

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, July 2, 2019

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, July 2, 2019 within the Council Chambers at Town Hall.

Present: Chairman Doug Theroux, Vice Chairman Gary Burge, Board Members Catherine Cordell and Steve Warren, Alternate Board Members Tom Balestrieri and John Chase, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller. Board Member Peter Stanz 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 Mr. Chase who would be serving as an acting member in the absence of Mr. Stanz.

2. Approval of the Agenda.

Ms. Cordell motioned to approve the agenda as presented. Mr. Burge seconded and all voted unanimously.

3. Proposed 2019 Comprehensive Land Use Plan Draft.

Staff presented the Board with a plan consistency checklist which is proposed for incorporation into the Comprehensive Land Use Plan (CLUP). Using the checklist, five recent scenarios encountered were analyzed to gain a better understanding of how the document preforms and to serve as an indication of weather previously established decisions related to land use would reach a similar conclusion using within the new CLUP.

Said scenarios included:

108 Church Street Proposed Conditional Zoning District

Proposed development of 20 lots for single family homes in which the lots would be noncompliant with the dimensional requirements of the underlying R-1 zoning district. Proposed project removed from consideration following a unanimous negative recommendation to Town Council from the Planning and Zoning Board.

Lillie Farm Cove Proposed Conditional Zoning District

Proposed development of 46 lots for single family homes in which both the use and the lots would be noncompliant with the dimensional requirements of the underlying C-2 Zoning District. The project was approved by Town Council following a unanimous positive recommendation by the Planning and Zoning Board.

Initial Zoning of R-12 for 135 Monticello Road

Proposed initial zoning of R-12 for the property commonly known as 135 Monticello Road considered in conjunction with a voluntary annexation request. The initial zoning was approved by Town Council following a unanimous positive recommendation by the Planning and Zoning Board.

Rezoning of Five parcels Located on Red Cole Drive

Proposed rezoning of five parcels located on Red Cole Drive from C-2 to R-3. The rezoning was approved by Town Council following a unanimous positive recommendation by the Planning and Zoning Board.

Fairfield Inn, Weaverville Special Use Permit

Hotel unanimously adopted by the Zoning Board of Adjustment upon finding the project compliant with the Special Use Permit Standards established by section 36-238. With the removal of special use permits in 2017 such a project would now be treated through the legislative process and be subject to the proposed CLUP.

Given that language within the proposed CLUP would support a common conclusion on each scenario, it became the consensus of the Board that the checklist would be a valuable tool for inclusion into the CLUP.

4. Any Other Business to Come Before the Board.

Staff noted that during the September meeting of the Board an election of officers will be necessary as Chairman Theroux's term is set to conclude.

5. Adjournment.

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



Doug Theroux, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Deputy Town Clerk