

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, August 6, 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 Peter Stanz and Steve Warren, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller. Board Member Catherine Cordell and Alternate Members John Chase and Tom Balestrieri were absent.

1. Call to Order.

Chairman Doug Theroux called the meeting to order at 6:00 pm.

2. Approval of the Agenda.

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

3. Approval of the Minutes from the June 4 and July 2, 2019 Meetings of the Board.

Mr. Theroux noted two grammatical errors to correct. Mr. Stanz motioned to approve the minutes as amended. Mr. Burge seconded and all voted unanimously.

4. Discussion Related to a Major Subdivision Application and Preliminary Plat for the Property Commonly Known as 108 Church Street.

Mr. Eller presented to the Board the application and preliminary plan for a major subdivision to be located at 108 Church Street. Said application and plat called for the creation of five lots for single family residences from the underlying 2.8 acres. Mr. Eller noted that the lots to be created were each compliant with the underlying R-1 zoning district and that the application and plans had been reviewed and no deficiencies were found by the Fire and Public Works Department. Mr. Eller noted that the setbacks had not been shown on the plat as required but assured the Board that he would secure this correction from the surveyor who prepared the plat.

Mr. Eller also noted that very little would change between the preliminary and final versions of the plat due to all infrastructure (road, sewer, water) being present. It became the consensus of the Board that the final plat could be approved without further review once the existing structures are demolished as per the notes on the plat so as to not create setback issues with said structures.

5. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Major Subdivision Application and Preliminary Plat.

Mr. Burge motioned to offer a favorable motion to Town Council on the Preliminary plat provided the setbacks be shown within the lots and that the final plat may be approved following the demolition of the present structures as called for on the plat due to all infrastructure being present. Mr. Warren seconded and all voted unanimously.

6. Presentation of the Adopted 2019 Comprehensive Land Use Plan and Priorities set by Town Council.

Mr. Eller noted the goals from the recently adopted comprehensive land use plan which had been given the highest priority by Town Council and suggested that material related to high density residential and mixed use developments would be before the Board for their consideration at during the September meeting.

7. Any Other Business to Come Before the Board.

Mayor Root addressed the Board and Chairman Theroux who’s term was set to expire at the conclusion of this meeting. Mayor Root noted several of Chairman Theroux’s accomplishments and contributions and presented to Chairman Theroux an engraved gavel reflective of his ten years of service to the Town on the Planning and Zoning Board.

Vice Mayor Jackson and Council Members Fitzsimmons, McKenna, Nagle and Sherrill also offered words of appreciation to Chairman Theroux either at this time or just prior to the meeting coming to order.

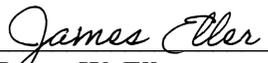
8. Adjournment.

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



Gary Burge, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Deputy Town Clerk