



**Town of Weaverville  
Planning and Zoning Board  
Town Hall Council Chambers  
Tuesday, January 7, 2020, 6:00pm**

**Agenda**

1. Call to Order – Chairman Gary Burge.
2. Approval of the Agenda.
3. Approval of the Minutes from the December 3, 2019 Meeting of the Board.
4. Discussion Related to the Implementation of a Staff-led Technical Review Committee for Development Reviews as called for by the Comprehensive Land Use Plan.
5. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Implementation of a Staff-led Technical Review Committee.
6. Discussion Related to Two Stated Goals from the Comprehensive Land Use Plan. Those Goals Being “Consider Land Use Regulation that Better Provides for Mixed Use Development” and “Consider Land Use Regulation that Better Provides for Transition Districts.”
7. Consideration of Direction to Staff to Draft Proposed Language for the February Meeting of the Board Related to the two Aforementioned Goals.
8. Any other Business to Come Before the Board.
  - Adopted 2020 Schedule of Meetings.
  - Review of Board Roster.
  - Zoning Permit Report – 2019 Year End.
  - Report on Undeveloped or Underutilized Parcels of Size within Municipal Borders.
  - Update on Various Phases of Greenwood Park and the Hamlet.
  - Potential Conditional Zoning District Applications for Properties on Garrison and Garrison Branch Road.
9. Adjournment.



**Agenda Item 3  
Minutes**

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.

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

**ATTEST:**

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



**Agenda Items 4&5  
Technical Review Committee**

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	✓	✓	✓

PRIORITY	STATED GOAL	STAFF	P&Z	TC
1, 2, 3		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	✓	✓	✓

# Town of Weaverville, North Carolina

## Staff Report: Technical Review Committee

Prepared January 2020

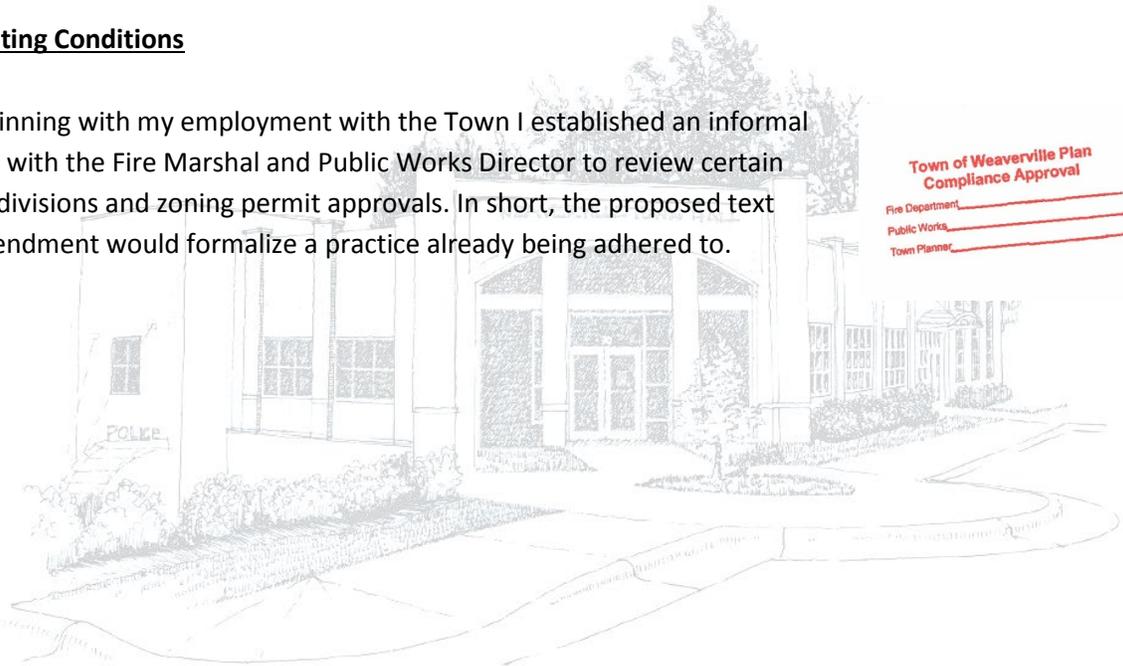
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

### Comprehensive Land Use Plan

In both the subdivision and zoning portions of the action plan based on stated goals within the Comprehensive Land Use Plan, there is a call for the creation of a technical review committee (TRC) for the review of minor and major subdivisions and certain zoning reviews. As you will see in the following proposed text amendment, a formalized TRC has been created and inserted into certain sections of municipal ordinance to ensure that proper plan reviews are occurring and the Planning and Zoning Board, as well as Town Council, are provided an opinion from various members of staff based upon the committee's findings of compliance with various sections of municipal ordinance and relevant federal and state laws, rules and regulations.

### Existing Conditions

Beginning with my employment with the Town I established an informal TRC with the Fire Marshal and Public Works Director to review certain subdivisions and zoning permit approvals. In short, the proposed text amendment would formalize a practice already being adhered to.



Sec. 25-78. - General procedures for review of major and minor subdivisions.

All applications for development of major or minor subdivisions, including for review of concept plans, preliminary plats and final plats, shall be submitted to the town planner at the Weaverville Town Hall. In order to be considered at the next regularly scheduled meeting of the planning and zoning board, applications must comply with all code requirements and be received at least ten business days before the meeting. *The planning director shall coordinate an evaluation of all applications for minor and major subdivisions with a technical review committee consisting of members of individual municipal departments, including but not limited to the Fire Marshal and Public Works Director or their designees, who may offer expertise on the proposed development. The technical review committee shall offer an opinion on the application for a minor or major subdivision to the Planning and Zoning Board and Town Council based upon the committee's findings of compliance with various sections of municipal ordinance and relevant federal and state laws, rules and regulations.*

All subdivisions shall be considered major subdivisions except those defined as minor subdivisions in section 25-27. Minor subdivisions shall be reviewed in accordance with the procedure set forth in section 25-79. The minor subdivision procedure may not be used a second time within three years from the date of its first use on any property which is less than 1,500 feet from the original property boundaries by anyone who owned, had an option on, or any legal or equitable interest in the original subdivision at the time the original subdivision received concept plan, preliminary plat or final plat approval. Major subdivisions shall be reviewed in accordance with the procedures set forth in sections 25-81 through 25-83.

( [Ord. of 3-21-2016\(1\), § 1\(Exh. A\)](#) ; [Ord. of 10-17-2016\(1\), § 1](#) )

Sec. 36-298. - Zoning permits required.

A zoning permit shall be obtained from the zoning administrator before beginning any construction on any lot within the town's zoning jurisdiction. No lot shall be graded so as to alter its contour and no building or other structure shall be erected, moved, added to, or structurally altered prior to the issuance of said zoning permit. In no event will the zoning administrator approve any permit for the grading of any lot or the construction or alteration of any building if such building, or its intended use would be in violation of any of the provisions of this chapter, or if the contour of any lot would be altered or graded in violation of the screening and buffering requirements of this chapter.

- (1) *Application for permit.* All applications for zoning permits shall be accompanied by such information as the zoning administrator determines as needed for a full review of the request. Zoning administrator shall ensure that all applications are compliant with the applicable sections of this chapter prior to issuance of permit or transmittal to the decision-making board.
- (2) *Issuance of zoning permit.* Prior to issuing a zoning permit the zoning administrator shall first review the application and supporting documentation to determine compliance with all of the applicable requirements of this chapter. If the plans show that the proposed construction meets all of the requirements of this chapter the zoning administrator shall, prior to the issuance of the zoning permit, make an inspection of the site to determine that the actual location of all existing or proposed buildings or structures, parking areas, buffer strips etc. are located as shown on the plans. If the services of the town engineer or of a registered land surveyor are required to assure that the actual locations, on the ground, are as shown on the plans, the cost of this service shall be paid by the applicant prior to issuance of the zoning permit. Any such charges shall be in addition to the normal charges for such zoning permit. After the zoning administrator finds that the plans and on-site locations meet the requirements of this chapter, the administrator shall issue a zoning permit stating that the proposed construction, if built as located, meets the provisions of this chapter and that the applicant can apply for building and other permits. *When reviewing proposed uses of land related to new commercial, industrial or multifamily residential development, or uses which require the issuance of or an amendment to*

*a special use permit or the adoption of a conditional zoning district, the planning director shall coordinate an evaluation of the zoning permit application with a technical review committee consisting of members of individual municipal departments, including but not limited to the Fire Marshal and Public Works Director or their designees, who may offer expertise on variables of the proposed development. The technical review committee shall offer an opinion to the zoning administrator on the zoning permit application based upon the committee's findings of compliance with various sections of municipal ordinance and relevant federal and state laws, rules and regulations.*

Explanatory note: While it may be obvious that a proposed building or structure to be located on a large tract of land meets the setback requirements by simple observation, actual field measurements would be required to determine compliance on a typical residential lot. All such measurements must be made from actual property or right-of-way lines using property corner or right-of-way markers. It may be assumed that the paved portion of any street or alley is in the center of the right-of-way for this purpose only if the right-of-way of record cannot be otherwise established by actual surveys.

- (3) *County permits required.* After the zoning permit is approved and issued, the applicant shall apply to the Buncombe County Permits and Inspections Department, or any successor thereto, for building, plumbing, electrical or other required permits. If such permits are not issued within 60 days after issuance of the zoning permit, the zoning permit shall become invalid.
- (4) *Construction progress.* If no substantial construction progress has been made within 180 calendar days of the date of the issuance of the zoning permit, or if work is suspended for 365 calendar days, the zoning permit shall become invalid; provided, however, the zoning administrator may extend the time for substantial construction progress to be made by up to 180 calendar days, for good cause shown. This provision shall not be applicable, however, for time periods for projects in conditional zoning districts, which shall be governed by subsection 36-84(e), or special use permits, which shall be governed by article IX.

( [Ord. of 8-21-2017\(1\)](#), § 1(Exh. A))



**Agenda Items 6&7  
Mixed Use Development /  
Transitional District**

<b>PRIORITY</b>	<b>STATED GOAL</b>	<b>STAFF</b>	<b>P&amp;Z</b>	<b>TC</b>
<b>1, 2, 3</b>		<b>RESPONSIBILITY</b>		
<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	✓	✓	✓

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

# Town of Weaverville, North Carolina

## Staff Report: Mixed Use Development / Transitional District

Prepared January 2020

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Strategic Plan

### Strategic Plan

Through the adoption of the Town’s strategic plan, 2018-2021 Strategic Plan in Brief attached hereto, Town Council set a goal of promoting a successful downtown. Specific objectives toward this end were identified as “consider a zoning district to serve as a transition between residential and commercial districts” and “consider mixed use development regulation as a means of expanding development in areas with geographic limitations.”

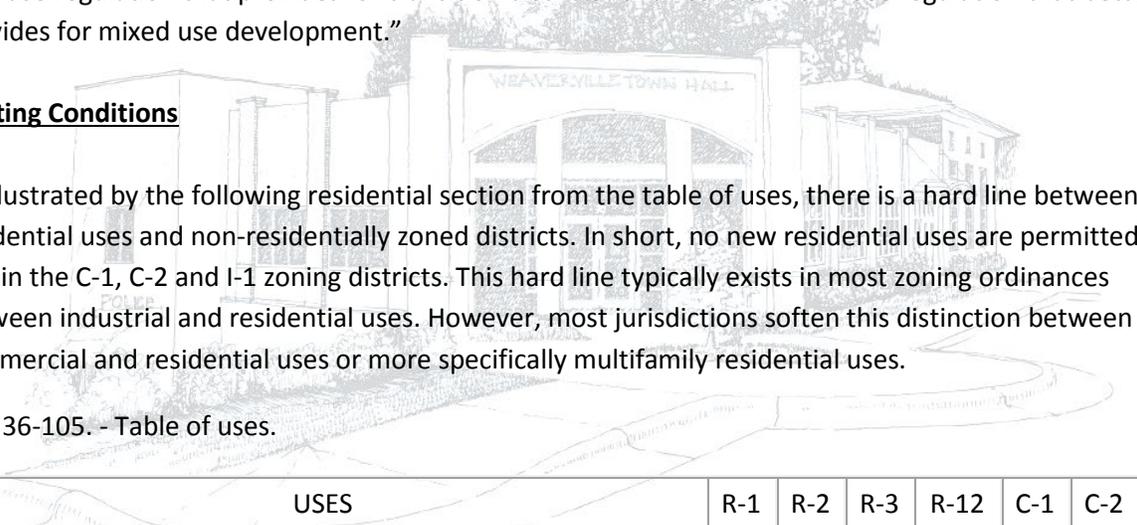
### Comprehensive Land Use Plan

Language related to a possible transition district and mixed use development is largely brought forth from the previously adopted strategic plan which Town Council adopted in November, 2018. The aforementioned goals contained within the strategic plan transitioned to the stated goals of “consider land use regulation that provides for transition districts” and “consider land use regulation that better provides for mixed use development.”

### Existing Conditions

As illustrated by the following residential section from the table of uses, there is a hard line between residential uses and non-residentially zoned districts. In short, no new residential uses are permitted within the C-1, C-2 and I-1 zoning districts. This hard line typically exists in most zoning ordinances between industrial and residential uses. However, most jurisdictions soften this distinction between commercial and residential uses or more specifically multifamily residential uses.

Sec. 36-105. - Table of uses.



USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1
<b>RESIDENTIAL</b>							
Dwelling - Single Family	P	P	P	-	■	■	■
Dwelling - Duplex	-	P	P	P	■	■	■
Dwelling - Multifamily (4 or fewer units/building)	-	P	P	P	■	■	■

Town of Weaverville, North Carolina  
**Staff Report: Mixed Use Development /  
 Transitional District**

Prepared January 2020

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Strategic Plan

Dwelling - Multifamily (more than 4 units/building)	-	-	PS	PS	■	■	■
Dwelling - Secondary	PS	PS	PS	-	■	■	■
Family Care Home (6 or fewer residents)	P	P	P	-	■	■	■
Child Care Home (6 or fewer children)	PS	PS	PS	-	■	■	■
Home Occupation	PS	PS	PS	PS	■	■	■
Manufactured Home	-	-	PS	-	■	■	■
Manufactured Home Park	-	-	-	-	■	■	■
Recreational Vehicle	-	-	-	-	■	■	■
Recreational Vehicle Park, Campground	-	-	-	-	■	■	■
Bed & Breakfast	P	P	P	-	■	■	■
Hotel, Motel, Inn	-	-	-	-	■	■	■

It's also fair to recognize that a mixed use building or structure is acknowledged by the zoning ordinance and is defined and regulated as follows. Conditions are present for the Planning and Zoning Board and Town Council to analyze mixed use development on an individual project basis through conditional zoning districts.

*Mixed-use building or development.* A multi-story building or structure which may accommodate both commercial and residential uses. A group of mixed-use buildings or structures can be combined to form a mixed-use development.

Sec. 36-105. - Table of uses.

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1
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Town of Weaverville, North Carolina  
**Staff Report: Mixed Use Development /  
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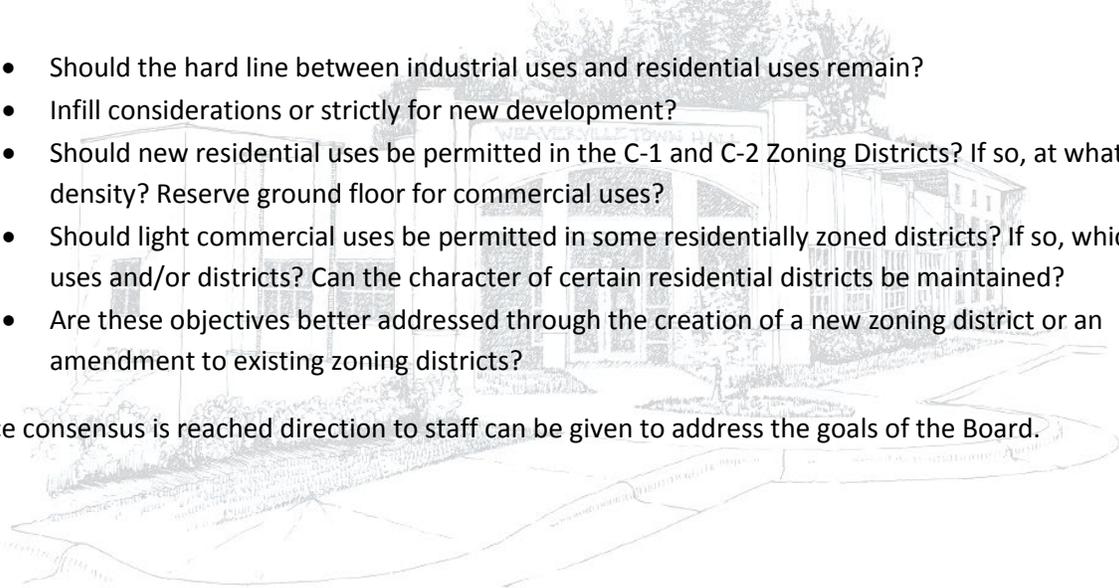
MISCELLANEOUS USES							
Mixed-Use Building or Structure	-	-	-	C	C	C	-

**Issues for Discussion**

In addition to Board discussion staff intends to address a number of topics in an effort to gain some consensus moving forward in drafting language related to the content of the conversation. These topics include but are not limited to the following...

- Review of mixed use development and areas identified for future mixed use development on the future land use map within the Comprehensive Land Use Plan. (pgs. A-2, A-3 of CLUP)
- Should the hard line between industrial uses and residential uses remain?
- Infill considerations or strictly for new development?
- Should new residential uses be permitted in the C-1 and C-2 Zoning Districts? If so, at what density? Reserve ground floor for commercial uses?
- Should light commercial uses be permitted in some residentially zoned districts? If so, which uses and/or districts? Can the character of certain residential districts be maintained?
- Are these objectives better addressed through the creation of a new zoning district or an amendment to existing zoning districts?

Once consensus is reached direction to staff can be given to address the goals of the Board.



**Goal 1: Provide town services to meet the needs of the community.**



- Objective A: Develop consensus on water and annexation growth and develop policies consistent with that consensus.
- Objective B: Revisit the relationship with *Asheville Redefines Transit* to consider re-establishment of bus route given new residential development within the Town.
- Objective C: Enhance the Town's outreach to educate the public about the Town's services.
- Objective D: Recognize the needs of each Town department in serving an ever-changing and growing population.

**Goal 2: Improve regional collaboration.**



- Objective A: Strengthen relationship with the Asheville-Buncombe Economic Development Coalition and other economic development organizations.
- Objective B: Recognize water as a regional resource and identify regional jurisdictions that wish to partner in water production, sale and distribution.
- Objective C: Consistent involvement and collaboration with neighboring and regional jurisdictions in functional areas, such as police, fire, water resources, etc.
- Objective D: Distribute information regarding regional programs, services and resources available to town citizens.

**Goal 3: Maintain balance in land use planning efforts.**



- Objective A: Development of tools to encourage balanced residential economic development.
- Objective B: Update economic development goals for the Town.
- Objective C: Update the Town's Comprehensive Land Use Plan.
- Objective D: Investigate options for geographic information systems.

**Goal 4: Promote a successful downtown.**



- Objective A: Consider a zoning district to serve as a transition between residential and commercial districts.
- Objective B: Develop a mechanism to expand business opportunities along the central business district.
- Objective C: Consider mixed-use development regulation as a means of expanding development in areas with geographic limitations.
- Objective D: Provide information resources marketing downtown and its walkability.
- Objective E: Research grant opportunities for all Town operations and projects, as well as for downtown efforts.
- Objective F: Act as a liaison between downtown churches and businesses to identify available parking downtown.

**Goal 5: Increase legislative outreach.**



- Objective A: Engage legislative representatives regarding the Town's needs.
- Objective B: Consider opportunities for potential special legislation as Town needs dictate.



**Agenda Item 8**  
**Any Other Business**



<b>TOWN OF WEAVERVILLE PLANNING AND ZONING BOARD 2020 SCHEDULE OF MEETINGS</b>		
<b>Date</b>	<b>Time</b>	<b>Location</b>
Tuesday, January 7	6:00	Council Chambers
Tuesday, February 4	6:00	Council Chambers
Thursday, March 5	6:00	Council Chambers
*Tuesday, March 10	6:00	Council Chambers
Tuesday, April 7	6:00	Council Chambers
Tuesday, May 5	6:00	Council Chambers
Tuesday, June 2	6:00	Council Chambers
Tuesday, July 7	6:00	Council Chambers
*Tuesday, July 14	6:00	Council Chambers
Tuesday, August 4	6:00	Council Chambers
Tuesday, September 1	6:00	Council Chambers
Tuesday, October 6	6:00	Council Chambers
Thursday, November 5	6:00	Council Chambers
*Tuesday, November 10	6:00	Council Chambers
Tuesday, December 1	6:00	Council Chambers

**\* Joint Meeting with Town Council**

<b>WEAVERVILLE PLANNING AND ZONING BOARD</b>			
Regularly meets 1 <sup>st</sup> Tuesday of the month at 6 pm in Council Chambers at Town Hall			
<b>NAME AND POSITION</b>	<b>CONTACT INFORMATION</b>	<b>DATE OF APPOINTMENT</b>	<b>TERM (3 YEARS)</b>
Gary Burge Regular Member, Chairman	3 High Bluff Drive Weaverville, NC 28787 (cell) 423-0150 <a href="mailto:garyburge@garyburge.com">garyburge@garyburge.com</a>	August 2018	September 2018 - 2020
Catherine Cordell Regular Member, Vice-Chairman	13 Hamburg Drive Weaverville, NC 28787 (cell) 776-7380 <a href="mailto:cat.cordell7@gmail.com">cat.cordell7@gmail.com</a>	August 2018	September 2018 - 2020
Peter Stanz Regular Member	49 Brown Street Weaverville, NC 28787 (cell) 828-768-4202 <a href="mailto:stanzbus@gmail.com">stanzbus@gmail.com</a>	August 2019	September 2019 - 2022
Steve Warren Regular Member	3 Duncannon Street Weaverville, NC 28787 704-682-5801/704-807-9899 <a href="mailto:warren.smw.steve@gmail.com">warren.smw.steve@gmail.com</a>	August 2018	September 2018 - 2021
John Chase Regular Member	151 South Main Street Weaverville, NC 28787 (cell) 828-337-3366 <a href="mailto:jchase@medlockengr.com">jchase@medlockengr.com</a>	August 2018	September 2018 - 2020
Tom Balestrieri Alternate Member	26 Whitetail Drive Weaverville, NC 28787 (cell) 904-347-3312 <a href="mailto:tmbalestrieri@gmail.com">tmbalestrieri@gmail.com</a>	December 2018	December 2018 - 2021
Rachael Bronson Alternate Member	31 Reynolds Lane Weaverville, NC 28787 843-327-6709/832-229-1838 rachael.bronson@gmail.com	August 2019	September 2019 - 2022
James Eller Town Planner	828-484-7002 <a href="mailto:jeller@weavervillenc.org">jeller@weavervillenc.org</a>		
Jennifer Jackson Town Attorney	828-442-1858 <a href="mailto:jjackson@weavervillenc.org">jjackson@weavervillenc.org</a>		



## 2019 Zoning Permit Applications

**Zoning Permits: Total: 129**

**Single Family, New Construction: 39**

**Single Family, Addition or Upfit: 62**

**Multifamily, New Construction: 1 (237 units at 135 Monticello Road)**

**Commercial, New Construction: 3 (Monticello Village Drive, 4 Garrison, 320 Merrimon)**

**Commercial, Addition or Upfit: 22**

**Institutional: 2 (Weaverville Community Center, Lake Louise Fishing Pier)**

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**2018: Residential, 100; Commercial, 23; Total, 123**

**2017: Residential, 102; Commercial, 18; Total, 120**

**2016: Residential, 79; Commercial, 8; Total, 87**

**2015: Residential, 27; Commercial, 4; Total, 31**

**2014: Residential, 49; Commercial, 4; Total, 53 (with ETJ)**



Undeveloped or Underutilized Parcels of Size within Municipal Borders				
Address	PIN	Zoning District	Acres	Units
105 Church	9742-08-0900	R-1	3.55	15
11 Lakeshore	9742-16-0551	R-2	5.51	32
123 Highland	9732-95-2862	R-1	12.22	53
210 Aiken	9732-83-8176; 9732-83-6223	R-3	5.96	48
300 Aiken	9732-82-3831	R-3	12.66	101
41 N. Buncombe School	9743-33-5799	R-3	3.47	28
68 Highland	9742-06-4501	R-1	7.11	31
93 Church	9742-08-6733	R-1	2.93	13
96 Church	9742-98-9331	R-1	4.87	21
99 Church	9742-08-3833	R-1	3	13
Unaddressed Central	9742-06-9911	R-1	6.5	28
Unaddressed Church	9742-28-1340; 9742-27-2925	R-1	2.56	11
Unaddressed College	9742-17-9929	R-1	2.1	9
Unaddressed Highland	9732-96-8026	R-1	5.07	22
Unaddressed Moore	9742-28-5986	R-1	2.29	10
Unaddressed Perrion	9743-61-3054	R-1	33.32	145
Unaddressed Hickory	9732-72-5148	R-3	33.75	270
			Total Acres:	146.87
			Total Units:	850

Listed units are a theoretical maximum based solely upon the minimum lot area of the zoning district and the acreage present on the subject parcel. Other variables such as minimum lot width, minimum street frontage, setbacks, existing easements, road construction or topography have not been accounted for. Hence the need for preliminary plat engineering. For instance, 108 Church Street recently before the Board carried a theoretical maximum of 12 lots but was only able to achieve 5. 50% of the units listed probably represents a more accurate assessment of units that may translate to the ground.

Properties previously subject to some form of development approval have not been included.