



**Town of Weaverville
Planning and Zoning Board
Town Hall Council Chambers
Tuesday, July 2, 2019, 6:00pm**

Agenda

1. Call to Order – Chairman Doug Theroux.
2. Approval of the Agenda.
3. Proposed 2019 Comprehensive Land Use Plan Draft.
 - A. Presentation of Plan Consistency Check List
 - B. Testing the Proposed Comprehensive Land Use Plan and Plan Consistency Checklist with Recent Scenarios Encountered by the Legislative and Quasi-Judicial Processes.
4. Any other Business to Come Before the Board.
5. Adjournment.

COMPREHENSIVE LAND USE PLAN CHECKLIST FOR: _____

FINDING OF PLAN CONSISTENCY: YES NO

ALIGNMENT WITH FUTURE LAND USE MAP	
<input type="checkbox"/>	Does the proposed land use decision provide for better alignment with the Future Land Use Map?
<input type="checkbox"/>	Current Land Use:
<input type="checkbox"/>	Current Zoning District:
<input type="checkbox"/>	Future Land Use:
CONSISTENCY WITH PLAN PRIORITIES	
<input type="checkbox"/>	Is the proposed land use decision consistent with Plan Priorities?
<input type="checkbox"/>	Can the Town provide quality services to the proposed land use to the same extent and under existing policies?
<input type="checkbox"/>	Does the land use support a balanced population?
<input type="checkbox"/>	Does the land use preserve and/or enhance the Town's unique and vibrant downtown?
<input type="checkbox"/>	Does the land use provide some balance to residential, commercial, and industrial uses within the Town?
<input type="checkbox"/>	Is the land use consistent with the character of the uses permitted in the underlying zoning district?
<input type="checkbox"/>	Does the land use provide an opportunity for balanced residential development?
SPECIAL CONSIDERATIONS FOR CONDITIONAL ZONING DISTRICTS	
<input type="checkbox"/>	If the proposed land use is inconsistent with standard zoning regulations (such a density, dimensional requirements, etc.), is the proposed land use consistent with stated goals and policy initiatives of the Plan? [indicate goals/policies]
<input type="checkbox"/>	
SPECIAL CONSIDERATIONS FOR PROPERTIES IN R-1	
<input type="checkbox"/>	Is the proposed land use development generally consistent with the character of the residential areas surrounding the property?
<input type="checkbox"/>	

SPECIAL CONSIDERATIONS FOR MAP AMENDMENTS	
<input type="checkbox"/>	If the property is within an area identified for potential re-zoning, is the proposed land use consistent with the proposed zoning district?
<input type="checkbox"/>	If the property is in a long dormant area, does the proposed land use provide an opportunity to transition the property to active use?
<input type="checkbox"/>	If the property is within any of the following study areas, is the proposed land use consistent with the plans/stated goals for the area?
<input type="checkbox"/>	Downtown Area
<input type="checkbox"/>	North Main Street/"Five Points" Area
<input type="checkbox"/>	Monticello Road Corridor
<input type="checkbox"/>	Reems Creek Road Corridor
CONSISTENCY WITH ADDITIONAL APPROVED PLANS	
<input type="checkbox"/>	Is the proposed land use decision consistent with additional approved plans?
<input type="checkbox"/>	REEMS CREEK GREENWAY MASTER PLAN
<input type="checkbox"/>	Is the property shown on the Greenway Study as being in the greenway area?
<input type="checkbox"/>	Is the proposed land use consistent with the Greenway Study?
<input type="checkbox"/>	Can conditions be imposed for consistency with the Greenway Study?
<input type="checkbox"/>	PARKS AND RECREATION MASTER PLAN
<input type="checkbox"/>	Is the property shown on a Parks/Rec Master Plan as being within a proposed future park/recreational area?
<input type="checkbox"/>	Is the proposed land use consistent with Parks/Rec Master Plan?
<input type="checkbox"/>	Can conditions be imposed for consistency with Parks/Rec Master Plan?
<input type="checkbox"/>	STREET MASTER PLAN
<input type="checkbox"/>	Is the property shown on a Street Master Plan as future public street area?
<input type="checkbox"/>	Is proposed land use consistent with Street Master Plan?
<input type="checkbox"/>	Can conditions be imposed for consistency with Street Master Plan?
<input type="checkbox"/>	SIDEWALK MASTER PLAN
<input type="checkbox"/>	Is the property shown on a Sidewalk Master Plan as a future sidewalk area?
<input type="checkbox"/>	Is the proposed land use consistent with the Sidewalk Master Plan?
<input type="checkbox"/>	Can conditions be imposed for consistency with Sidewalk Master Plan?
<input type="checkbox"/>	WATER MASTER PLAN
<input type="checkbox"/>	Is the property shown on a Water Master Plan as a future water system expansion area?
<input type="checkbox"/>	Is the proposed land use consistent with the Water Master Plan?
<input type="checkbox"/>	Can conditions be imposed for consistency with Water Master Plan?



Agenda Item 3

Testing of the Proposed CLUP and Plan Consistency Checklist

Scenario 1: 108 Church Street Proposed Conditional Zoning District (Map A)

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.

Scenario 2: Lillie Farm Cove Proposed Conditional Zoning District (Map B)

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.

Scenario 3: Initial Zoning of R-12 for 135 Monticello Road (Map C)

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.

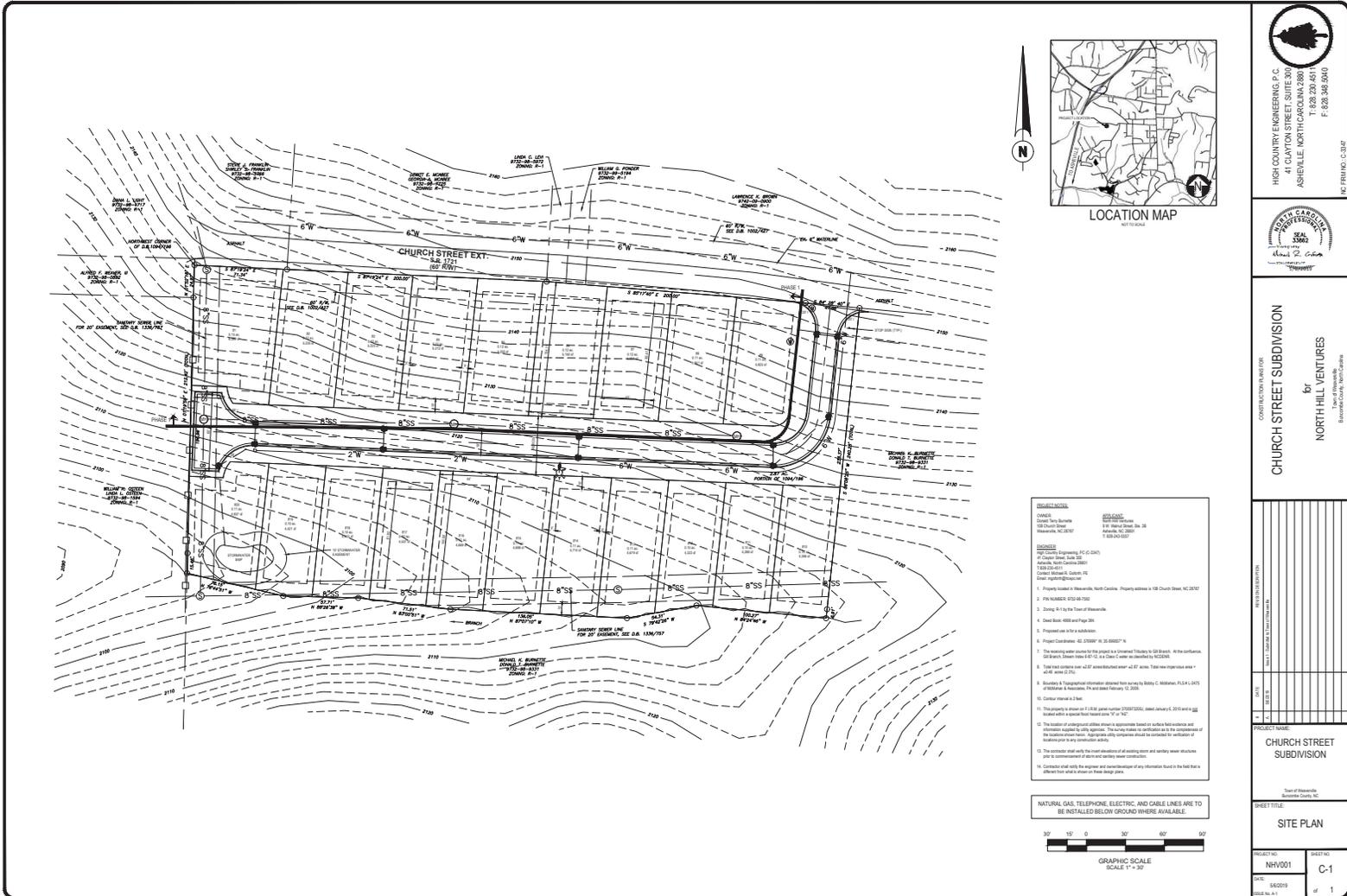
Scenario 4: Rezoning of Five parcels Located on Red Cole Drive (Map D)

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.

Scenario 5: Fairfield Inn, Weaverville Special Use Permit (Map E)

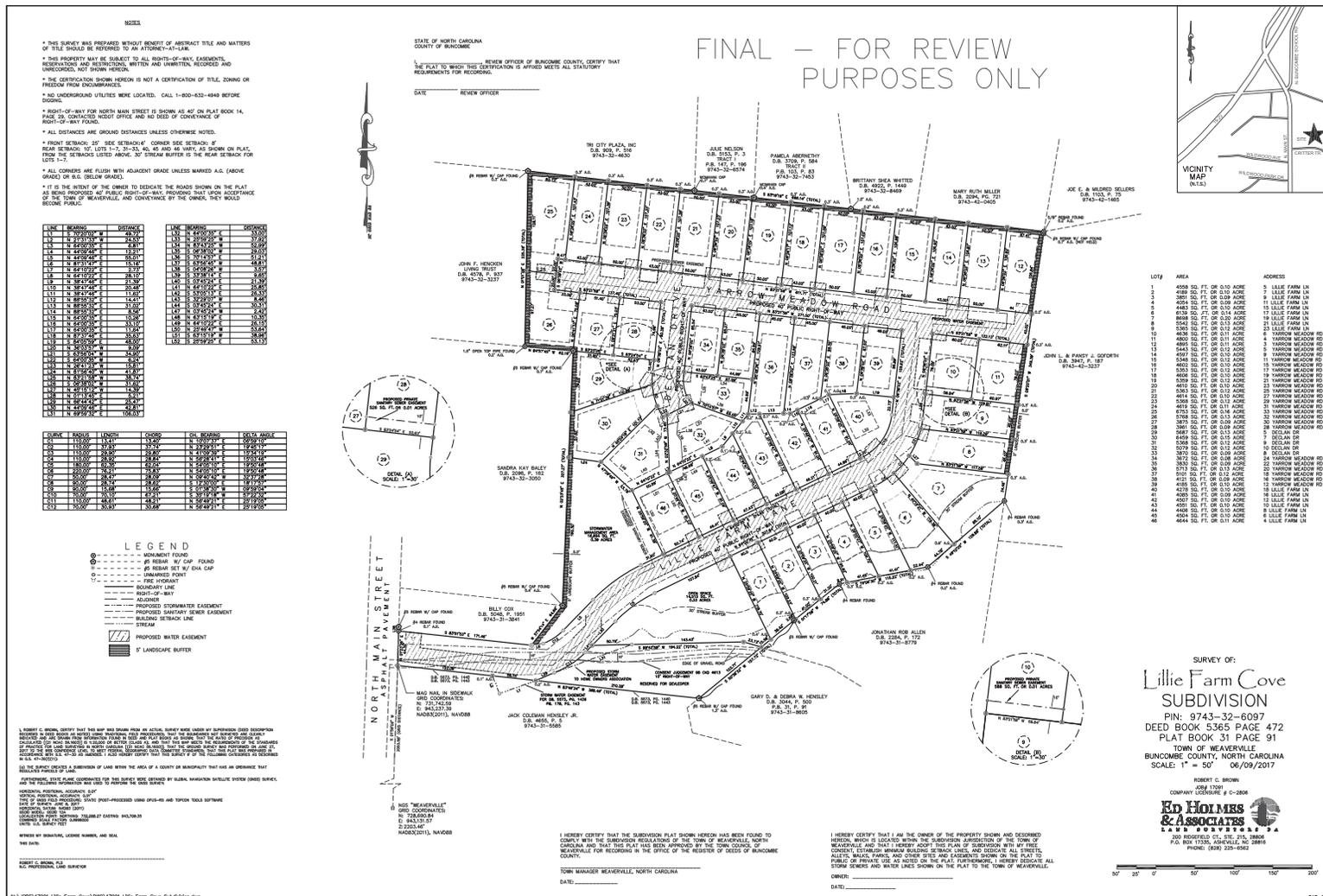
Hotel unanimously adopted by the Zoning Board of Adjustment upon finding the project compliant with the Special Use Permit Standards established by section 36-238. With the removal of special use permits in 2017 such a project would now be treated through the legislative process and be subject to the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

MAP A: 108 Church



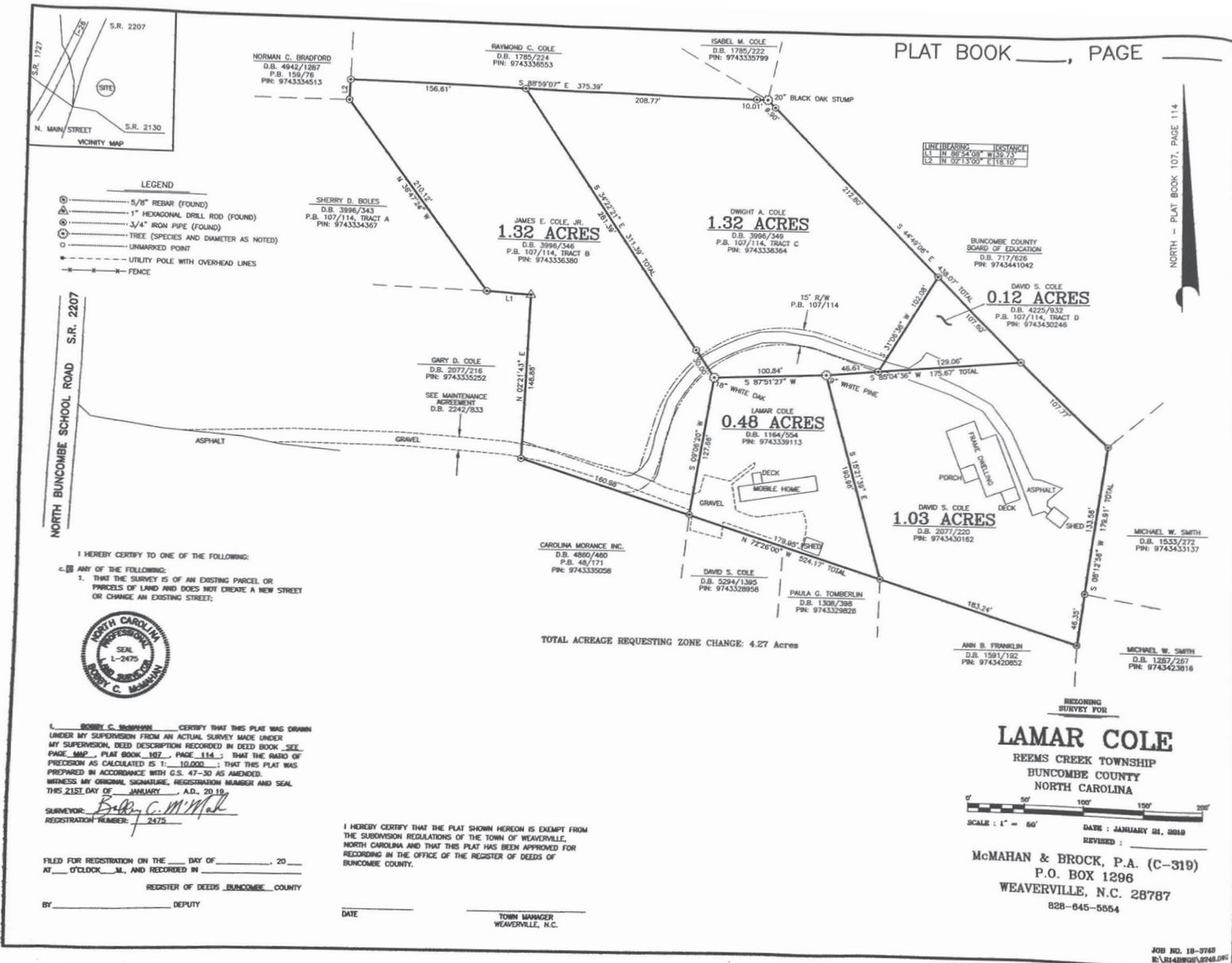
Proposed development of 20 lots for single family homes in which the lots would be noncompliant with the dimensional requirements of the underlying R-1 Zoning District. Proposed project removed from consideration following a unanimous negative recommendation to Town Council from the Planning and Zoning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

Map B: Lillie Farm Cove



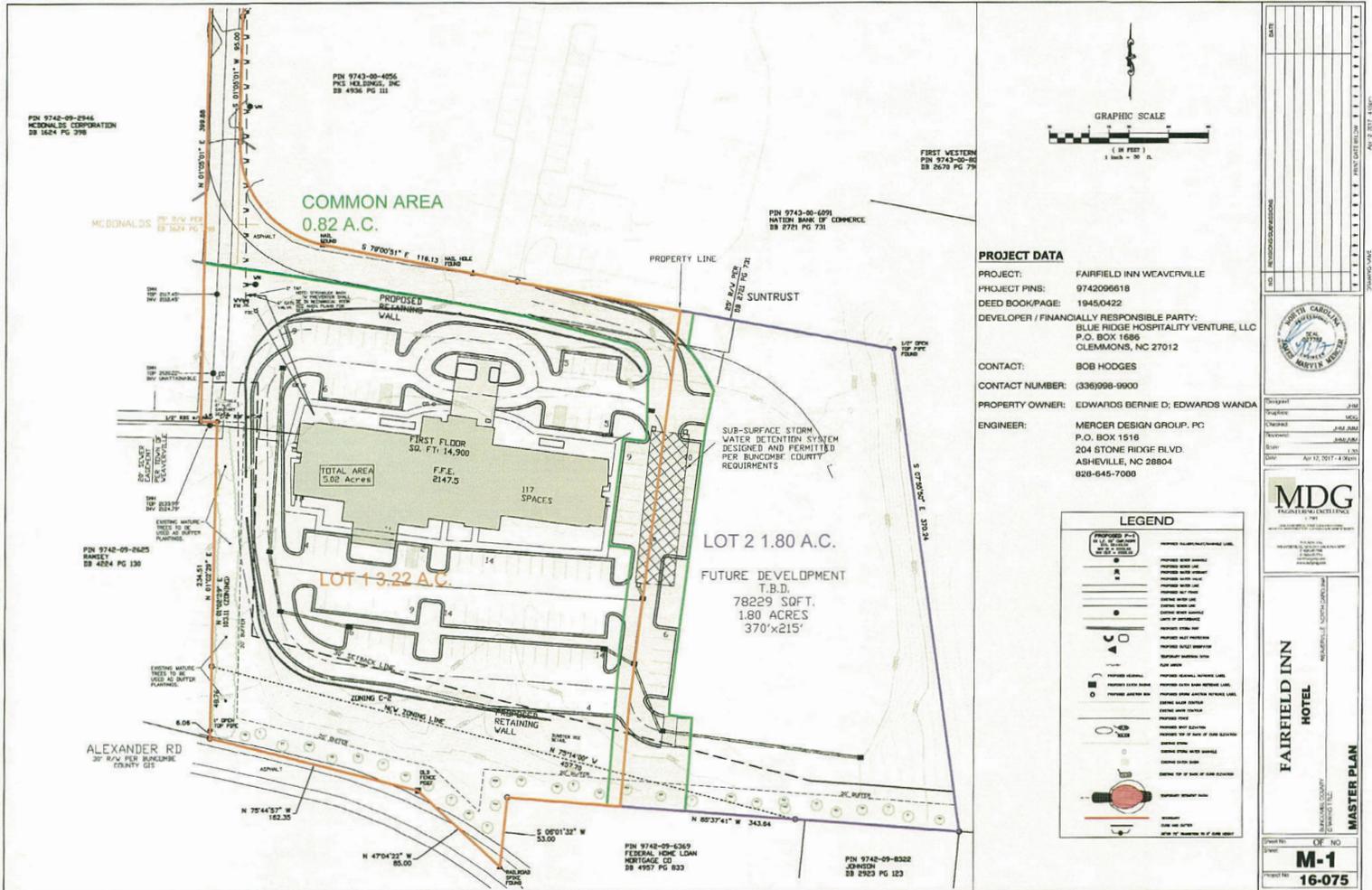
Proposed development of 46 lots for single family homes in which both the use and the lots would be noncompliant with the dimensional requirements of the underlying C-2 Zoning District. The project was approved by Town Council following a unanimous positive recommendation by the Planning and Zoning Board.

Map D: Red Cole Drive Rezoning



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.

Map E: Fairfield Inn, Weaverville



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.