



**Town of Weaverville  
Planning and Zoning Board  
Fire Department Training Room  
Thursday, November 8, 2018, 6:00pm**

**Agenda**

1. Call to Order – Chairman Doug Theroux.
2. Approval of the Agenda.
3. Approval of the Minutes from the October 2, 2018 Meeting of the Board.
4. Discussion Related to the update of the Comprehensive Land Use Plan.
  - Presentation of compiled demographics and data
5. Any Other Business to Come Before the Board.
6. Adjournment.

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.

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

**ATTEST:**

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

# Town of Weaverville, North Carolina

## FACT SHEET

Prepared November 2018

Sources: 2010 US Census, 2016 American Community Survey, 2017 Population Estimate Program  
Weaverville Departmental Data

POPULATION CHARACTERISTICS				
	2010	2016	2018 Estimate*	Total Change**
Total Population	3120	3911 (+791, 25%)	4,734 (+823, 21%)	1,614 (+52%)
Growth Rate		25%	52%	
Population Density	836 per sq. mi.	1229 per sq. mi. (+393, 47%)	1489 per sq. mi. (+260, 21%)	+ 78%
Median Age	51.4	52.6		+1.2
Young Child Age		3%		
School Age	17%	12%		- 5%
Working Age	55%	53%		- 2%
Retirement Age	28%	32%		+ 4%
Household Size	2.13	2.12		
Family Size	2.66			
Registered Voters	2,482	3,225	3,347	
Workforce		1,584		

BASIC INFORMATION ON LAND				
	2010	2016	2018	Total Change
Base Land Area	1,983.06 acres		2,034.87 acres	51.81 acres (5 annexations)
Real Property Value	\$481,786,300	\$541,181,800 (+12%)	\$750,820,030 (+39%)	+56%
Personal Property Value	\$150,966,630	\$85,154,549 (-44%)	\$54,773,458 (-36%)	-64%
Satellite Annexation Area			37.54 Acres = 1.8 % of total incorporated area	

HOUSING PROFILE				
	2010	2016	2018 Estimate *	Total Change**
Housing Stock	1,330	1,923 (+593)	2233 (+310)	+ 903 (68%)
% of Housing Stock Occupied	91%	91%		
Owner Occupied	81%	81%		-
Renter Occupied	19%	19%		-
Single Family	81%	85% (+4)	80% (-5%)	-1%
Multifamily	14%	14%	19%	+5%
Mobile Home	5%	1%	1%	-4%
Housing Value	\$242,600	\$241,000 (-1%)	\$335,000 (+39%)	+38%

# Town of Weaverville, North Carolina

## FACT SHEET

Prepared November 2018

Sources: 2010 US Census, 2016 American Community Survey, 2017 Population Estimate Program  
Weaverville Departmental Data

EDUCATION CHARACTERISTICS/INCOME			
	2010	2016	Total Change**
Education – High School Diploma Only	22%	18%	-5%
Education – Age 25+, Some College Education	70%	79%	+9%
Education – Age 25+, Bachelor’s Degree	26%	24%	-2%
Education – Age 25+, Graduate or Professional Degree	17%	25%	+8%
Median Income	\$47,391	\$53,072	+\$5,681 (+12%)
Poverty Rate	9.4%	5.3%	- 4.1%

GOVERNMENTAL INFRASTRUCTURE	
Municipal Streets	19.36 Miles
Sidewalks	5.9 Miles
Water Lines	66 Miles
Water Meters	2,769
Fire Hydrants	370
Trails	1.39 Miles
Park Acreage	20.14
Eller Cove Watershed Conservation Acreage	310
Proposed Reems Creek Greenway	1.7 Miles
Elevation	2,160

### COMPARATIVE DATA

	2017 Population Estimate	Median Age	Number of Companies	% High School Graduate or Higher	Total Housing Units	Median Houshold Income	Foreign Born Population	Individuals Below poverty level
Buncombe Co.	257,607	41.7	28,498	90.0%	115,984	\$46,902	13,585	14.8%
Weaverville	3,911	52.6	1,052	97.9%	1,923	\$53,072	106	5.3%
Woodfin	6,489	35.8	508	86.9%	2,626	\$36,114	297	22.3%
Black Mtn.	8,150	50.8	935	92.6%	4,201	\$41,807	99	12.1%
Asheville	91,902	38.0	12,785	92.2%	41,380	\$44,946	5,775	16.2%
Madison Co.	21,746	43.9	1,741	82.5%	10,698	\$40,408	488	16.6%
Marshall	872	41.5	N/A	86.0%	523	\$31,250	14	21.0%
Mars Hill	2,118	23.8	N/A	91.8%	748	\$42,941	21	24.6%

\* Estimates based on Town of Weaverville Departmental Data

\*\* Total Change compares to 2010 data

**TOWN OF WEAVERVILLE  
COMPREHENSIVE LAND USE PLAN PROJECT**

**PROJECT OVERVIEW**

PHASE	DESCRIPTION	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
	<b>Launch – Authorization to Proceed</b>										
Phase I	<b>Information/Data Gathering and Analysis</b>										
	<b>Governing Body Policy Discussions</b>										
Phase II	<b>Preliminary Draft of Plan</b>										
Phase III	<b>Community Review and Input</b>										
Phase IV	<b>Planning Board Review and Input</b>										
	<b>Governing Board Review and Input</b>										
	<b>Joint Meetings with Planning Board</b>										
Phase V	<b>Final Draft of Plan</b>										
	<b>Governing Body Review</b>										
	<b>Adoption</b>										

**PROJECT STAFF:** James Eller, Planning Director  
Jennifer Jackson, Town Attorney

**PLAN DOCUMENTS CONSULTED:** Weaverville Strategic Plan (2014-2017), Draft Weaverville Strategic Plan (2018+), Weaverville Comprehensive Land Use Plan (2012), Weaverville Parks and Recreation Master Plan (2018), Reems Creek Greenway Feasibility Study (2014), Weaverville Water System Plans, Metropolitan Sewerage District Plans, NC Statewide Transportation Improvement Plan (2018-2027)

**RESOURCE AGENCIES:** US Census Bureau, State of North Carolina, NCDOT Division 13, Buncombe County, Town of Weaverville, Land of Sky Regional Council, Metropolitan Sewerage District of Buncombe County, Asheville Redefines Transit, Mountain Mobility, Connect Buncombe

**PLANNING & ZONING BOARD:** Doug Theroux, Gary Burge, Catherine Cordell, Peter Stanz, Steve Warren, John Chase  
**(REVIEWING BOARD)**

**ANTICIPATED BUDGET:** < \$3,000