

Town of Weaverville

Planning and Zoning Board
Minutes – Tuesday, March 7, 2017

The Planning and Zoning Board of the Town of Weaverville met for its regularly scheduled meeting at 5:45pm on Tuesday, March 7, 2017 within Council Chambers at Town Hall.

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

1. Call to Order.

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

Chairman Theroux noted that Mr. Chase and Mr. Dawson would be acting as seated members of the Board in the absence of Mr. Burge and Ms. Osborne and are therefore eligible to vote on matters before the Board during this meeting.

2. Approval of Minutes from the January 3, 17 and February 2, 8, 23 Meetings of the Board.

Ms. Cordell motioned to approve the minutes from January 3, 2017 as presented. Mr. Dawson seconded and all voted unanimously.

Ms. Cordell motioned to approve the minutes from January 17, 2017 as presented. Mr. Stanz seconded and all voted unanimously.

Chairman Theroux motioned to approve the minutes from February 2, 2017 as presented. Mr. Dawson seconded and all voted unanimously.

Ms. Cordell motioned to approve the minutes from February 8, 2017 with an amendment made to language found within the Call to Order. Mr. Dawson seconded and all voted unanimously.

Mr. Dawson motioned to approve the minutes from February 23, 2017 with amendments made to language in relation to Open Storage Yards and Adult Establishments. Mr. Stanz seconded and all voted unanimously.

3. Discussion Related to a Proposed Revision of Code Regarding Temporary Signage and Signage within the R-12 Zoning District.

Mr. Eller described that the revisions before the Board were to address a time frame for temporary signage and to establish restrictions governing signage within the R-12 Zoning District.

For temporary signage it was determined that such signs shall be limited to sixty days within a calendar year while extending the option to the applicant to choose a configuration of one sixty day period, two thirty day periods or four fifteen day periods.

For signage within the R-12 Zoning District it was determined that attached signage shall only be allowed on common building not primarily used for residential purposes in Sec. 36-203(a); signage within R-12 shall not be considered under Sec. 36-203(h); and Sec. 36-203(i) was added establishing that a building permit may also be required by Buncombe County Permits and Inspections to ensure the proper installation or attachment of signage.

4. Consideration of a Motion Establishing a Recommendation to Town Council Related to the Aforementioned Revision of Code.

Mr. Stanz motioned to favorably recommend the aforementioned revision of the Zoning Code upon finding the proposed revisions reasonable and not in conflict with the Town's Comprehensive Land Use Plan. Mr. Chase seconded and all voted unanimously.

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

Mr. Eller reviewed the changes made to the definitions and table at the request of the Board during the previous meeting including the definition and treatment of adult establishments.

Agriculture:

Ms. Cordell suggested that agriculture with and without animals should be separated. Mr. Stanz suggested that commercial agricultural uses should be separated from neighborhood agricultural uses. Consensus was granted that categories of "agriculture – commercial" and "agriculture – neighborhood" should be created by staff for the Board's consideration.

Event Center:

Consensus was granted that a category should be added for event centers. Additionally it was determined that the use should be treated as a Conditional Zoning District due to the wide range of capacities which could inhabit such a facility.

Automobile Service – Repair:

Automobile body shops were excluded from the definition of automobile service – repair and classified under metal products fabrication, machine or welding shop, automobile body shop.

Farmers Market:

At a location other than where the products are produced was added to the end of the present definition.

Manufacturing – Heavy:

Smoke and fumes were added to the definitions of manufacturing – heavy and light to create consistency with the definition of manufacturing – neighborhood. As determined by the Fire Marshall was added to the definitions of manufacturing – heavy and light to determine hazardous materials.

Metal products fabrication, machine or welding shop, automobile body shop:

Automobile body shop was added to the definition of metal product fabrication, machine or welding shop, automobile body shop.

Mobile Food Vendors:

A prohibition of the sale or consumption of alcoholic beverages was added to the definition of mobile food vendors.

Noxious Uses:

A definition was created for noxious uses and a category noting same was added to the table of uses. Consensus was granted that noxious uses, as defined, should only be permitted via a Conditional Zoning District in the I-1 Zoning District.

Professional Services:

Offices operating in conjunction with a wholesale establishment without warehousing on the property was added to the definition of professional services.

Recreational Facilities Indoor and Outdoor:

Language was added to both definitions to allow same as an accessory use when operated in conjunction with a religious institution, school, or residential development.

Religious Institution:

Language was added to the definition of religious institution which allowed accessory uses in conjunction with same should the use be located on the same or a contiguous parcel of land.

Multi – tenant Development:

Multi-tenant residential developments were excluded from the definition of multi-tenant development.

Vehicle/Heavy Equipment Sales – Outdoor:

This term included establishments which rent or lease space for the outdoor storage of vehicles was stricken from the definition of vehicle/heavy equipment sales and transitioned to outdoor storage yard.

6. Any Other Business to Come Before the Board.

A determination was made that the next step would be the creation of additional standards for the uses noted within the table. Staff will begin work on same and present to the Board at the next regularly scheduled meeting.

7. Adjournment.

Mr. Dawson 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