

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, May 1, 2018

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, May 1, 2018 within the Fire Department Training Room.

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

1. Call to Order.

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

2. Discussion Related to a Major Subdivision of Land Located at 6 Garrison Road.

Mr. Eller described the subdivision before the Board for their consideration. The property in question, 6 Garrison Road, consists of 2.39 acres and is proposed to be split into two lots.

Mr. Eller further described that the subdivision in question would not be creating any infrastructure but still qualifies as a major subdivision due to the property being commercially zoned.

Mr. Rice, the property owner, spoke to the Board regarding the configuration of a driveway which accesses a neighboring property.

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

Mr. Stanz motioned to favorably recommend to Town Council the aforementioned major subdivision. Mr. Burge seconded and all voted unanimously.

4. Discussion Related to a Proposed Conditional Zoning District Application for the Project Commonly Known as Northridge Commons Townhouses (Formally Weaverville Townhomes).

Mr. Eller introduced the subject properties which may be found adjacent to Monticello Road and Gill Branch Road directly behind Walmart and Dollar Tree and acknowledged Warren Sugg of Civil Design Concepts the professional engineer of the project.

Mr. Eller described the history of the parcels in question including the vacation of one lot from an existing special use permit, a rezoning of the parcels into the R-12 zoning district, a waterline extension and water allocation, and the initial consideration of the proposed conditional zoning district before Town Council where the conversation largely revolved around sidewalk connectivity to neighboring properties.

Transitioning into a review portion of the meeting, Chairman Theroux proposed an open form of communication between staff, the applicant and the Board.

Application, Plans and Supporting Documents:

Speaking to the plans relevant to the project Mr. Eller noted that during its review of the application, plans and supporting documents staff has found some corrective items related to same and are listed as follows. It is the opinion of staff that despite the referenced proposed revisions, the information before you for your consideration made requisite by municipal ordinance constitutes a complete and actionable application.

- Staff is proposing an update to the survey page to properly reflect the underlying zoning district in which the parcels are found as R-12. As the Board is aware, the parcels were formally zoned I-1, C-2 and R-3 and a rezoning was achieved in January to consolidate the parcels into the R-12 Zoning District, explaining why the survey as presented was showing the previous zoning districts.

Mr. Sugg noted that the proposed revision could be made related to the zoning of the parcels and suggested that said revisions would be made by the surveyor at such time as they could reach the matter.

- Staff is proposing a revision to the Site Plan shown on sheet 201 related to the building data shown under development data. Said revision should better couple the building types listed under development data and building types shown on the plan.

Mr. Sugg noted the proposed revision would be made to properly label the building types shown on sheet 201.

- Staff is proposing a revision to the Site Plan shown on sheet 201 adding the zoning of surrounding properties under Buncombe County jurisdiction. Zoning of parcels within the Town of Weaverville immediately to the east is shown.

Mr. Sugg noted the proposed revision would be made to show the zoning of all surrounding properties.

- Staff is proposing a revision to the Site Plan shown on sheet 201 related to the five overflow parking places found on the south of the property. Said revision calls for showing an area in the parking lot as no parking for emergency vehicle access.

Mr. Sugg noted that the proposed revision would be made to show a specific area as striped for no parking to ensure adequate emergency vehicle access and turnaround. Mr. Eller noted that he would facilitate a conversation with Mr. Sugg and Fire Marshal Davis to ensure that the area noted will qualify as an approved fire apparatus turnaround.

- Staff may be proposing a revision to the Water Plan shown on sheet 601 related to the creation of a looped water system for the project. It is my understanding that the applicant has been in contact with our Public Works Director related to this revision of the system shown and more content related

to this conversation may be found in an additional staff report provided by the Public Works Department.

Mr. Sugg noted that he had spoken to Public Works Director Pennell regarding the proposed revision to the water plan to create a looped system for the project and that such conversations would continue to ensure that the water service provided to the properties would meet the qualifications of the Water Policy of the Town.

- There are two documents called for by the application for a conditional zoning district which are not included in this packet of information. Those being an application for a Buncombe County stormwater permit and an NCDOT driveway permit. Though the application calls for these documents they are not required by ordinance and the applicant will acquire these documents through other authorities if required.

Mr. Eller noted the absence of the aforementioned documents which are called for by the application but not by ordinance and mentioned that the procurement of said documents would be through other authorities outside the purview of the Town.

Table of Dimensional Requirements Compliance:

As the Board is aware, the creation of a conditional zoning district is effectively the creation of a new zoning district. However, it has been my experience that the underlying zoning district and dimensional requirements found therein serve as a good foundation for beginning a review of a proposed project and plans. On May 16, 2016 Town Council, following a positive recommendation from the Planning and Zoning Board, implemented the new R-12 Zoning District to accommodate multifamily residential uses up to a density of 12 units per acre. With the creation of the R-12 Zoning District the Table of Dimensional Requirements was also amended to include the special requirements established for those parcels found within the new district. The following is a comparative table listing the special requirements found for the R-12 Zoning District and those proposed by the Weaverville Townhomes project.

<u>Established by R-12</u>	<u>Proposed by CZD</u>
Units permitted based upon acreage: 101	Units Proposed: 53
Front setback: 30'	Front setback: 40'
Side setback: 25'	Side setback: 25'
Rear setback: 25'	Rear setback: 25'
Height: 45' and no more than 3 stories	Height: 30'
Buffering: N/A	Buffering: N/A

Based upon these listed criteria, it is the opinion of staff that the project is in compliance with the dimensional requirements established just shy of two years ago for the R-12 Zoning District.

Proposed Items for the Board's Consideration Related to the Creation of a Conditional Zoning District for the Weaverville Townhomes Project:

Site Visit:

Should the Board deem it useful, staff is willing to organize and advertise a special called meeting for the purpose of a site visit to the subject properties.

Staff proposed a special called meeting of the Board for the purpose of conducting a site visit to the subject property. Consensus was gained that should members of the Board wish to visit the property they would do so individually or in pairs and that no special called meeting of the Board for this purpose is necessary. Consensus was also gained that the applicant would stake certain features on the property accommodate the review of the Board.

Sidewalks:

Sidewalks are traditionally required for all new multifamily residential development. In this particular instance there exists no connectivity to the proposed project and neighboring commercial development. Could the applicant in conjunction with Walmart create such a connection along Northcrest Road? Could pedestrian access be achieved by exiting overflow parking areas bordering Walmart and navigating the slope down to the side parking lots present for existing commercial development? A councilman did note during the aforementioned initial review that there will be pedestrian traffic to existing commercial development whether sidewalks are present or not. Internal sidewalks are shown on the site plan.

Consensus was gained that a revision would be made to the sidewalk configuration shown inclusive of features which could ease connectivity with future development in the area. Said revision will be shown on subsequent versions of the plan.

Fencing:

Language specific to the conditional zoning district which created Weaver Village prohibited bare metal fencing and required a fence, four feet in height to be installed along the top of a retaining wall shown on the plans. Areas which may benefit from fencing can be considered.

Consensus was gained that fencing would be installed at the top of retaining walls shown to ensure the safety of the eventual inhabitants of the project.

Buffering:

Buffering within the underlying zoning districts would not be required as the onus is placed on new commercial and industrial uses to buffer themselves from residential development. Here we have the order reversed but there may be some desire or need for buffering to be installed.

Consensus was gained that no buffering would be required where this project abuts existing commercial establishments due to the topography found on site.

Restricting Pedestrian Access:

As it related to the Fairfield Inn special use permit, there was a strong desire to segregate via fencing the hotel parcel from neighboring residential parcels along Alexander Road.

Consensus was gained that no restriction of pedestrian access would be desired between the project and existing commercial establishments.

Restricting Vehicular Access:

A concern has been raised at a previous meeting of the Planning and Zoning Board about the vehicular connectivity of the subject parcels and Walmart. Language specific to the conditional zoning district which created Weaver Village established a non-development easement around the portions of the project which bordered neighboring residential uses. The purpose of this easement was two fold in that it ensured the project would not expand beyond the scope of the development shown and prohibiting interconnectivity with any future development.

Consensus was gained that no restriction of vehicular access would be desired between the project and existing commercial establishments.

Construction and Finishing Materials:

Topic to be considered at a subsequent special called meeting of the Board.

Overflow Parking:

Parking has been provided in excess of what the ordinance requires which is two spaces per dwelling. 37 additional spaces are shown as provided overflow parking. This number is subject to change should the Board find it necessary.

Consensus was gained that the proposed overflow parking provided was adequate to serve the project.

Curb Design:

The curb design shown in detail on the site plan calls for a valley curb. For reference, Creekside Village is another development which has installed this particular type of curb. While there are some positives to this design, one drawback that I have encountered within the aforementioned development is people parking on the sidewalks. Perhaps this will subside as the development comes to completion and the ratio of overflow parking provided by this project vastly exceeds that provided by Creekside Village. Plus, the sidewalk in the proposed development will be private as the roads are shown to be private.

Consensus was gained that the desired valley curb design would not be detrimental to the project due to the amount of overflow parking spaces provided.

Procedures for Plat Approval and Recordation:

Topic to be considered at a subsequent special called meeting of the Board.

Completion of Construction:

Ordinance calls for the completion of construction within 730 days upon obtainment of the necessary permits based upon the size of the project and the ability for Town Council to grant an additional 180 days for good cause shown. Given that the project is shown as single phase construction with an anticipated completion in 24 months, does there need to be some additional time built in?

Consensus was gained that ordinance calls for the completion of construction within two years and that due to the size of the project, this timeframe may not be reasonable.

Outdoor Lighting:

A specific reference to the outdoor lighting standards has been made in a couple special use permits established by the Zoning Board of Adjustment. I think it would be practical to include the same language related to this project.

Consensus was gained that certain aspects of the outdoor lighting ordinance should be incorporated in the ordinance establishing the conditional zoning district.

5. Direction to Staff and the Applicant Related to the Advancement of the Review Process for the Aforementioned Conditional Zoning District Application.

The Board instructed the applicant to make the changes necessary to reflect material covered in the meeting and converse with staff related to same.

6. Any Other Business to Come Before the Board.

Ms. Osborne motioned to hold a special called meeting of the Board for the purpose of continuing the review process for the Northridge Commons Townhomes conditional zoning district application. Ms. Cordell seconded and all voted unanimously.

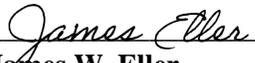
7. Adjournment.

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

Doug Theroux

Doug Theroux, Chairman
Planning and Zoning Board

ATTEST:


James W. Eller
Planning Director / Deputy Town Clerk