

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, July 3, 2018

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, July 3, 2018 within Council Chambers at Town Hall.

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

1. Call to Order.

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

Chairman Theroux noted that Alternate Member Warren would serve as an acting member in the absence of Board Member Cordell.

2. Approval of the Minutes from the May 1, May 22 and June 5, 2018 Meetings of the Board.

Ms. Osborne motioned to approve the minutes from the May 1 meeting with amended language related to a no parking area designated to ensure adequate emergency vehicle access and maneuvering. Mr. Stanz seconded and all voted unanimously.

Ms. Osborne motioned to approve the minutes from the May 22 meeting with amended language related to the location of the meeting and exchanging the signature line to Vice Chairman Burge from Chairman Theroux. Mr. Warren seconded and all voted unanimously,

Mr. Burge motioned to approve the minutes from the June 5 meeting with amended language related to the location of the meeting and correcting the roster of members in attendance. Ms. Osborne seconded and all voted unanimously.

3. Discussion Related to a Proposed Zoning Ordinance Text Amendment Related to the Municipal Regulation of Political Signage.

Mr. Eller described that the Town's ordinance related to the placement of political signage is noncompliant with state statute. Said ordinance proposes to regulate political signage within the rights-of-way of state owned roads where no statutory authority exists to do so and requires that such signage be removed two days following the election where statute grants ten days.

Following discussion, consensus was gained that existing language should be struck in favor of the following. "Political signs are subject to N.C.G.S 136-32 (b) through (e)."

4. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Proposed Text Amendment.

Mr. Burge motioned to send a favorable recommendation to Town Council related to a text amendment which would mirror the town's regulation of political signage with language from state statute. Mr. Stanz seconded and all voted unanimously.

5. Discussion Related to a Proposed Zoning Ordinance Text Amendment Related to Nonconformities.

Ms. Jackson noted for the Board that nonconformities are those lots, structures or uses which were legal at the time of establishment but became nonconforming at the adoption of the zoning ordinance or an applicable amendment thereto.

Mr. Eller reviewed definitions to be added to or amended within Section 36-5.

Consensus was gained that the definition of "appraised value" should be as follows.

Appraised Value: the value assigned to a structure by the Buncombe County tax assessor or by an MAI-certified real estate appraiser whichever is higher.

Consensus was gained that the definition of "impact" should be as follows.

Impact: the effect of one land use upon another as measures by such factors including but not limited to traffic, noise, site activity, hours of operation, lighting, vibration, dust, smoke, odor or omissions.

6. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Proposed Text Amendment.

No such motion was made as the conversation related to nonconformities is to continue at the next regularly scheduled meeting of the Board.

7. Any Other Business to Come Before the Board.

Chairman Theroux noted the expiration of the terms of four board members in September and requested that the application for reappointment to a town board which had been distributed be submitted to staff at the earliest convenience. Those members with expiring terms are Mr. Burge, Mr. Chase, Ms. Cordell and Ms. Osborne. Ms. Osborne noted that she would not be eligible to serve on the board following the expiration of her term due to an impending relocation outside the corporate limits of the Town.

8. Adjournment.

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

Doug Theroux

Doug Theroux, Chairman
Planning and Zoning Board

ATTEST:

James Eller

James W. Eller
Planning Director / Deputy Town Clerk