



**Town of Weaverville
Planning and Zoning Board
Council Chambers
Tuesday, April 3, 2018, 6:00pm**

Agenda

1. Call to Order – Chairman Doug Theroux.
2. Approval of the Minutes from the March 6, 2018 Meeting of the Board.
3. Discussion Related to a proposed Zoning Map Amendment for an Unaddressed Parcel on Reagan Lane Adjacent to Weaver Boulevard.
4. Consideration of a Motion Adopting a Recommendation to Town Council Related to the Aforementioned Proposed Zoning Map Amendment.
5. Any Other Business to Come Before the Board.
6. Adjournment.

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, March 6, 2018

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, March 6, 2018 within Council Chambers at Weaverville Town Hall.

Present: Chairman Doug Theroux, Vice-Chairman Gary Burge, Board Members Catherine Cordell, Leslie Osborne and Peter Stanz, Alternate Board Members John Chase and Steve Warren, Town Attorney Jennifer Jackson and Planning Director James Eller.

1. Call to Order.

Chairman Doug Theroux called the meeting to order at 6:00 pm.

2. Approval of the Minutes from the February 6, 2018 Meeting of the Board.

Mr. Stanz motioned to adopt the minutes as amended. Said amendments were related to two minor revisions found on page four of five. Mr. Burge seconded and all voted unanimously.

3. Discussion Related to the Rules of Procedure of the Planning and Zoning Board.

Ms. Jackson presented and reviewed the proposed rules of procedure for the Planning and Zoning Board noting that said rules had been previously reviewed by Mayor Root, Chairman Theroux and staff. Following a lengthy discussion consensus was gained that within rule 8 there shall be a second required for each motion. Additionally, consensus was gained that within motion 8 no time frame should be established for debate before the Board but a full consideration will be used as the standard for a motion on the previous question.

4. Consideration of a Motion Adopting the Rules of Procedure of the Planning and Zoning Board. Said Rules shall be subject to the Approval of Town Council.

Ms. Cordell motioned to approve the rules of procedure as amended. Mr. Stanz seconded and all voted unanimously.

5. Review Related to the Duties and Responsibilities of the Planning and Zoning Board.

Ms. Jackson provided the Board with an overview of their duties and responsibility prescribed by both state statute and municipal ordinance.

6. Discussion Related to a Statutory Modification for Plan Consistency Statements.

Ms. Jackson provided the Board with a post from the University of North Carolina School of Government Coates Cannon Blog which described a statutory modification for plan consistency statements. Effective in October of 2017, said statements must take the form of one of the following related the Town's Comprehensive Land Use Plan.

- A statement approving the proposed zoning amendment and describing the consistency with the plan
- A statement rejecting the proposed zoning amendment and describing the inconsistency with the plan
- A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.

7. Review and Discussion Related to the Approval Process for Major Subdivisions.

Ms. Jackson provided the Board with an overview of each step taken in the approval process for a major subdivision. Mr. Eller expressed a desire to simplify the process as well as gauging Town Council's interest in delegating the final approval of subdivisions to the Planning and Zoning Board due to the administrative nature of the decision being made.

8. Any Other Business to Come Before the Board.

No further business was discussed or conducted by the Board.

9. Adjournment.

Ms. Cordell motioned to adjourn. Mr. Stanz seconded and all voted unanimously.

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

ATTEST:

**James W. Eller
Planning Director / Deputy Town Clerk**

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

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

OWNER/APPLICANT NAME: *Tar Hill Capital /
FEA of NC*

APPLICATION DATE: *3/17/18*

PHONE NUMBER: *800-358-8539*

MAILING ADDRESS: *201 2nd Ave East*

Hendersonville, NC

Application is made to the Town Council of Weaverville to amend:

JH

- The Zoning Map
 The text of the Zoning Ordinance (Ch 36 of Code of Ordinances)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: *Reagan Street*

PIN: *9742-29-7577*

LOT AREA (acres): *1.09 Acres +/-*

CURRENT ZONING DISTRICT: *R-1 JH*

PROPOSED ZONING DISTRICT: *C-2 JH*

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:

- Total acreage
 Current owner(s) and date of survey
 Property location relative to streets
 North arrow
 Existing easements, rights of way, or other restrictions on the property
 Areas located within the floodplain
 Natural terrain of 15% or greater grade
 Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 36 TO AMEND:

PROPOSED CHANGE TO TEXT (attach additional documentation if necessary):

JUSTIFICATION OF PROPOSED AMENDMENT(S):

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

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

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

Z.V. Ch... 3/7/18
SIGNATURE OF APPLICANT DATE

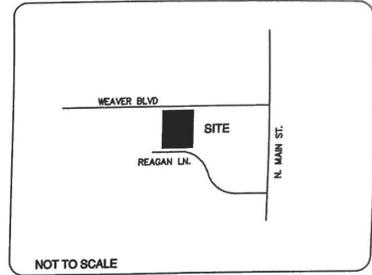
It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

REZONING FEE SCHEDULE:

1 Lot < 1 acre	\$350.00
2-4 Lots or 1-3 acres	\$450.00
4-9 acres	\$550.00
10-25 acres	\$750.00
25+ acres	\$900.00

OFFICE USE ONLY

FEE: \$ <u>450</u>	DATE PAID: <u>3.7.18</u>	<input checked="" type="checkbox"/> CHECK <u>53103</u>	<input type="checkbox"/> CASH
DATE OF INTIAL COUNCIL MEETING: <u>N/A</u>	ACTION TAKEN: <u>N/A</u>		
DATE OF PLANNING BOARD MEETING: <u>4.3.18</u>	ACTION TAKEN:		
DATE OF PUBLIC HEARING & COUNCIL DECISION:	FINAL ACTION:		



NOT TO SCALE

LOCATION MAP

I, Fulton V. Clinkscales, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Book 2296, page 210, etc.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____ Page _____; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, 2018, A.D.

(f)(11)c.1. This survey is of an existing parcel of land and does not create a new street or change an existing street.

Fulton V. Clinkscales, Jr.
L-2614

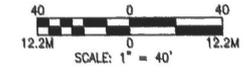
State of North Carolina
Buncombe County

I, _____ Review Officer of Buncombe County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Filed and recorded in the Register of Deeds Office for Buncombe County, N.C. this _____ day of March, 2018 at _____ o'clock _____ M in Slide _____

Register of Deeds



STATE of NORTH CAROLINA
Buncombe County, City of Weaverville

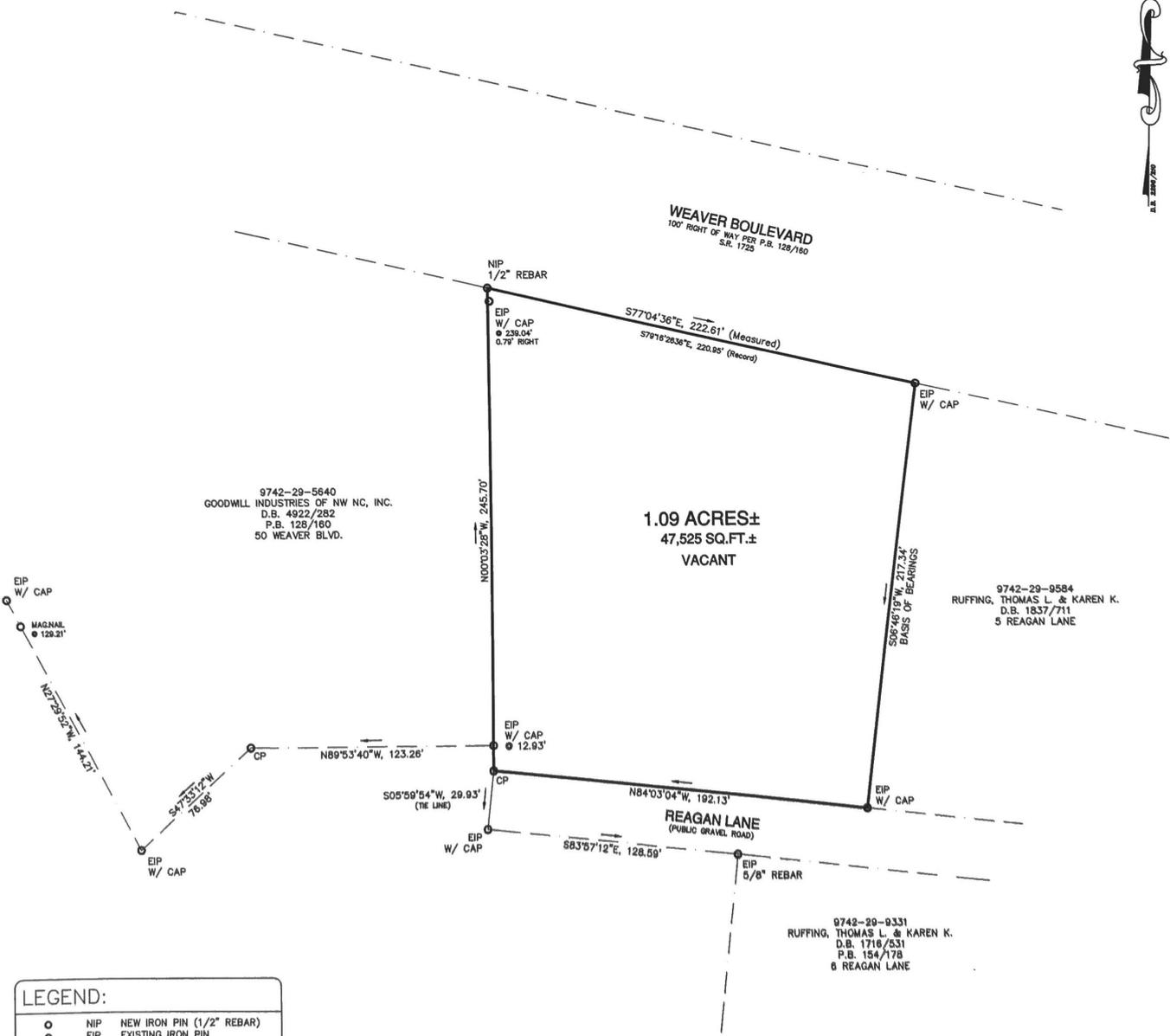
Survey for
TAR HILL CAPITAL
REAGAN LANE
LASHER, MAURICE A & JAN (OWNERS)



FRELAND - CLINKSCALES ASSOCIATES, INC. OF N.C.
ENGINEERS & LAND SURVEYORS
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
fca@ncclink.com
(828) 697-6539
Fax (828)-697-4195
Firm No. C-1562

REF. PLAT BOOK	2296/210
REF. DEED BOOK	9742-29-7577
TAX MAP	FVC
PARTY CHIEF	JEM
DRAWN	JEM
DATE	MARCH 7, 2018
DWG. NO.	H30095

PLS: F. V. CLINKSCALES, JR., P.E.
NO: L-2614



9742-29-5640
GOODWILL INDUSTRIES OF NW NC, INC.
D.B. 4922/282
P.B. 128/160
50 WEAVER BLVD.

1.09 ACRES±
47,525 SQ.FT.±
VACANT

9742-29-9584
RUFFING, THOMAS L. & KAREN K.
D.B. 1837/711
5 REAGAN LANE

9742-29-9331
RUFFING, THOMAS L. & KAREN K.
D.B. 1716/531
P.B. 154/178
6 REAGAN LANE

LEGEND:

○	NIP	NEW IRON PIN (1/2" REBAR)
●	EIP	EXISTING IRON PIN
○	CP	CALCULATED POINT ONLY
⊙		POWER POLE
⊙		LIGHT POLE
⊙		WATER VALVE
⊙		GAS VALVE
⊙		WATER METER
⊙		FIRE HYDRANT
⊙		SANITARY SEWER MANHOLE
⊙		STORM DRAIN MANHOLE
⊙		CATCH BASIN
⊙		CLEANOUT
⊙		CURB INLET
⊙		TRANSFORMER
⊙		OVERHEAD POWER
—X—X—		FENCE LINE

Buncombe County



March 9, 2018

