

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, January 7, 2020

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, January 7, 2020 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 Members Tom Balestrieri and Rachael Bronson, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller.

1. Call to Order.

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

2. Approval of the Agenda.

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

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

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

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.

Mr. Eller provided the Board with a staff report related to the implementation of a staff-led technical review committee as called for by the comprehensive land use plan. Even though the practice is already in place, the proposed text amendment would require certain development approvals to be reviewed by a formalized technical review committee including the Fire Marshal, Planning Director and Public Works Director or their designees. Comments from the Committee on the proposed development are to be based on the Committee's findings of compliance with various sections of municipal ordinances and relevant federal and state laws, rules and regulations.

5. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Implementation of a Staff-led Technical Review Committee.

Mr. Warren motioned to offer a positive recommendation to Town Council on the proposed text amendment which would create a formal technical review committee for the review of certain development. Said recommendation included finding the text amendment consistent with the comprehensive land use plan in that such an amendment is specifically called by the plan and both reasonable and in the public interest as the formalized technical review committee would ensure proper development reviews. Mr. Stanz seconded and all voted unanimously.

6. Discussion Related to Tow 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.”

Mr. Eller presented the Board with a staff report establishing the desire of Town Council to address mixed use development and/or transitional districts as stated in both the adopted strategic plan and comprehensive land use plan. Included in said report was also an analysis of existing conditions which acknowledged that no new residential uses are permitted in the C-1, C-2 and I-1 zoning districts.

Consensus was gained that additional standards could be adopted to permit dwelling units of a to be determined configuration within the C-1 and C-2 zoning districts but no new residential uses should be permitted in the I-1 zoning district. Consensus was also gained that consideration should be given to infill development as well as new development to adequately address both mixed use development and to ease the transition between existing zoning districts.

7. Consideration of Direction to Staff to Draft Proposed Language for the February Meeting of the Board Related to the Two Aforementioned Goals.

Staff was directed to craft additional standards to permit residential uses within commercially zoned areas for the Board’s consideration.

8. Any Other Business to Come Before the Board.

The Board was provided with the adopted 2020 schedule of meetings, an active roster of the Board and a zoning permit report establishing the number of permits issued and for what use within the 2019 calendar year.

As per the Board request, a report on undeveloped or underutilized parcels of size within municipal borders was examined.

Mr. Eller provided an update on various phases of Greenwood Park and the Hamlet which had previously achieved preliminary plat approval and a forecast of potential conditional zoning districts anticipated to come before the Board in the following months.

9. Adjournment.

Ms. Cordell 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