

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

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

Present: Vice Chair Rachael Bronson, Board Members Suzanne Devane and Jane Kelley, Alternate Members Donna Mann Belt and Mark Endries, Town Attorney Jennifer Jackson and Planning Director James Eller. Chair Gary Burge and Regular Member Bob Pace were absent.

1. Call to Order

Vice Chair Rachael Bronson called the meeting to order at 6:00 pm.

Ms. Bronson recognized Ms. Mann Belt and Mr. Endries as acting members of the Board for the meeting due to the absence of two regular members.

2. Approval of the Agenda

Ms. Devane motioned to approve the agenda as presented. Ms. Mann Belt seconded and all voted unanimously.

3. Approval of the Minutes from the October 5, 2021 Meeting of the Board

Ms. Kelley motioned to approve the minutes as presented. Ms. Devane seconded and all voted unanimously.

4. Zoning Map Amendment Application – Ollie Weaver Road

Mr. Eller presented information related to the proposed zoning map amendment including the location and size of the properties, the map amendment application and property survey, and various staff reports from municipal department heads. The administration staff report covered a zoning analysis, comprehensive land use plan (CLUP) compliance, strategic plan compliance and other considerations such as potential population increase, the validity of the annexation and potential general and water fund revenues.

Mr. Eller noted the purpose of the matter was for the Planning Board to offer an opinion on the consistency of the requested zoning of R-12 with the CLUP. Ms. Jackson added further that the Board may offer an opinion on the reasonableness of the proposed zoning.

The Board discussed at length the term balanced residential development found within the CLUP. Staff provided information on the percentage of multifamily housing stock at present, 32%, and what the percentage would rise to with the proposed development, 39%. It was noted that balanced residential development was a policy matter to be determined by Town Council.

Warren Sugg spoke to the Board on behalf of the application offering an opinion on housing affordability, balanced residential development and the opportunity to provide a transition from the commercial area to the

south to the single-family residential area to the north. Mr. Sugg also addressed the history of water allocations and voluntary annexations as the applicants desired request to have the property annexed.

The future land use map and description of mixed-use development as shown on same was discussed. Mr. Eller offered that the future land use map supported the proposed zoning as multifamily residential development is specifically enumerated within the description of mixed-use development in the CLUP and the properties in question are identified for mixed use development.

Development under current Buncombe County zoning regulations was discussed including the ability to develop multifamily residential and the discrepancy in height restrictions between county and municipal zoning.

Jesse Swords spoke to the Board on behalf of the application specifically describing the reasonableness of the proposed zoning using the items contained in municipal ordinance Sec. 20-1505(d).

Mr. Eller noted that the potential project was of a type and scope that would require a traffic impact study and that said study would largely flow through NCDOT as all the adjoining roads were under state ownership and control.

The Board discussed at length the proposed zoning adherence to the CLUP and reasonableness of the proposal.

Ms. Bronson and Mr. Endries spoke to their position that the proposed zoning was consistent with the CLUP siting a demand for this type of development, easy access to current transportation infrastructure, providing a transition between current land use regulations, the ability to develop a similar project under current county zoning regulations, similar development in the immediate vicinity and the properties designation for mixed use development on the future land use map within the CLUP.

Ms. Kelley noted that more guidance from Town Council would be useful in the Board's deliberation on the topic of balanced residential development.

Ms. Devane and Ms. Mann Belt suggested a need for more time and more information. Staff suggested that the information which has been provided exceeds the scope of the Board's decision and that additional time would unlikely reduce the difficulty of the decision.

Ms. Devane motioned to table the matter until the next meeting of the Board to give new Board Members more time to review relevant documents. Ms. Mann Belt seconded. Motion failed due to lack of additional support.

Mr. Eller addressed the plan consistency checklist at the request of Ms. Bronson. As suggested in the staff report, it was again noted that it is the position of staff that the proposed zoning is consistent with the CLUP. Ms. Jackson suggested that it would be easier for the Board to reach a determination on the matter if a motion was broken into two parts 1) plan consistency and 2) reasonableness.

Ms. Bronson motioned to offer an opinion to Town Council that the proposed zoning was consistent with the CLUP. Mr. Endries seconded, and Ms. Kelley and Ms. Mann Belt also voted in favor of the motion. Ms. Devane cast a dissenting vote. Motion to find the proposed zoning consistent with the CLUP passed 4-1.

Ms. Bronson motioned to find the proposed zoning reasonable for reasons previously discussed. Mr. Endries seconded and Ms. Kelley also voted in favor of the motion. Ms. Devane and Ms. Mann Belt cast dissenting votes. Motion to find the proposed zoning reasonable passed 3-2.

5. Any Other Business to Come Before the Board

An updated roster was provided reflective of the appointments of Ms. Mann Belt and Mr. Endries as alternate members of the Board.

6. Adjournment.

Ms. Bronson motioned to adjourn the meeting. Ms. Devane seconded and all voted unanimously. Meeting adjourned at 8:15pm.



Gary Burge, Chair
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk