



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Special Called Meeting
Monday, May 20, 2019**

The Town Council for the Town of Weaverville met for a special called meeting on Monday, May 20, 2019, at 6:00 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Councilmembers present were: Mayor Al Root, Vice Mayor/Councilman Doug Jackson, Councilwoman Dottie Sherrill, Councilman Jeffrey McKenna, Councilman Andrew Nagle and Councilman Patrick Fitzsimmons.

Staff present was: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Finance Officer Tonya Dozier, Police Chief Ron Davis, Fire Chief Ted Williams, Town Planner James Eller, Public Works Director Dale Pennell and Water Treatment Supervisor Trent Duncan.

1. Call to Order

Mayor Root called the meeting to order at 6:00 p.m.

2. Public Hearing: Annexation of Riverside Stump Dump and Zoning to R-12

Mayor Root opened the Public Hearing

Town Planner James Eller mentioned that before Council is a proposed voluntary contiguous annexation of the Riverside Stump Dump, Inc., property located at 135 Monticello Road and an initial zoning of R-12 if the property is annexed. The Town Clerk has certified the sufficiency of the annexation petition and the Planning and Zoning Board has reviewed the requested R-12 zoning designation and unanimously recommends this designation for the property should it be annexed. This matter has been duly advertised.

Landworks Engineering Marty Kocot thanked Council for their consideration and mentioned that he was there representing the Ray family should Council have any questions.

No one from the public wished to present a comment on this matter.

Councilman Nagle made the motion to close the Public Hearing; Vice Mayor/Councilman Jackson seconded and all voted in favor of closing the Public Hearing.

3. Public Hearing: Conditional Zoning District for 37 Brown Street

Mayor Root opened the Public Hearing.

Town Planner James Eller mentioned that before Town Council is a proposed conditional zoning district for 37 Brown Street. The underlining zoning district is R-2 in nature, which supports multi-family housing as a right of use, just at a lower number. The proposal calls for the internal renovation of the existing college boys' dormitory that was formally used by Weaver College into a multi-family residential complex to support no more than 16

units. The Planning and Zoning Board has reviewed this project and passes along a unanimous recommendation in favor of this project. This matter has been duly advertised.

Thomas Wolfe, Principal of Saba Holding Group, LLC, mentioned that he is available to answer any questions that Town Council may have and can go into as much detail as they would prefer. He did reiterate that the exterior of the building will largely maintain its existing historical condition with the exception of renovations to the parking structure on the Southside of the building and the addition of the fire escape on the Northside of the building. Mr. Wolfe noted that he did hold a public involvement meeting.

The following public comments were received:

Beth Mangum, 7 South College St, mentioned that her family has lived on College St. for 22 years and they have raised two daughters there. She also enjoys the beautiful meadow and farmhouse in Lakeside Meadows community, which she and the neighbors have embraced, regardless of the design and volume of homes on Brown Street. She believes repurposing this historic landmark would add charm and a diversity of housing options for downtown Weaverville, which is important for sustainability of the Town and community. She looks forward to embracing this new development and welcoming new neighbors.

Town Attorney Jennifer Jackson noted that James Shaughnessy at 45 Brown Street sent an email to Town Council back in April that gave his reasoning for not being in favor of this project. This document was accepted as a public comment and is attached.

4. Adjournment

Vice Mayor/Councilman Jackson made the motion to close the public hearing and adjourn the Special Called meeting; Councilwoman Sherrill seconded and all voted to adjourn the Council's meeting at 6:15 p.m.



Derek K. Hunningake, Town Clerk



Jennifer Jackson

From: James Shaughnessy <jmsbjg@gmail.com>
Sent: Tuesday, April 2, 2019 2:57 PM
To: Al Root; Doug Jackson; dsherill@weaverville.org; Patrick Fitzsimmons; Andrew Nagle; Jeff McKenna; Jennifer Jackson
Subject: 37 Brown Street Proposal

Dear Mayor and Town Council of Weaverville,

On March 5, 2019 my wife and I attended the Planning and Zoning Board meeting in which I spoke. I would like to share my comments made to the members of the Planning and Zoning Department regarding the plans for the property at 37 Brown Street.

- Thank you for the opportunity to speak.
- The proposal being talked about is for one building.
- Cramming 16 tiny apartments into this one building
- 16 families
- 32 cars
- Who knows how many pets?
- Trash from 16 families on one piece of property. What would that be like in the middle of Summer?
- The noise and commotion from 16 families would be substantial.
- Children play in this neighborhood, residents take daily walks on Brown Street.
- There are no sidewalks on Brown Street.
- The additional traffic from 32 cars, plus vehicles from visitors to the 16 families will greatly increase traffic and erode the safety of this neighborhood.
- A question that needs to be asked is why the previous owners were misled as to the intentions of the new owners?
- They were told 5 condominiums were to be built, which my wife and I fully supported, as well as other residents of Brown Street.
- The woman who wrote the Board in support of the project was told 6 condominiums
- 5,6 condos, not 16 apartments
- I think this speaks volumes about the reality of the new owner and his intentions.
- Historic Preservation has been mentioned. How does 16 apartments accomplish that?
- The only historic preservation would be the bricks of the building.
- Finally, it is the hope of the residents of Brown Street and the surrounding Community, that our elected and appointed Town officials will give priority to their constituents when deciding on this proposal.
- Please vote to maintain our quality of life and our property values and do not favor a holding company who's only interest and motivation is profit, at the expense of the Community.
- Thank You

The members of the Planning Department politely listened to me and a couple other Brown Street residents who voiced many of the concerns that I mentioned, especially on the safety aspects. There were a few comments on our concerns, mainly from the woman member of the Planning Department (Katherine?) who said that there was no parking permitted on Weaverville streets and that she did not have statistics but was not aware of any pedestrians being hit in Weaverville.

At the time I did not know of any statistics, but recently read an article on NPR titled "WHY PEDESTRIAN DEATHS ARE AT A 30 YEAR HIGH". The article states: "Across the U.S., 6,227 pedestrians died in traffic accidents in 2018, the highest number in nearly 30 years". Also mentioned in the article was that a reason for the increase in pedestrian deaths was because of distracted drivers and pedestrians, both using smartphones while driving and walking and not paying attention to the road.

I do not think that she should brush off our concerns about the safety of our children, grandchildren and other residents who walk their pets or walk for exercise daily.

I urge the Mayor and Town Council not to take the safety concerns as lightly as she does.

- There IS parking on Brown Street, both by residents and visitors.
- There are no restrictions posted concerning parking.

- There are no sidewalks on Brown Street.
- There are no crosswalks.
- There is no Stop sign at the intersection of Brown St. and Brown St. Extension, to slow traffic as they come across the top of the hill.
- Recently my wife almost got broadsided when she was making a left hand turn into our driveway and a car was coming very fast from the top of the hill.
- Adding potentially 32 cars of renters in one building, plus their guests will decrease the safety of the immediate area.

Should the Town take the risk of adding to the National statistics?

We understand that we are a new development where 25 houses were added however the street was extended accordingly.

Another concern is that these apartments, some of which are less than 400 SF with not storage, may get used as an Airbnb or VRBO which can add several disturbances and problems for this neighborhood.

We are pleased that the building is going to be rehabbed but feel that 16 apartments is excessive. Please consider this proposal carefully and at a minimum reduce the number of units allowed.

Sincerely,

James Shaughnessy
45 Brown Street