

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, October 1, 2019

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, October 1, 2019 within the Council Chambers at Town Hall.

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

1. Call to Order.

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

2. Approval of the Agenda.

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

3. Approval of the Minutes from the September 3, 2019 Meeting of the Board.

Chairman Burge noted two grammatical errors on page 2 of 3 of the proposed minutes. Ms. Cordell motioned to approve the minutes as amended. Mr. Warren seconded and all voted unanimously.

4. 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 presented the Board with a staff report in which was included a proposed R-4 zoning district column within the Town's current Table of Dimensional Requirements. Also included was a comparison of the dimensional requirements of similar zoning districts within other neighboring jurisdictions.

A lengthy discussion occurred with each Board Member sharing concerns over the proposed zoning district including but not limited to sidewalks; adequacy of transportation infrastructure; increased traffic congestion; maintaining the existing character of downtown residential neighborhoods; affordability and livability; recognition of an older population and a desire to attract younger citizens; and where in town would be appropriate for the proposed district.

Mayor Root, following the Board's deliberations, shared his sense that the accommodation of high density single family residential development was missing from the Town's current ordinances and an overall desire from citizens and developers for more dense housing options. The Mayor also shared that Town Council may ultimately consider a zoning district to accommodate the discussed development and determine that it is not desired in Town at this time and that such a circumstance would not be seen as a failure of the Board or staff in their efforts toward the proposed district.

Consensus was gained that action on the proposed district should be tabled until a joint meeting with Town Council to further discuss the aforementioned concerns shared by individual members of the Board.

5. Consideration of a Recommendation to Town Council or Additional Direction to Staff Regarding the Creation of a New Zoning District to Accommodate High Density Single Family Development.

Consensus was gained that action on the proposed district should be tabled until a joint meeting with Town Council to further discuss the aforementioned concerns shared by individual members of the Board.

6. Discussion Related to an Amendment to the Planning and Zoning Board Rules and Procedures Regarding Rule 13 – Duty to Vote. Said Amendment Shall Become Effective Upon Ratification by Town Council at Their Next Regularly Scheduled Meeting.

Ms. Jackson shared with the Board a proposed amendment to Rule 13 of the Board's Rules and Procedures. Said amendment called for the casting of an affirmative vote from a member of the Board who fails to vote and is physically present in order to prevent the possibility of a tie.

Mr. Stanz motioned in favor of the proposed amendment. Mr. Chase seconded and all voted unanimously.

7. Discussion Ralted to the Progress of the Project Commonly Known as Northridge Commons Townhouses and a Possible Amendment to the Conditional Zoning District which Governs Same.

Mr. Eller shared with the Board some difficulties the aforementioned development had encountered. One such difficulty was related to a sidewalk on the approved plan within the conditional zoning district which has been found to be on a neighboring piece of property and, therefore, an amendment to the CZD may be required.

8. Any Other Business to Come Before the Board.

Mr. Eller noted the November meeting of the Board was off normal rotation due to the municipal election; The Police Department's Pink Patch Project; 2020 Citizen Academy; and two public hearings before Town Council on October 21 related to two recommendations offered by the Board.

9. Adjournment.

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



Gary Burge, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Deputy Town Clerk