



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Special Called Meeting
Tuesday, November 13, 2018**

The Town Council for the Town of Weaverville met for a Special Called Meeting on Tuesday, November 13, 2018, at 6:00 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present were: Mayor Al Root, Councilman Andrew Nagle, Vice Mayor/Councilman Doug Jackson, Councilman Jeff McKenna, and Councilwoman Dottie Sherrill. Councilman Patrick Fitzsimmons was absent.

Staff present were: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk Derek Huninghake, 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 6:01 p.m.

2. Discussion Items:

**A. Growth as it relates to Land Use issues, Economic Development, Annexation, and Water Allocations
(Please see attached materials pertinent to these discussions)**

Town Attorney Jennifer Jackson informed Town Council that the fact sheets attached are based on data from the American Community Survey and departmental data, Staff tried to get as close as possible on the population and growth estimates, however these are estimates and we won't know how accurate they are until the 2020 Census results come out.

Town Planner James Eller led Town Council in the discussion on growth as it relates to the Town of Weaverville. Since 2016, there have been over 310 dwelling units permitted, one project accounted for 168 units, but over the three year span approximately 50 single family homes annually. Mr. Eller mentioned that it is important to examine the difference between the zoning map and current land use map often to see where the non-conformities lie and if Council/staff want to change the zoning district to get better use on the ground. Vast majority of the Weaverville development has been residential in nature, with the exception of the multi-tenant commercial facility in Weaver Village and the Dollar Tree. There is still a considerable amount of interest in the area for multi-family housing, but with the conditions set by Council on the water allocations as it pertains to annexation, developers are not willing to take that risk. Mr. Eller believes that this could lead to no growth on the periphery, so he asked if Council would like to revisit the situation.

Mayor Root commented that he believes Council's position on the terms of when projects should come into the Town is reasonable, if a couple years go by and no projects have been developed then Council might want to revisit their conditions.

Council discussed that they want the Town to grow, but don't want it to be bad growth. Plus, the pace of growth has been so rapid in the last few years that traffic congestion is getting worse, so stay at same position and see if growth continues.

Town Planner Eller mentioned that if the Town chooses to grow, it is likely to be on the outward direction. Staff hoped the difference in outside water rates would make up the difference in taxation like Council has brought up before; unfortunately the numbers don't illustrate this (i.e. it is usually less expense to stay outside of Town limits and pay double water rates). Mr. Eller also noted that there may be some apprehension toward multi-family developments, but suggested any large commercial or mixed use growth will still have the same conditional zoning roadblock as it relates to water allocation and annexation.

Councilman Nagle commented that without changing Town Council's philosophy, is there a way to let developers know ahead of time the conditions. He posed the question of how the town could "pre-zone" with the ETJ.

Town Attorney Jackson commented that the zoning districts would need to have more standards built into them, instead of defaulting to conditional zoning districts, which allow Council to legislate specifically to that project. However, if there were some uses added to the zoning districts, as permitted or permitted with standards, it would give the developer a more certainty as to what the regulations are, making them more comfortable.

Council discussed possibly bringing the R-12 zoning district back to the Planning and Zoning Board for some standards or to create a punch list for developers to make it easier on the multifamily developments. But, the big concern is to not go back into the same situation as before where Council was litigating in front of the Zoning Board of Adjustments. Town Attorney Jennifer Jackson commented that with Council approval, staff could work with the Planning and Zoning Board on the R-12 district to make some options for permitted with standards to be presented to Council.

Town Planner James Eller asked Council what they saw as balanced residential economic development in Weaverville, since most of the single family homes are owned and more expensive for families than the multi-family residential projects.

Council discussed that they want the Town to have more commercial growth and since there isn't a lot of open land left for businesses, they need to decide on what type of businesses would come in and help the quality life in Weaverville stay successful because businesses don't usually come in overnight.

Town Planner Eller mentioned that all of the high density residential projects were approved by special-use permits by the Zoning Board of Adjustment, so it might be worthwhile for Council to consider creating a zoning district that would accommodate such a use, instead of projects always having to be approved as a conditional zoning district. Also, there has been no commercial growth in about a decade and the Town hasn't received any applications in a quite some time.

Town Attorney Jackson added that the zoning district or zoning map should be encouraging development that Council would like to have happen in Weaverville. If there are other uses that Council would like than rezoning can be used as a tool to guide development growth in the Town as they like.

Mayor Root mentioned that it would be good to reach out to the community and see what types of retail aren't being provided in Weaverville, and then try to encourage that retail to come here.

Council determined that with all the residential projects that have been completed, it is nice that residents have all the necessities within the downtown area. Hopefully, the Town could create some great destinations for residents to be able to walk too, as well as making sure there are medical and retail services available.

Planning and Zoning Board members mentioned that there will be growth in Weaverville, but need to start looking into other things that the Town needs like medical/office park or retirement center. Also, it would be good to look at all of the undeveloped areas in and outside Town, imagine them at full capacity and see the effect on our water capacity.

After all the discussion, Council determined that the Town is going to grow; they need to try to control it as much as possible, and encourage the kind of growth that is beneficial to the Town. Various commercial aspects that would be nice for the Town of Weaverville would be medical, healthcare, neighborhood commercial growth and technology businesses that are not big industrial enterprises. There is some openness to revisiting the R-12 district to provide some comfort to the developers and possibly looking into high density single family homes.

3. Adjournment

Vice Mayor/Councilman Jackson made the motion to adjourn; Councilman Nagle seconded and all voted to adjourn the Council's meeting at 7:28 p.m.



Derek K. Huninghake, Town Clerk