

Town of Weaverville

Planning and Zoning Board
Minutes – Tuesday, January 17, 2017

The Planning and Zoning Board of the Town of Weaverville met for a special called meeting at 3:30pm on Tuesday, January 17, 2017 within Council Chambers at Town Hall.

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

1. Call to Order.

Chairman Doug Theroux called the meeting to order at 3:30pm.

Chairman Theroux suggested the following order to facilitate the conversation related to the proposed Table of uses and definitions: Mr. Eller would read the definition; any comments or revisions to the definition would be made; how the use is categorized in the Table of Uses would be addressed; and any use determined to be permitted with standards, staff would be directed to develop same and report back to the Board.

2. Discussion Related to the Proposed Table of Uses

- In the Office/Service section of the proposed Table of Uses the following uses were addressed:

Animal Services, Veterinary Clinic:

Chairman Theroux suggested the word “interior” be added prior to boarding services within the definition. Consensus was granted that Animal Services, Veterinary Clinic should be permitted within the C-1, C-2 and I-1 Zoning Districts as identified by the amended definition.

Automated Teller Machines:

Consensus was granted that Automated Teller Machines should be permitted within the R-12, C-1, C-2 and I-1 Zoning Districts as defined.

Automobile Services:

Through conversation it was determined that Automobile Services should be split into two categories; Automobile Services - Gas Station and Automobile Services - Repair. The Board instructed staff to provide definitions making this distinction and to propose use standards within the Table.

Banks, Credit Unions, Financial Services:

Chairman Theroux suggested that the term “including but not limited to” should be added to the definition to allow for interpretation and not lock in those services specifically stated. Ms. Jackson noted that the inclusionary

language discussed should be decided upon and then kept common throughout the definitions. Ms. Osborne noted that a pawn shop would meet the use description identified by this definition and suggested that pawn shops be treated as a separate and distinct use. Staff was instructed to accomplish same and present to the Board at their next meeting. Consensus was granted that Banks, Credit Unions, Financial Services should be permitted with standards within the C-1 Zoning District, and permitted within the C-2 and I-1 Zoning Districts as defined.

Child Care Center (six or more):

Ms. Cordell instructed staff to amend the definition in a fashion which would recognize child care centers operated within religious institutions. Consensus was granted that a Child Care Center should be permitted within a Conditional Zoning District in the C-1 Zoning District and permitted with standards in the C-2 and I-1 Zoning Districts with the revised definition.

Child Care Home (less than six):

Consensus was granted that Child Care Home (less than six) should be moved to the Residential section of the Table as same is allowed as an accessory use within a primary dwelling. Child Care Home (less than six) should be permitted within the R-1, R-2 and R-3 zoning districts as defined.

Community Service Organization:

Consensus was granted that Community Service Organizations should be permitted within the C-2 and I-1 Zoning Districts.

Equipment Rental:

Consensus was granted that Equipment Rental should be separated into two distinct uses. The result being establishments displaying goods to be rented internally and externally will be defined and permitted differently. The Board instructed staff to provide definitions reflecting same and to permit equipment rental, exterior storage within the I-1 Zoning District and equipment rental, interior storage within the C-2 and I-1 Zoning Districts.

Funeral Home:

Consensus was granted that Funeral Homes should be permitted with standards within the C-1 Zoning District and permitted within the C-2 and I-1 Zoning Districts as defined by an amended definition. The Board instructed staff to include an exclusionary statement further separating Funeral Home and Crematory.

Group Care Facilities:

Consensus was granted that Group Care Facilities should be permitted through a Conditional Zoning District in the C-1 and permitted in the C-2 and I-1 Zoning Districts as defined.

Government Services:

Consensus was granted that Government Services should be permitted within the C-1, C-2 and I-1 Zoning Districts as defined.

Kennels:

Chairman Theroux noted that the definition should include the word interior to further insure that kennels operating as an accessory use to veterinary clinics or other animal services must board the animals within the facility. Consensus was granted that Kennels should be permitted with standards within the C-2 and I-1 Zoning Districts with the amended definition.

Medical Services, Clinic, Urgent Care Center, Hospital:

Mr. Stanz recommended that hospitals be included within the definition. Staff suggested that hospitals were defined in the present ordinance and that definition would be included in this use. Consensus was granted that Medical Services, Clinic, Urgent Care Center should be permitted within the C-2 and I-1 Zoning District with the amended definition.

Medical Services, Professional Office:

Ms. Jackson noted that the definition should be broadened to include psychological services and the label of the use changed to Medical Services, Professional Office from Doctor Office. Consensus was granted that Medical Services, Professional Office should be permitted within the C-1, C-2 and I-1 Zoning Districts.

Personal Services:

Consensus was granted that Personal Services should be permitted within the C-1, C-2 and I-1 Zoning District as defined.

Post Office:

Consensus was granted that a Post Office should be permitted within the C-2 and I-1 Zoning Districts as defined.

Professional Services:

Ms. Jackson noted that several uses wrapped in the definition were defined elsewhere and should be removed from Professional Services. Consensus was granted that Professional Services should be permitted within the C-1, C-2 and I-1 Zoning Districts with the amended definition.

Studio – Art, Dance, Martial Arts, Music:

Ms. Osborne noted that, in relation to yoga studios, parking standards should be applied in the C-1 Zoning District. Consensus was granted that Studios should be permitted with standards in the C-1 Zoning District and Permitted within the C-2 and I-1 Zoning Districts.

3. Adjournment.

The Board determined that a special called meeting would be necessary to continue the conversation expeditiously. A date of February 2nd at 4:00 pm within Council Chambers was established. Mr. Eller noted that the special called meeting notice would be prepared, presented to the Chairman for execution, and posted accordingly.

Ms. Osborne motioned to establish a special called meeting at the aforementioned date, time and location. Mr. Burge seconded and all voted unanimously.

Ms. Cordell made a motion to adjourn. Ms. Osborne seconded and all voted unanimously.

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

ATTEST:

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