



**Town of Weaverville  
Planning and Zoning Board  
Council Chambers  
Tuesday, October 2, 2017, 5:45pm**

**Agenda**

1. Call to Order – Chairman Doug Theroux.
  - Oath of Office for Mr. Warren
  - Election of Officers
2. Approval of the Minutes from the June 27 and August 15 joint meeting of the Board and Town Council.
3. Discussion Related to a Concept Plan and Preliminary Plat for a Major Subdivision Commonly Known as Amblers Chase.
4. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Major Subdivision.
5. Discussion Related to Proposed Amendments to the Table of Uses and Definitions Related to Same.
6. Consideration of a Motion Establishing a Recommendation to Town Council Related to the Proposed Amendments to the Table of Uses.
7. Any Other Business to Come Before the Board.
  - Review of Existing Rules and Procedures
  - Notation of Date, Location and Time of the November and December Meeting of the Board
8. Adjournment.



**Agenda Item 1  
Call to Order**

- **Attached you will find an Oath of Office for new Board Member Steve Warren**
- **Additionally you will find Chapter 20, Article 2 for review and consideration when holding the election of officers including Chairman, Vice-Chairmen and Secretary (Clerk).**

**TOWN OF WEAVERVILLE  
PLANNING AND ZONING BOARD**

**OATH OF OFFICE**

I, Steve Warren, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as a member of the Town of Weaverville Planning and Zoning Board, so help me, God.

\_\_\_\_\_  
**STEVE WARREN**

\_\_\_\_\_  
Date

I hereby certify that I, Jennifer O. Jackson, Notary Public, administered the above Oath of Office to John Chase, this \_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

Sworn to and subscribed before me  
this the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public

**ARTICLE II. - PLANNING AND ZONING BOARD<sup>[2]</sup>***Footnotes:*

-- (2) --

*Cross reference— Boards, commissions and committees, § 2-126 et seq.**State Law reference— Planning agency, G.S. 160A-361.***Sec. 20-36. - Established; members.**

Pursuant to the authority granted in G.S. 160A-361, the town council establishes a planning and zoning board of the town, which board shall consist of five members. Each member shall be appointed by the mayor with the approval of the town council and shall be residents of the corporate limits of the town.

(Ord. of 1-20-1992; Ord. of 11-21-2016(1), § 10)

**Sec. 20-37. - Alternate members.**

The mayor, with the approval of the town council, may appoint one alternate member to serve on the planning and zoning board in the absence of a regular member, which alternate shall be a resident of the corporate limits of the town.

(Ord. of 1-20-1992; Ord. of 11-21-2016(1), § 11)

**Sec. 20-38. - Terms of members.**

The term of office of each member and alternate member of the planning and zoning board shall be for two years; except that the mayor, in making the initial appointments to the board, shall appoint two members and an alternate member for two-year terms and two members for three-year terms.

(Ord. of 1-20-1992; Ord. of 11-21-2016(1), § 12)

**Sec. 20-39. - Vacancies.**

Vacancies occurring on the planning and zoning board shall be filled for the unexpired term only.

(Ord. of 1-20-1992)

**Sec. 20-40. - Compensation.**

Members of the planning and zoning board shall receive no compensation for their services.

(Ord. of 1-20-1992)

Sec. 20-41. - Records; removal of members.

The planning and zoning board shall keep records of its meetings and proceedings and may certify attendance of board members to the town council. Any member of the planning and zoning board who is absent without good cause from three consecutive meetings of the board shall be removed from the board and shall be replaced by the mayor or by the board of county commissioners.

(Ord. of 1-20-1992)

Sec. 20-42. - Officers; rules of procedure.

The planning and zoning board shall elect a chairman and a vice-chairman from its membership, who shall each serve for one year or until reelected or until their successors are elected. The planning and zoning board shall appoint a secretary, who may be a municipal officer, an employee of the town, or a member of the planning and zoning board. The planning and zoning board shall adopt appropriate rules of procedure, which rules shall be subject to the approval of the town council. The rules of procedure shall, among other things, provide for regular monthly meetings of the planning and zoning board and may provide that the planning and zoning board may conduct public hearings for the gathering of information to enable the board to more fully assist the town council in an advisory and administrative capacity.

(Ord. of 1-20-1992)

Sec. 20-43. - Duties.

The planning and zoning board shall primarily act in an advisory capacity. In this capacity it shall perform the following duties:

- (1) Assist in the interpretation, administration and enforcement of the town's subdivision ordinance, in accordance with the provisions of that ordinance.
- (2) Make studies of the area within its jurisdiction and surrounding areas.
- (3) Determine objectives to be sought in the development of the study area.
- (4) Prepare and adopt plans for achieving these objectives.
- (5) Develop and recommend policies, ordinances, administrative procedures and other means for carrying out plans in a coordinated and efficient manner.
- (6) Advise the council concerning the use and amendment of means for carrying out plans.
- (7) Exercise any functions in the administration and enforcement of various means for carrying out plans the council may direct.
- (8) Perform any other related duties the council may direct.

(Ord. of 1-20-1992)



**Agenda Item 2**  
**Approval of Minutes**



Town of Weaverville  
Minutes

Special Called Joint Meeting of Town Council and Planning and Zoning Board  
Tuesday, June 27, 2017 - Fire Department Training Room

The Town Council and Planning and Zoning Board for the Town of Weaverville met for a Special-called Joint meeting on Tuesday, June 27, 2017, at 6:00 p.m. in the Fire Department Training Room within Weaverville Fire Department at 3 Monticello Road, Weaverville, North Carolina.

Town Council members present: Mayor Dottie Sherrill, Councilman Doug Dearth, Councilman Patrick Fitzsimmons, Councilman Doug Jackson and Councilman Andrew Nagle. Vice-Mayor/Councilman Penley was absent.

Planning and Zoning Board members present: Chairman Doug Theroux, Vice Chairman Gary Burge Board Members Catherine Cordell and Peter Stanz. Board Member Osborne and Alternate Board Member Chase was absent.

Staff present: Town Manager Selena Coffey, Town Planner James Eller and Town Clerk Derek Huninghake

**1. Call to Order.**

Mayor Dottie Sherrill called the meeting to order on behalf of the Town Council at 6:03 pm. Chairman Doug Theroux called the meeting to order on behalf of the Planning and Zoning Board at 6:03 pm.

**2. Presentation and Discussion Related to the Proposed Tables of Uses**

Town Planner James Eller opened the discussion with an overview of how the Planning and Zoning Board got to this point. Hence, the vast majority of the Town of Weaverville's zoning code was written in 1978, it is long overdue for an upgrade. On November 1, 2016, Town Council tasked the Planning and Zoning Board and staff with working on the concept of implementing a Table of Uses within the Town's Zoning Ordinance. After 11 meetings, consisting of approximately 18 hours of time spent in session, and many hours of discussion and deliberation. The Town's legal representation has reviewed over the concept documents, and the Planning and Zoning Board is now proud to present Town Council with a set of draft concept documents consisting of the Tables of Uses, Definitions, and Additional Standards. Town Planner James Eller noted that this does not in any way shape or form change the Zoning Map of the Town of Weaverville. However, the pyramid structure will be gone with

this document and will transition over into the table. The Number of Uses currently identified by the Town's code is 55 and the Number of Uses identified in the language proposed is 78. As for the Number of Uses with additional standards is 3 and the Number of Uses with additional standards in the proposed document is 22. The Planning and Zoning Board's ultimate hope is that this concept will be incorporated into amendments to the Town Code that will serve to make the zoning provisions within the Town easier to understand, implement and abide by to ensure that the zoning provisions are both scripted and enforced in accordance with North Carolina law. Attached is the proposed Table of Uses, Definitions and Additional Standards.

Chairman Doug Theroux started off by complementing the staff for all their hard work and time spent on putting together this document. They did an exceptional job. Mr. Theroux explained that the Planning and Zoning Board spent a lot of time going through all of the definitions to determine if there was anything missing or needing to be explained further.

Councilman Doug Dearth mentioned that he knows the importance and effort needed to establish this document since he used to be the Chairman several years ago. He thinks that the Planning and Zoning Board and staff did a wonderful job working together to create this document. Mr. Dearth believes moving away from the pyramid to a Table of Uses will be a great advantage for the Town and that there are other refinements in this document that will be very useful as well. He just wants to understand the rationale used by the Planning and Zoning Board to get to this point.

Vice Chairman Burge said that a lot of it was somewhat arbitrary when deciding a use for one category and not in a similar category for a different zoning district. The thing that puzzled them constantly was the difference between the downtown business district C-1 and all the other commercial districts in C-2.

Councilman Nagle wondered how the Zoning Map will stay the same when Creekside Village is labeled I-1, but it is residential. The same goes for the AB Emblem property which is labeled I-1, but it has an apartment house on the property and there isn't a special use permit. If the Town of Weaverville has more properties like this, then we might need to decide to change the zoning or the map to reflect it. Mr. Nagle also believes some owners might become upset with changing from the pyramid to a Table of Uses because it will be restricting the use of their property.

Town Planner James Eller mentioned that there are presently ten legacy special use permits in the Town of Weaverville and at this time there are two conditional zoning districts which should be reflected on the Zoning map. Mr. Eller explained that if a non-conforming use is established in a district, that use can be continued forever unless it is discontinued for a period of 9 months then it goes back to the original zoning district.

Vice Chairman Burge discussed that maybe they should compare the existing zoning map with the comprehensive plan and see if there are any discrepancies and then fix those areas on the map.

Councilman Dearth covered the Table of Uses to see the rationale used by the Planning and Zoning Board in making the decisions for the following: Family care and Child care homes (6 or fewer) in all residential districts except R-12, Recreational vehicle park campgrounds in C-2 and I-1, Boarding

houses in R-1, ATMs in R-12, Child care center (6 or more) in C-2 and I-1 and cemeteries in industrial districts unless it is a church.

Town Planner James Eller explained that the reason for the family care and child care homes in R-1 is because they have specific statutory limitations placed upon them and by North Carolina law are required to be treated as single family homes. As for the recreational vehicle park campgrounds and a manufactured home park, we could note the use and prohibit across the board. However, if it is not listed it doesn't mean you can't do it, you just have to go to the next closest thing.

Chairman Theroux also stated the reason a recreational vehicle park campground is listed down as a conditional zoning district is so that if someone comes in and asks if it's available. It is listed, but we don't have to approve it. The reason for the ATMs in R-12 is because of the high density of traffic in that area.

Board member Catherine Cordell discussed that the reasoning for listing boarding houses is, as explained in the definition a bed and breakfast can be deemed one and the Town has a bed and breakfast right off Main street. As for child care in the industrial district is because some companies want to have child care available for their workers and for instance, if Sonopress breaks up into 15 different facilities, one of them could be child care.

Councilman Fitzsimmons had some questions about staking lanes, temporary vendors and the definition for wireless telecommunication facility, stealth stating it shall be mounted so that it doesn't extend beyond the facility to which it is mounted, but usually they are mounted on the roof.

Board member Cordell explained staking lanes as when there are more than two cars in the drive thru waiting to get to the window and some examples of temporary vendors as someone who sells Christmas trees around Christmas, a firework stand or someone who sells fish. Also, some examples of the stealth wireless telecommunication facility not mounted to roofs are the big white cross out on Flat Creek, a flagpole on Hendersonville road and the pine tree behind the VA hospital.

### **3. Discussion Related to a Proposed Tables of Uses Meeting Schedule**

Town Planner James Eller mentioned that he had put some dates together for a Proposed Table of Uses meeting schedule but it was not finalized and could be adjusted depending on Town Council and Planning and Zoning Boards schedules. As of now, it consisted of the following dates: Tuesday, July 11 – Joint Meeting between Town Council and Planning and Zoning Board; Monday, July 17 – Town Council sets a Public Hearing for the Proposed Table of Uses for Monday August 21; Tuesday, July 25 and August 8 – Town Council Workshop/ Community Information Meeting I & II; Monday, August 21 – Public Hearing related to the Proposed Table of Uses.

Councilman Jackson discussed that maybe the previously scheduled workshop could be cancelled, since we just finished the budget and we have covered the Table of Uses.

*Councilman Jackson made a motion to cancel the July 11 meeting . Councilman Fitzsimmons seconded the motion. The motion passed by a unanimous vote of Council.*

Councilman Nagle suggested that sometime between the August 8 Town Council Workshop/Community Information Meeting II and the Public Hearing on August 21, the Planning and Zoning Board and Town Council have a joint meeting to cover the Table of Uses.

Town Council and the Planning and Zoning Board decided to schedule a joint meeting for Tuesday, August 15 at Town Hall at 6:00pm, and determined that all the other scheduled Table of Uses meetings be held at the Town Hall at 6:00pm as well. The Table of Uses meeting schedule is attached.

### **Adjournment**

*Councilman Fitzsimmons made the motion to adjourn. Councilman Jackson seconded and all voted to adjourn the Council's meeting at 7:12 p.m.*

*Vice Chairman Burge made the motion to adjourn; Board member Cordell seconded and all voted to adjourn the Council's meeting at 7:12 p.m.*



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**Dottie Sherrill, Mayor**

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

**ATTEST:**



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**Derek K. Huninghake, Town Clerk**



**Town of Weaverville  
MINUTES**

**Joint Meeting of Town Council and Planning and Zoning Board  
Tuesday, August 15, 2017 – Town Hall**

The Town Council and Planning and Zoning Board for the Town of Weaverville met for a Joint Meeting on Tuesday, August 15, 2017, at 6:00 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present: Mayor Dottie Sherrill, Vice Mayor/Councilman John Penley, Councilman Doug Jackson, Councilman Doug Dearth, Councilman Andrew Nagle and Councilman Patrick Fitzsimmons.

Planning and Zoning Board members present: Chairman Doug Theroux, Vice Chairman Gary Burge and Board Member Catherine Cordell. Board Member Stanz and Osborne and Alternate Board Member Chase were absent.

Staff present: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk Derek Huninghake and Town Planner James Eller.

**1. Call to Order**

Mayor Sherrill informed the public that this meeting is an information meeting between Town Council and Planning and Zoning Board and was not advertised as a public comment meeting, but Town Council is going to allow three minutes for each public comment.

*Mayor Dottie Sherrill called the meeting to order on behalf of Town Council at 6:00pm.  
Chairman Doug Theroux called the meeting to order on behalf of Planning and Zoning Board at 6:00pm.*

Town Manager Selena Coffey commented that the Town has been very careful to make sure all the proposed Table of Uses meetings were advertised well in advance. They have been advertised on the Town's website, newspaper, Town's E-newsletter and on signs all around the Town of Weaverville. The meetings included were two Joint Meetings of Town Council and Planning and Zoning Board on June 27, 2017 and August 15, 2017, two Community Input and Town Council Workshops on July 25, 2017 and August 8, 2017, and a Public Hearing scheduled for August 21, 2017.

**2. Questions and Comments from the Public**

Earl Valois, 42 Loftin St., commented that he believes the Town of Weaverville should follow the International Zoning Codes and structure the zoning ordinance after it. He believes it would

be easier to follow. It is a very comprehensive plan, but can be flexible and used in any jurisdiction. This would help bring the Town up to model codes.

### **3. Presentation of Ordinance Amendments and Discussion Related to the Proposed Table of Uses**

Town Attorney Jennifer Jackson mentioned to Town Council that the Planning and Zoning Board has reviewed the 145 page set of Ordinance Amendments, which folded in the Table of Uses. She and Town Planner James Eller have kept a list of potential changes that have been brought up during the last couple of meetings and would like to review them with Council, then answer any questions or concerns that Town Council has before action can be taken at the Public Hearing. The list of recommended changes to the proposed amendments to the Weaverville Code of Ordinances is attached.

Councilman Dearth noted that if there are significant comments made at the Public Hearing that Town Council not feel obliged to act on this decision immediately, however if there isn't anything controversial than go ahead and move forward. Councilman Dearth also wanted to hear the rationale used by the Planning and Zoning Board again in making the decision for family care homes and child care homes (6 or fewer) in all residential districts except R-12 considering the impact of parking and traffic in this area.

Town Planner James Eller explained that the child care home is the legacy language that carried over from the way the ordinance reads and the reason for the family care homes in R-1 is because they have specific statutory limitations placed upon them and by North Carolina law are required to be treated as single family homes. Councilman Dearth asked the Planning and Zoning Board if they could make child care home permitted with standards with the understanding that parking and off street parking be considered when an application is received. Chairman Theroux said that the board discussed this in their meeting, but didn't see much difference between family care home and child care home. However, he doesn't have a problem with child care homes switching to be permitted with standards.

Councilman Dearth asked if the term "boarding house" on the Table of Uses could be switched to "bed and breakfast" instead. Town Planner James Eller and Town Attorney Jennifer Jackson commented that this was just legacy language, but it can be changed to bed and breakfast including boarding house within the definition. Chairman Theroux said that he doesn't have an issue with changing it from boarding house to bed and breakfast. Board member Catherine Cordell said she didn't have a problem with changing it to bed and breakfast, but it would change the definition a little bit.

Councilman Dearth inquired about mobile food vendors under temporary uses being allowed in C-1. It is permitted with standards, but he doesn't think that it would be a good idea to have a semi-permanent food truck on Main Street considering the limit in size and other food businesses. He would also like to hear from the Weaverville Business Association about this too. Board member Catherine Cordell mentioned that the board spent a lot of time discussing food vendors and with Zebulon brewery and another brewery coming soon; it might be convenient to allow mobile food vendors to setup by them. It wouldn't be semi-permanent, but it would allow them to setup on Saturdays and special events. Board member Gary Burge said that he didn't think it is fair to protect the downtown businesses in C-1 from mobile food vendors, but allow them to setup out on the Weaver Boulevard in C-2 district. Councilman Nagle mentioned that in

the additional standards it doesn't say how long mobile food vendors are able to stay and thinks there should be something written in the standards that says no more than three days continuance or no overnight stays. Chairman Theroux said that they could place the time limit under hours of operation in the additional standards. Board member Catherine Cordell commented that if the time limit doesn't work then maybe it could be allowed for special events. Not just 4<sup>th</sup> of July or Labor Day, but really think about all the other events that the Town could have.

Town Attorney Jennifer Jackson asked if there was consensus among Town Council to make a change to the standard so that staff could start drafting this for the Public Hearing. It can also be drafted after the Public Hearing if Council would like some more time to think about it.

Councilman Dearth mentioned to change the standard definition for mobile food vendors in only C-1, so that it be limited to special events only.

Town Attorney Jennifer Jackson mentioned that Town Manager Selena Coffey had all the Department Heads review the ordinance to make sure there weren't any issues missed. Most of the revisions were typographical errors, but there were some substantive ones that were briefly covered.

- Public Works Director Tony Laughter questioned whether the acreage requirement under agriculture for both neighborhood and commercial is strictly pasture land or property. Revisions were made to the definition so that the required acreage for livestock is usable land, excluding impervious surfaces.
- The Planning and Zoning Board deleted the section that said, "Tattoo parlors shall be regulated as a personal service". Now they are regulated under C-2 and I-1 in the Table of Uses.
- Under Section 36-12 – Street Access, the sentence was changed to read "any lot in the C-2 general business district used for commercial purposes shall have its primary access upon the street on which it fronts". They changed only access to primary access.
- Public Works Director Tony Laughter commented about run off maintenance for commercial agriculture, so a provision was added to standards requiring management of runoffs.

Chairman Theroux commented about changing the language of the Noxious Uses definition to include "but not limited to" because when you start listing uses, it will leave the door open for other uses. Councilman Dearth and Nagle both agreed that it would be acceptable to change the language of the Noxious Uses definition to reflect this.

Chairman Theroux thanked Town Attorney Jennifer Jackson, Town Planner James Eller and staff for all their time and hard work spent in getting to this point.

#### **4. Direction to Staff/Planning and Zoning Board**

Staff was asked to write up the amendments to reflect the discussed changes for the Code of Ordinances and have available for Public Hearing on August 21, 2017.

#### **5. Adjournment**

*Councilman Dearth made the motion to adjourn; Councilman Fitzsimmons seconded and all voted to adjourn the Council's meeting at 7:00 p.m.*

*Vice Chairman Burge made the motion to adjourn; Board member Cordell seconded and all voted to adjourn the Council's meeting at 7:00 p.m.*

*Dottie Sherrill*  
**Dottie Sherrill, Mayor**

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

**ATTEST:**

*Derek K. Huninghake*  
**Derek K. Huninghake, Town Clerk**



**Agenda Items 3&4  
Amblers Chase Major Subdivision**

- **Attached you will find an application and supporting preliminary plat for a major subdivision to be known as Amblers Chase.**
- **Some of you may recall a previous iteration of this project, then known as the Village at Fox Ridge, came before the Board in September of 2015. Certain variables have changed, including a reduction in lots created from 22 to 21, in order for this project which has a complicated history to be eligible for a major subdivision approval rather than a conditional zoning district.**



**MAJOR SUBDIVISION PLAN AND PLAT REQUIREMENTS**

**All applications for major subdivisions (including concept plan and preliminary and final plats) should be submitted to the Town of Weaverville Planning and Zoning Administrator.**

**In order to be considered for the next regularly scheduled meeting of the Planning and Zoning Board, complete applications must be submitted no fewer than ten (10) business days before the meeting. However, it is strongly encouraged that applications be submitted no fewer than fifteen (15) business days in advance of the aforementioned deadline. This will allow additional time for review and correction if needed. Eight (8) copies of the plat shall be submitted.**

**Concept Plans submitted for consideration must contain the following:**

	Title Block containing:
✓	Name of subdivision
✓	Name of Owner and Subdivider or Developer
✓	Zoning designation of property
✓	Location: (address, township, county, state)
✓	Buncombe County tax PIN
	Date or dates survey was conducted and plat was prepared
✓	Scale of the drawing in feet per inch listed in words or figures
✓	A bar graph
✓	Sketch vicinity map showing the relationship between the proposed subdivision and surrounding area on a scale of one inch equals 500 feet.
✓	Corporate line limits, township boundary lines, county lines if any such lines intersect the subdivision tract.
✓	North arrow orientation.
✓	Exact exterior boundary lines of the tract to be subdivided, fully dimensioned by metes and bounds, and the location of existing boundary lines of adjoining tracts.
✓	Lot and street lines: all proposed streets and street right-of-way lines with dimensions, lot and block numbers, all easements; designation of any dedication or reservations to be made, a notation of building setback lines and proposed use of land if other than single family residential.
✓	Acreage in total tract to be subdivided.
✓	Total number of lots created.

**Preliminary Plats submitted for consideration must contain the following:**

<input checked="" type="checkbox"/>	Title Block containing:
<input checked="" type="checkbox"/>	Name of subdivision
<input checked="" type="checkbox"/>	Name of Owner and Subdivider or Developer
<input checked="" type="checkbox"/>	Zoning designation of property
<input checked="" type="checkbox"/>	Location: (address, township, county, state)
<input checked="" type="checkbox"/>	Buncombe County tax PIN
<input checked="" type="checkbox"/>	Date or dates survey was conducted and plat was prepared
<input checked="" type="checkbox"/>	Scale of the drawing in feet per inch listed in words or figures
<input type="checkbox"/>	A bar graph
<input checked="" type="checkbox"/>	Sketch vicinity map showing the relationship between the proposed subdivision and surrounding area on a scale of one inch equals 500 feet.
<input checked="" type="checkbox"/>	Corporate line limits, township boundary lines, county lines if any such lines intersect the subdivision tract.
<input checked="" type="checkbox"/>	North arrow orientation.
<input checked="" type="checkbox"/>	Exact exterior boundary lines of the tract to be subdivided, fully dimensioned by metes and bounds, and the location of existing boundary lines of adjoining tracts.
<input checked="" type="checkbox"/>	Lot and street lines: all proposed streets and street right-of-way lines with dimensions, lot and block numbers, all easements; designation of any dedication or reservations to be made, a notation of building setback lines and proposed use of land if other than single family residential.
<input checked="" type="checkbox"/>	Street layout: typical cross section of proposed street, proposed street names and designation as public or private.
<input checked="" type="checkbox"/>	Topographic lines.
<input checked="" type="checkbox"/>	Acreage in total tract to be subdivided.
<input checked="" type="checkbox"/>	Total number of lots created.
<input checked="" type="checkbox"/>	Names of owners of adjoining properties.
<input checked="" type="checkbox"/>	Names of any adjoining subdivisions of record or proposed and under review.
<input checked="" type="checkbox"/>	Utility and other easements.
<input checked="" type="checkbox"/>	Sanitary sewer system layout prepared by a professional engineer.
<input type="checkbox"/>	Storm sewer system layout and other drainage facilities, if any, prepared by a professional engineer.
<input checked="" type="checkbox"/>	Water distribution system layout illustrating connections to existing systems, showing line sizes, the location of fire hydrants, blow offs, pumps, and gate valves prepared by a professional engineer.
<input checked="" type="checkbox"/>	A statement as to whether or not natural gas, telephone, electric and cable television lines are to be installed and whether they will be overhead or underground.
<input checked="" type="checkbox"/>	Plans for individual water supply and sewerage disposal systems, if any.

**Lighting Plan (if outdoor lighting to be installed) – refer to §36-26 of Zoning Ordinance.**

**Stakes notating property lines and corners must be in place from submittal of the Major Subdivision Application until a positive recommendation is offered to Town Council by the Planning and Zoning Board in order for staff and members of the Planning and Zoning Board to be afforded the opportunity to review the property.**

**Final Plats submitted for consideration must contain the following:**

✓	Title Block containing:
✓	Name of subdivision
✓	Name of Owner and Subdivider or Developer
✓	Zoning designation of property
✓	Location: (address, township, county, state)
✓	Buncombe County tax PIN
✓	Date or dates survey was conducted and plat was prepared
✓	A bar graph
✓	Sketch vicinity map showing the relationship between the proposed subdivision and surrounding area on a scale of one inch equals 500 feet.
✓	Corporate line limits, township boundary lines, county lines if any such lines intersect the subdivision tract.
✓	North arrow orientation.
✓	Exact exterior boundary lines of the tract to be subdivided, fully dimensioned by metes and bounds, and the location of existing boundary lines of adjoining tracts.
✓	Lot and street lines: all proposed streets and street right-of-way lines with dimensions, lot and block numbers, all easements; designation of any dedication or reservations to be made, a notation of building setback lines and proposed use of land if other than single family residential.
✓	Street layout: typical cross section of proposed street, proposed street names and designation as public or private.
✓	Topographic lines.
✓	Acreage in total tract to be subdivided.
✓	Total number of lots created.
✓	Names of owners of adjoining properties.
✓	Names of any adjoining subdivisions of record or proposed and under review.
✓	Utility and other easements.

**Lighting Plan (if outdoor lighting to be installed) – refer to §36-26 of Zoning Ordinance.**

MAJOR SUBDIVISION CERTIFICATES REQUIRED

**Sec. 25-83. - Plat requirements for major subdivisions.**

- (a) The final plat shall be prepared by a registered land surveyor currently licensed and registered to do business in the state by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors. The final plat shall conform to the provisions for plats, subdivisions, and mapping requirements set forth in G.S. 47-30, or its successor, and to the "Standards of Practice for Land Surveying in North Carolina".
- (b) Submission of any final plat of a subdivision or a portion thereof shall be accompanied by a filing fee set by the town.
- (c) Signed certificates, substantially in the forms provided for in subsections (1), (2) and (3), below shall appear on all copies of the final plat:

(1) "Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located within the subdivision jurisdiction of the Town of Weaverville and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements shown on the plat to public or private use as noted on the plat. Furthermore, I hereby dedicate all sanitary sewers, storm sewers, and water lines shown on the plat to the Town of Weaverville.

Owner: \_\_\_\_\_

Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ "

- (2) A certificate of survey and accuracy which shall be prepared in accordance with G.S. 47-30, or its successor.

(3) "Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements.

I hereby certify that all streets, utilities, and other required improvements will be installed in an acceptable manner and according to the Town of Weaverville's specifications and standards in the subdivision and that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Weaverville have been received, and that the filing fee for this plat, in the amount of \$ \_\_\_\_\_ has been paid.

Subdivision Administrator: \_\_\_\_\_

Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ "

If the town council approves the final plat, such approval shall be shown on the original tracing of the plat by the addition thereto of the following signed certificate:

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Town of Weaverville, North Carolina and that this plat has been approved by the Town Council of Weaverville for recording in the Office of the Register of Deeds of Buncombe County.

\_\_\_\_\_  
Town Manager Weaverville, North Carolina

Date \_\_\_\_\_

**IMPROVEMENTS GUARANTEE, DEFECTS GUARANTEE, and DEFAULT**

(1) *Improvements guarantee.*

(A) Unless the construction of all improvements required by this chapter have been totally completed prior to the approval by the town council of a final plat and the recording of the same, the town shall, for the purpose of approving a final plat prior to the completion of construction, require an agreement to complete and a guarantee from the subdivider that construction of required or contemplated improvements will be completed according to the approved specifications of the town at the subdivided expense. Such guarantee may be in the form of: (i) an assignment by the subdivider to the town of a certificate of deposit at a federally insured financial institution; (ii) an official bank check of a federally insured financial institution drawn in favor of the town and deposited with the town clerk; or (iii) cash deposited with the town clerk; or (iv) an irrevocable letter of credit drawn on a federally insured financial institution. Such guarantee shall be in an amount equal to 125 percent of the cost of the construction of the required or contemplated improvements as estimated by the subdivider or his contractors and approved, as to the amount, by the town council. The town manager may allow up to 180 days from the date of the town council approval of the final plat for the subdivider to post the necessary performance guarantee in addition to all other necessary documents. If prior to the expiration of the 180 days, the developer requests a further extension, the town manager may, at his or her discretion, grant an additional 180 days to complete utilities and paving. If all documents and guarantees are not received by the town manager within the 180-day period, the town council's approval of the final plat shall become null and void. All guarantees shall be reviewed by the town attorney and shall be subject to town council approval. Performance guarantees shall be kept by the town until the town council determines that all public and private improvements as required by this chapter have been constructed in accordance with the approved plans except as provided below.

(B) The town council may release, from time-to-time, a portion of the guarantee as the required improvements are completed. Such partial release shall be upon the petition of the subdivider to the subdivision administrator who must then recommend such partial release of security deposit to the town council with the advice of the planning and zoning board and the advice of the town's consulting engineers. Requested releases shall be facilitated by the subdivision administrator and the town council shall process the requested release and shall release the requested funds within 45 days from the date the request is received by the subdivision administrator unless the town council shall, within such time, deliver to the subdivider, a written list of deficiencies in construction which must be corrected before such petition to release a portion of the guarantee will be granted. The total amount of guarantee required shall not be released until the town council determines that all public and private improvements as required by this chapter have been constructed.

(2) *Defects guarantee.* Once construction of required or contemplated improvements has been completed, inspected and accepted by the town, all subdividers shall further agree to exonerate, save harmless, protect and indemnify the town for a period of three years, beginning on the date of dedication and/or acceptance of the improvements by the town council, against any defects in the equipment and materials used or defects in construction in any and all utility taps, surface drainage courses, street pavement, fire hydrants (to be installed as required by section 30-102 or its successor), drainage facilities, water and sewer lines, and other improvements required by this chapter. Such guarantees shall also apply to landscaping and buffering requirements.

In order to further protect the town against losses from such defects, the town, acting through the town council shall require the subdivider to provide a guarantee that the materials and construction of all of such improvements shall be free of defects for the three-year period. Such guarantee shall be in an amount to be determined by the town council, after consultation with the town's consulting engineers and other appropriate engineers, as being sufficient to repair any defects and shall be provided to the town in one of the forms required for the improvements guarantee set forth in subsection (b) above. The guarantee required by this subsection shall be given prior to the acceptance of the completed improvements by the town.

- (3) *Default.* If any subdivider should default in constructing any improvements required by this chapter or default in the guarantees required by subsection (b) or should default in failing to correct defects guaranteed by subsection (c) of this section, the town shall be entitled, in addition to any other remedies available to the town, to pursue any civil or criminal remedy for such default against such subdivider as may be available to the town under the laws of the state, including, but not limited to, actions to recover under the guarantees provided for in said sections.

**Additional Contact Information**

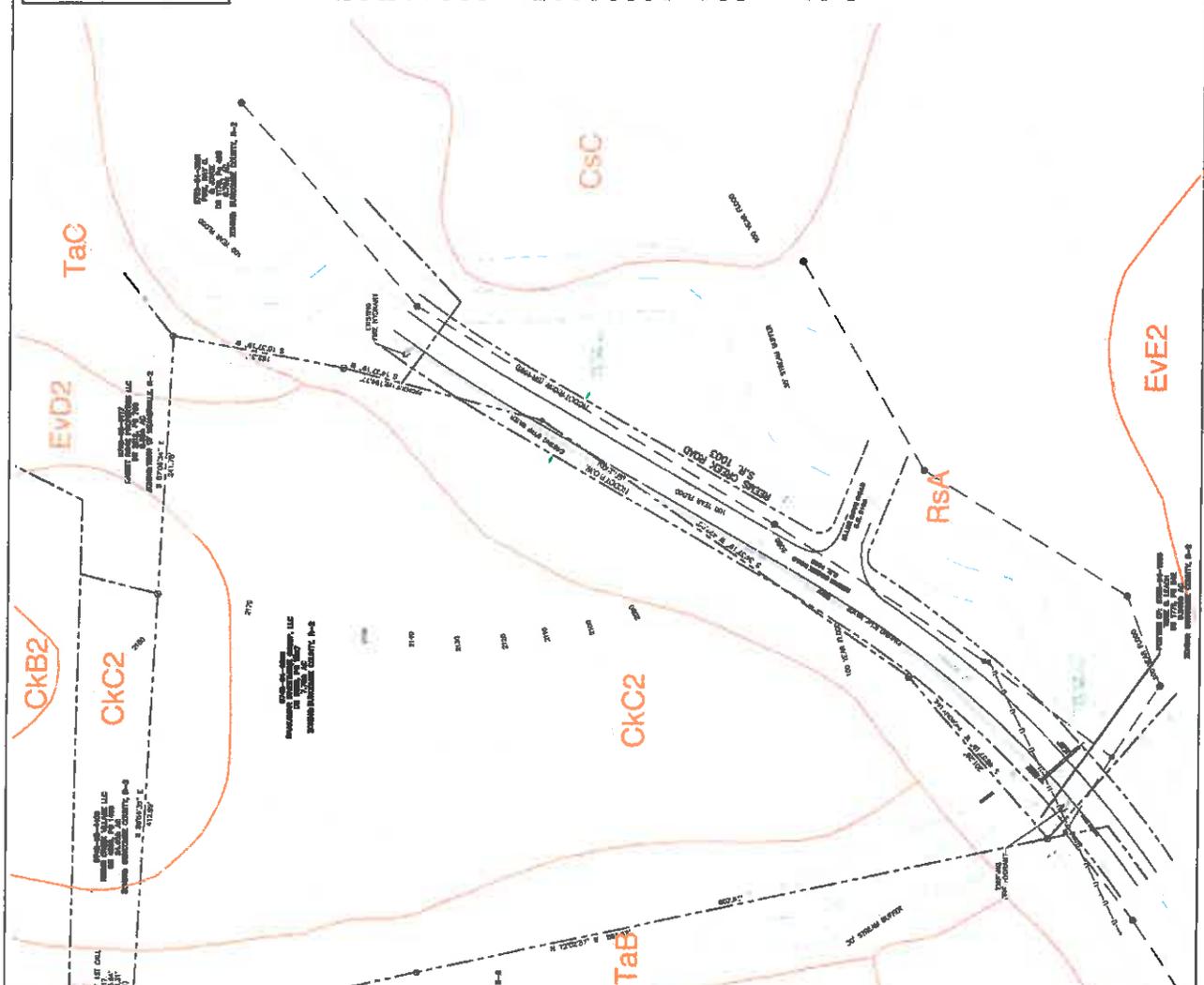
	Phone	Location
Buncombe County Register of Deeds	828-250-4303	205 College Street Asheville, NC 28801
Buncombe County Erosion Control	828-250-4848	46 Valley Street Asheville, NC 28801
Metropolitan Sewerage District	828-254-9646	2028 Riverside Drive Asheville, NC 28804
Buncombe County Environmental Health	828-250-5016	40 Coxe Avenue Asheville, NC 28801
Buncombe County Stormwater Management	828-250-4830	46 Valley Street Asheville, NC 28801
Buncombe County Permits & Inspections	828-250-5360	30 Valley Street Asheville, NC 28801
Buncombe County Floodplain Development	828-250-4836	46 Valley Street Asheville, NC 28801
NCDOT Division 13	828-251-6171	55 Orange Street Asheville, NC 28801
Weaverville Fire Marshal	828-484-7033 jharwood@weavervillefd.org	3 Monticello Road Weaverville, NC 28787
Weaverville Public Works (Water & Streets)	828-645-0606 tlaughter@weavervillepublicworks.org	15 Quarry Road Weaverville, NC 28787





**PROJECT DATA**  
 PROJECT: AMBLERS CHASE  
 PROJECT ADDRESS: REDMS CREEK ROAD  
 DEVELOPER/FINANCIALLY RESPONSIBLE PARTY: SHAMAMAR INVESTMENT GROUP, LLC  
 CONTACT: TM BROOKMAN  
 CONTACT NUMBER: (800) 273-1185  
 PROJECT P#: 9742-94-008  
 DEED BOOK: 6550/1387  
 ENGINEER: MERCEDES DESIGN GROUP, PC  
 1000 W. MARKET STREET  
 WASHINGTON, NC 27787  
 820-642-7008

**SITE DATA**  
 FLOOD CLASSIFICATION: 1998 FEMA FLOOD DATA  
 CURRENT ZONING: R-2 (SANDHOGUE COUNTY)  
 MAX LOT SIZE: 7,800 SF  
 MAXIMUM DENSITY: 8 DU/AC  
 MIN LOT FRONTAGE: 76 FT.  
 MIN LOT AREA: 0.17 AC  
 SETBACKS: 30' FRONT, 10' REAR, 10' SIDE  
 SITE ADDRESS: 778 AC  
 PROPOSED IMPROVISED AREA: 1.00 AC (23.0%)  
 NATURAL AVERAGE SLOPE: 5% (0.0033) VS 1% (0.0013) TOTAL CONTIGUOUS LENGTH/ 8.0 AC  
 SP-12-2005 - 0.3 DU/AC  
 ALLOWED DENSITY: 1.78 AC @ 8 DU/AC = 17 DU  
 PROPOSED TOTAL PROPOSED DENSILING UNITS: 21 DU  
 PROPOSED DISTURBED AREA: 4.78 AC



**VICINITY MAP**  
 1" = 500'

**SOIL TYPES**  
 CkC2 - Clifton clay loam, 2 to 8 percent slopes, moderately eroded  
 Eve2 - Elvard-Covee loam, 8 to 15 percent slopes, moderately eroded  
 TaC - Clifton sandy loam, 8 to 15 percent slopes  
 DrB - Dilford loam, 1 to 6 percent slopes, rarely flooded  
 Eve2 - Elvard-Covee complex, 15 to 30 percent slopes, moderately eroded  
 Eve2 - Elvard-Covee complex, 30 to 50 percent slopes, moderately eroded  
 Rsa - Roostan fine sandy loam, 0 to 3 percent slopes, occasionally flooded  
 TaB - Tala loam, 2 to 8 percent slopes  
 TaB - Tala loam, 8 to 15 percent slopes

























**Agenda Items 5&6**  
**Proposed Amendments to the Table of Uses**

The following is a couple of situations I have encountered since the adoption of the Table of Uses on Monday, August 21.

- On Tuesday, August 22 (less than 24 hours following the adoption of the Table of Uses) I was visited by an individual who wished to discuss the suitability of an industrially zoned parcel of land for a recycling facility. Fortunately, such a facility had been deemed a noxious use the following night and would only be permissible via a conditional zoning district. During the conversation, it was determined that there was a thin line between a noxious use and a heavy industrial use. However, noxious uses are permitted via a CZD whereas a heavy industrial use is permitted by right. Staff is proposing that uses defined as manufacturing, heavy transition from permitted by right to a conditional zoning district within the I-1 Zoning District.
- On Monday, September 11 I was contacted by an individual who wished to discuss the suitability of a property within the C-1 Zoning District for a mixed use structure. The proposed configuration of the structure would have office space on the ground floor and one dwelling unit above same. Difficulties arise when considering the last sentence of mixed use building or development: "The uses permitted within the mixed use building or development shall be determined by the regulations applicable to the zoning district in which the property is located." We then consult the Table and consider that single family residential units are not permitted within the C-1 Zoning District and therefore the mix of office and residential is not permitted even within a CZD. Staff believes this is an oversight on its part based upon conversations during the review and adoption process and requests that the aforementioned last line of the definition of mixed use building or development be deleted so that Town Council may consider a mix of commercial and residential uses within a structure following the recommendation of the Planning and Zoning Board.

space for travel trailers for living and sleeping purposes, and which include any buildings, structures, vehicles or enclosures used or intended for use as part of such park.

**Manufacturing, heavy.** A use that involves or requires the use or storage of any hazardous materials or substances as determined by the Fire Marshal, or that is used for the purpose of manufacturing, assembling, finishing, cleaning or developing any product or commodity. The operation of such a facility may be continuous (24 hours a day/seven days per week) and is not required to completely confine noise, odor, dust, glare, smoke and fumes of such operation within an enclosed building. An outdoor storage yard may be permitted in conjunction with a heavy manufacturing operation.

**Manufacturing, light.** A use that involves or requires the use or storage of any hazardous materials, as determined by the Fire Marshal, that is used for the purpose of manufacturing, assembling, finishing, cleaning or developing any product or commodity. Facilities are typically designed to look and generate impacts like a typical office building, but rely on special power, water, or waste disposal systems for operation. Noise, odor, dust, glare, smoke and fumes of each operation must be completely confined within an enclosed building.

**Manufacturing, neighborhood.** The assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, odors, glare, smoke, fumes or health or safety hazards outside of a building which is visually undifferentiated from an office building. This term includes but is not limited to medical and testing laboratories but does not include more intensive uses that require frequent deliveries by trucks with more than two axles.

**Map, official zoning.** See "zoning map."

**Marquee.** A sign on a theater, auditorium, fairground or museum which advertises current and scheduled events.

**Medical services - clinic, urgent care center, hospital.** Facilities that provide ambulatory or outpatient health care, including but not limited to, emergency medical clinics, outpatient family planning services, and blood and organ banks. Any type of *hospital*; facility operated in connection with a *hospital* such as a clinic, including mental health clinics; nursing, convalescent, or rehabilitative facility; public health center; or any facility of a local health department. The term "*hospital facility*" also includes related facilities such as laboratories, outpatient departments, housing and training facilities for nurses and other health care professionals, central service facilities operated in connection with hospitals, and all equipment necessary for its operation.

**Medical services - professional office.** An office of a member of a recognized profession maintained for the conduct of that profession and licensed by the State of North Carolina, including, but not limited to, the offices of chiropractors, doctors, dentists and psychologists or other counselors.

**Menu board.** A freestanding or wall mounted sign primarily designed for the display of menu items and prices for the purpose of placing orders for such items in conjunction with a restaurant.

**Metal products fabrication, machine or welding shop, automobile body shop.** An establishment engaged in the production and/or assembly of metal parts, including but not limited to, the production of metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work forgings and stampings, hardware and tools, plumbing fixtures and products, tanks, towers, and similar products. Examples of these include, but are not limited to, blacksmith and welding shops; automobile body shops; plating, stripping, and coating shops; sheet metal shops; machine shops; boiler shops; metal casting. An outdoor storage yard may be permitted in conjunction with metal products manufacturing, machine and welding shop but not an automobile body shop.

**Mini-warehouses -** A building or property containing separate enclosed storage spaces the sizes of which may vary, which are leased or rented on an individual basis.

**Mixed-use building or development.** A multi-story building or structure which may accommodate both commercial and residential uses. A group of mixed-use buildings or structures can be combined to form a mixed-use development. The uses permitted within the mixed-use building or development shall be determined by the regulations applicable to the zoning district in which the property is located.

summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this subsection shall be considered by the town council but shall not be subject to judicial review.

Notice of such a public hearing shall be given to all the property owners within 200 feet of the property boundaries and in accordance with the provisions of G.S. 160A-364.

(m) *Judicial review.* Conditional zoning district decisions under this section are a legislative process and not subject to judicial review.

In the event of noncompliance by a property owner or any subsequent resale or lease of a property for use other than that stipulated in the original CZD approval, the property owner would be in violation of the town zoning ordinance.

(n) *Approval procedures.* Except as specifically modified by this section, the procedures to be followed by the town council in reviewing, granting, or denying any petition for conditional zoning shall be the same as those established for general use district zoning petitions under G.S. ch. 160A, art. 19. Each ordinance adopted by town council which establishes a conditional zoning district within the Town of Weaverville is hereby incorporated into this chapter as a separate and unique zoning district and shall be reflected on the town's zoning map. Copies of such ordinances shall be kept on file with the town clerk and may be reviewed upon request.

(Ord. of 8-20-2007; Ord. of 11-17-2008, § 1; Ord. of 4-20-2009, § 3; [Ord. of 9-19-2016\(3\), § 1](#); [Ord. of 11-21-2016\(1\), § 6](#) )

( [Ord. of 5-16-2016\(1\), § 3](#); [Ord. of 9-19-2016\(3\), § 1](#); Ord. of [Ord. of 11-21-2016\(1\), § 3](#) )

Secs. 36-86— 36-103. - Reserved.

#### ARTICLE IV. TABLE OF USES AND TABLE OF DIMENSIONAL REQUIREMENTS

##### Sec. 36-104. Notes on Table of Uses.

###### Notes:

1. See Article V (Sec. 36-116 *et seq.*) for additional standards for those uses identified on the Table of Uses as "permitted with standards."
2. If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the regulations and restrictions governing the use which most closely resembles the proposed use shall apply.
3. The abbreviations and symbols shown in the Table of Uses have the following meanings:
  - "C" = Conditional Zoning District required
  - "P" = Permitted
  - "PS" = Permitted with Standards
  - "-" = Not Permitted

Sec. 36-105. – Table of Uses.

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1
<b>Residential</b>							
Dwelling - Single Family	P	P	P	-	-	-	-
Dwelling – Duplex	-	P	P	P	-	-	-
Dwelling - Multifamily (4 or fewer units/building)	-	P	P	P	-	-	-
Dwelling - Multifamily (more than 4 units/building)	-	-	C	C	-	-	-
Dwelling – Secondary	PS	PS	PS	-	-	-	-
Family Care Home (6 or fewer residents)	P	P	P	-	-	-	-
Child Care Home (6 or fewer children)	PS	PS	PS	-	-	-	-
Home Occupation	PS	PS	PS	PS	-	-	-
Manufactured Home	-	-	PS	-	-	-	-
Manufactured Home Park	-	-	-	-	-	-	-
Recreational Vehicle	-	-	-	-	-	-	-
Recreational Vehicle Park, Campground	-	-	-	-	-	C	C
Bed & Breakfast	P	P	P	-	-	-	-
Hotel, Motel, Inn	-	-	-	-	C	C	C
<b>Office / Service</b>							
Animal Services, Veterinary Clinic	-	-	-	-	P	P	P
Automated Teller Machines	-	-	-	P	P	P	P
Automobile Services, Gas Station	-	-	-	-	P	P	P
Automobile Services, Repair					PS	PS	PS
Banks, Credit Unions, Financial Services	-	-	-	-	PS	P	P
Child Care Center (more than 6)	-	-	-	-	C	PS	PS
Community Service Organization	-	-	-	-	-	P	P
Equipment Rental (Exterior Storage)	-	-	-	-	-	-	P
Equipment Rental (Interior Storage)	-	-	-	-	-	P	P
Funeral Home	-	-	-	-	P	P	P
Group Care Facility (more than 6 residents)	-	-	-	-	C	P	P
Government Services	C	C	C	C	C	P	P
Kennels	-	-	-	-	-	PS	PS
Medical Services - Clinic, Urgent Care Center, Hospital	-	-	-	-	-	P	P
Medical Services - Doctor Office	-	-	-	-	P	P	P
Personal Services	-	-	-	-	P	P	P
Post Office	-	-	-	-	-	P	P
Professional Services	-	-	-	-	P	P	P

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1
Studio - Art, Dance Martial Arts, Music	-	-	-	-	P	P	P
<b>Retail / Restaurants</b>							
Accessory Retail	-	-	-	-	P	P	P
Alcoholic Beverage Sales Store	-	-	-	-	P	P	P
Auto / Mechanical Parts Store	-	-	-	-	P	P	P
Bar / Tavern / Night Club	-	-	-	-	P	P	P
Drive-Thru Retail / Restaurant	-	-	-	-	-	P	P
General Retail (Under 10,000 sq. ft.)	-	-	-	-	P	P	P
General Retail (10,000 - 24,999 sq. ft.)					PS	PS	PS
General Retail (25,000 sq. ft. or more)	-	-	-	-	C	C	C
Multi-tenant Development (Under 25,000 sq. ft.)	-	-	-	-	C	PS	PS
Multi-tenant Development (25,000 sq. ft. or more)	-	-	-	-	C	C	C
Pawn Shop	-	-	-	-	-	P	P
Restaurant	-	-	-	-	P	P	P
Vehicle / Heavy Equipment Sales - Indoor	-	-	-	-	P	P	P
Vehicle / Heavy Equipment Sales - Outdoor	-	-	-	-	-	P	P
<b>Entertainment / Recreation</b>							
Amusements - Indoor	-	-	-	-	P	P	P
Amusements - Outdoor	-	-	-	-	-	P	P
Cultural or Community Facility	PS	PS	PS	PS	P	P	P
Recreation Facilities - Indoor	PS	PS	PS	PS	P	P	P
Recreation Facilities - Outdoor	PS	PS	PS	PS	PS	PS	PS
Theater - Motion Picture	-	-	-	-	-	P	P
<b>Manufacturing / Wholesale / Storage</b>							
Manufacturing, Heavy	-	-	-	-	-	-	P
Manufacturing, Light	-	-	-	-	-	P	P
Manufacturing, Neighborhood	-	-	-	-	P	P	P
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	-	-	-	-	-	-	P
Mini-Warehouses	-	-	-	-	-	PS	PS
Outdoor Storage Yard	-	-	-	-	-	-	C
Warehousing and Distribution - Exterior Storage	-	-	-	-	-	-	P
Warehousing and Distribution - Interior Storage	-	-	-	-	-	P	P
<b>Civic / Institutional</b>							
Cemeteries	-	-	-	-	-	-	C
Public Safety Facilities	C	C	C	C	C	P	P
Religious Institutions	C	C	C	C	C	C	C

<b>USES</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-12</b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>
Schools	C	C	C	C	C	C	C
<b>Utilities</b>							
Wireless Telecommunication Facility - Stealth	PS	PS	PS	PS	PS	PS	PS
Wireless Telecommunication Facility - Tower	-	-	-	-	-	PS	PS
<b>Miscellaneous Uses</b>							
Adult Establishment	-	-	-	-	-	C	C
Agriculture - Commercial	-	-	-	-	PS	PS	PS
Agriculture - Neighborhood	PS	PS	PS	PS	PS	PS	PS
Crematories	-	-	-	-	-	-	C
Event Center	-	-	-	-	C	C	C
Gaming Terminals						PS	PS
Mixed-Use Building or Structure	-	-	-	C	C	C	-
Noxious Uses	-	-	-	-	-	-	C
Tattoo Parlors	-	-	-	-	-	P	P
<b>Temporary Uses</b>							
Farmers Market	PS	PS	PS	PS	PS	PS	PS
Mobile Food Vendor	-	-	-	-	PS	PS	PS
Temporary Use	PS	PS	PS	PS	PS	PS	PS

Sec. 36-106. - Table of dimensional requirements.