

Town of Weaverville  
Planning and Zoning Board  
Minutes – Tuesday, June 6, 2017

The Planning and Zoning Board of the Town of Weaverville met for its regularly scheduled monthly meeting at 5:45pm on Tuesday, June 6, 2017 within Council Chambers at Town Hall.

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

**1. Call to Order.**

Chairman Doug Theroux called the meeting to order at 5:45 pm and noted that Mr. Chase would be serving as an acting member in the absence of Ms. Cordell and Ms. Osborne.

**2. Approval of the Minutes from the April 4, April 24 and May 1, 2017 meetings of the Board.**

Mr. Burge motioned to approve the minutes from the April 4, 2017 meeting of the Board as presented. Mr. Stanz seconded and all voted unanimously.

Mr. Stanz motioned to approve the minutes from the April 24, 2017 meeting of the Board as presented. Mr. Burge seconded and all voted unanimously.

Mr. Chase motioned to approve the minutes from the May 1, 2017 meeting of the Board as amended. Mr. Stanz seconded and all voted unanimously.

**3. Discussion Related to the Preliminary Plat for a Major Subdivision Located at 44 Central Avenue.**

Mr. Eller spoke to the Board regarding the preliminary plat before them for Central Avenue including the location of the property, the acreage present, and the number of lots proposed. Mr. Eller also noted that two additional sheets had been supplied for the Board which was not included in the packet of information. The two sheets showed minor revisions which had been made to reference Buncombe County Stormwater regulations rather than the City of Asheville and a linear notation of the lot widths located at the setback line on the properties proposed.

Mr. Sheppard, the owner of the property, and Mr. Gilliland spoke to the Board regarding the application.

**4. Consideration of a Motion Establishing a Recommendation to the Town Council Related to the Aforementioned Preliminary Plat.**

Mr. Burge motioned to recommend approval of the major subdivision preliminary plat to Town Council. Mr. Stanz seconded and all voted unanimously.

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

The following definitions and their placement within the Table of Uses were discussed.

Dwelling – Multifamily (four or less), Dwelling – Multifamily (more than four)

Language related to the ownership of the structure(s) was removed from the definition of both uses. Additionally, numbers were changed within the definition to better match the description given within the title of both uses.

Dwelling – Multifamily (four or less) was converted from permitted with standards to permitted within the R-2 Zoning District.

Funeral Homes

Funeral Homes were converted from permitted with standards to permitted within the C-1 Zoning District.

Government Services and Public Safety Facilities

Government Services and Public Safety Facilities were converted from permitted with standards to conditional zoning districts within the R-1, R-2, R-3, R-12 and C-1 Zoning Districts.

Utilities

Utilities were removed from the Table of Uses in order to defer regulation of same to Chapter 30 – Utilities.

Temporary Uses

Additional standards for temporary uses were presented and discussed. Consensus was granted that language should be modified to allow construction offices and storage containers or facilities within all residential zoning districts.

Mixed Use Building or Development

A definition for a mixed use building or development was provided. Consensus was granted that a mixed use building or development should be permitted via a conditional zoning district within R-12, C-1 and C-2.

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Mr. Eller noted that the revisions made by staff would represent the final amendment to the Table of Uses, definitions and additional standards prior to the transfer of language to Town Council. Said revisions would be distributed to the Board along with a recommendation from the Board to Council related to the Table of Uses.

Mr. Burge motioned to have Chairman Theroux sign the recommendation on behalf of the Board once the recommendation has been crafted and reviewed. Mr. Stanz seconded and all voted unanimously.

**6. Any Other Business to Come Before the Board.**

A proposed timeline for meetings outlining the transfer of the proposed table of uses to Town Council was reviewed and discussed. Mr. Eller noted that the same proposed meeting schedule would be presented to Town Council at their next regularly scheduled meeting for their consideration and adoption.

Chairman Theroux noted that the next regularly scheduled meeting of the Board will be held on Thursday, July 6<sup>th</sup> as had been previously set due to Independence Day.

**7. Adjournment.**

Mr. Burge motioned to adjourn. Mr. Chase seconded and all voted unanimously.

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

**ATTEST:**

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