



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

**Agenda**

1. Call to Order – Chairman Doug Theroux.
  2. Approval of the Agenda.
  3. Approval of the Minutes from the June 4 and July 2, 2019 Meetings of the Board.
  4. Discussion Related to a Major Subdivision Application and Preliminary Plat for the Property Commonly Known as 108 Church Street.
  5. Consideration of a Recommendation to Town Council on the Aforementioned Major Subdivision Application and Preliminary Plat.
  6. Presentation of the Adopted 2019 Comprehensive Land Use Plan and Priorities set by Town Council.
  7. Any other Business to Come Before the Board.
  8. Adjournment.
- 
- Recognition of Chairman Theroux. Tonight concluded Mr. Theroux's service to the Town of Weaverville on the Planning and Zoning Board. Appointed to the Board by Town Council in December 2009 Mr. Theroux has served on the Board for nearly 10 years, 5 as Chairman.



**Agenda Item 3  
Minutes**

Town of Weaverville  
Planning and Zoning Board  
Minutes – Tuesday, June 4, 2019

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, June 4, 2019 within the Council Chambers at Town Hall.

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

**1. Call to Order.**

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

Upon calling the meeting to order Mr. Theroux noted that Mr. Balestrieri would be serving as an acting member until Mr. Stanz arrival.

**2. Approval of the Agenda.**

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

**3. Approval of the Minutes from the April 2 and May 7, 2019 Meetings of the Board.**

Mr. Balestrieri made a motion to approve the minutes as presented. Ms. Cordell seconded and all voted unanimously.

**4. Discussion Related to a Proposed Conditional Zoning District on the Property Commonly Known as 108 Church Street.**

Mr. Eller presented the Board with an application for a conditional zoning district (CZD) for 108 Church Street. The application and plans called for the creation of 20 lots for single family homes from 2.87 acres. Mr. Eller noted that in order to achieve such a density the CZD was necessary as the lots proposed would be well below the dimensional requirements of the underlying R-1 Zoning District.

Mr. Kaselak, proposed developer and owner spoke to the Board regarding the application and plans. Mr. Kaselak further described his desire to provide a more affordable housing product, hence the desire for a reduced lot size.

A lengthy conversation occurred between members of the Board regarding their concerns with the proposed development including the size of the lots, the setbacks requested, traffic generated and the character of the surrounding properties and R-1 Zoning District.

Ms. Cordell stated that within the language of the Comprehensive Land Use Plan was an obligation for the character of residential areas to be respected as new infill development occurs. It was her position that due to the proposed lots being so much smaller than what would otherwise be permissible in the R-1 Zoning District that

the proposed project would not be in character with the surrounding properties with common zoning. This position ultimately became the consensus of the Board.

**5. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Conditional Zoning District.**

Ms. Cordell motioned to offer a negative recommendation to Town Council on the proposed conditional zoning district finding that the project would not be respectful of the character of the residential area surrounding the property as called for by the Comprehensive Land Use Plan. Mr. Stanz seconded and all voted unanimously.

**6. Proposed 2019 Comprehensive Land Use Plan Draft.**

Staff reviewed the proposed goals and priorities established by the plan and the prioritization of each goals based upon scores given by individual Board Members. Staff also reviewed several minor changes which had been made at the request of the Board.

Mr. Warren motioned to offer a favorable recommendation to Town Council on the proposed 2019 Comprehensive Land Use Plan. Mr. Burge seconded and all voted unanimously.

**7. Any Other Business to Come Before the Board.**

No further business was noted.

**8. Adjournment.**

Ms. Cordell motioned to adjourn. Mr. Stanz seconded and all voted unanimously.

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

**ATTEST:**

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

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 was 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.

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

**ATTEST:**

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



#### **Agenda Items 4&5**

#### **108 Church Street Major Subdivision Application and Preliminary Plat**

Staff intends to review with the Board the proposed preliminary plat with the blank checklist found following to ensure compliance with the subdivision and zoning ordinances.

Staff will also secure plan compliance approvals from the Fire and Public Works Departments prior to the meeting of the Board to ensure compliance with other sections of municipal ordinance.

**MAJOR SUBDIVISION APPLICATION**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

Fee: \$300.00 + \$25.00 per lot

APPLICATION DATE: \_\_\_\_\_ OWNER NAME: Terry Burnette  
SUBDIVISION NAME: Helcombe Estate PROPERTY ADDRESS: 108 Church Street  
PIN: 9732-98-7592 DEED BOOK/PAGE: 4668/384  
ORIGINAL TRACT SIZE (acres): 2.87 Acres PROPOSED NUMBER OF LOTS: 5  
SUBDIVISION TYPE:  RESIDENTIAL  COMMERCIAL  INDUSTRIAL

OWNER/AGENT NAME: Donald Terry Burnette PHONE NUMBER: 828-776-1816  
ADDRESS: 108 Church Street  
Weaverville  
REGISTERED SURVEYOR: Josh Holmes PHONE NUMBER: 828-225-6562  
ADDRESS: 300 Ridgefield Court, Ste 301  
Asheville, NC 28806  
REGISTERED ENGINEER: \_\_\_\_\_ PHONE NUMBER: Cell 337-8906  
ADDRESS: \_\_\_\_\_

Which utilities will serve the proposed development?:

- PUBLIC SANITARY SEWER  COMMUNITY SEWER  SEPTIC TANKS ON EACH LOT  
 PUBLIC WATER  COMMUNITY WATER  WELLS ON EACH LOT

**It is the applicant's responsibility to obtain a copy of the Town of Weaverville Subdivision Ordinance and Zoning Ordinance and to be fully aware of the regulations detailed therein.**

**I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner. I understand that a copy of the recorded plat must be submitted to the Zoning Department prior to the issuance of any permits associated with this subdivision.**

SIGNATURE OF APPLICANT  DATE 7/15/19

**OFFICE USE ONLY**

FEE: \_\_\_\_\_ DATE PAID: \_\_\_\_\_  CHECK  CASH  
PRELIMINARY PLAT APPROVAL DATE: \_\_\_\_\_ FINAL PLAT APPROVAL DATE: \_\_\_\_\_

APPROVED WITH CONDITIONS:

**Preliminary Plats submitted for consideration must contain the following:**

Title Block containing:
Name of subdivision
Name of Owner and Subdivider or Developer
Zoning designation of property
Location: (address, township, county, state)
Buncombe County tax PIN
Date or dates survey was conducted and plat was prepared
Scale of the drawing in feet per inch listed in words or figures
A bar graph
Sketch vicinity map showing the relationship between the proposed subdivision and surrounding area on a scale of one inch equals 500 feet.
Corporate line limits, township boundary lines, county lines if any such lines intersect the subdivision tract.
North arrow orientation.
Exact exterior boundary lines of the tract to be subdivided, fully dimensioned by metes and bounds, and the location of existing boundary lines of adjoining tracts.
Lot and street lines: all proposed streets and street right-of-way lines with dimensions, lot and block numbers, all easements; designation of any dedication or reservations to be made, a notation of building setback lines and proposed use of land if other than single family residential.
Street layout: typical cross section of proposed street, proposed street names and designation as public or private.
Topographic lines.
Acreage in total tract to be subdivided.
Total number of lots created.
Names of owners of adjoining properties.
Names of any adjoining subdivisions of record or proposed and under review.
Utility and other easements.
Sanitary sewer system layout prepared by a professional engineer.
Storm sewer system layout and other drainage facilities, if any, prepared by a professional engineer.
Water distribution system layout illustrating connections to existing systems, showing line sizes, the location of fire hydrants, blow offs, pumps, and gate valves prepared by a professional engineer.
A statement as to whether or not natural gas, telephone, electric and cable television lines are to be installed and whether they will be overhead or underground.
Plans for individual water supply and sewerage disposal systems, if any.

**Lighting Plan (if outdoor lighting to be installed) – refer to §36-26 of Zoning Ordinance.**

**Stakes notating property lines and corners must be in place from submittal of the Major Subdivision Application until a positive recommendation is offered to Town Council by the Planning and Zoning Board in order for staff and members of the Planning and Zoning Board to be afforded the opportunity to review the property.**



# Metropolitan Sewerage District

OF BUNCOMBE COUNTY, NORTH CAROLINA

## Wastewater Allocation Request

AHN:  
Kevin Johnson

Complete all appropriate items and return to:

MSD / Planning and Development  
2028 Riverside Drive  
Asheville, NC 28804  
828-254-9646

Attention: Kay Farlow [www.kfarlow@msdbc.org](http://www.kfarlow@msdbc.org)

### 1) Person requesting Allocation – (party to receive allocation letter)

Name: Jay M. Lurie  
Address: 108 Church St. Weaverville 28787  
Phone and E-mail: \_\_\_\_\_  
Company: Lurie Investments Inc

### 2) Developer Information:

Name: Jay Lurie  
Address: 159 S. Lexington Ave Asheville 28801  
Phone: 828 216 8462  
Company: \_\_\_\_\_

### 3) Name and Location Information:

Name of project: \_\_\_\_\_  
PIN #: \_\_\_\_\_  
Street: \_\_\_\_\_

### 4) Scope of Project and Connection point with manhole number \_\_\_\_\_

Brief description of project: 2.85 Acres divided into 5  
single family lots facing Church St.

Residential: # of units 5 # of bedrooms 4/lot

Non-residential: # of employees \_\_\_\_\_ # of seats \_\_\_\_\_

Estimate Discharge: 2000 GPD \*(100 gallons per bedroom)\*

4) Connection Information:

Tap size: (circle) 4 6 8 Other \_\_\_\_\_

5) Water Source: Weaverville

Provide the following information:

- A site plan showing properties to be served
- Plan showing proposed route to existing MSD sewer with topographic information
- Connection point to MSD sewer

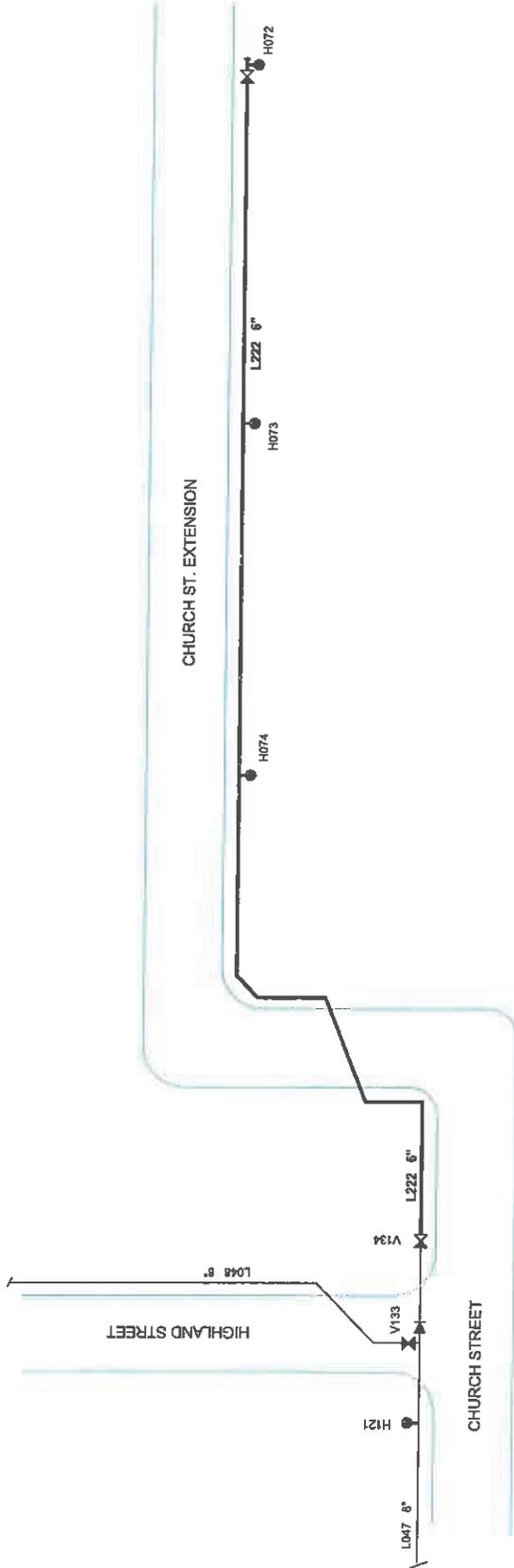
The Metropolitan Sewerage District will only consider gravity sewer extensions to the existing District sewerage system.

Return completed application and a \$170.00 non-refundable check payable to MSD of Buncombe County to MSD Planning and Development Attention: Kay Farlow  
[www.kfarlow@msdbc.org](mailto:www.kfarlow@msdbc.org)

*The District reserves the right, in its sole and absolute discretion, to approve or decline all allocation approval requests.*

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signed \_\_\_\_\_



**WEAVERVILLE WATER DEPARTMENT**

WATERLINE SEGMENT MAP

DATE: 09/12/2007 SCALE: NONE  
DRAWN BY: L. T. SPRINKLE

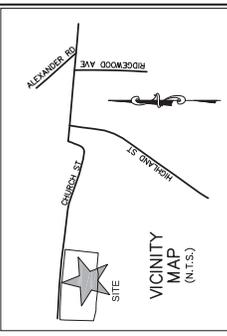
SEGMENT NO.  
**L222 - L223**

**LEGEND**

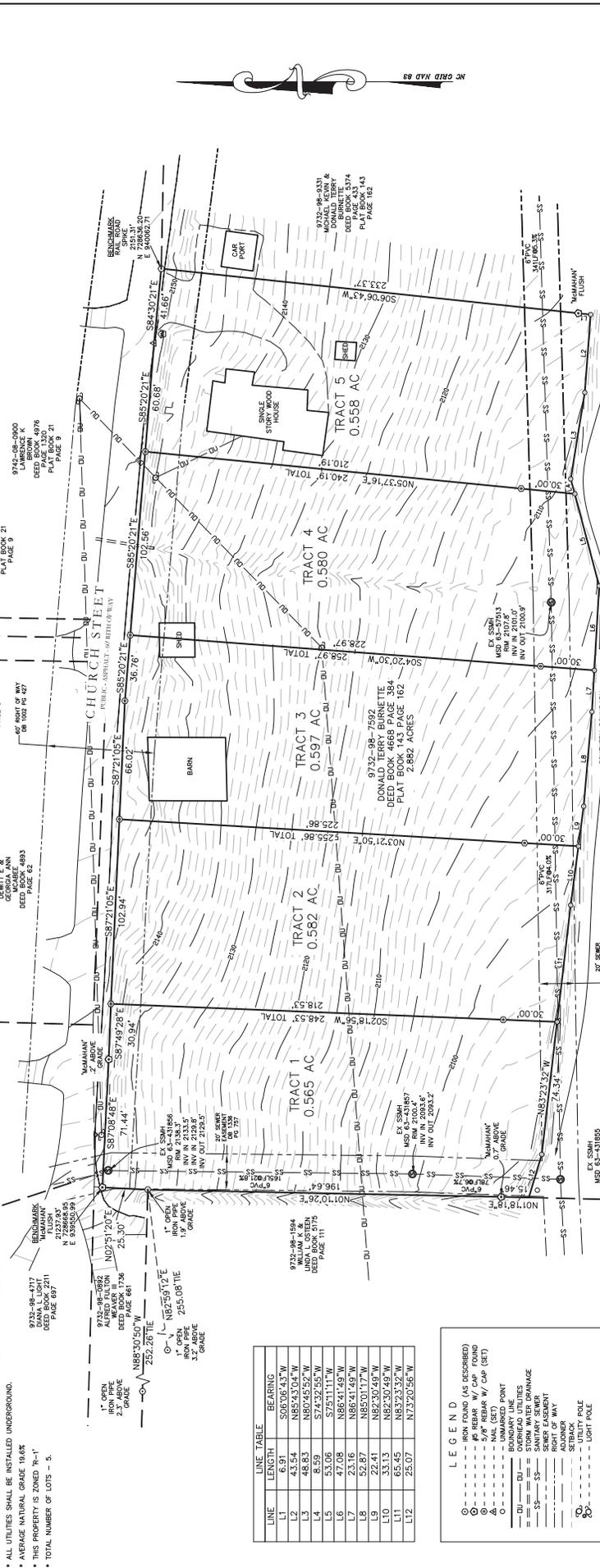
- |—|— VALVE - FLOW IN BOTH DIRECTIONS
- |—|— VALVE - FLOW IN DIRECTION OF ARROW
- |—|— REDUCER
- FIRE HYDRANT - AUXILIARY VALVE NOT SHOWN

**LINE SEGMENT DATA**

SEGMENT NO.	MATERIAL	INSTALL DATE	VALVE CLOSURES FOR ISOLATION
L222	D. I.	2004	V134
L224			LINE NO. RESERVED



VICINITY MAP (N.T.S.)



PROPOSED MAJOR SUBDIVISION  
**HOLCOMBE ESTATES**  
 CURRENT OWNER:  
 DONALD TERRY BURNETTE  
 PIN: 9732-98-7592  
 DEED BOOK 4668 PAGE 384  
 PLAT BOOK 143 PAGE 162  
 ADDRESS: 108 CHRUCH ST  
 ZONED R-1  
 TOWN OF WEAVERVILLE  
 BUNCOMBE COUNTY, NORTH CAROLINA  
 SCALE: 1" = 40' 7/23/2019  
**JOSEPH KANE, P.L.S.**  
 COMPANY LICENSE # C-2806  
 ED HOLMES & ASSOCIATES, LAND SURVEYORS, PA  
 700 RIDGE ROAD, SUITE 100, WEAVERVILLE, NC 28686  
 P.O. BOX 17333, ASHEVILLE, NC 28816  
 PHONE: (828) 225-6562

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS WILL BE INSTALLED AND ACCEPTABLE WORK AND SUFFICIENT TO GUARANTEE THE AMOUNT AND MANNER OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN THE AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF WEAVERVILLE HAS BEEN RECEIVED AND THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN PAID.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION AND I HAVE BEEN ADVISED BY THE TOWN OF WEAVERVILLE TO ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. I ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PATHS, AND OTHER USES AND EASEMENTS SHOWN ON THE MAP TO THE TOWN OF WEAVERVILLE. THIS PLAN IS SUBJECT TO OFFICIAL ACCEPTANCE BY THE TOWN OF WEAVERVILLE.

OWNER: \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATION OF THE TOWN OF WEAVERVILLE, NORTH CAROLINA AND THAT THIS PLAN IS SUBJECT TO OFFICIAL ACCEPTANCE BY THE TOWN OF WEAVERVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY.

TOWN MANAGER, WEAVERVILLE, NORTH CAROLINA  
 DATE \_\_\_\_\_

**Ed Holmes & Associates**  
 LAND SURVEYORS, P.A.

**PRELIMINARY FOR REVIEW ONLY**  
**PURPOSES ONLY**

I, JOSEPH KANE, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4668, PAGE 384) USING TRADITIONAL FIELD PROCEDURES THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN AN UNRECORDED SURVEY REFERENCED ON PLAT; THAT THE RATIO OF PRECISION AS CALCULATED [(21.104C/961600)] IS 47-30 AS AMENDED; FURTHERMORE, STATE PLANE COORDINATES FOR THIS SURVEY WERE OBTAINED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

HORIZONTAL POSITIONAL ACCURACY: 0.03(2-SIGMA)  
 TYPE OF GPS FIELD PROCEDURE: STATIC (POST-PROCESSED USING OPUS-RS)  
 DATE OF GPS FIELD SURVEY: 07/8/2015  
 HORIZONTAL DATUM/EPOCH: NAD 83(2011) (EPOCH: 2010.00000)  
 LOCALIZATION POINT: NORTING: 728450.327 EASTING: 93953.181  
 COMBINED GROUND FACTOR: 0.9998074  
 UNITS: U.S. SURVEY FEET

I HEREBY ALSO CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
 G.S. 47-30 (f)(1)(i)(g). SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY THAT HAS AN ORDINANCE WHICH REGULATES PARCELS OF LAND

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL  
 THIS DAY: \_\_\_\_\_

N.C. PROFESSIONAL LAND SURVEYOR L-5106

- NOTES**
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
  - THIS PROPERTY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, ENCUMBRANCES, WRITEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON.
  - THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR PLANNING. FOR MORE INFORMATION, CONTACT THE TOWN OF WEAVERVILLE.
  - DESIGNING PROPERTY OWNER INFORMATION OBTAINED FROM THE BUNCOMBE COUNTY GIS WEBSITE AND DOCUMENTS OF RECORD.
  - NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4849 BEFORE DIGGING.
  - METRIC DATUM ESTABLISHED BY GPS BASED ON WGS 84, NAD 83.
  - ALL EXISTING STRUCTURES ARE TO BE DEMOLISHED BEFORE CONSTRUCTION BEGINS.
  - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - AVERAGE NATURAL GRADE 19.86'
  - THIS PROPERTY IS ZONED R-1
  - TOTAL NUMBER OF LOTS = 5.

LINE	LENGTH	BEARINGS
L1	6.91	S87°08'48"E
L2	43.54	S85°20'21"E
L3	48.83	N80°45'52"W
L4	8.59	S74°32'55"W
L5	53.06	S79°11'11"W
L6	47.08	N86°41'49"W
L7	25.18	N85°01'17"W
L8	52.87	N82°30'49"W
L9	31.13	N82°30'49"W
L10	51.13	N83°23'32"W
L11	65.43	N83°23'32"W
L12	25.07	N73°20'56"W

- LEGEND**
- - BORN FOUND (AS DESCRIBED)
  - - 6" REBAR W/ CAP FOUND
  - - 2" REBAR W/ CAP (SET)
  - - UNMARKED POINT
  - - BOUNDARY LINE
  - - STORM WATER DRAINAGE
  - - SANITARY SEWER
  - - RIGHT OF WAY
  - - ADJONER
  - - UTILITY POLE
  - - LIGHT POLE

9732-98-1994  
 WILLIAM G. DEED BOOK 1148  
 PLAT BOOK 21  
 PAGE 9

9732-98-0900  
 LARRY BROWN, JR.  
 DEED BOOK 1327  
 PLAT BOOK 9  
 PAGE 21

9732-98-725  
 DONALD TERRY BURNETTE  
 DEED BOOK 4668  
 PLAT BOOK 143  
 PAGE 384

9732-98-4316  
 MICHAEL KEVIN & DONALD TERRY BURNETTE  
 DEED BOOK 4579  
 PLAT BOOK 143  
 PAGE 162



**Agenda Item 6**  
**Action Plan from CLUP**

# ACTION PLAN BASED ON STATED GOALS

PRIORITY	STATED GOAL	STAFF	P&Z	TC
1, 2, 3		RESPONSIBILITY		
<b>MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY TO PLAN</b>				
	Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	✓	✓	✓
	Update appendix to this Plan when new plans or amendments related to land use are adopted	✓		
	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	✓		
	Undertake an annual review of the Table of Uses	✓		
	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	✓		
	Consider development of or amendment to regulations consistent with law and Plan	✓	✓	✓
	Undertake a comprehensive update to the Plan in 2025 or at such time as substantial legislative or other changes are experienced within the Town	✓	✓	✓

# ACTION PLAN BASED ON STATED GOALS

PRIORITY	STATED GOAL	STAFF	P&Z	TC
1, 2, 3		RESPONSIBILITY		
<b>PLAN CONSISTENCY REVIEW – LEGALLY REQUIRED</b>				
	Consult the Future Land Use Map and use descriptions for Plan consistency review	✓	✓	✓
	Consult Plan Priorities for Plan consistency review	✓	✓	✓
	Consult additional approved plans for Plan consistency review	✓	✓	✓
	Consult plan priorities if inconsistencies develop in the implementation of this Plan	✓	✓	✓
<b>GENERAL POLICY MATTERS</b>				
2	Consider reestablishing the Town's extraterritorial jurisdiction	✓		✓
1	Review and update economic development goals	✓		✓
<b>WATER</b>				
1	Update Plan and regulations to slow land use development if water treatment plant expansion is postponed or terminated and water usage and commitments reach 70% of available water supply	✓	✓	✓
2	Continue monitoring water production, allocations, usage, and availability	✓		
3	Continue reserving water allocation for infill development within the town	✓		

# ACTION PLAN BASED ON STATED GOALS

PRIORITY 1, 2, 3	STATED GOAL	STAFF	P&Z	TC
RESPONSIBILITY				
<b>STREETS AND SIDEWALKS</b>				
2	Determine when sidewalks and other improvements are required with development approvals	✓	✓	✓
1	Continue the Street Improvement Program	✓		✓
2	Review the current policy on street standards for private streets	✓	✓	✓
2	Consider implementing a Sidewalk Improvement Program and Master Plan	✓		✓
3	Develop and distribute a downtown parking map	✓		
<b>HOUSING</b>				
1	Consider land use regulation that provides for high density single family residential development	✓	✓	✓
2	Define and consider ways to achieve balanced residential development	✓		✓
2	Consider ways to address housing affordability	✓		✓
2	Consider land use regulation that better provides for mixed use development	✓	✓	✓
<b>SUBDIVISION</b>				
2	Implement a staff-led Technical Review Committee for development reviews	✓	✓	✓
2	Undertake a comprehensive review of subdivision regulations	✓	✓	✓
2	Clarify legally required exemptions to subdivision regulations and reexamine the definitions of minor subdivisions and major subdivisions	✓	✓	✓
2	Streamline the subdivision review process	✓	✓	✓

# ACTION PLAN BASED ON STATED GOALS

PRIORITY 1, 2, 3	STATED GOAL	STAFF	P&Z	TC
		RESPONSIBILITY		
<b>ZONING</b>				
2	Implement a staff-led Technical Review Committee for development reviews	✓	✓	✓
2	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning districts for unique development	✓	✓	✓
2	Undertake a comprehensive review of zoning regulations	✓	✓	✓
2	Consider land use regulation that provides for transition districts	✓	✓	✓
1	Consider land use regulation that better provides for mixed use development	✓	✓	✓
3	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	✓	✓	✓
3	Initiate special area studies for the Downtown Area, North Main Street-"Five Points" Area, Monticello Road corridor, and Reems Creek Road corridor	✓	✓	✓