



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Special Called Meeting
Monday, February 26, 2018**

The Town Council for the Town of Weaverville met for a Special-Called meeting on Monday, February 26, 2018, at 6:45 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present were: Mayor Al Root, Vice Mayor/Councilman John Penley, Councilwoman Dottie Sherrill, Councilman Doug Jackson, Councilman Andrew Nagle and Councilman Patrick Fitzsimmons.

Staff present were: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk Derek Huninghake and Town Planner James Eller.

1. Call to Order

Mayor Al Root called the meeting to order at 6:45 p.m.

2. Public Hearing and Action on Proposed Amendment of Code Related to Initial Town Council Review of Proposed Zoning Map and Text Amendments

Councilwoman Sherrill made the motion to enter into public hearing; Councilman Penley seconded and all voted in favor of opening the public hearing.

Town Planner James Eller mentioned to Town Council that they are being asked to consider a revision to the Town Code, which calls for certain zoning text and map amendments to be first reviewed at the Planning Board level. Such amendments would only be applicable to a proposed change between two standards zoning districts such as R-1, R-2, R-3, R-12, C-1, C-2, and I-1. Right now, the law reads that any revision to the zoning code text or zoning map has to have an initial review before Town Council. This allows the governing board to let staff and the applicant know in advance their thoughts on the procedure. However, this particular arrangement is adding an extra month to the process with very little input. Most of the rezoning occurs between standard zoning districts so there doesn't need to be a lot of time for these. The proposed language now shows that Town Council would retain the initial consideration for conditional zoning districts and text amendments due to their broad scope and complexities.

Town Planner James Eller noted that these Public Hearings have been advertised in accordance to state statute and the Planning and Zoning Board have reviewed the language and passed along a unanimous recommendation in favor of the proposal.

Councilwoman Sherrill made the motion to close the public hearing; Councilman Nagle seconded and all voted in favor of closing the public hearing.

3. Adjournment

Councilman Jackson made the motion to adjourn; Councilman Fitzsimmons seconded and all voted to adjourn the Council's meeting at 6:50 p.m.

Derek K. Huninghake
Derek K. Huninghake, Town Clerk

APPROVED