

**TOWN OF WEAVERVILLE**

Community Room at Town Hall  
30 South Main Street  
Weaverville, NC 28787

**AGENDA**

**Tuesday, July 13, 2021 at 6:00 pm**  
**Town Council and Planning Board**  
**Regularly Scheduled Joint Meeting**

*Presenter*

- 1. **Call to Order** ..... Vice Mayor Jackson  
Chairman Burge
- 2. **Comprehensive Land Use Plan** ..... Town Council  
Planning Board
  - A. **Staff Review of Progress**
  - B. **Review of Stated Goals, Responsibilities, and Priorities**
  - C. **Review of Future Land Use Map**
- 3. **Other Discussion Items** ..... Town Council  
Planning Board
- 4. **Adjournment** ..... Vice Mayor Jackson  
Chairman Burge

# COMPREHENSIVE LAND USE PLAN

## STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be accomplished in 24 months, 3 = lower priority to be accomplished in 36 months)

Proposed - August 2021

Proposed	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
PRIORITIZATION					RESPONSIBILITY				
<b>PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED</b>									
-	-		-	-	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓
-	-		-	-	Consult the Future Land Use Map and use descriptions for Plan consistency review	Legally required	✓	✓	✓
-	-		-	-	Consult Action Plan and stated goals for Plan consistency review	Legally required	✓	✓	✓
-	-		-	-	Consult additional approved plans for Plan consistency review	Legally required	✓	✓	✓
<b>MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY</b>									
-	-		-	-	Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	Pending - August 2021	✓	✓	✓
-	-		-	-	Update appendix to this Plan when new plans or amendments related to land use are adopted	To keep Plan up-to-date and usable	✓		
-	-		-	-	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
-	-		-	-	Undertake annual review of the Table of Uses	For legal compliance	✓		
-	-		-	-	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
-	-		-	-	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓
-	-		-	-	Undertake a comprehensive update to the Plan in 2025 or at such time as substantial legislative or other changes are experienced in Town	2025 is proposed in order to provide for 5 year updates that better align w/ Census	✓	✓	✓

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<b>WATER</b>									
	1		1	1	Update Plan and regulations to slow land use development if water treatment plant expansion is postponed or terminated and water usage and commitments reach 70% of available water supply		✓	✓	✓
	1		1	1	Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
	1		1	1	Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
<b>STREETS AND SIDEWALKS</b>									
	1		1	1	Continue the Street Improvement Program	Program funded FY2022	✓		✓
	2		1	1	Consider implementing a Sidewalk Improvement Program and Master Plan	Bike-Ped Study in progress	✓		✓
	new		1	1	Establish Priority List for Sidewalk Installation		✓	✓	✓
	new		1.5	2	Study possible adoption of driveway construction standards – steep slope, reduction of curb cuts, common driveways		✓	✓	✓
	new		2	2	Consider a bike-ped overlay district for the implementation of the bike-ped plan		✓	✓	✓
<b>GENERAL POLICY MATTERS</b>									
	new		1	1	Review of overlapping land use authority		✓		✓
	new		1	1	Negotiate interlocal agreement(s) with County		✓		✓
	new		1	1	Implementation of GIS system		✓		
	new		1	1	Provide educational information on parking availability in downtown area		✓		
	2		2.5	3	Review & update economic development goals		✓		✓
	3		3	3	Consider reestablishing the Town's extraterritorial jurisdiction		✓		✓
	new		3	3	Evaluate need to strengthen regulations with regard to hazard mitigation	Buncombe-Madison Hazard Mitigation Plan dated 6/21	✓	✓	✓

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<b>LAND DEVELOPMENT REGULATIONS</b>									
	new		1	1	Consider simplification of outdoor lighting regulations		✓	✓	✓
	new		1	2	Review use of flag lots		✓	✓	✓
	new		1	2	Study solar collector regulation for possible implementation				
	new		1	3	Study mountain ridge protection regulations for possible implementation		✓	✓	✓
	new		1.5	2	Review sign regulations for legal compliance and policy objectives		✓	✓	✓
	2		1.5	2	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties		✓	✓	✓
	2		2	2	Undertake a comprehensive review of zoning regulations		✓	✓	✓
	2		2	2	Continue to analyze ways to provide standard regulations in order to reserve use of conditional districts for unique development	Areas improved: Mixed Use Development Apartments	✓	✓	✓
	new		2	2	Review regulations for non-conforming lots		✓	✓	✓
	new		2	2	Revise wireless telecommunication facility regulations for legal compliance and policy objectives		✓	✓	✓
	new		2	2	Study removal of floodplain areas from density calculation		✓	✓	✓
	new		2	3	Review hillside/steep slope regulations for legal compliance and policy objectives		✓	✓	✓
	new		2	3	Determine need or desire for Town grading regulations for projects less than 1 acre		✓	✓	✓
	3		3	3	Initiate special area studies: Downtown, North Main Street-"Five Points" Area, Monticello Road corridor, and Reems Creek Road corridor		✓	✓	✓

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<b>HOUSING</b>									
	2		1	1	Define and consider ways to achieve balanced residential development	Development on the edges and in-fill development	✓		✓
<b>COMPLETED</b>									
✓	1				Implementation of Chapter 160D Amendments	Implemented July 2021	✓	✓	✓
✓	1				Consider Implementation of a Manufactured Home Overlay District	Implemented Feb 2021	✓	✓	✓
✓	1				Undertake a comprehensive review of subdivision regulations	Implemented July 2021	✓	✓	✓
✓	1				Clarify legally required exemptions to subdivision regulations and reexamine the definitions of minor subdivisions and major subdivisions	Implemented July 2021	✓	✓	✓
✓	1				Streamline the subdivision review process	Implemented July 2021	✓	✓	✓
✓	1				Determine when sidewalks and other improvements are required with development approvals	Implemented July 2021	✓	✓	✓
✓	-				Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	With 160D Project	✓		
✓	-				Undertake annual review of the Table of Uses	With 160D Project	✓		
✓	-				Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	With 160D Project	✓		
✓	1				Continue monitoring water production, allocations, usage, and availability	Staff quarterly reports 2020/2021	✓		
✓	1				Continue reserving water allocation for infill development within the town	Staff quarterly reports 2020/2021	✓		
✓	-				Update appendix to this Plan when new plans or amendments related to land use are adopted	August 2020	✓		

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✓	-				Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	August 2020	✓	✓	✓
✓	1				Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
✓	1				Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
✓	1				Consider land use regulation that better provides for mixed use development	Regulations amended in May 2020	✓	✓	✓
✓	1				Consider land use regulation that provides for high density single family residential developmt	Studied in 2019; no new regulation desired	✓	✓	✓
✓	2				Review the current policy on street standards for private streets	Private street standards adopted May 2020	✓	✓	✓
✓	2				Consider ways to address housing affordability	Workshop presentation in January 2020	✓		✓
✓	2				Consider land use regulation that provides for transition districts	Accomplished 2020 with mixed use amdmts	✓	✓	✓
✓	2				Implement a staff-led Technical Review Committee for development reviews	TRC amendments adopted in May 2020	✓	✓	✓
✓	3				Develop and distribute a downtown parking map	Map available on website and Town Hall in 2019	✓		

# Future Land Use Map

November, 2018

- Downtown 
- Residential 
- Commercial 
- Industrial 
- Mixed Use 