

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, September 7, 2021

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, September 7, 2021 within Council Chamber at Town Hall.

Present: Chair Gary Burge, Vice Chair Catherine Cordell, Board Members Rachael Bronson and Suzanne Devane, Alternate Members Bob Pace and Jane Kelly, 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 the resignation of John Chase from the Board due to his appointment to Town Council.

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 July 6 and July 13, 2021 Meetings of the Board

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

4. Presentation of the Updated Goals of the Comprehensive Land Use Plan

Mr. Eller presented the updated goals of the comprehensive land use plan as adopted by Town Council on August 23 noting the goals which has received the highest priority.

5. Flag Lots and Driveway Construction Standards

Mr. Eller presented information to the Board related to the stated goals of the comprehensive land use plan “review use of flag lots” and “study driveway construction standards” noting that a conversation with the Board as to how restrictive or permissive language related to the topic should be would allow staff the direction to craft proposed texts amendments reflective of the Board’s position.

Lots on Grove Street, Alexander Road, Church Street and Lakeshore Drive were used to discuss the positive and negative aspects of flag lots and driveways used to access same. Variables related to minimum street frontage, minimum width of the flagpole portion of a lot, exclusion of the flagpole portion of a lot from minimum lot area calculation, maximum length of a flagpole portion of a lot, the number of flag lots in a subdivision, minimum distance between adjacent access points, and methods minimize traffic and pedestrian hazards were discussed.

Through these conversations it became the consensus of the Board to continue to allow flag lots but to establish significant restriction on them so as to minimize their establishment moving forward. For clarity, it was also noted to frame the conversation as driveway location or access rather than driveway construction. Staff is to

amend the proposed ordinance language provided reflective of these conversations and the consensus of the Board.

6. Any Other Business to Come Before the Board

The movement of the November regularly scheduled meeting of the Board was discussed due to a conflict with election day. It became the consensus of the Board to cancel the November meeting of the Board with the option to call a special called meeting if necessary.


Ms. Devane motioned to cancel the November regularly scheduled meeting of the Board. Ms. Bronson seconded, and all voted unanimously.

Mr. Eller presented the population numbers as provided by the 2020 census.

An updated roster was provided reflective of Mr. Chase's resignation from the Board.

7. Adjournment.

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



Gary Burge, Chairman
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk