

Town of Weaverville
Planning Board
Minutes – Tuesday, July 5, 2022

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, July 5, 2022 within Council Chambers at Town Hall.

Present: Vice Chair Rachael Bronson, Board Member Jane Kelley and Alternate Members Donna Mann Belt and Maggie Schroder, Councilmember Catherine Cordell, Town Attorney Jennifer Jackson and Planning Director James Eller. Chair Gary Burge and Board Members Mark Endries and Bob pace were absent.

1. Call to Order

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

Ms. Bronson recognized Ms. Schroder who was participating in her first meeting with the Board.

Ms. Bronson recognized Ms. Mann Belt and Ms. Schroder as a regular members of the Board to fill the absences of regular members.

2. Approval of the Agenda

Noting no objections Ms. Bronson declared the agenda approved by consent.

3. Approval of the Minutes from the June 7, 2022 Meeting of the Board

Ms. Kelley motioned to approve the minutes as presented. Mr. Mann Belt seconded and all voted unanimously in favor of the motion.

4. Discussion Related to an Update of the Action Plan Table with Priorities within the Comprehensive Land Use Plan

Mr. Eller and Ms. Jackson reviewed the completed goals of the comprehensive land use plan.

Mr. Eller and Ms. Jackson presented the action plan table and assisted the Board in a conversation to prioritize the individual goals. The prioritization scores were tabulated during the meeting and are reflected in the attached table and incorporated into these minutes.

5. Any Other Business to Come Before the Board

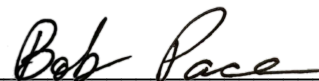
Mr. Eller presented an updated roster of the Planning Board reflective of the recent appointment of Ms. Schroder.

Mr. Eller described an upcoming joint meeting of the Board with Town Council to further discuss the update of the comprehensive land use plan. Because this special called meeting was not on the schedule of meetings adopted by the Board, a motion to set a special called meeting of the Board is appropriate.

Ms. Kelley motioned to set a special called meeting of the Planning Board for Tuesday, July 19, 2022 at 6pm within Council Chambers at Town Hall. Ms. Bronson seconded and all voted unanimously in favor of the motion.

6. Adjournment.

Without objection Ms. Bronson declared the meeting adjourned.



Bob Pace, Chair
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk

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; 0 = proposed for removal as a goal)
Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC	
											RESPONSIBILITY
2	PRIORITIZATION										
3	WATER										
4		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		✓	✓	✓	
5		1		1	1	Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓			
6		1		1	1	Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓			
7		new		1	1	Investigate interconnection with Asheville for supplemental water	TC resolution adopted 6/27/2; in progress by staff	✓			
8		new		1	1	Negotiate interlocal agreement with Asheville for purchase of supplemental water	Pending investigation	✓		✓	
9		new		2	2	Development of Water System GIS Layer	Anticipated work for FY2023-2024	✓			
10		new									
11	STREETS AND SIDEWALKS										
12		1		1	1	Continue the Street Improvement Program	Program funded FY2023	✓		✓	
13		1		1	1	Consider implementing a Sidewalk Improvement Program and Master Plan	Bike-Ped Study recommendations pending			✓	
14		1		1	1	Establish Priority List for Sidewalk Installation	Bike-Ped Study recommendations pending	✓	✓	✓	
15		new		1	1	Development of Stormwater System GIS Layer	Anticipated work for Spring 2023; LOSRC grant funding				

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Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
16		2		2	2	Study possible adoption of driveway construction standards – steep slope, reduction of curb cuts, common driveways		✓	✓	✓
17		2		3	3	Consider a bike-ped overlay district for the implementation of the bike-ped plan	Bike-Ped Study recommendations pending	✓	✓	✓
18		new								
19										
HOUSING										
20		1		1	1	Define and consider ways to achieve balanced residential development	Related to TC consensus on 5/14/22			✓
21		new		1	2	Consider ways to increase housing affordability	TC considered in 2020	✓		✓
22		new		2	2	Consider broadening allowable housing types in residential districts (duplexes, quadplexes)				✓
23		new		2	2	Consider expansion of the MH Overlay District				✓
24		new								
25										
GENERAL POLICY MATTERS										
26		1		1	1	Review of overlapping land use authority	Anticipated FY2023	✓		✓
27		1		1	1	Negotiate interlocal agreement(s) with County (Building Permits and Inspections)	Anticipated FY2023	✓		✓
28		1		1	2	Review & update economic development goals				✓
29		new		1	1	Develop annexation guidelines that include consideration of how quality municipal services will be provided	Related to TC consensus on 5/14/22; TC considered in 2018 as part of Strategic Plan– current policy is case-by-case			✓

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Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
30		new		1	1	Continue to annex properties along the Town's borders in order to impose the Town's land use regulations	Related to TC consensus on 5/14/22			✓
31		new		1	1	Continue to work with Buncombe County during its on-going long term planning	Related to TC consensus on 5/14/22	✓		✓
32		new		1	1	Engage in conversations with NCDOT about long-term planning for growth	Related to TC consensus on 5/14/22	✓		✓
33		new		1	1	Engage in conversations with MSD about long-term planning for growth	Related to TC consensus on 5/14/22	✓		✓
34		new		1	1	Comprehensive review of Future Land Use Map	Related to TC workshop 5/14/22; Chris Joyell	✓	✓	✓
35		new		1	1	Make decisions on annexation based on the ability to provide quality municipal services to proposed land uses to the same extent and under current policy	Related to TC consensus on 5/14/22			✓
36		new		2	2	Investigate possibility of reestablishing direct bus route between Weaverville and Asheville		✓		✓
37		new		2	2	Investigate possibility of establishing a "Park and Ride" in Weaverville to provide a shared ride option to Asheville		✓		✓
38		3		3	3	Consider reestablishing the Town's extraterritorial jurisdiction		✓		✓
39		3		3	3	Evaluate need to strengthen regulations with regard to hazard mitigation	Buncombe-Madison Hazard Mitigation Plan dated 6/21	✓	✓	✓
40		new								
41		new								

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Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
42						LAND DEVELOPMENT REGULATIONS				
43		new		1	1	Comprehensive review of Table of Uses		✓	✓	✓
44		2		1	1	Review regulations for non-conforming lots		✓	✓	✓
45		new		1	1	Initiate small area studies for growth areas: Gill Branch Valley, Monticello Rd West, Ollie Weaver Rd, I-26 Corridor, Reems Creek Rd	Related to TC workshop 5/14/22	✓	✓	✓
46		new		1	1	Consider adoption of land use regulations which provide greater control of retail development in Main Street area (C-1)	Economic Development Advisory Committee recommendation (7/22)	✓	✓	✓
47		new		2	2	Consider density bonuses for open space or greenway dedication, conservation measures		✓	✓	✓
48		2		2	2	Undertake a comprehensive review of zoning regulations		✓	✓	✓
49		2		2	2	Review sign regulations for legal compliance and policy objectives		✓	✓	✓
50		3		2	3	Review hillside/steep slope regulations for legal compliance and policy objectives		✓	✓	✓
51		3		2	3	Determine need or desire for Town grading regulations for projects less than 1 acre		✓	✓	✓
52		2		3	3	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning for unique development	Areas improved: Mixed Use Development Apartments	✓	✓	✓
53		2		3	3	Study mountain ridge protection regulations for possible implementation		✓	✓	✓
54		2		3	3	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	Several I-1 properties not used for industrial uses	✓	✓	✓

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1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
55		2		3	3	Revise wireless telecommunication facility regulations for legal compliance and policy objectives		✓	✓	✓
56		2		3	3	Study removal of floodplain areas from density calculation		✓	✓	✓
57		3		0	0	Initiate special area studies: Downtown, North Main Street-“Five Points” Area, Monticello Road corridor, and Reems Creek Road corridor	Proposed for deletion; see line 45	✓	✓	✓
58		new								
59		new								
60		new								
61		new								
62						PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED				
63		-		-	-	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓
64		-		-	-	Consult the Future Land Use Map and use descriptions for Plan consistency review	Legally required	✓	✓	✓
65		-		-	-	Consult Action Plan and stated goals for Plan consistency review	Legally required	✓	✓	✓
66		-		-	-	Consult additional approved plans for Plan consistency review	Legally required	✓	✓	✓
67		new								

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68						MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY				
69		-		-	-	Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	Pending - August 2022	✓	✓	✓
70		-		-	-	Update appendix to this Plan when new plans or amendments related to land use are adopted	Pending – August 2022 To keep Plan up-to-date and usable	✓		
71		-		-	-	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
72		-		-	-	Undertake annual review of the Table of Uses	For legal compliance	✓		
73		-		-	-	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
74		-		-	-	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓
75		-		-	-	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	✓	✓	✓
76		new								

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Proposed - August 2022

		COMPLETED									
		-					Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	Pending - August 2022	✓	✓	✓
		-					Update appendix to this Plan when new plans or amendments related to land use are adopted	Pending - August 2022	✓		
		1					Consider simplification of outdoor lighting regulations	Amendments proposed for adoption 7/25/22	✓	✓	✓
✓		1					Continue the Street Improvement Program	Program funded FY2023	✓		✓
✓		1					Implementation of GIS system and Zoning Layer	Implemented April 2022	✓		
✓		1					Provide educational information on parking availability in downtown area	Website posting	✓		
✓		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					Negotiate interlocal agreement(s) with County (Stormwater and Sedimentation/Erosion Control Permitting and Enforcement)	Agreements approved by TC June 2022	✓		✓
✓		1					Review use of flag lots	Implemented Nov 2021	✓	✓	✓
✓		1					Study solar collector regulation for possible implementation	Implemented May 2022	✓	✓	✓
✓		-					Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	August 2021	✓	✓	✓

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Proposed - August 2022

✓	-				Update appendix to this Plan when new plans or amendments related to land use are adopted	August 2021	✓	
✓	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	✓	

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✓	-				Update appendix to this Plan when new plans or amendments related to land use are adopted	August 2020	✓		
✓	-				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 development	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 amendments	✓	✓	✓
✓	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	✓		