

Town of Weaverville  
Planning Board  
Minutes – Tuesday, September 6, 2022

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

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

**1. Call to Order**

The meeting was called to order at 6:00 pm.

Mr. Eller noted that in the absence of the chair and vice chair of the Board, the remaining members needed to nominate someone to chair the meeting. Also, the Board could use this opportunity to conduct the annual election of officers where the chair, vice chair and secretary could be nominated to serve in their capacity for one year or until reappointed. The Board indicated that they would conduct the annual election of officers at this time. With Ms. Bronson absent, Mr. Eller spoke on her behalf indicating that she was willing to continue in her capacity as vice chair.

Ms. Kelley motioned to appoint Mr. Pace as chair of the Board, Ms. Bronson as vice chair of the Board, and Mr Eller as secretary to the Board. Mr. Endries seconded the motion and all members voted in favor of the motion.

Mr. Pace 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 Mr. Pace declared the agenda approved by consent.

**3. Approval of the Minutes from the July 5, 2022 Meeting of the Board**

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

**4. Annual Election of Officers**

This action was taken at the beginning of the meeting.

**5. Update of the Comprehensive Land Use Plan**

Ms. Jackson noted that revisions to the adopted comprehensive land use plan must now be treated in the same manner as a zoning text amendment. Therefore, a recommendation from the Planning Board and public hearing will be required to update the plan to include the recently reviewed action plan table with priorities and fact

sheet. Mr. Eller noted that the action plan table was reflective of the position of Town Council, the Board, and staff from the recently conducted joint meeting of Council and the Board.

Ms. Kelley motioned to offer a favorable recommendation to Town Council on the updates to the CLUP including the action plan table with priorities and fact list. Ms. Mann Belt seconded and all voted in favor of the motion.

## **6. Sidewalk Priority List**

Mr. Eller noted that the creation of a sidewalk priority list was made requisite by a recent zoning text amendment where sidewalk construction would be required of subdivisions and certain development approvals. This list could also serve as guidance where the town may consider sidewalk installation along town owner roads to provide greater access to the current sidewalk network and the downtown area.

Information related to Reeves Street, Florida Avenue, Georgia Avenue, Moore Street, Alexander Road, Clinton Street, Hamburg Drive, Aiken Road, Alabama Avenue, Park Avenue, Salem Road, Church Street and Yost Street was presented and discussed. During conversation it became the consensus of the Board to add College Crescent and portions of Brown Street and South College Street to the proposed sidewalk priority list. It also became the consensus of the Board to include the sidewalk priority list with the CLUP once adopted.

Ms. Mann Belt made a motion to offer a positive recommendation to Town Council on the proposed sidewalk priority list as amended and to include the list in the CLUP once adopted. Ms. Schroder seconded the motion and all voted unanimously.

## **7. Economic Development Advisory Committee Recommendation on an Amendment to the Table of Uses**

Mr. Eller described a recommended text amendment to the table of uses for general retail establishments of a certain size within the C-1 Zoning District. Such recommendation is being offered from the Economic Development Advisory Committee.

Al Schlimm spoke to the Board on behalf of the Committee.

Ms. Schroder motioned to offer a positive recommendation to Town Council on the proposed text amendment to the table of uses. Mr. Endries seconded and all voted in favor of the motion.

## **8. Any Other Business**

Mr. Eller presented an updated roster of the Planning Board reflective of the recent resignation of Mr. Burge.

## **9. Adjournment.**

Without objection Mr. Pace declared the meeting adjourned.



**Bob Pace, Chair**  
**Planning and Zoning Board**

**ATTEST:**



**James W. Eller**  
**Planning Director / Town Clerk**