

Town of Weaverville  
Planning and Zoning Board  
Minutes – Tuesday, September 3, 2019

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, September 3, 2019 within the Council Chambers at Town Hall.

Present: Vice Chairman Gary Burge, Board Members John Chase, Catherine Cordell and Steve Warren, Alternate Member Rachael Bronson, Town Attorney Jennifer Jackson and Planning Director James Eller. Board Member Peter Stanz and Alternate Member Tom Balestrieri were absent.

**1. Call to Order.**

Vice Chairman Gary Burge called the meeting to order at 6:00 pm.

Upon calling the meeting to order, Vice Chairman Burge recognized new alternate board member Racheal Bronson who introduced herself to the Board. Vice Chairman Burge also noted that Ms. Bronson would be serving as an acting board member due to other absences.

**2. Election of Officers.**

Ms. Jackson shared with the Board the election process for officers as described in the Board's rules of procedure.

Mr. Warren nominated Vice Chairman Gary Burge as Chairman of the Board. All voted unanimously to appoint Vice Chairman Burge as Chairman of the Board.

Chairman Burge nominated Ms. Cordell as Vice Chairman of the Board. All voted unanimously to appoint Ms. Cordell as Vice Chairman of the Board.

**3. Approval of the Agenda.**

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

**4. Approval of the Minutes from the August 6, 2019 Meeting of the Board.**

Chairman Burge recommended a revision to how individual Council members were identified. Mr. Warren motioned to approve the minutes as amended. Chairman Burge seconded and all voted unanimously.

**5. Discussion Related to a Zoning Map Amendment Application for a .3 Acre Unaddressed Parcel of Land on Monticello Road Which Proposes an Initial Zoning of R-12 Upon Annexation.**

Mr. Eller presented the application to the Board and noted that the intent of the property owner was to combine the parcel in question with an adjacent 19.5 acre tract recently subject to a voluntary annexation with an initial zoning of R-12.

**6. Consideration of a Recommendation to Town Council on the Aforementioned Zoning Map Amendment Application.**

Ms. Cordell motioned to offer a favorable recommendation to Town Council on the initial zoning of R-12 for the property described finding said zoning compliant with the Town's comprehensive land use plan (CLUP). Mr. Chase seconded and all voted unanimously.

**7. Discussion Related to a Zoning Map Amendment Application for an 11.21 Acre Unaddressed Parcel of Land on Merrimon Avenue Which Proposes a Rezoning from I-1 to R-12.**

Mr. Eller provided a staff report to the Board related to the proposed rezoning. Said report noted the location of the property, a zoning analysis based upon the zoning district desired, statements related to CLUP, Strategic, Reems Creek Greenway and Parks and Recreation plan compliance, and uses permitted within the I-1 zoning district which the property is currently zoned. Said report also contained statements from the Town's Fire, Police and Public Works Departments stating in the affirmative the ability to service the proposed land use to the same extent under existing policies.

Thomas Jones of WGLA Engineering spoke to the Board on behalf of the application noting several variables including size of the property, topography, slope and floodplain which presented difficulties in developing the property for industrial purposes as would be necessary under the current I-1 zoning district. William Ratchford of Southwood Realty, proposed property owner, also spoke to the Board on behalf of the application offering details on their developments in other locations and noting their ability to offer diversified housing options.

**8. Consideration of a Recommendation to Town Council on the Aforementioned Zoning Map Amendment Application.**

Mr. Warren motioned to offer a favorable recommendation to Town Council on the rezoning from I-1 to R-12 for the property described finding said zoning compliant with the Town's CLUP. Ms. Cordell seconded and the motion carried 4-1.

Mr. Chase offered the dissenting vote noting that variables unique to the property could provide difficulties in achieving the density desired.

**9. Discussion Related to a High Density Single Family Residential Zoning District Which was Given a High Priority by Town Council within the Recently Adopted Comprehensive Land Use Plan.**

Mr. Eller provided a staff report to the Board related to the accommodation of high density single family residential development. Said report noted the priority Town Council had ascribed to the issue in the CLUP, existing dimensional conditions of similar projects previously approved as special use permits or conditional zoning districts and the proposition to create a new zoning district or amend an existing district to accommodate such development.

Concerns were shared related to the locations in Town where such a use should be permitted. Also, the relation of smaller lot sizes to more affordable housing costs was discussed.

**10. Consideration of Direction to Staff to Draft Language Regarding the Creation of a New Zoning District for such Development or the Amendment of an Existing Zoning District to Accommodate Same.**

Consensus was gained that the creation of a new zoning district to accommodate high density single family residential development was preferable rather than amending an existing zoning district.

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

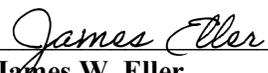
No further business was noted.

**12. Adjournment.**

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

  
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**Gary Burge, Chairman**  
**Planning and Zoning Board**

**ATTEST:**

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