

Town of Weaverville  
Planning and Zoning Board  
Minutes – Tuesday, October 2, 2018

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, October 2, 2018 within Council Chambers at Town Hall.

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

**1. Call to Order.**

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

Chairman Theroux noted that due to two absences Mr. Chase would be serving as an acting member of the Board.

**2. Approval of the Minutes from the September 4, 2018 Meeting of the Board.**

Mr. Warren motioned to approve the minutes as amended reflective of one change to a motion. Mr. Burge seconded and all voted unanimously.

**3. Discussion Related to a Proposed Final Plat for the Major Subdivision Commonly Known as 44 Central Avenue.**

Mr. Eller presented the Board with a proposed final plat for the major subdivision commonly known as 44 Central Avenue. Said subdivision calls for the creation of seven lots for single family homes from a parcel consisting of 3.37 acres. Mr. Eller reported the infrastructure to serve the development shown on the approved preliminary plans, including water, sewer, and a road to be dedicated to the public and known as Old Dry Ridge Circle had been installed and found compliant by the appropriate agencies. Mr Eller further reported that the lots shown were found to be in compliance with the dimensional requirements established by the R-1 Zoning District in which the proposed development is located.

A conversation occurred related to the viability of lot #5 due to the established setbacks, a stream buffer and a sewer easement all of which traverse the lot in question.

Consensus was gained that staff should ensure that the unimproved property found within the shown roundabout not become the responsibility of the Town in the event that the road is dedicated to the public and subsequently accepted by Town Council.

**4. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Proposed Final Plat.**

Mr. Burge motioned to forward a favorable recommendation to Town Council on the aforementioned final plat finding same in compliance with the Town's subdivision and zoning ordinances. Mr. Warren seconded and all voted unanimously.

**5. Discussion Related to a Proposed Zoning Ordinance Text Amendment Related to Conditional Zoning Districts.**

Mr. Eller presented to the Board proposed language which would revise current language related to conditional zoning districts and continued the conversation started at the previous month's meeting.

Mr. Warren noted a concern related to the proximity of spot zoning and conditional zoning districts.

Chairman Theroux noted his objection of requiring Town Council to approve final plats related to conditional zoning districts.

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

Chairman Theroux motioned to forward a favorable recommendation to Town Council on the aforementioned text amendment finding the revised language consistent with the Town's comprehensive land use plan, reasonable and in the public interest in that such amendments more clearly set forth the procedures for review and approval of conditional zoning districts. Mr. Chase seconded and all voted unanimously.

**7. Discussion Related to a Proposed Text Amendment for the Conditional Zoning District for Northridge Commons Townhouses.**

Mr. Eller described that a date of October 5, 2018 had been set by ordinance for the transfer of the property and that said date could not be met due to negotiations related to private covenants and restrictions applicable to one of the three parcels of land covered by the Conditional Zoning District.

Ms. Jackson noted that the only change in the ordinance was related to the date of property transfer with the new date becoming April 16, 2019 which aligns with the expiration of the water allocation for the project.

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

Mr. Chase motioned to forward a favorable recommendation to Town Council on the aforementioned text amendment. Mr. Warren seconded and all voted unanimously.

**9. Any Other Business to Come Before the Board.**

Mr. Eller presented the Board with the adopted schedule of meetings for the calendar year and noted the date and location of the meetings in November and December.

Mr. Eller described an impending update to the Town's Comprehensive Land Use Plan.

**10. Adjournment.**

Mr. Warren motioned to adjourn. Mr. Chase seconded and all voted unanimously.

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

**ATTEST:**

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