

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

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, December 3, 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 Rachael Bronson, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller. Alternate Member Tom Balestrieri 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 October 1, 2019 Meeting of the Board.

Ms. Cordell motioned to approve the minutes as presented. Mr. Chase seconded and all voted unanimously.

4. Approval of the 2020 Schedule of Meeting of the Planning and Zoning Board.

A proposed schedule of meetings for 2020 was presented to the Board in which included three joint meetings with Town Council previously established. Mr. Eller noted that the meetings in March and November are proposed to be moved to the first Thursday of the month rather than the normal rotation of Tuesday due to the 2020 primary and general elections.

Mr. Stanz motioned to approve the schedule of meetings as presented. Ms. Cordell seconded and all voted unanimously.

5. Discussion Related to 2019 North Carolina Legislation Related to Planning and Development Regulation.

Mr. Eller and Ms. Jackson discussed with the Board recently adopted legislation which affects land use regulation from a document prepared by the University of North Carolina School of Government. Said legislation included language related to the reorganization of statutes on planning and development regulation through Chapter 160D; a prohibition of third party downzoning; required written consent of the petitioner for legislative conditional zoning; a prohibition of including minimum square footage for any structure subject to the State Building Code for one and two family residential dwellings; changes to performance guarantees for subdivisions; prohibition of certain requirements for power line burial within subdivisions; changes to the permit choice rule; changes to vested rights; clarification to the term of validity of development permits; statute concerning attorney fees related to appeals on vested rights claims; requirement of certain definitions to not be inconsistent with same definitions found within the North Carolina Building Code; language related to short

term rentals; statute changes related to political signage; repeal of the Map Act; acquisition of right-of-way; and changes to appeals and court procedure.

6. Any Other Business to Come Before the Board.

Mr. Eller described attending a regional workshop conducted by Buncombe County and the School of Government with Chairman Burge and Vice Chairman Cordell. Included in the workshop was a briefing on appropriate incentives for affordable housing which was shared with the Board. A lengthy conversation occurred where each member of the Board shared their thoughts on variables related to affordable housing.

Mr. Eller noted that Town Council had ratified an amendment to rule 13 of the rules of procedure of the Board as previously recommended by the Board.

The Board was presented with a 2020 schedule of meetings for Town Council including three joint meetings with the Board.

Mr. Eller noted the upcoming dates of the Weaverville Christmas Parade, a joint meeting of the Planning and Zoning Board and Town Council and the Candlelight Stroll and finale of the cops for kids toy drive.

7. Adjournment.

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



Gary Burge, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Deputy Town Clerk