

Town of Weaverville
Planning Board
Minutes – Tuesday, June 7, 2022

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, June 7, 2022 remotely via Zoom.

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

1. Call to Order

Chair Gary Burge called the meeting to order at 6:00 pm.

Mr. Burge recognized Ms. Mann Belt as a regular member of the Board to fill a regular member's absence.

2. Approval of the Agenda

Noting no objections Mr. Burge declared the agenda approved by consent.

3. Approval of the Minutes from the May 3, 2022 Meeting of the Board

Ms. Kelley motioned to approve the minutes as presented. Mr. Bronson seconded and via a roll call vote all voted unanimously in favor of the motion.

4. Ollie Weaver Initial Zoning Request of R-3

Mr. Eller presented information related to an initial zoning request of R-3 for an aggregate of properties subject to a voluntary annexation before Town Council. These properties are found between Ollie Weaver Road and Garrison Branch Road contiguous to current municipal borders near the intersection of Ollie Weaver Road and Monticello Road. The information presented included a survey and property tax map of the subject properties, the application for a zoning map amendment and a staff report including a zoning analysis, a statement regarding comprehensive land use plan compliance, a statement regarding strategic plan compliance, a description of a previous favorable recommendation rendered by the Board for a more intense zoning district and other considerations.

Ms. Jackson presented the Board with a draft favorable recommendation, largely based on the Board's previous recommendation for a more intense zoning district, finding the proposed initial zoning of R-3 compliant with the town's comprehensive land use plan and reasonable.

Mr. Pace motioned to offer a favorable recommendation to Town Council on the initial zoning of R-3 finding the proposal compliant with the town's comprehensive land use plan and reasonable. Ms. Kelley seconded the motion and via a roll call vote all voted unanimously in favor of the motion.

5. Proposed Zoning Text Amendments

Mr. Eller presented information related to the proposed zoning text amendments for the simplification of outdoor lighting regulations. The proposed ordinances presented were a reflection of the conversation with the Board during a previous meeting and sought to repeal and replace Article VI – Outdoor Lighting

Ms. Bronson motioned to offer a favorable recommendation to Town Council on the proposed zoning text amendments related to outdoor lighting. Mr. Pace seconded and via a roll call vote all voted in favor of the motion.

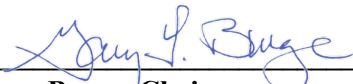
6. Any Other Business to Come Before the Board

Mr. Eller presented a list of questions in which Town Council reached consensus on land use matters during a recent workshop.

Mr. Eller provided an updated fact sheet recently completed with information from a combination of the 2020 Census and American Community Survey.


7. Adjournment.

Ms. Bronson motioned to adjourn the meeting. Mr. Pace seconded and via a roll call vote all voted unanimously in favor of the motion. Meeting adjourned at 7:00pm.



Gary Burge, Chair
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk