

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, September 1, 2020

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Thursday, September 1, 2020 via a remote electronic meeting.

Present: Chairman Gary Burge, Vice Chairman Catherine Cordell, Board Members John Chase, and Peter Stanz Alternate Member Rachael Bronson, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller. Councilmember Nagle and Board Member Warren were absent.

1. Call to Order.

Chairman Gary Burge called the meeting to order at 6:00 pm. Upon the meeting coming to order Ms. Jackson described the annual election of officers for the Board.

It was noted that alternate member Bronson would be serving as a voting member of the Board in the absence of regular member Warren.

Ms. Cordell motioned for Mr. Burge to continue as chairman of the Board. Mr. Chase seconded and via a roll call vote the motion was passed unanimously.

Mr. Burge motioned for Ms. Cordell to continue as vice-chairman of the Board. Mr. Chase seconded and via a roll call vote the motion was passed unanimously.

2. Approval of the Agenda.

Upon consensus, Mr. Burge declared the agenda approved.

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

Ms. Cordell motioned to approve the minutes as presented. Ms. Bronson seconded and via a roll call vote all voted unanimously.

4. Discussion Related to and Initial Zoning Request of R-3 in Conjunction with a Voluntary Annexation Petition for a Parcel Commonly Known as 24 Reems Creek Road.

Mr. Eller presented the Board with a packet of information related to the proposed voluntary annexation of a property commonly known as 24 Reems Creek Road which was also requesting an initial zoning of R-3. At the request of Chairman Burge, Mr. Eller described the differences of the dimensional requirements between R-2 and R-3 and noting that manufactured housing is permissible within R-3 but not R-2.

5. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Initial Zoning Request.

Noting the slightly larger minimum lot area and the prohibition on manufactured homes, Mr. Chase motioned to offer a recommendation to Town Council on the initial zoning of the property as R-2 rather than R-3 as desired by the applicant on the voluntary annexation petition. Said recommendation also carried a finding of comprehensive land use plan compliance in that the plan calls for a balance of residential uses and in the best interest of the public in that the R-2 zoning district would create a contiguity of uses found on some of the surrounding properties. Mr. Stanz seconded and via a roll call vote all voted unanimously.

6. Update on the Recently Adopted Priorities within the Comprehensive Land Use Plan.

Mr. Eller and Ms. Jackson presented the Board with the recently updated priorities within the comprehensive land use plan as recently adopted by Town Council. The priorities were reflective of the recommendation the Board made to Council with no major changes proposed or made prior to adoption.

7. Update on the Structure of the Planning and Zoning Board.

Ms. Jackson noted that Council had elected to have the structure of the Board remain at 5 regular members and two alternate members.

8. Update on the Comprehensive Review of the Subdivision Ordinance.

Mr. Eller noted that staff had continued working on the comprehensive review of the subdivision ordinance and anticipated this topic would be the major topic during the next meeting of the Board.

9. Any Other Business to Come Before the Board.

Mr. Eller noted some recent permitting activity on two parcels of land within town which are subject to previously issued special use permits.

10. Adjournment.

Mr. Burge noted that tonight would be the last meeting for Mr. Stanz who had tendered his resignation from the Board.

Mr. Stanz 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