

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, April 6, 2021

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

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

1. Call to Order.

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

Chairman Burge noted that Mr. Pace would be serving as a regular member of the Board due to the absence of Ms. Devane.

2. Approval of the Agenda.

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

3. Approval of the Minutes from the March 2, 2021 Meeting of the Board.

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

4. Salem Road Minor Subdivision.

Mr. Eller presented the Board with a proposed minor subdivision of the property commonly known as 69 Salem Road. Of note was that no infrastructure improvements are required, as both water and sewer were readily available to the property, and the technical review committee had reviewed the proposal and discovered no items for comment or revision.

The Board Discussed at length how the new sidewalk requirements contained in the upcoming land use regulations update would be applicable to such a subdivision.

Mr. Pace motioned to offer a favorable recommendation on approval of the plat to the Planning Director. Ms. Cordell seconded and via a roll call vote each Board member voted unanimously.

5. Alexander Road Minor Subdivision.

Mr. Eller presented the Board with a proposed minor subdivision of the property commonly known as 64 Alexander Road. Of note was that no infrastructure improvements are required, as both water and sewer were readily available to the property, and the technical review committee had reviewed the proposal and discovered no items for comment or revision.

The Board Discussed at length how the new sidewalk requirements contained in the upcoming land use regulations update would be applicable to such a subdivision and the potential need to explore language related to shared driveways and easements.

Ms. Bronson motioned to offer a favorable recommendation on approval of the plat to the Planning Director. Mr. Chase seconded and via a roll call vote each Board member voted unanimously.

6. Presentation Related to 160D and Proposed Amendments Related to Same.

Ms. Jackson guided the Board through a presentation related to the 160D compliance project. Said presentation was purposed to summarize the land use regulations update for the Board and Council and to be distributed to the public upon request.

7. Any Other Business to Come Before the Board.

The Board reached consensus to continue meeting virtually until further notice.

8. Adjournment.

Mr. Pace motioned to adjourn the meeting. Ms. Cordell seconded and via a roll call vote each member voted in support of the motion. Meeting adjourned at approximately 8:00pm.



Gary Burge, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk