



**Town of Weaverville
Planning and Zoning Board
Council Chambers
Tuesday, June 6, 2017, 5:45pm**

Agenda

1. Call to Order – Chairman Doug Theroux.
2. Approval of the Minutes from the April 4, April 24 and May 1, 2017 Meetings of the Board.
3. Discussion Related to the Preliminary Plat of a Major Subdivision Located at 44 Central Avenue.
4. Consideration of a Motion Establishing a Recommendation to Town Council Regarding the Aforementioned Major Subdivision.
5. Discussion Related to the Proposed Table of Uses and Related Proposed Revisions of Ordinance.
6. Any other business to come before the Board.
7. Adjournment.



Agenda Item 2

Minutes from the April 4, April 24 and May 1, 2017 Meeting of the Board

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, April 4, 2017

The Planning and Zoning Board of the Town of Weaverville met for its regularly scheduled meeting at 5:45pm on Tuesday, April 4, 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.

2. Approval of Minutes from the March 7, 2017 Meeting of the Board.

Ms. Osborne motioned to approve the minutes with her and Chairman Theroux's suggested revisions. Mr. Burge seconded and all voted unanimously.

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

Mr. Eller reviewed the changes which had been made at the direction of the Board from the previous meeting.

Agriculture – Commercial:

A definition was provided linking the term to the state statute identifying bona fide farms. Consensus was granted that agriculture – commercial as defined should be permitted with standards within the C-1, C-2 and I-1 Zoning Districts while also adding “for commercial purposes to the provided definition.

Agriculture – Neighborhood:

A definition was provided establishing certain agricultural uses which may be allowed in residential zoning districts. Consensus was granted to use the current definition while striking for individual use and replacing with noncommercial purposes. Additionally it was determined that Agriculture – Neighborhood should be permitted with standards within all zoning districts with particular interest being paid to standards regulating the keeping of livestock.

Amusements – Indoor:

Language was added to the end of the definition which expressly prohibited gaming terminals from consideration under amusements - indoor.

Event Center:

A definition was provided for event center. Mr. Theroux suggested the term “including but not limited to” be added to create consistency with other terms and definitions. Consensus was granted that event centers should be permitted through a Conditional Zoning District within the C-1, C-2 and I-1 Zoning Districts.

Gaming Terminal:

The current definition of gaming terminal was provided for the Board’s consideration. Again, “including but not limited to” was added to the definition. Consensus was granted that gaming terminals should be permitted with standards in the C-2 and I-1 Zoning Districts.

Manufacturing, Heavy:

A minor modification of the definition was noted and no objections were made.

Manufacturing, Light:

A minor modification of the definition was noted. Mr. Theroux suggested an additional modification and no objections were made.

Multitenant Development:

Multitenant residential facilities were prohibited from consideration under this term.

Outdoor Storage Yard:

The definition was amended to allow the storage of motor vehicles as defined by Chapter 9 to be permitted under this use. Consensus was granted that outdoor storage yards should be permitted with standards within the I-1 Zoning District with attention paid to buffering, fencing and lighting.

Temporary Structure:

A definition of temporary structure was added to the list of definitions and no objection was noted.

Temporary Uses:

A definition of temporary uses was added to the list of definitions which linked temporary structure with same. Consensus was granted the temporary uses should be permitted with standards within the C-1, C-2 and I-1 Zoning Districts.

Theatre, Motion Picture:

Live performances was subtracted from the theatre use category and added to amusements indoor and outdoor.

The following uses which had been determined to be permitted with additional standards were discussed:

Automobile Services – Repair:

Additional standards were noted without objection as a majority of the language is already incorporated within present ordinance.

Banks, Credit Unions, Financial Services:

Private streets were added to the list of streets within standard B. Chairman Theroux noted that the number of stacking places required should be additionally described as per lane. Ms. Osborne noted that the use of numerals should be uniform throughout. Pharmacies and similar non-food related uses were subtracted from standard C.

Child Care Center:

Private streets were added to the list of streets within standard D.

Cultural or Community Facility:

Mr. Theroux noted that a sign of ten square feet may not be sufficient for identification of the facility. Consensus was granted that such attached sign shall be no larger than 10% of the surface area on which the sign is located within standard C. Mr. Chase noted that illumination of said signage shall be restricted to only brighten the face of the sign.

Drive-Thru Retail / Restaurant:

Due to previous conversations related to this use, consensus was granted that drive thru retail / restaurant should not be permitted within the C-1 Zoning District and the standards provided were removed from consideration.

Farmers Market:

The Board addressed several concerns regarding farmers markets being permitted with standards within all zoning districts. Mr. Eller noted that the difficulty in crafting these standards was related to the Weaverville Tailgate Market operating at the Lake Louise Community Center within the R-1 Zoning District. Consensus was granted that farmers markets should be limited to property under municipal ownership within all residential zoning districts. Additionally, it was determined that day and hour restrictions should be added and handmade crafts be added to the material which may be sold.

General Retail (10,000-24,999 sq.ft.):

Language lifted from the Unified Business Development Special Use Permit ordinance was presented to the Board without objection.

Home Occupation:

Consensus was granted that should a home occupation be permitted within an accessory structure, said occupation shall not account for more than 25% of the aggregate square footage of the dwelling and accessory structure.

4. Setting a Date and Time to Change the Next Regularly Scheduled Meeting of the Board.

Mr. Eller noted that he would be attending a class at the School of Government on the same day as the next regularly scheduled meeting and requested the Board change the date to accommodate this conflict.

Ms. Osborne motioned to change the date of the next regularly scheduled meeting to Monday, May 1st at 10am. Mr. Stanz seconded and all voted unanimously.

Chairman Theroux noted that a special called meeting should occur prior to the next regularly meeting.

Ms. Osborne motioned to hold a special called meeting of the Board on April 24th at 3pm. Mr. Chase seconded and all voted unanimously.

5. Any Other Business to Come Before the Board.

No further business for the Board was noted.

6. Adjournment.

Mr. Stanz motioned 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**

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, April 24, 2017

The Planning and Zoning Board of the Town of Weaverville met for a special called meeting at 5:45pm on Monday, April 24, 2017 within Council Chambers at Town Hall.

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

1. Call to Order.

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

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

The following items which are permitted by standards were discussed.

Manufactured Home

Additional standards were noted and consensus was granted without objection.

Mobile Food Vendors

Additional standards were noted and the following revisions were recommended. The prohibition of the sale of alcoholic beverages was removed from the definition and placed within the additional standards. Staff was instructed to draft language related to regulations through the Buncombe County Health Department for food service establishments.

Multi-tenant Development (Under 25,000 sq. ft.)

Additional standards were noted and consensus was granted without objection.

Recreational Facilities - Indoor

Additional standards were noted and consensus was granted without objection.

Recreational Facilities – Outdoor

Additional standards were noted and consensus was granted without objection. The term pool was repositioned within the definition.

Dwelling Unit – Secondary

The prohibition of more than one secondary dwelling unit was deleted from the definition and inserted into the standard language.

Wireless Communication Facility – Stealth

Additional standards were noted and consensus was granted without objection.

Wireless Communication Facility – Tower

Additional standards were noted and consensus was granted without objection. Such standards reference article 14 within chapter 36 already in existence.

Outdoor Storage Yard

The determination was made to remove the use of an outdoor storage yard as a primary use on a parcel from those uses permitted with standards.

Gaming Terminals

Present language related to gaming terminals was relayed and an additional standard requiring a permit and fee charged per machine as determined by the annual schedule of fees.

Agriculture – Commercial

Additional standards were noted and consensus was granted without objection.

Agriculture – Neighborhood

Additional standards were noted and consensus was granted without objection. Standards four and five were collapsed into one standard.

Mr. Eller noted the use of Dwelling- Multifamily within R-2 and Funeral Homes within C-1 were listed as permitted with standards while the concerns of the Board were addressed under present ordinance. Therefore the aforementioned uses were transitioned to permitted within the zoning districts listed.

Standards for Governmental Services and Public Safety Facilities within R-1, R-2, R-3, R-12 and C-1, and Temporary uses within C-1, C-2 and I-1 would be drafted and presented at a later meeting.

3. Any Other Business to Come Before the Board.

No further business for the Board was noted. Chairman Theroux noted that the date and time of the next regularly scheduled meeting of the Board had been changed to Monday, May 1 at 10am as per a vote at a previous meeting.

4. Adjournment.

Ms. Osborne motioned 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**

Town of Weaverville
Planning and Zoning Board
Minutes – Monday, May 1, 2017

The Planning and Zoning Board of the Town of Weaverville met for a special called meeting at 10:00am on Monday, May 1, 2017 within Council Chambers at Town Hall.

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

1. Call to Order.

Chairman Doug Theroux called the meeting to order at 10:00 am and noted that Mr. Dawson would be serving as an acting member in the absence of Ms. Osborne.

2. Discussion Related to the Final Plat for the Major Subdivision Commonly Known as Town Walk.

Mr. Eller spoke to the Board regarding the final plat before them for Town Walk including the location of the property, the acreage present, and the number of lots proposed.

Mr. Burge asked if conditions on the property had changed since the approval of the preliminary plat and Mr. Kopp denied.

Ms. Cordell noted that a significant amount of sedimentation had been deposited on Main Street adjacent to the subject property during a recent event of heavy rain. Mr. Eller described that until site preparation began on the property the Town could not require silt fencing or other methods of erosion control.

Mr. Eller asked the applicant if individual taps for water and sewer service had been installed on the properties and Mr. Kopp denied. Chairman Theroux noted that the Bard could incorporate an improvement guarantee into the recommendation due to the taps not being installed. Ms. Jackson noted the possible improvement guarantees which may be considered by Council for approval of the final plat.

Chairman Theroux also noted that the name of the subdivision had changed since the application was submitted and instructed staff to update the information contained on same.

3. Consideration of a Motion Establishing a Recommendation to Town Council Related to the Aforementioned Final Plat.

Ms. Cordell motioned to offer a positive recommendation to Town Council with the condition that an appropriate improvement guarantee is submitted to staff or the taps be installed prior to the meeting of Town Council. Mr. Burge seconded and all voted unanimously.

4. Discussion Related to the Preliminary Plat for a Minor Subdivision Located at 34 Yost Street.

Mr. Eller spoke to the Board regarding the preliminary plat before them for Yost Street including the location of the property, the acreage present, and the number of lots proposed. Mr. Eller also noted that on one of the lots, the minimum lot width measurement was not taken at a right angle but the ordinance didn't require same.

Mr. Lasher noted to the Board that it was his intent to mirror as closely as possible the neighboring subdivision on Whitetail Drive.

Chairman Theroux noted that the front yard setback shown on lot number one should be repositioned on the plat. Additionally it was noted that the pavement width and zoning of adjacent properties should be shown within the notes section of the Plat.

5. Consideration of a Motion Establishing a Recommendation to the Town Planner Related to the Aforementioned Preliminary Plat.

Mr. Burge motioned to recommend approval of the minor subdivision to the Town Planner with the condition that the setback modification of lot one, the pavement width of Yost Street and the zoning of adjacent lots be shown on the revised plat presented to staff. Mr. Stanz seconded and all voted unanimously.

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

Mr. Stanz proposed that the Board establish a deadline for work to be completed on the proposed Table of Uses. Staff was instructed to approach Council with a proposed joint meeting and report back to the Board possible dates.

A lengthy conversation ensued related to the difficulties encountered during the consideration of the proposed unified development ordinance in 2014. Several recommendations were presented to staff related to facilitating the presentation of the proposed Table of Uses.

No new material related to the proposed Table of Uses was discussed.

7. Any Other Business to Come Before the Board.

It was determined that no additional special called meeting of the Board would be held in the month of May to allow staff sufficient time to work on the proposal. Chairman Theroux noted that the next regularly scheduled meeting of the Board would be held on Tuesday, June 6, 2017.

8. Adjournment.

Mr. Stanz motioned 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



Agenda Items 3&4
Major Subdivision, 44 Central Avenue

MAJOR SUBDIVISION APPLICATION

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002 --- fax (828) 645-4776 --- jeller@weavervillenc.org

Fee: \$300.00 + \$25.00 per lot

APPLICATION DATE: 5/23/2017

OWNER NAME: BULLS BAY, LLC

SUBDIVISION NAME: CENTRAL AVE. SUBDIVISION

PROPERTY ADDRESS: 44 CENTRAL AVE.

PIN: 9742-27-0093 & 9742-27-2247

DEED BOOK/PAGE: 5477 / 1995

ORIGINAL TRACT SIZE (acres): 3.37

PROPOSED NUMBER OF LOTS: 7

SUBDIVISION TYPE: RESIDENTIAL COMMERCIAL INDUSTRIAL

OWNER/AGENT NAME: BULLS BAY, LLC

PHONE NUMBER: 828-712-2712

ADDRESS: 198 BENT TREE RD. ASHEVILLE, NC 28804

REGISTERED SURVEYOR: BANKS CREEK SURVEYING

PHONE NUMBER: 828-779-4039

ADDRESS: 204 STONE RIDGE BLVD ASHEVILLE, NC 28804

REGISTERED ENGINEER: BROOKS ENG. ASSOC.

PHONE NUMBER: 828-232-4700

ADDRESS: 17 ARLINGTON STREET ASHEVILLE, NC 28801

Which utilities will serve the proposed development?:

PUBLIC SANITARY SEWER

COMMUNITY SEWER

SEPTIC TANKS ON EACH LOT

PUBLIC WATER

COMMUNITY WATER

WELLS ON EACH LOT

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Subdivision Ordinance and Zoning Ordinance and to be fully aware of the regulations detailed therein.

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner. I understand that a copy of the recorded plat must be submitted to the Zoning Department prior to the issuance of any permits associated with this subdivision.


SIGNATURE OF APPLICANT

5-23-2017
DATE

OFFICE USE ONLY

FEE:

DATE PAID:

CHECK

CASH

PRELIMINARY PLAT APPROVAL DATE:

FINAL PLAT APPROVAL

DATE:

APPROVED WITH CONDITIONS:

MAJOR SUBDIVISION PLAN AND PLAT REQUIREMENTS

All applications for major subdivisions (including concept plan and preliminary and final plats) should be submitted to the Town of Weaverville Planning and Zoning Administrator.

In order to be considered for the next regularly scheduled meeting of the Planning and Zoning Board, complete applications must be submitted no fewer than ten (10) business days before the meeting. However, it is strongly encouraged that applications be submitted no fewer than fifteen (15) business days in advance of the aforementioned deadline. This will allow additional time for review and correction if needed. Eight (8) copies of the plat shall be submitted.

Concept Plans submitted for consideration must contain the following:

X	Title Block containing:
X	Name of subdivision
X	Name of Owner and Subdivider or Developer
X	Zoning designation of property
X	Location: (address, township, county, state)
X	Buncombe County tax PIN
X	Date or dates survey was conducted and plat was prepared
X	Scale of the drawing in feet per inch listed in words or figures
X	A bar graph
X	Sketch vicinity map showing the relationship between the proposed subdivision and surrounding area on a scale of one inch equals 500 feet.
NA	Corporate line limits, township boundary lines, county lines if any such lines intersect the subdivision tract.
X	North arrow orientation.
X	Exact exterior boundary lines of the tract to be subdivided, fully dimensioned by metes and bounds, and the location of existing boundary lines of adjoining tracts.
X	Lot and street lines: all proposed streets and street right-of-way lines with dimensions, lot and block numbers, all easements; designation of any dedication or reservations to be made, a notation of building setback lines and proposed use of land if other than single family residential.
X	Acreage in total tract to be subdivided.
X	Total number of lots created.

Preliminary Plats submitted for consideration must contain the following:

X	Title Block containing:
	X Name of subdivision
	X Name of Owner and Subdivider or Developer
	X Zoning designation of property
	X Location: (address, township, county, state)
	X Buncombe County tax PIN
	X Date or dates survey was conducted and plat was prepared
	X Scale of the drawing in feet per inch listed in words or figures
X	A bar graph
X	Sketch vicinity map showing the relationship between the proposed subdivision and surrounding area on a scale of one inch equals 500 feet.
NA	Corporate line limits, township boundary lines, county lines if any such lines intersect the subdivision tract.
X	North arrow orientation.
X	Exact exterior boundary lines of the tract to be subdivided, fully dimensioned by metes and bounds, and the location of existing boundary lines of adjoining tracts.
X	Lot and street lines: all proposed streets and street right-of-way lines with dimensions, lot and block numbers, all easements; designation of any dedication or reservations to be made, a notation of building setback lines and proposed use of land if other than single family residential.
X	Street layout: typical cross section of proposed street, proposed street names and designation as public or private.
X	Topographic lines.
X	Acreage in total tract to be subdivided.
X	Total number of lots created.
X	Names of owners of adjoining properties.
NA	Names of any adjoining subdivisions of record or proposed and under review.
X	Utility and other easements.
X	Sanitary sewer system layout prepared by a professional engineer.
X	Storm sewer system layout and other drainage facilities, if any, prepared by a professional engineer.
X	Water distribution system layout illustrating connections to existing systems, showing line sizes, the location of fire hydrants, blow offs, pumps, and gate valves prepared by a professional engineer.
X	A statement as to whether or not natural gas, telephone, electric and cable television lines are to be installed and whether they will be overhead or underground.
NA	Plans for individual water supply and sewerage disposal systems, if any.

Lighting Plan (if outdoor lighting to be installed) – refer to §36-26 of Zoning Ordinance.

Stakes notating property lines and corners must be in place from submittal of the Major Subdivision Application until a positive recommendation is offered to Town Council by the Planning and Zoning Board in order for staff and members of the Planning and Zoning Board to be afforded the opportunity to review the property.

44 CENTRAL AVENUE WEAVERVILLE, NORTH CAROLINA

MAY 23, 2017

PROJECT REPRESENTATIVES

CLIENT / DEVELOPER

BULLS BAY, LLC
198 BENT TREE ROAD
ASHEVILLE, NORTH CAROLINA 28804
CONTACT: ALAN SHEPPARD 828.712.2712

ENGINEER

BROOKS ENGINEERING ASSOCIATES
17 ARLINGTON STREET
ASHEVILLE, NORTH CAROLINA 28801
CONTACT: JOHN KINNAIRD, P.E. 828.232.4700

LANDSCAPE ARCHITECT

SITE DESIGN STUDIO, PLLC
10-D SOUTH MAIN STREET
WEAVERVILLE, NORTH CAROLINA 28787
CONTACT: JASON GILLILAND, RLA 828.645.5989

SURVEYOR

BANKSCREEK SURVEYING, INC.
204 STONE RIDGE BOULEVARD
ASHEVILLE, NORTH CAROLINA 28804
828.779.4039

SURVEY DATED: OCTOBER 12, 2016

PARCEL INFORMATION

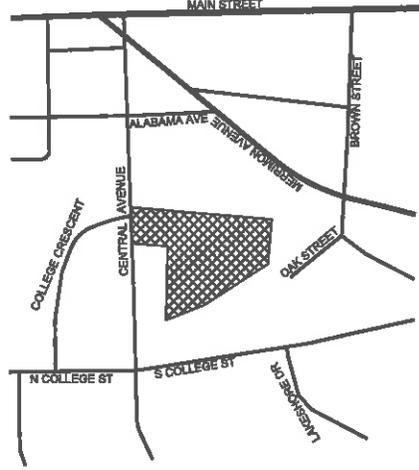
ADDRESS: 44 CENTRAL AVENUE
WEAVERVILLE, NORTH CAROLINA 28787

PARCEL PIN NUMBERS: 9742-27-0093 & 9742-27-2247

PARCEL ACREAGE: 3.37 AC

ZONING DISTRICT: R-1

ACREAGE: 3.37 ACRES



VICINITY MAP
1" = 200'



SHEET INDEX

- C100 BOUNDARY & TOPOGRAPHIC SURVEY
- C101 PRELIMINARY SITE PLAN
- C102 PRELIMINARY PLAT
- C103 GRADING, EROSION CONTROL, STORM DRAINAGE PLAN
- C104 ROADWAY CROSS SECTION & PROFILE
- C105 SANITARY SEWER & DOMESTIC WATER PLAN
- C106 SANITARY SEWER & DOMESTIC WATER DETAILS

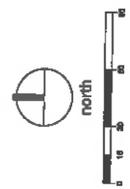
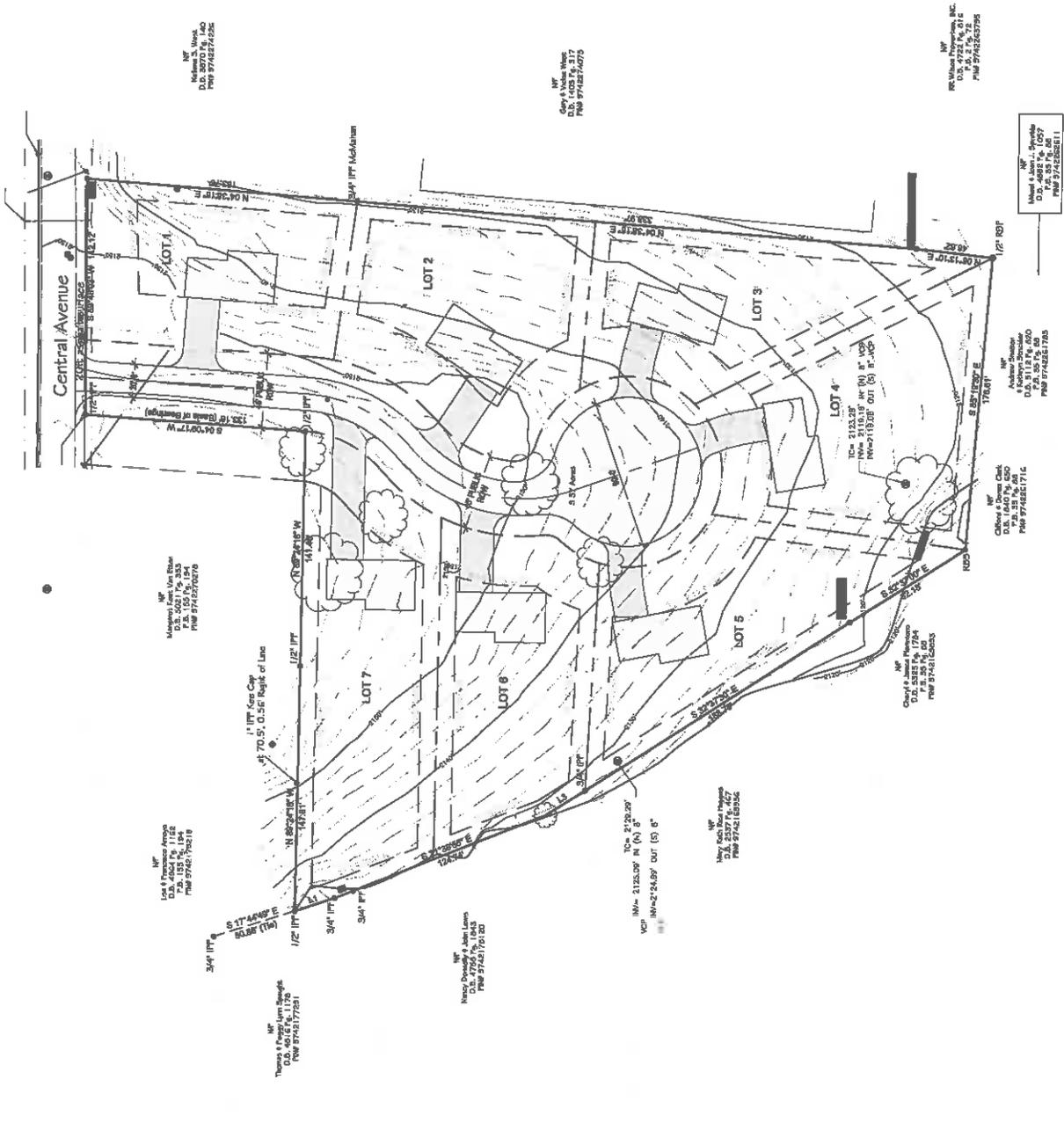


DATE SUBMITTED: 2017
DESIGNED BY: JMS
CONTRACT NO. AND SHEET NO.
SCALE: 1" = 40'
PROJECT # 17-007
TITLE BLOCK

SHEET TITLE
**PRELIMINARY
 SITE PLAN**

DEVELOPMENT DATA
 PROPERTY OWNER: BULLS BAY, LLC
 PROPERTY LOCATION: 44 CENTRAL AVENUE, WEAVERVILLE, NC 28787
 CONTRACT: ALAN BLESER/AND 028.712.2712
 PARCEL PIN NUMBERS: 9742-27-089 & 9742-27-2247
 PARCEL ACREAGE: 3.37 AC
 ZONING DISTRICT: R-1
 SETBACKS: 30' FRONT, 10' SIDE, 10' REAR

NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.



WF
 Nelson S. Moss
 D.S. 2070 P.E. 140
 P.M. 9742272247

WF
 Gen A. Van Meter
 D.S. 1403 P.E. 317
 P.M. 9742272247

WF
 POC Michael Proffers, Inc.
 D.S. 4722 P.E. 014
 P.M. 9742263795

WF
 Michael J. Spivey
 D.S. 2635 P.E. 008
 P.M. 9742265111

WF
 Margaret M. Van Buren
 D.S. 2027 P.E. 353
 P.M. 9742272270

WF
 Lisa K. Proffers
 D.S. 2027 P.E. 353
 P.M. 9742272270

WF
 Thomas A. Papp, Lynn Shewell
 D.S. 4016 P.E. 1176
 P.M. 9742177251

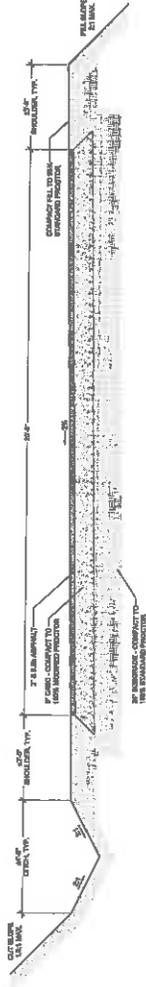
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 Nancy Dwyer, John Lamm
 D.S. 4726 P.E. 043
 P.M. 9742170120

WF
 Tom R. McArthur
 D.S. 2537 P.E. 167
 P.M. 9742169356

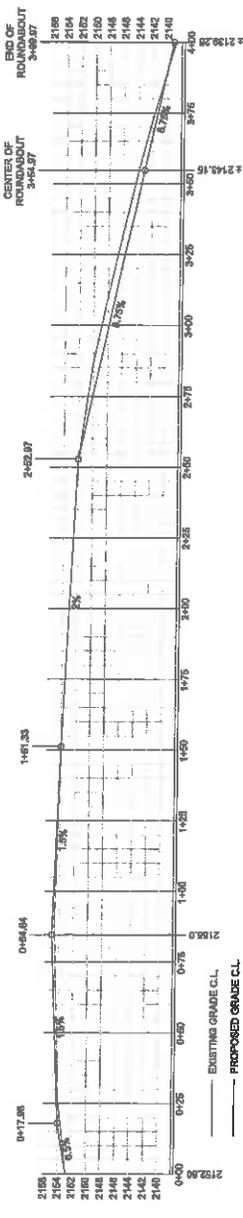
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 David J. James Proffers, Inc.
 D.S. 2027 P.E. 020
 P.M. 9742162055

WF
 Chris M. DeWitt
 D.S. 1440 P.E. 020
 P.M. 9742261716

WF
 Anthony Strickland
 D.S. 152 P.E. 000
 P.M. 9742261716



1 ROADWAY CROSS-SECTION
 SCALE: 1" = 10'



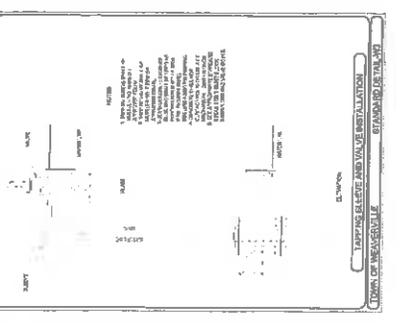
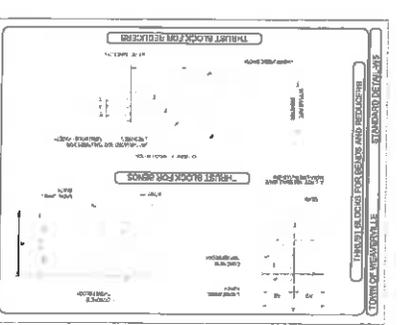
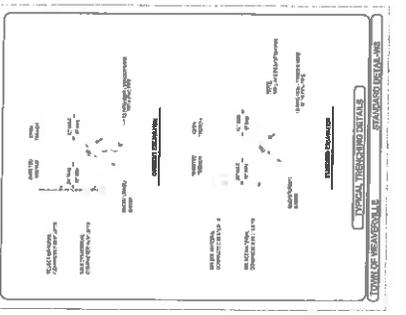
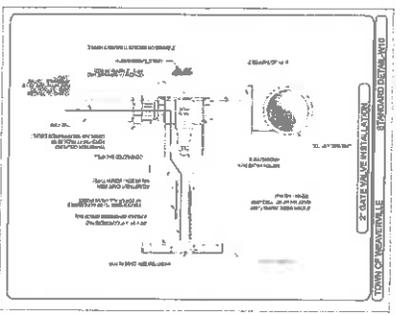
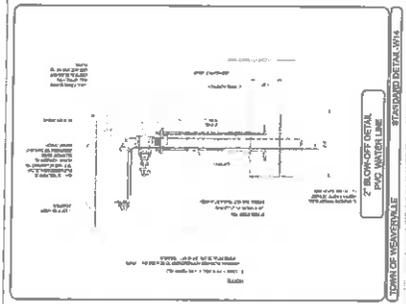
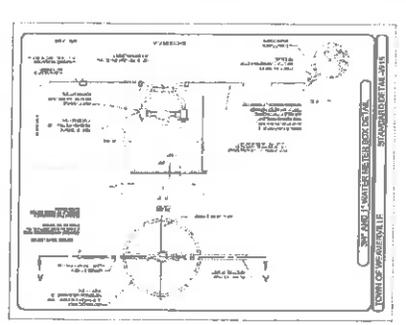
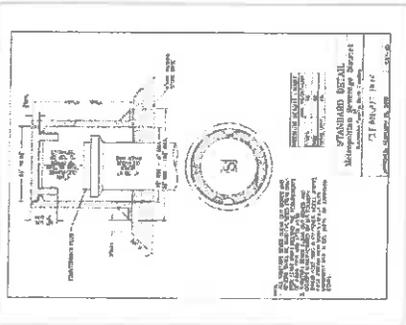
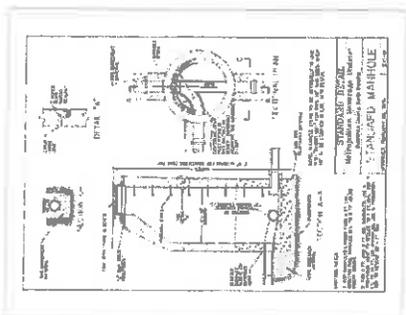
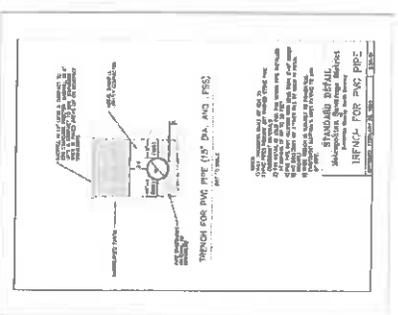
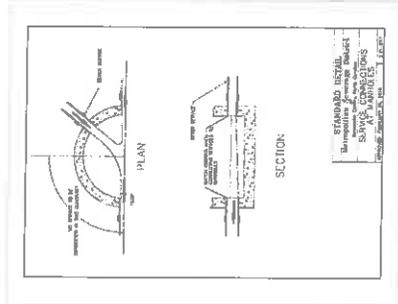
2 ROADWAY PROFILE
 SCALE: HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'

BROOKS
 ENGINEERING ASSOCIATES
 Planning • Engineering • Surveying
 17 Ardington Street
 Asheville, NC, 28601
 Phone: 704-252-1700
 Fax: 704-252-1391
 www.brooksna.com

NOT FOR CONSTRUCTION
 REVIEW DOCUMENTS



No.	1	REV'S ONS/SUBM SS-ONS	Date
		CONCEP. SUBM SS-ON	11/18/19



COPY TL 3/30/17

Dottie Sherrill
Mayor

The Town of
Weaverville
NORTH CAROLINA

Doug Dearth
Council Member

Patrick Fitzsimmons
Council Member

Doug Jackson
Council Member

Andrew Nagle
Council Member

John Penley
Council Member

March 28, 2017

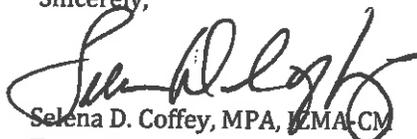
Bulls Bay LLC
Attention: Mr. John Stuart Ray /Owner Agent
196 Bent Tree Rd.
Asheville, NC 28801
828-776-9714

Water Commitment Letter Application for
44 Central Avenue PIN No. 9742-27-2247
and adjoining 2.74+- acre parcel PIN No.
9742-27-0093 Weaverville, NC 28787
Proposed to be combined for development.

Your request for municipal water service extension to the proposed 7 Unit Residential Subdivision located at 44 Central Avenue and adjoining 2.74+- acre parcel, Weaverville NC 28787, PIN NO: 9742-27-2247 and 9742-27-0093 requires submittal to the Town of Weaverville Town Council for water line extension approval in accordance with Weaverville Water Policies and Procedures SECTION 2.4 EXTENSION AGREEMENT, Sub Section 2.4.3 Approval/Disapproval. I suggest you review the policies and procedures available online at www.weavervillenc.org to gain understanding of our Towns process.

As a courtesy to you I will place your Commitment Letter request on the April 17th, 2017 Town Council Regular Scheduled Meeting Agenda. The meeting is at 6:00 PM and held at the Weaverville Town Hall Council Chambers, 30 South Main Street. Please be prepared to present your request thoroughly and in detail to assist council in the consideration of your proposed water line extension. If you are unable to present at the April 17th meeting, the next Town Council scheduled meeting is May 15th, 2017 at 6:00 PM. Please let me know if you will not present at the April 17th meeting.

Sincerely,


Selena D. Coffey, MPA, ICMA-CM
Town Manager

cc: Tony Laughter, Public Works Director

SDC/tl

of the General Fund balance instead of the operating budget. Councilman Jackson also commented that he was very interested in working to maintain the lowest tax rate possible with the understanding that there are departmental needs that must be considered going into the budget process.

Following additional general comments from Town Council, the Town Manager reminded the Mayor, Council and the public in attendance that a public hearing on the budget will be held in Council Chambers at Town Hall on May 15, 2017 at 6 p.m.

No Action Taken.

Both the budget message and a printout of the PowerPoint are attached to and incorporated into these minutes.

B.) Eller Cove Watershed Conservation Easement

Town Attorney Jennifer Jackson provided an update on the transfer of the Eller Cove Watershed Conservation Easement. Since the time when Council approved the Conservation Easement in January and the Southern Appalachian Highlands Conservancy got all their paperwork finalized, the North Carolina Clean Water Management Trust fund changed their base documents so they need the Town to approve the easement in the new format. The Town Attorney also asked for approval so that officials can sign the closing documents authorizing the completion of this transfer. After this transfer, the Town of Weaverville will receive at least \$525,000, but hopefully the original amount of \$550,000.

Councilman Dearth made a motion to approve the Eller Cove Watershed Conservation Easement and to authorize the Mayor, Town Manager, Town Clerk and Town Attorney to execute any and all documents necessary to transfer the Conservation Easement. Councilman Jackson seconded the motion. The motion passed by a unanimous vote of Council.

C.) Request for Waterline Extension: 44 Central Avenue

Town Attorney Jennifer Jackson presented the proposal for acceptance of a Waterline Extension for property located at 44 Central Avenue for seven residential lots. The developer is in the process of getting zoning approvals and is asking for a commitment letter and allocation approval.

Councilman Jackson made a motion to accept the Waterline Extension to 44 Central Avenue. Councilman Penley seconded the motion. The motion passed by a unanimous vote of Council.

8. Town Manager's Report

Town Manager Selena Coffey presented her Manager's report to Council including that the gateway sign has been completed on Weaver Boulevard and another Budget Workshop is coming up on May 9 at 5:30 pm at the Fire Department.

9. Adjournment

Councilman Penley made the motion to adjourn; Councilman Fitzsimmons seconded and all voted to adjourn the Council's meeting at 6:42 p.m.



DEREK K. HUNINGHAKE, Town Clerk



Metropolitan Sewerage District

of Buncombe County, North Carolina

Allocation Approval

**This approval is not to be used to obtain a building permit
and is for gravity sewer extension only.**

Applicant:	JOHN KINNAIRD, PE	Date: 5/24/2017
Company:	BROOKS ENGINEERING	
Mailing Address:	17 ARLINGTON STREET, ASHEVILLE, NC 28804	
Phone:	828-232-4700 (Cell)	
Project #:	2017107	
Project Name:	CENTRAL AVENUE-7 LOTS	
Project Location:	CENTRAL AVENUE (44)	
PIN:	9742270093	

MSD of Buncombe County has approved your request for 2,100 GPD
The connection point (manhole #) will be New Manhole upstream of 63-57276
The project will consist of (7) SINGLE FAMILY HOMES

Your final approval is contingent upon compliance of the items below:

A GRAVITY ONLY SEWER EXTENSION IS REQUIRED. Please consult the Sewer Extension Manual for Developers on our website www.msdbc.org. If you still have questions after consulting the website please contact Kevin Johnson at (828)-225-8289.

Comments:

Please note that sewer service applications cannot be completed until permit to extend the sewer has been issued.

MSD now has the capability to do digital plan review. If you wish to submit your plans and associated documents digitally, please contact Kevin Johnson at kevinj@msdbc.org for details.

The North Carolina Department of Environmental Quality (NCDEQ) requires MSD to issue this approval based on line condition/capacity of the receiving sewer and remaining plant capacity.

This allocation approval will expire on **05/24/2018** if no construction has started.

If you have any questions, please contact MSD.



Kevin Johnson
MSD Planning and Development



Agenda Item 6
Any Other Business

- **Attached you will find a proposed timeline for events related to the advancement of the Table of Uses as per your request.**
- **Additionally you will find the regular schedule of meetings adopted for this calendar year. Please take note that the regularly scheduled meeting for the month of July has been moved to July 6th to accommodate Independence Day.**



Proposed Timeline for Meetings Related to the Presentation of the Table of Uses

- Tuesday, June 6:** Presentation of Penultimate Revisions Related to the Proposed Table of Uses to the Planning and Zoning Board; Concluding Revisions will be Made by Staff at the Direction of the Board During this Meeting
- Monday, June 19:** Presentation and Adoption of Proposed Table of Uses Meeting Schedule to Town Council
- Tuesday, June 20:** Distribution of Proposed Table of Uses to Town Council
- Tuesday, June 27:** Joint Meeting of Town Council and the Planning and Zoning Board; Presentation and Discussion Related the Proposed Table of Uses
- **Tuesday, July 11:** Joint Meeting of Town Council and the Planning and Zoning Board; Discussion Related to the Proposed Table of Uses
- *Monday, July 17:** Town Council Sets a Public Hearing on the Proposed Table of Uses for Monday, August 21; Announcement of Community Information Meetings / Town Council Workshops
- *Tuesday, July 25:** Community Information Meeting I / Town Council Workshop
- *Tuesday, August 8:** Community Information Meeting II / Town Council Workshop
- *Monday August 21:** Public Hearing Related to the Proposed Table of Uses (Public Hearing may be Continued in Order to Address Comments from the Public)

* Dates are proposed and have not been set or advertised.

** Previously scheduled Town Council Workshop.

*** Table of Uses named herein shall include the Table of Uses, Definitions, Additional Use Standards and any other related revision of Ordinance.

TOWN OF WEAVERVILLE PLANNING AND ZONING BOARD 2017 SCHEDULE OF MEETINGS

Date	Time	Location
Tuesday, January 03, 2017	5:45	Council Chambers
Tuesday, February 7, 2017	5:45	Council Chambers
Tuesday, March 7, 2017	5:45	Council Chambers
Tuesday, April 04, 2017	5:45	Council Chambers
Tuesday, May 02, 2017	5:45	Council Chambers
Tuesday, June 06, 2017	5:45	Council Chambers
Thursday, July 6, 2017*	5:45	Council Chambers
Tuesday, August 01, 2017	5:45	Council Chambers
Tuesday, September 05, 2017	5:45	Council Chambers
Tuesday, October 03, 2017	5:45	Council Chambers
Thursday, November 9, 2017*	5:45	Fire Department
Thursday, December 7, 2017*	5:45	Fire Department

*Meetings in July, November and December will be held on the 1st or 2nd Thursday

