

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** Monday, February 26, 2018 at 6:45pm

**Subject:** Public Hearing on a Proposed Amendment of Code Related to Initial Town Council Review of Proposed Zoning Map and Text Amendments

**Presenter:** Planning Director

**Attachments:** Chapter 36-358, Initial Review by Town Council, Recommendation of the Planning and Zoning Board

**Description:**

On Tuesday, January 2, 2018, the Planning and Zoning Board reviewed and recommended to Town Council a proposed revision of Town Code which calls for certain zoning map amendments to be first reviewed at the Planning Board level. Such amendments would only be applicable to a proposed change between two standard zoning districts such as R-1, R-2, R-3, R-12, C-1, C-2 and I-1.

Due to the scope and complexities of conditional zoning districts and text amendments, Town Council would retain the initial consideration under this proposal in order to give direction to staff, the Planning and Zoning Board and the applicant.

**Action Requested:**

Staff is seeking the adoption of the aforementioned revision of municipal code.

### **Current**

Sec. 36-358. - Initial review by the town council.

After its initial consideration of the application, the town council shall refer the request to the planning board for the full review process.

### **Proposed**

Sec. 36-358. – Initial review by town council.

After its initial consideration of ~~the~~ an application for a conditional zoning district or zoning text amendment, town council shall refer the request to the planning board for the full review process as required by state statute. Initial considerations of such applications are intended to provide town council the opportunity to express their preliminary thoughts related to the applications but shall not serve as a final determination on same.

Map amendments which propose a change between two standard zoning districts are not required to go before town council prior to being considered by the Planning and Zoning Board. Such an application for a map amendment may be subject to an initial review by town council at the request of the applicant.



**Town of Weaverville  
Planning and Zoning Board**

**On Tuesday, January 2, 2018 the Planning and Zoning Board reviewed and unanimously recommended to Town Council the attached revision to Section 36-358, Initial review by Town Council.**

**It has been found that the aforementioned revisions to the Town's ordinances would not conflict with the Town's Comprehensive Plan. The Planning and Zoning Board considers approval both reasonable and in the public interest to better facilitate certain zoning map amendments.**

A handwritten signature in cursive script that reads "Doug Theroux". The signature is written over a horizontal line.

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