

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, June 2, 2020

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Thursday, June 2, 2020 via a remote electronic meeting.

Present: Chairman Gary Burge, Vice Chairman Catherine Cordell, Board Member John Chase, Alternate Member Rachael Bronson, Mayor Al Root, Town Attorney Jennifer Jackson and Planning Director James Eller. Absent: Board Members Steve Warren and Peter Stanz. Due to absences of regular members, Alternate Member Bronson participated as a full regular member during the entirety of the meeting. Alternate Member Tom Balestrieri did not join the meeting until after 6:45 pm and did not participate in any voting.

1. Call to Order.

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

2. Approval of the Agenda.

Mr. Burge noted that he would like to add an item to the agenda for the discussion of the recently adopted conditional zoning district for Garrison Reserve after the approval of the agenda. Mr. Burge motioned to approve the agenda as amended. Ms. Cordell seconded and all voted unanimously.

3. Discussion Related to the Recently Adopted Conditional Zoning District for Garrison Reserve.

Mr. Burge asked to have a conversation about the changes that were made to the plans for Garrison Reserve after the review of the project by the Planning and Zoning Board. Mr. Eller noted that the changes to the plans for Garrison Branch were specifically the reduction of parking spaces from 159 to 155; the removal of an outparcel noted for future development from the CZD and left to be governed by the underlying C-2 zoning district; the revision of one construction material from fiber cement to masonry; and three small signs rather than one large sign.

Ms. Jackson stated that the ordinance was drafted based upon the Board's recommendation. The developer comments on the draft ordinance were requested since consent to any conditions imposed in the approval should be obtained by the developer/owner. Ms. Jackson also noted that the changes were minor and were discussed as a part of the public hearing and, therefore, did not require a return review by the Planning and Zoning Board. Mayor Root also noted that the changes to the ordinance proposed by the developer were discussed during the public hearing on the matter held on May 18.

Mr. Burge and Ms. Cordell mentioned that the Planning and Zoning Board should have been notified of the changes. In recognition of the Board's concern and a desire to be efficient and expeditious in handling CZD approvals, staff will make efforts to have draft CZD ordinances available for the Board and developer review prior to the Board taking action on its recommendation. If that is not possible under the circumstances staff will notify the Board of any changes to the CZD ordinance that are requested by the developer/owner so that the need for further action by the Board can be considered prior to the public hearing and Town Council action on the matter.

4. Approval of the Minutes from the May 5, 2020 Meeting of the Board.

Mr. Burge noted a clerical error within paragraph 6 of the proposed minutes. Ms. Cordell motioned to approve the minutes as amended. Ms. Bronson seconded and all voted unanimously.

5. Discussion Related to the Effect of Certain Development Approvals on Town Resources such as Water Availability.

Mr. Burge noted that the Board should consider the effect of development approvals on the town resources such as water availability, transportation infrastructure, and fire, police and public works service capacity, or estimates of the impact of development. Mr. Burge asked if the comprehensive land use plan could specifically enumerate areas for different residential development. Mr. Eller noted that it could but that the Planning Board and Town Council would have much less discretion toward the character of the area and could lead to constant amendments to the comprehensive land use plan.

Ms. Cordell indicated that she has had a big concern about water availability and appreciated that information was included in the packet on the capacity numbers. Now that she has studied the numbers she is less concerned about the Town running out of water in the near future.

It was agreed by consensus that some future discussion should be centered around the saturation of apartments in certain areas of the Town. Another possible discussion is how to “soften growth.” The Board and Town Council are due for an annual review of the priorities within the comprehensive land use plan, so these discussions could take place at the next joint meeting coming up in July.

6. Discussion Related to Residential Development Approvals.

Ms. Jackson mentioned that the subdivision review process was pretty high on the priority list for the comprehensive land use plan and wondered if the Board would like to review some changes that would expedite subdivision reviews. There was consensus of the Board for staff to move forward on this discussion.

7. Any Other Business to Come Before the Board.

No further business.

8. Adjournment.

Ms. Cordell motioned to adjourn at approximately 7pm. Mr. Chase seconded and all voted unanimously.



Gary Burge, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Deputy Town Clerk