

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, March 5, 2019

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, March 5, 2019 within the Council Chambers at Town Hall.

Present: Chairman Doug Theroux, Board Members Catherine Cordell, Peter Stanz and Steve Warren, Alternate Board Members John Chase and Tom Balestrieri, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller. Vice-Chairman Gary Burge was absent.

1. Call to Order.

Chairman Doug Theroux called the meeting to order at 6:00 pm. Upon calling the meeting to order, Chairman Theroux recognized alternate board member John Chase who would be serving as the acting chair for the meeting.

2. Approval of the Agenda.

Mr. Stanz motioned to approve the agenda as presented. Mr. Warren seconded and all voted unanimously.

3. Approval of the Minutes from the January 3, 2019 Meeting of the Board.

Mr. Theroux motioned to approve the minutes as presented. Ms. Cordell seconded and all voted unanimously.

4. Discussion Related to a Proposed Zoning Map Amendment for Five Parcels of Land Located Adjacent to Red Cole Drive.

Mr. Eller presented the application to the Board and noted that the five parcels in question consist of 4.27 acres and the proposed rezoning would convert the properties from C-2 to R-3. Mr. Eller also presented a staff report suggesting the properties may be ripe for rezoning based upon the property owner's interest in developing the parcels residentially and complications specific to the site which could prove to be detrimental for commercial development.

Lamar Cole, owner of one of the five parcels in question, spoke to the Board regarding his desire to add a home to his property.

5. Consideration of a Motion Establishing a Recommendation to Town Council Related to the Aforementioned Zoning Map Amendment.

Ms. Cordell motioned to offer a favorable recommendation to Town Council related to the proposed rezoning of five parcels of land on Red Cole Drive from C-2 to R-3 finding the proposed revision consistent with the Town's comprehensive land use plan and in the best interest of the public in that the R-3 zoning district provided parameters for the highest and best use of the properties in question. Mr. Stanz seconded and all voted unanimously.

6. Discussion Related to an Application for a Conditional Zoning District on the Property Commonly Known as 37 Brown Street.

Mr. Eller presented the Board with an application for a conditional zoning district for the property commonly known as 37 Brown Street. Said application calls for the conversion of the old college dormitory from its current use as a single family residence to a 16 unit (14 one bedroom, 2 two bedroom) multifamily residential structure.

Mr. Eller also produced a staff report finding the density requested supported by the underlying R-2 zoning district and a statement supporting the proposal's compliance with the comprehensive land use plan.

Acting Chairman Chase recognized members of the public who wished to speak to the Board regarding the proposal.

James Shaughnessy, Chrissy Morrissey and Kathryn Dimaio each spoke to the Board regarding their opposition to the proposal. Variables such as traffic, parking, lack of sidewalks and an alleged negative impact on their property values were referenced in support of such a position.

John Bowen spoke to the Board in favor of the proposal as it would ensure the preservation of a historical building.

Thomas Wolfe, applicant and representative of the property owner, spoke in support of the application and gave the Board background on the facility which was constructed in 1917 as the Weaver College boy's dormitory. Mr. Wolfe noted that the exterior of the structure was to be repaired and preserved and the only expansion of the footprint would be for a fire escape on the north face of the structure. Ownership of the individual units was discussed and Mr. Wolfe offered that the determination over the ownership of individual units had not been determined. Ms. Jackson noted that under North Carolina law a jurisdiction may not determine the ownership of a residential unit. Mr. Wolfe noted that the water allocation for the project had been submitted to public works and that he is actively working with Public Works Director Pennell on the request.

In response to the concerns shared related to parking and traffic Mr. Eller provided the Board with evidence that the property could be developed much more intensely with a subdivision configuration within the R-2 zoning district and relayed portions of ordinance which prohibited parking within any traveled portion of a roadway.

Following an extensive conversation the Board determined that additional information related to the property should be considered at the next regularly scheduled meeting of the Board in April. Such information included an elevation of the structure complete with architectural stylings and established height; a determination on the parking lot and retaining wall, if any; the placement of a dumpster on the parcel for privately contracted garbage collection; landscaping and sidewalk considerations; stormwater and grading considerations; and signs to be placed on the property, if any.

7. Consideration of a Motion Establishing a Recommendation to Town Council Related to the Aforementioned Conditional Zoning District.

No such motion was made as the matter is to be discussed further during the April meeting of the Board.

8. Update on the Comprehensive Land Use Plan.

Ms. Jackson noted that two public information sessions had been scheduled for Thursday, March 21 from 12-3 and Tuesday, March 26 from 5-8.

9. Any Other Business to Come Before the Board.

Mr. Eller informed the Board that a voluntary annexation petition and initial zoning request had been filled with staff for the property at 135 Monticello Road commonly known as the Riverside Stump Dump. Mr. Eller further described that the Board would be asked to offer a recommendation to Town Council on the initial zoning of R-12 requested at their next regularly scheduled meeting in April.

Ms. Jackson recapped with the Board its desire to transition to more of a planning role and the consensus was gained toward same with Town Council. The suggestion was made that once the update of the comprehensive land use plan was further formed the Board would be seeing some recommendations from staff to streamline subdivision review.

10. Adjournment.

Mr. Theroux motioned to adjourn. Mr. Stanz seconded and all voted unanimously.

Doug Theroux

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

John Chase

**John Chase, Acting Chairman
Planning and Zoning Board**

ATTEST:

James Eller

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