

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

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Thursday, July 7, 2020 via a remote electronic meeting.

Present: Chairman Gary Burge, Vice Chairman Catherine Cordell, Board Members John Chase and Peter Stanz, Alternate Members Tom Balestrieri and Rachael Bronson, Council Member Andrew Nagle, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller. Absent: Board Member Peter Stanz. Due to the absence of a regular member, Alternate Member Balestrieri participated as a full regular member during the entirety of the meeting.

1. Call to Order.

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

Upon calling the meeting to order, Chair Burge recognized Alternate Member Balestrieri who was attending his last meeting of the Board having tendered his resignation and thanked him for his service to the Town.

2. Approval of the Agenda.

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

3. Approval of the Minutes from the June 2, 2020 Meeting of the Board.

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

4. Discussion Related to the Stated Goals of the Comprehensive Land Use Plan Specific to Subdivisions.

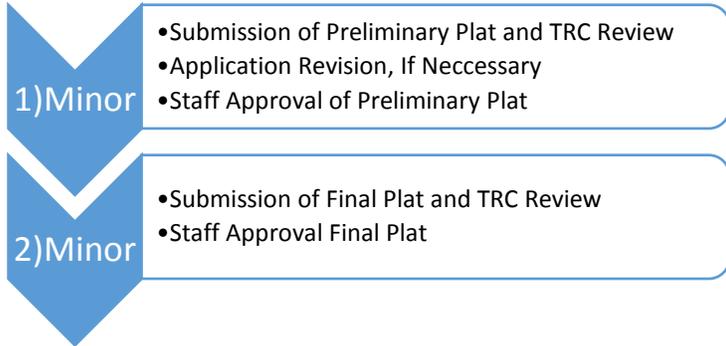
Mr. Eller presented the Board with a staff report related to the stated goals of the comprehensive land use plan related to subdivisions. Said staff report contained information related to administrative subdivision review, decision makers in subdivision review, the current approval process for minor and major subdivisions, and the assignment of decision makers in the subdivision review process for the jurisdictions of Buncombe County, the Town of Black Mountain and the Town of Woodfin.

Following an extensive conversation the Board reached consensus on the following items for staff to craft language related to a comprehensive review of the subdivision ordinance.

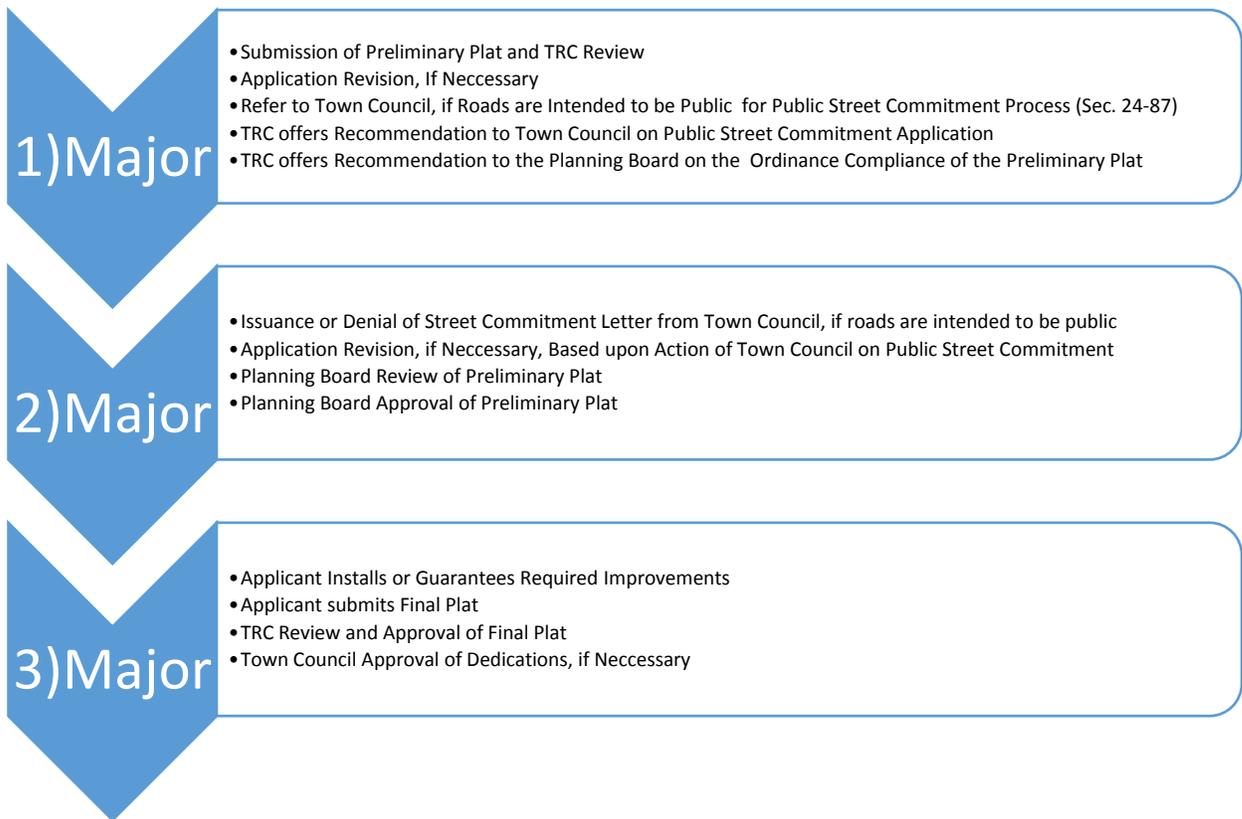
- The Board is willing to serve as the ruling authority for major subdivisions upon receiving an opinion from the technical review committee (TRC).
- The Board supports delegating the approval of minor subdivisions to staff.
- The Board supports the deletion of subparagraph d (requiring only subdivisions for single family residential uses to be considered minor subdivisions) of the minor subdivision definition.
- The Board supports deleting the concept plan phase from the subdivision ordinance.

- The Board supports the following assignments of decisions to streamline the subdivision review process for minor and major subdivisions

MINOR SUBDIVISIONS



MAJOR SUBDIVISIONS



5. Any Other Business to Come Before the Board.

Mr. Stanz noted that the Board should discuss the proposition of a member of Town Council serving on the Planning and Zoning Board. Difficulties related to the quorum of a seven member Board were discussed. Consensus was achieved that a member of Council would be welcome on the Board as a non-voting member.

6. 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