

Town of Weaverville
Planning and Zoning Board
Minutes – Thursday, November 5, 2020

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Thursday, November 5, 2020 via a remote electronic meeting.

Present: Chairman Gary Burge, Vice Chairman Catherine Cordell, Board Member Racheal Bronson, Alternate Members Suzanne Devane and Bob Pace, Town Councilmember Andrew Nagle, Town Attorney Jennifer Jackson and Planning Director James Eller. Board Members John Chase and Steve Warren were absent.

1. Call to Order.

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

Upon calling the meeting to order Mr. Burge called upon Ms. Cordell to Chair the meeting.

It was noted that alternate members Ms. Devane and Mr. Pace would be serving as a voting members of the Board in the absence of regular members Mr. Chase and Mr. Warren.

2. Approval of the Agenda.

Upon consensus, Ms. Cordell declared the agenda approved.

3. Approval of the Minutes from the August 4, 2020 Meeting of the Board.

Mr. Pace motioned to approve the minutes as presented. Ms. Devane seconded and via a roll call vote all voted unanimously.

4. Update on the Progress of Subdivision Review and 160D Compliance.

Mr. Eller and Ms. Jackson informed the Board on the progress which has been made related to subdivision review and 160D compliance. It was noted that a more formal presentation and timeline for this project would be presented at the following week's joint meeting with Town Council.

5. Discussion Related to a Proposed Manufactured Home Overlay District.

Mr. Eller noted the newly established and highly rated goal within the Comprehensive Land Use Plan of considering the implementation of a manufactured home overlay district and presented a staff report which provided background information on the issue, noted the current definition of a manufactured home, explored the differences of a manufactured home and a modular home, described the statutory limitations on manufactured homes, and provided proposed language integrating a manufactured home overlay district within current ordinance. The Board discussed at length each aforementioned variable of the staff report and provided additional direction to staff including firming up the description of the proposed mobile home overlay district.

Ms. Jackson noted that the implementation of a manufactured home overlay district would take the form of both a zoning map and text amendment. With the mention of a map amendment the Board discussed at length the areas of town which may, or may not, be appropriate for the use of a property for an individual manufactured home on an individual lot. The conversation ended with the conclusion that the areas of town suitable for the proposed overlay district would be further discussed at the next meeting of the Board.


6. Any Other Business to Come Before the Board.

The Board consented to continue remote electronic meetings for the immediate future due to restrictions in place related to COVID-19.

The impending November 10 joint meeting with Town Council was noted.


7. Adjournment.

Mr. Burge motioned to adjourn. Ms. Cordell seconded and via a roll call vote all voted unanimously.



Gary Burge, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Deputy Town Clerk