

Town of Weaverville

Planning and Zoning Board

Minutes – Wednesday February 8, 2017

The Planning and Zoning Board of the Town of Weaverville met for a special called meeting at 5:45pm on Wednesday, February 8, 2017 within Council Chambers at Town Hall.

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

1. Call to Order.

Chairman Doug Theroux called the meeting to order at 5:45pm.

Chairman Theroux noted that Mr. Stanz would be acting as a seated member of the Board in Ms. Osbornes absence and is therefore eligible to vote on matters before the Board during this meeting.

2. Discussion Related to a Preliminary Plat for a Minor Subdivision on the Property Commonly Known as 212 North Main Street.

Mr. Eller noted to the Board that the proposed minor subdivision called for the creation of two additional lots for single family dwellings at 212 North Main Street and presented the Board with a checklist of items to be found in order for the proposal to be in compliance with the Code. Each item on the checklist was found to be present with two mistakes made on the information provided. Items to be corrected were the number of lots to be created, and number of parcels shown on the vicinity map.

Mr. McDonald spoke to the Board on behalf of the applicant.

3. Consideration of a Motion Establishing a Recommendation to the Town Planner Regarding the Aforementioned Preliminary Plat for a Minor Subdivision.

Mr. Burge motioned to recommend approval of the presented minor subdivision preliminary plat to the Town Planner with the corrections made to the number of lots listed and number of parcels shown on the vicinity map. Ms. Cordell seconded and all voted unanimously.

4. Discussion Related to a Preliminary Plat for a Major Subdivision on the Property Commonly Known as 173 North Main Street.

Mr. Eller noted to the Board that the proposed major subdivision called for the creation of six additional lots for single family dwellings at 173 North Main Street and presented the Board with a checklist of items to be found in order for the proposal to be in compliance with the Code. Each item on the checklist was found to be present with one mistake made on the information provided. The Item to be corrected was the water easement detail which should be amended to show 10 feet in each direction from the meter rather than the five feet shown. Also

present on the plan presented was a signature from the Fire Marshall, Public Works Director and Town Planner notating that the plat was compliant with the Code from each person's perspective.

Engineer Marvin Mercer and applicant Kevin Kopp also spoke to the Board regarding the plat presented. Inconsistencies were noted regarding what the application for a major subdivision calls for and the appropriate governmental agency which has oversight over the requisite information, review and approval.

5. Consideration of a Motion Establishing a Recommendation to Town Council Regarding the Aforementioned Preliminary Plat for a Major Subdivision.

Mr. Stanz motioned to favorably recommend approval of the major subdivision preliminary plat to Town Council with the correction made to the water easement detail as noted. Mr. Dawson seconded and all voted in unanimously.

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

Discussion related to the proposed Table of Uses was tabled until the next meeting of the Board.

7. Any Other Business to Come Before the Board.

Mr. Eller noted that at the next meeting the Board would likely be asked to consider language related to temporary signage and signage within the R-12 Zoning District.

The Board determined that a special called meeting would be necessary to continue the conversation related to the proposed Table of Uses. No date was confirmed at the meeting and staff was instructed to communicate with the Board to determine such date. Mr. Eller noted that the special called meeting notice would be prepared, presented to the Chairman for execution, and posted accordingly.

8. Adjournment.

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

Doug Theroux, Chairman
Planning and Zoning Board

ATTEST:

James W. Eller
Town Planner / Deputy Town Clerk