

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

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, July 6, 2021 within Council Chamber at Town Hall.

Present: Chair Gary Burge, Board Members Rachael Bronson, John Chase and Suzanne Devane, Alternate Members Bob Pace and Jane Kelly, Town Councilmember Andrew Nagle, 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.

Mr. Burge recognized Ms. Kelly who was recently appointed as an alternate member of the Board.

**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 May 4, 2021 Meeting of the Board.**

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

**4. Presentation of Chapter 2: Administration and Chapter 20: Planning and Development**

Mr. Eller described the binders which were distributed to the Board containing the new Chapter 2: Administration and Chapter 20: Planning and Development which were recently adopted by Town Council. A zoning map and copy of the comprehensive land use plan was also included.

**5. Discussion Related to an Annual Update of the Priorities of the Comprehensive Land Use Plan**

Mr. Eller reviewed with the Board the stated goals of the comprehensive land use plan which had been accomplished over the previous two years since the adoption of the plan in August, 2019.

Ms. Jackson guided the Board through the provided table of comprehensive land use plan stated goals, responsibilities, and priorities. Using a scale of 1(highest priority) – 3 (lowest priority) each proposed stated goal was discussed and rated by the Board to be forwarded along with staff's rating of the goals to Town Council for their consideration.

Within the table and under the general heading of water, each stated goal was given the highest priority. Under the general heading of street and sidewalks, continuing the street improvement program, implementing a sidewalk improvement program and master plan, and creating a priority list for sidewalk installation were each given the highest priority. Under the general heading of general policy matters, the review of overlapping land use authority, negotiating interlocal agreements with the county, implementation of a GIS system and providing


educational material on parking in the downtown area were each given the highest priority. Under the general heading of land development regulations, the simplification of outdoor lighting regulations, a review of the use of flag lots, study of solar collector regulations and possible mountain ridge protection regulations were each given the highest priority.

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


Mr. Eller presented a letter from Mountain Housing Opportunities addressed to the Board and presented an updated roster of the Board reflective of Ms. Kelley's appointment.

**7. Adjournment.**

Ms. Devane motioned to adjourn the meeting. Ms. Bronson seconded and all voted unanimously.

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

ATTEST:

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