

Town of Weaverville  
Planning and Zoning Board  
Minutes – Thursday, December 1, 2020

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

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

**1. Call to Order.**

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

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 member Ms. Bronson and a currently vacant position on the Board.

**2. Approval of the Agenda.**

Mr. Eller requested that an agenda item related to the proposed rezoning of 16 Reems Creek Road be added to the agenda which was sent out in the agenda packet.

Upon consensus, Mr. Burge declared the agenda approved as amended.

**3. Approval of the Minutes from the November 5 and November 12, 2020 Meetings of the Board.**

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

**4. Discussion Related to a Proposed Manufactured Home Overlay District.**

Mr. Eller and Ms. Jackson reviewed language constituting a text amendment discussed with the Board at their previous monthly meeting related to the proposed manufactured home overlay district. The areas of town which may be appropriate for the manufactured home overlay district were discussed. It became the consensus of the Board that three areas of town would be suitable for the new proposed district including the existing manufactured home park on Merrimon Avenue, the existing manufactured home park on Coleman Hensley Drive and an aggregate of properties in the vicinity of North Buncombe School Road and Red Cole Drive.

It was also the consensus of the Board to offer a formal recommendation on the manufactured home overlay district in January once the proposed ordinance had been crafted and reviewed.

**5. Proposed Rezoning of the Property Commonly Known as 16 Reems Creek Road from I-1 to R-3.**

Mr. Eller noted the location of the property in question and described the rezoning application which called for a change from I-1 to R-3. It was also noted that this property abuts 24 Reems Creek Road, under common ownership, which was recently voluntarily annexed and given the initial zoning distinction of R-3.

Noting the recent initial zoning of 24 Reems Creek Road as R-3 Ms. Cordell motioned to offer a favorable recommendation to Town Council on the rezoning of the property from I-1 to R-3. Ms. Devane seconded and via a roll call vote all voted unanimously.

**6. Discussion Related to Administrative Modifications and Review of Guidance Document Provided by the School of Government.**

A guidance document from the School of Government related to administrative modifications which had been discussed at a previous meeting was supplied for informational purposes. Mr. Eller and Ms. Jackson noted that this information would be used to incorporate language related to administrative modifications in the subdivision and zoning ordinances along with 160D modifications.


**7. Any Other Business to Come Before the Board.**

The 2021 schedule of meetings for the Board was provided.

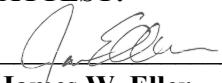
Mr. Burge motioned to approve the schedule of meetings. Ms. Devane seconded and via a roll call vote all voted unanimously.

**8. Adjournment.**

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

  
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**Gary Burge, Chairman**  
**Planning and Zoning Board**

**ATTEST:**

  
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**James W. Eller**  
**Planning Director / Deputy Town Clerk**