



## MINUTES

**Town of Weaverville  
State of North Carolina**

**Town Council Special Called Meeting  
Monday, March 19, 2018**

The Town Council for the Town of Weaverville met for a Special-Called meeting on Monday, March 19, 2018, at 6:15 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, Police Chief Alan Wyatt, Fire Chief Ted Williams, Town Planner James Eller, Finance Officer Tonya Dozier, Public Works Director Dale Pennell and Water Treatment Supervisor Trent Duncan.

### **1. Call to Order**

*Mayor Al Root called the meeting to order at 6:15 p.m.*

### **2. Public Hearing on Text Amendments: Additional Standards for Accessory Structures and Storage Containers**

*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 reminded Town Council that back in November, they asked staff to research the possibility of setting regulations that could prohibit the use of storage containers as an accessory structure within residential zoning districts. Over the course of the last three Planning and Zoning meetings, they have created regulations that will stay consistent with the Town's Comprehensive Plan and protect residential communities within the Town by providing location, bulk and height restrictions on accessory structures within residential districts. After a unanimous vote by the Planning and Zoning Board, they are passing along this proposal to Town Council for adoption. Town Planner James Eller noted that this public hearing has been advertised in accordance to state statute.

There were no citizens present that wished to make any comment during the public hearing.

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

### **3. Recess**

*Mayor Root recessed the meeting until 6:30 pm*

#### **4. Reconvene/ Call to Order**

*Mayor Root called the meeting back to order at 6:30 pm and made the motion to open the public hearing.*

#### **5. Public Hearing on Text Amendments: Mobile Food Vendors**

Town Planner James Eller gave a brief summary about how they had gotten to this point. In December 2017, staff received an application from Eluvium Brewing Company for a zoning text amendment which called for the reduction in footage a mobile food vendor may be placed adjacent to an existing residential structure within a residential zoning district and the elimination of a requisite special event permit for any mobile food vendor to be placed in the C-1 Zoning District. On January 2, 2018, the Planning and Zoning Board reviewed this application and felt the issues such as parking, permitting, hours of operation and access to restrooms should be addressed in order for mobile food vendors to be considered in the C-1 Zoning District and asked staff to craft language reflective of their concerns. On February 6, 2018, the Board again reviewed the aforementioned application which was submitted for their consideration again, in conjunction with additional language crafted by staff that proposed food vendors be 150 feet from any primary residential structure, hours of operation shall be consistent with the principal building and in no instance shall such hours exceed 7am – 11pm, a zoning permit is required for each parcel with proposes to establish a mobile food vendor and in no instance shall a mobile food vendor be permitted to be the primary or principal use of a parcel of land. The Planning and Zoning Board are passing this recommendation along, with their unanimous vote, to Town Council for approval of the amendments to Town Code related to the regulation of mobile food vendors.

Town Planner James Eller noted that this public hearing has been advertised in accordance to state statute.

#### **Public Comment**

Doug Keen, 47 Brown St, commented that he is in favor of food trucks. He and his wife moved here two years ago for the availability to walk everywhere and the developing of fine restaurants.

John Chase, 151 South Main St., commented that he is in favor of food trucks and believes the provisions laid out will eliminate any parking or other issues.

Charlotte and Tom Destino, 2 Orchard Place, both commented in favor of the proposal. She believes bringing smaller businesses into Town is great and that is what she loves about Weaverville.

Chris Tomsic, 81 Chickwood Trail, commented in favor of the proposal and believes more competition is good competition. It will also keep more citizens in town with the variety of food, instead of going elsewhere.

Beth Mangum, 7 South College St., commented in favor of the proposal and believes the ordinance is well conceived and gives careful consideration of zoning issues.

Angie Lamoree, 32 North Main St., commented in favor of the proposal and thinks it's a great opportunity to embrace the growth in our Town. She expresses support for anyone that wants to bring more value and taxes to the Town.

Fian Arroyo, 2 South College St., commented in favor of the proposal and thinks it is a great thing for the Town of Weaverville.

Kimberly Young, 30 North Main St., commented in favor of the proposal and mentioned that she moved her business downtown because of the diversity in businesses and food.

Judy Glicken, 26 North Main St., did not offer any public comment.

Mitch Mull, 142 Reems Creek Rd., commented in favor of the proposal and thinks there needs to be more food competition in Weaverville.

Jon Varner, 11 Florida Avenue, thanked the Planning and Zoning Board and staff for all their help on this request and creating provisions to give mobile food trucks the possibility to operate in Weaverville. He hopes that they can come to a resolution that benefits everyone because food trucks have a large following so it will increase traffic in Weaverville and potentially make more businesses more money.

Dawn Chitwood, 11 Meadowview Terrace, commented in favor of the proposal and thinks it will only stimulate businesses. She hopes to be a future business owner in Weaverville.

Catherine Cordell, 13 Hamburg Drive, commented in favor of the food truck amendment. She grew up in Weaverville, so she has witnessed all the change and thinks it is amazing that Weaverville welcomed all those new businesses. She is proud that Mr. Warner chose here to open his business and hopes that we support them.

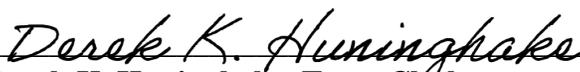
Ben Moore, 9 Katies Ridge Drive, commented in favor of the proposal. He noted that he was not a resident of Weaverville, but thinks this will help bring more people to the Town of Weaverville.

Jim Mayo, 6 North Valley Drive, commented in favor of the proposal. He noted that he was not a resident of Weaverville, but he comes here a lot and thinks a food truck will add to the diversity and increase business.

Alan Sheppard, 100 Central Avenue, commented in favor of the proposal and mentioned that the property will have 44 spaces in the back and keep the ones already in the front, so parking shouldn't be an issue.

## **6. Recess of Public Hearing and Adjournment of Meeting**

*At 6:57 pm, Mayor Root recessed the public hearing to be reconvened at the Regular Scheduled Meeting at 7 pm and adjourned the special called meeting.*

  
Derek K. Huninghake, Town Clerk