

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, January 5, 2021

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, January 5, 2021 via a remote electronic meeting.

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

1. Call to Order.

Chairman Gary Burge called the meeting to order at 6:03 pm.

It was noted that alternate member Ms. Devane would be serving as a voting member of the Board due to a currently vacant position on the Board.

2. Approval of the Agenda.

Mr. Burge requested that Mr. Eller provide the Board with an overview of the proposed annexation agreement between the Town of Weaverville and the Town of Woodfin. Mr. Eller agreed that he would brief the Board in the other business portion of the agenda.

Upon consensus and without objection, Mr. Burge declared the agenda approved as amended.

3. Approval of the Minutes from the December 1, 2020 Meeting of the Board.

Upon consensus and without objection, Mr. Burge declared the minutes approved as presented.

4. Final Plat for Northridge Commons Townhomes.

Mr. Eller described the provided and proposed final plat for Northridge Commons Townhomes. It was noted that official approval of the sewerline construction had not yet been provided by the appropriate authority, the Metropolitan Sewerage District of Buncombe County (MSD). The Board also noted that the trail system adjacent to Monticello Road which had been incorporated into the plans for the property in place of a sidewalk in that vicinity was not shown on the final plat.

Ms. Cordell offered a motion of conditional approval to Town Council on the proposed final plat. The conditions were approval of the sewerline by MSD and the inclusion of said trail system on the final plat, both prior to Town Council's consideration on January 25, 2021. Ms. Bronson seconded and via a roll call vote all voted unanimously.

5. Proposed Manufactured Home Overlay District.

Mr. Eller provided information related to the proposed mobile home overlay district previously discussed by the Board at their previous two meetings. This information included a proposed recommendation from the Board to Town Council and draft ordinances which, if adopted, would amend the zoning map and zoning text to implement the manufactured home overlay district.

Ms. Cordell motioned to offer a positive recommendation to Town Council on the proposed manufactured home overlay district with one small wording change in the text amendment which staff agreed to make prior to sending it to Town Council. Ms. Devane seconded and via a roll call vote all voted unanimously.

6. Discussion Related to Code Amendments Associated with 160D.

Ms. Jackson informed the Board on the progress of the staff’s efforts toward 160D compliance. Substantive portions of Chapter 2 Administration was provided and discussed. An outline of Chapter 20 Planning and Development, language previously found in Chapter 36 Zoning, was provided and discussed. Ms. Jackson noted that most language presented was largely a reorganization of current language, in conjunction with 160D compliance, and that notable substantive revisions of ordinance done in this same process would be made clear to the Board and Town Council. Staff requested that the Town move towards consistency with 160D in its nomenclature, including transitioning the “Planning and Zoning Board” to the “Planning Board” and the “Zoning Board of Adjustment” to the “Board of Adjustment.” There was consensus to be as consistent as possible with the terms used in 160D. Staff agreed to provide the upcoming revisions as soon as they are available so as to allow for a longer review period by the Board.

7. Any Other Business to Come Before the Board.

An updated roster of the Board was presented.

Mr. Eller provided a briefing on the proposed annexation agreement between the Town of Weaverville and the Town of Woodfin currently under consideration by Town Council.

8. Adjournment.

Upon consensus and without objection, Mr. Burge declared the meeting adjourned at approximately 6:55pm.



Gary Burge, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk