERMITTED: 0.14 AC  
 1500 UNIVERSITY DRIVE  
 WASHINGTON, NC 27578  
 CONTACT: (919) 286-3400

**811**  
 Marksheet below.  
 Call before you dig.

**NORTH**

**ROUGH GRADING & EROSION CONTROL PLAN**  
 GRAPHIC SCALE  
 1" = 40' (HORIZONTAL)  
 1" = 40' (VERTICAL)





NO.	DATE	DESCRIPTION
1	02/26/17	CONCEPTUAL DESIGN SUBMITTAL



**VICINITY MAP**  
(NOT TO SCALE)

**DEVELOPMENT DATA**

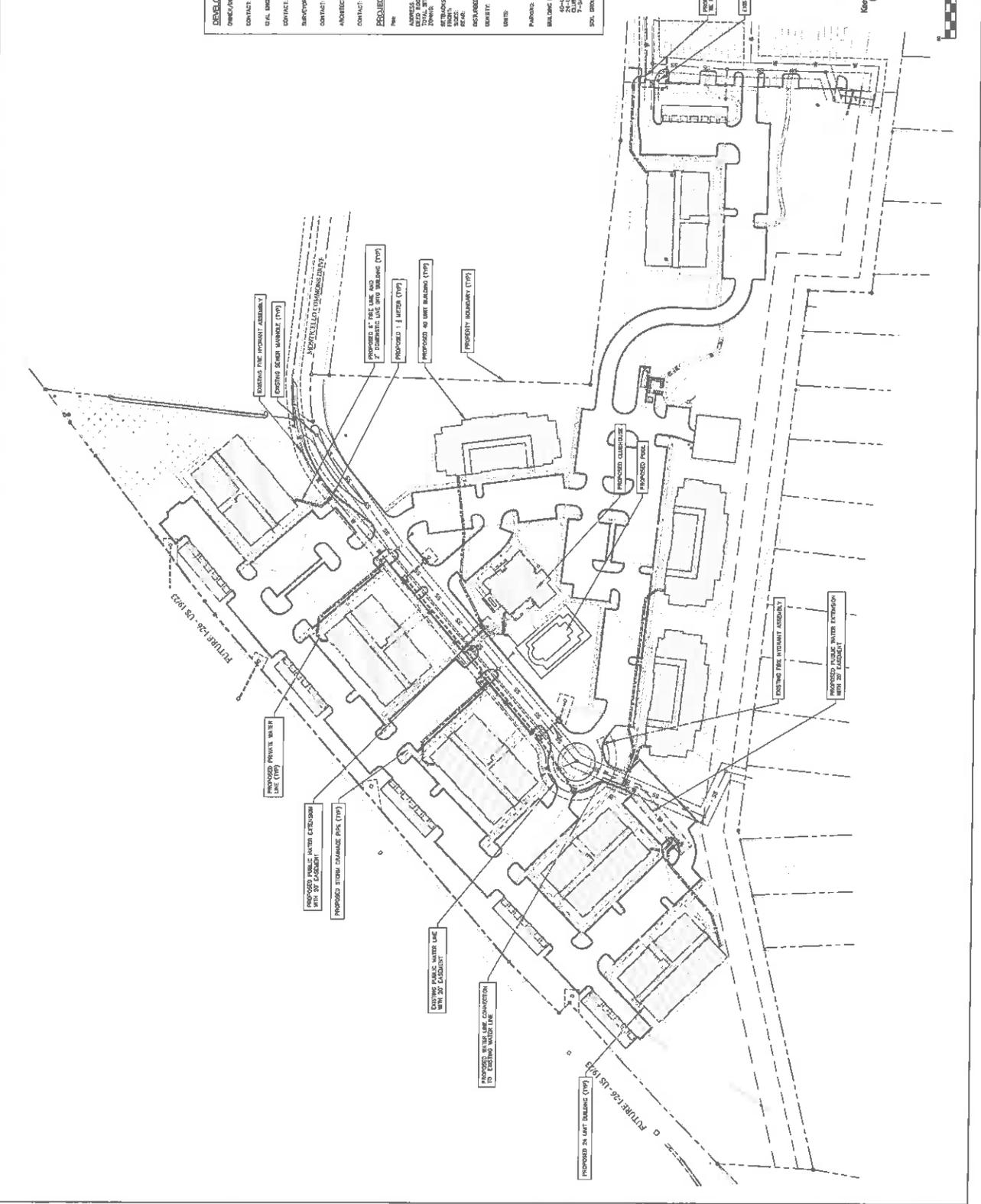
DEVELOPER: AZEVA MANAGEMENT & LEASING  
 1200 TOWNSEND ROAD  
 AMITY WALKER  
 (602) 964-5000 3154  
 CONTACT: AMITY WALKER  
 (602) 964-5000 3154  
 THE PROPERTY ADDRESS: 100 WILSON AVENUE  
 PHOENIX, ARIZONA 85012  
 COUNTY: MARICOPA  
 CITY: PHOENIX  
 ZONING: R1-10  
 PROJECT NO.: 1700  
 CONTRACT NO.: 1700

**PROJECT DATA**

PERMITS: 15000 AC  
 ADDRESS: 100 WILSON AVENUE  
 100 WILSON AVENUE  
 PHOENIX, ARIZONA 85012  
 ZONING: R1-10  
 PROJECT NO.: 1700  
 CONTRACT NO.: 1700

**REMARKS:**

1. SEE SHEET C601 FOR GENERAL NOTES.  
 2. SEE SHEET C602 FOR GENERAL NOTES.  
 3. SEE SHEET C603 FOR GENERAL NOTES.  
 4. SEE SHEET C604 FOR GENERAL NOTES.  
 5. SEE SHEET C605 FOR GENERAL NOTES.  
 6. SEE SHEET C606 FOR GENERAL NOTES.  
 7. SEE SHEET C607 FOR GENERAL NOTES.  
 8. SEE SHEET C608 FOR GENERAL NOTES.  
 9. SEE SHEET C609 FOR GENERAL NOTES.  
 10. SEE SHEET C610 FOR GENERAL NOTES.



**NORTH**  
  
 Know what's below.  
 Call before you dig.

**WATER PLAN**  
 GRAPHIC SCALE  
 1" = 60' (1" PER FOOT)  
 1" = 60' (1" PER FOOT)







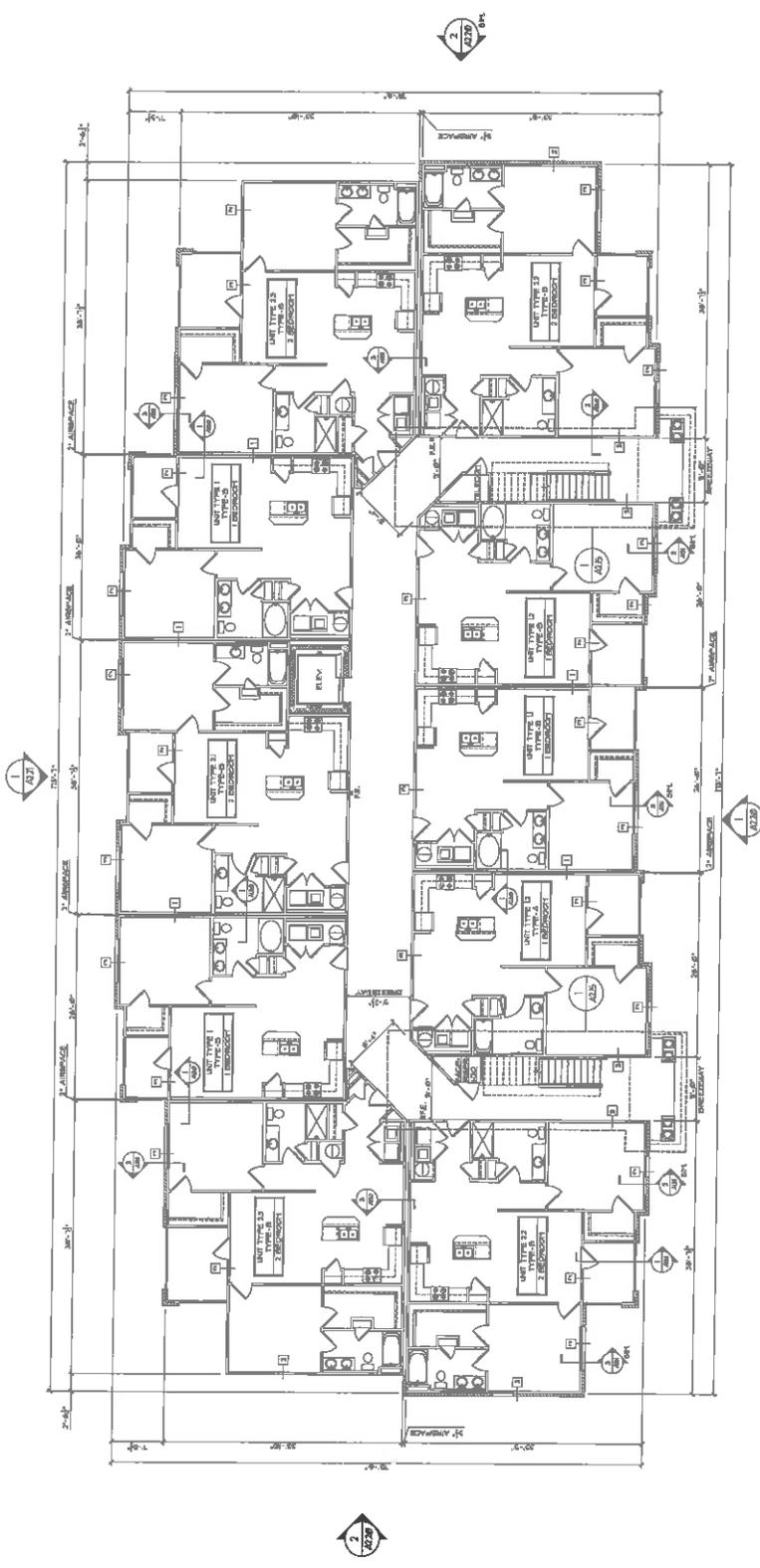




Monticello Commons	
Initial Planning & Zoning Submittal	

PROJECT NO.	010015
TITLE	TYPICAL FLOOR PLAN
DATE	02.20.11
REVISIONS	
ISSUED DATE	
DESCRIPTION	

PROJECT NO. 010015  
TYPICAL FLOOR PLAN  
SUBMITTAL  
SHEET NO. 2  
A2.10



1 BUILDING TYPE 2 FIRST FLOOR PLAN

1. Scale: 1/8" = 1'-0"  
 2. This drawing is based on the information provided by the client and is not to be used for construction without the approval of the architect.  
 3. The architect is not responsible for the accuracy of the information provided by the client.  
 4. The architect is not responsible for the accuracy of the information provided by the client.  
 5. The architect is not responsible for the accuracy of the information provided by the client.  
 6. The architect is not responsible for the accuracy of the information provided by the client.  
 7. The architect is not responsible for the accuracy of the information provided by the client.  
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 9. The architect is not responsible for the accuracy of the information provided by the client.  
 10. The architect is not responsible for the accuracy of the information provided by the client.  
 11. The architect is not responsible for the accuracy of the information provided by the client.



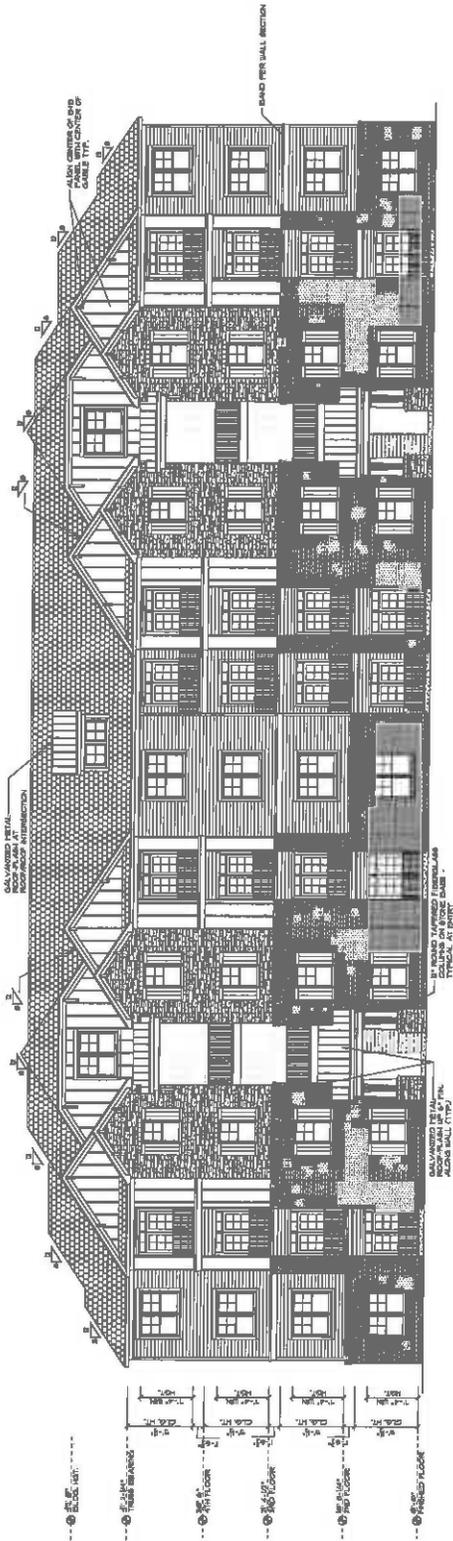
Monticello Commons  
 Initial Planning & Zoning Submittal

NO.	REVISIONS	DATE	BY	CHKD.
1	ISSUE DATE	02.20.17		
2	PERMISSIVE DATE			
3				
4				
5				
6				
7				
8				
9				
10				

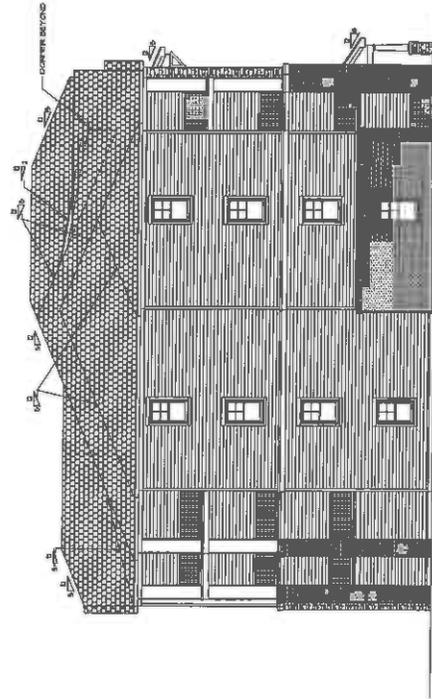
PROJECT NO: 010015  
 CLIENT: P.P.  
 DATE: 02/20/17

PT 2 Elevations  
 Elevations

SHEET: 28/28



1 FRONT ELEVATION  
 Scale: 1/8" = 1'-0"



2 TYP. SIDE ELEVATION (LEFT SHOWN)  
 Scale: 1/8" = 1'-0"

1. All work shall be in accordance with the applicable codes and standards, and shall be subject to the approval of the local authority having jurisdiction. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.







PROJECT NO.	010015
TITLE SHEET	
DATE	
REVISIONS	
DESCRIPTION	
DATE	
PROJECT DATE	02/20/17

3 MAIL ROOM WALL ELEVATION  
 Scale: 1/4" = 1'-0"

1 CLUBHOUSE FRONT ELEVATION  
 Scale: 1/4" = 1'-0"

2 CLUBHOUSE LEFT ELEVATION  
 Scale: 1/4" = 1'-0"

4 MAIL ROOM ISLAND ELEVATION  
 Scale: 1/4" = 1'-0"

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