

Town of Weaverville

Planning and Zoning Board
Minutes – Thursday, February 2, 2017

The Planning and Zoning Board of the Town of Weaverville met for a special called meeting at 4:00pm on Thursday, February 2, 2017 within Council Chambers at Town Hall.

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

1. Call to Order.

Chairman Doug Theroux called the meeting to order at 4:00pm.

Chairman Theroux noted that in order to reach a quorum the next regularly scheduled meeting of the Board had been moved from Tuesday, February 7 to Wednesday, February 8, 2017 at 5:45 within Council Chambers.

2. Discussion Related to the Proposed Table of Uses

Mr. Eller noted the revisions which had been made at the request of the Board following the January 17, 2017 meeting.

- In the Retail / Restaurants section of the proposed Table of Uses the following uses were addressed:

Accessory Retail:

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

Alcoholic Beverages Sales Store:

Consensus was granted that an alcoholic beverages sales store should be permitted within the C-1, C-2 and I-1 Zoning Districts as defined.

Auto/Mechanical Parts Store:

Chairman Theroux noted that the installation of parts sold should not be permitted in conjunction with this use. Mr. Stanz noted that parts to be sold should be kept on the interior of the structure at all times. Consensus was granted that Auto/Mechanical Parts Stores should be permitted within the C-1, C-2 and I-1 Zoning Districts with the amended definition.

Bar/Tavern/Nightclub:

Consensus was granted that Bar/Tavern/Nightclub should be permitted within the C-1, C-2 and I-1 Zoning Districts as defined.

Drive-Thru Retail/Restaurant:

Consensus was granted that Drive-Thru Retail/Restaurant should be permitted within the C-2, I-1 Zoning Districts as defined.

General Retail (Under 10,000 sq. ft.)

Consensus was granted that General Retail (Under 10,000 sq. ft.) should be permitted within the C-1, C-2 and I-1 Zoning Districts as defined.

General Retail (10,000 – 25-000 sq. ft.)

Consensus was granted that General Retail (10,000 – 25-000 sq. ft.) should be permitted with standards within the C-1, C-2 and I-1 Zoning Districts as defined.

General Retail (Over (25,000 sq. ft.)

Consensus was granted that General Retail (Over 25,000 sq. ft.) should be permitted by a Conditional Zoning District within the C-1, C-2 and I-1 Zoning Districts as defined.

Pawn Shop:

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

Restaurant:

Ms. Osborne suggested that Mobile Food Vendors should be excluded from the definition. Consensus was granted that restaurants should be permitted within the C-1, C-2 and I-1 Zoning Districts with the amended definition.

Shopping Center, Multi-tenant Development (Under 25.000 sq. ft.):

Consensus was granted that a Shopping Center, Multi-tenant Development (Under 25,000 sq. ft.) should be permitted as a Conditional Zoning District within the C-1 Zoning District and permitted with standards within the C-2 and I-1 Zoning Districts as defined.

Shopping Center, Multi-tenant Development (Over 25.000 sq. ft.):

Consensus was granted that a Shopping Center, Multi-tenant Development (Over 25,000 sq. ft.) should be permitted as a Conditional Zoning District within the C-1, C-2 and I-1 Zoning Districts as defined.

Vehicle/Heavy Equipment Sales - Indoor:

Consensus was granted that Vehicle/Heavy Equipment Sales – Indoor should be permitted within the C-1, C-2 and I-1 Zoning Districts as defined.

Vehicle/Heavy Equipment Sales - Outdoor:

Consensus was granted that Vehicle/Heavy Equipment Sales – Outdoor should be permitted within the C-2 and I-1 Zoning Districts as defined.

- In the Entertainment / Recreation section of the proposed Table of Uses the following uses were addressed:

Amusements – Indoor:

Consensus was granted that Amusements – Indoor should be permitted within the C-1, C-2 and I-1 Zoning Districts with the amended definition.

Amusements – Outdoor:

Consensus was granted that Amusements – Outdoor should be permitted within the C-2 and I-1 Zoning Districts with the amended definition.

Cultural or Community Facility:

Consensus was granted that a Cultural or Community Center should be permitted with standards within R-1, R-2, R-3 and R-12 and permitted within C-1, C-2 and I-1 Zoning Districts as defined.

Recreation Facility – Indoor:

Mr. Burge noted that language presented for both Amusements and both Recreational Facilities would not encapsulate the Reems Creek Golf Course and the accessory structures and uses associated with same. Staff was instructed to amend the definitions to allow both Amusements and both Recreational Facilities to allow such as an accessory use to an approved subdivision or a yet to be permitted subdivision, Dwelling – Multifamily or Conditional Zoning District. Consensus was granted that Recreation Facility – Indoor should be permitted with standards within R-1, R-2, R-3, and R-12 and permitted within C-1, C-2 and I-1 Zoning Districts with the amended definition.

Recreation Facility – Outdoor:

Consensus was granted that Recreation Facility – Outdoor should be permitted with standards within R-1, R-2, R-3, and R-12 and permitted with a Conditional Zoning District within C-1, C-2 and I-1 Zoning Districts with the amended definition.

Theatre:

Mr. Stanz noted that the showing of movies should be conducted within the facility as defined. A consensus was granted that a Theatre should be permitted within the C-2 and I-1 Zoning Districts with the amended definition.

Ms. Osborne requested that staff develop a definition of an Event Center to be incorporated into the proposed Table of Uses.

3. Adjournment.

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

Doug Theroux, Chairman
Planning and Zoning Board

ATTEST:

James W. Eller
Town Planner / Deputy Town Clerk