



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Workshop
Saturday, May 14, 2022**

The Town Council for the Town of Weaverville met for a special called workshop on Saturday, May 14, 2022, at 9:00 a.m.

Councilmembers present were: Mayor Fitzsimmons, Vice Mayor McKenna and Councilmembers Jackson, Cordell, Chase and Wood. Councilmember Nagle was absent.

Staff members present were: Town Attorney Jennifer Jackson, Clerk/Planning Director James Eller, Water Resources Superintendent Trent Duncan.

1. Call to Order

Mayor Patrick Fitzsimmons called the meeting to order at 9:00 a.m.

2. Land Use Retreat

Mayor Fitzsimmons spoke regarding the development pressures being experienced and that are expected for properties in and around town, described demographic information related to the town, the need to describe which development is desired or undesired, and the need to identify properties which are desirable for voluntary annexation. Mayor Fitzsimmons described 10 questions which had been formulated for the retreat and requested members of Council to rate the importance of each question. Mayor Fitzsimmons then recognized Chris Joyell, the Director of Asheville Design Center, who would be facilitating the retreat.

Mr. Joyell spoke regarding development pressures being experienced in Western North Carolina, identifying desired development features, voluntary annexation, and water system expansion. Mr. Joyell then recognized Planning Director Eller.

Mr. Eller spoke regarding the Town Council adopted Comprehensive Land Use Plan and the future land use map contained therein, the density of growth is largely determined by public utilities, the effect of Town Council's decision on increasing the capacity of the water system and that decisions effect on the town's land use regulations, the removal of the Town's extra-territorial jurisdiction by the State Legislature in 2014, an annexation agreement with the Towns of Weaverville and Woodfin, the distinction between the Town of Woodfin and Woodfin Water District, town service provision levels to different types of development, sidewalks, Town Council decisions regarding land use and current land use regulations. Furthermore, Mr. Eller identified the following areas as likely to see future development pressures on the periphery of town.

- Growth Area 1: Gill Branch Valley
- Growth Area 2: Monticello West
- Growth Area 3: Monticello East / Ollie Weaver

- Growth Area 4: I-26 Corridor North
- Growth Area 5: Reems Creek Valley

Mr. Joyell spoke further regarding a guide developed by Mount Holly which provides development guidelines for voluntary annexations and spoke to Council regarding desired and undesired development features for commercial, industrial and residential developments. Using the growth areas identified by staff and the desired development features identified by Town Council Mr. Joyell facilitated a conversation regarding a review of properties on the periphery of town and the desired development in those areas based upon the availability of infrastructure and the presence of neighboring water providers.

There was agreement that additional work needs to be done by Town Council in order to develop consensus around each of the identified growth areas and the preparation of guidance documents that could address desirable and undesirable development outside of the Town's municipal limits.

3. Adjournment.

Mayor Fitzsimmons declared the meeting adjourned at 1:00 p.m..



James Eller, Town Clerk