



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Special Called Meeting
Monday, May 18, 2020**

Remote Electronic Meeting

Zoom: <https://us02web.zoom.us/j/87513712738>

The Town Council for the Town of Weaverville met for a special called meeting on Monday, May 18, 2020, at 6:30 p.m. within Council Chambers at Town Hall located at 30 South Main Street, Weaverville, NC, as an electronic video meeting via Zoom Meeting.

Councilmembers remotely present were: Mayor Al Root, Vice Mayor Doug Jackson, and Councilmembers Dottie Sherrill, Jeffrey McKenna and Andrew Nagle. Councilmember Patrick Fitzsimmons was absent.

Staff remotely present was: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Finance Officer Tonya Dozier, Police Chief Ron Davis, Fire Chief Ted Williams, Town Planner James Eller, Public Works Director Dale Pennell and Water Treatment Supervisor Trent Duncan.

1. Call to Order

Mayor Root called the meeting to order at 6:30 p.m.

2. Public Hearing: Code Amendments regarding parking and streets, mandated notices for quasi-judicial matters, mixed use development in C-1, C-2, and R-12 districts

Mayor Root opened the Public Hearing

Town Planner James Eller stated that the public hearing is on code amendments to Chapters 25 and 36 related to parking and streets, mandated notices for quasi-judicial matters heard by the Board of Adjustment, and mixed use development in the C-1, C-2 and R-12 zoning districts. All of the proposed amendments have been reviewed by the Planning and Zoning Board and received a unanimous favorable recommendation.

The parking and streets amendments are largely in light of Town Councils recent work in Chapters 24 and 28 and ensure code consistency between chapters of the code. Some parking regulations have been removed from a traffic portion of code and inserted into the zoning regulations and a vast majority of this language is related to the fact that street standards have been consolidated within Chapter 24, so references in the subdivision and zoning ordinances need to be reflected of that.

As for mandated notices for the Board of Adjustment for quasi-judicial hearings, the proposed amendments will align the Town's noticing requirements with that of state statute. The reason for this is that the School of Government cautions that a wide notice bubble might subject the Town to a challenge on the issue of standing.

Lastly, there is language within the Town Strategic Plan and Comprehensive Land Use Plan (CLUP) that calls for the better accommodation of mixed-use development. The proposed amendments would transition mixed use

development in the C-1, C-2, and R-12 districts from conditional zoning district review to permitted with standards.

There was no public comment offered on these amendments and *the Mayor concluded the public hearing.*

3. Public Hearing: Conditional Zoning District for Multi-Tenant Development on 20 and 30 Garrison Branch Road

The Mayor opened the public hearing and asked Town Planner James Eller to give an overview of the application. Mr. Eller stated that this proposed conditional zoning district (CZD) to be known as Garrison Reserve, consists of 4.89 acres and is located at the intersection of Monticello Road and US 25/70. The proposed development is a multi-tenant development of approximately 70,000 square feet and, since it is more than 25,000 square feet in size, it requires approval as CZD. This multi-tenant development proposes a mix of warehousing, retail and office uses. The Planning and Zoning Board has spent a considerable amount of time reviewing this development and offers a unanimous recommendation to Town Council with some conditions that are noted in their recommendation letter.

Town Planner Eller noted that the applicant has requested a few changes to the conditions shown in the draft CZD ordinance from the version in the Town Council packet. These changes include: (1) removing the out parcel noted on the plans from the CZD so that the underlying C-2 zoning district regulations will fully apply to that out parcel when development is proposed; (2) modifying the language to allow for similar aesthetic quality to the building elevations that were attached and proposing building materials consisting of metal or masonry instead of fiber and cement siding, (3) reducing the number of required parking spaces from 159 to 155; and (4) allowing three signs to be used for all the businesses rather than the one that is allowed normally in the C-2 zoning district. Mr. Eller noted that Tim Brigman, a representative of property owner, and Warren Suggs, an engineer of Civil Design Concepts, were present for any comments or questions.

Warren Suggs noted that he can go into further detail but feels that Town Planner Eller mentioned the major points within the CZD wording that they wanted Town Council to consider changing. He made himself available to answer questions about these requested changes and the project in general at the appropriate time given by the Mayor.

Mayor Root mentioned that this is a public hearing on the proposal and there will not be any action taken at tonight's meeting due to the emergency rules controlling public hearings. He indicated that Town Council would be recessing the meeting tonight and reconvening on May 20, 2020, at 6pm to further discuss and take action on this matter.

There were no comments offered by the public and *the Mayor closed the public hearing.*

4. Adjournment

Mayor Root adjourned the meeting at 6:45 p.m.



James Eller, Interim Town Clerk