

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, February 2, 2021

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, February 2, 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 and Bob Pace, Town Councilmember Andrew Nagle, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller.

1. Call to Order.

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

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

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

Ms. Jackson presented to the Board and discussed in detail roughly 200 pages of material representing the Town's efforts to date to achieve compliance with 160D and to incorporate policy decisions related to streamlining subdivision review, a broadening of the sidewalk construction requirements for certain development approvals, the creation of a manufactured home overlay district and the consolidation of current and proposed land use regulations from Chapter 20 Subdivision and Chapter 36 Zoning into Chapter 20 Planning and Development. Specific items covered in conversation were as follows:

Cross Reference Table showing sections sorted by new section (Chapter 20) and old section (Chapters 25 and 36). This document traces the migration of new and existing ordinances into Chapter 20 and flags items for policy discussion and review by the Planning Board.

Chapter 20 – Part 1 General Provisions, Definitions, Administration, Enforcement, Appeals, Planning, Adoption and Amendments. This portion of the document consolidated each of the aforementioned headings into Chapter 20 and noted items which had been added or revised for 160D compliance. Topographical errors on pages 75 and 76 were noted and addressed.

Chapter 20 – Part II Subdivision Regulations. This portion of the document migrated subdivision language from Chapter 25 to Chapter 20, addressed the policy decisions of streamlining subdivision review and broadening sidewalk construction requirements, and noted items which had been added or revised for 160D compliance. Of particular note in conversation were the topics of the required installation of improvements prior to final plat approval, the removal of improvement guarantees and the inclusion of the ADA waiver process for sidewalk construction.

4. Any Other Business to Come Before the Board.

Ms. Jackson also produced a Chapter 160D project timeline for the Board's review.

5. Adjournment.

Upon consensus and without objection, Mr. Burge declared the meeting adjourned at approximately 7:45pm.



Gary Burge, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk