



## MINUTES

**Town of Weaverville  
State of North Carolina**

**Joint Meeting of Town Council and Planning Board  
Tuesday, March 21, 2023**

The Town Council for the Town of Weaverville met for its regularly scheduled workshop meeting on Tuesday, March 21, 2023, at 6:00 p.m. in Council Chambers within Town Hall at 30 South Main Street, Weaverville, NC, in order to hold a joint meeting with the Weaverville Planning Board. The Planning Board met for a special called meeting at this date and time for that purpose..

Councilmembers present: Mayor Patrick Fitzsimmons, Vice Mayor Jeff McKenna and Councilmembers Doug Jackson, Andrew Nagle, John Chase, Catherine Cordell, and Michele Wood.

Planning Board present: Chairman Bob Pace and Planning Board Members Jane Kelley, Mark Endries, Donna Mann-Belt, and Ryan Gagliardi.

Staff members present: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk/Planning Director James Eller, Police Chief Ron Davis, and Deputy Town Clerk Grace Keith.

### **1. Call to Order and Introductions**

*Mayor Fitzsimmons called the Town Council meeting to order at 6:00 p.m. and Chairman Bob Pace called the Planning Board to meeting at 6:00 p.m. and introductions were made.*

### **2. Brief Update on Progress on CLUP Goals and Priorities**

Planning Director James Eller presented Town Council and the Planning Board with an Update on CLUP Goals and Priorities. There was consensus that the R-1 zoning district within the downtown area be studied for possible regulation changes to allow for smaller lot widths.

### **3. Proposed Code Amendments – Nonconforming Lots/Minimum Lot Width**

Planning Director Eller and Planning Board Chairman Pace spoke on proposed code amendments which would allow building to occur on nonconforming lots with small lot widths.

There was Town Council consensus that the Planning Board and staff study and consider regulations that would allow for smaller minimum lot width within the single-family district in the downtown area.

### **4. Regulation of Short-Term Rentals**

Councilmember Wood presented findings on short-term rentals in Weaverville. There was much discussion concerning this topic.

Town Attorney Jackson spoke about current legal status, known legal limitations, and enforcement challenges for short-term rentals.

There was Town Council consensus for the Planning Board and staff to study possible regulation of short-term rentals in Weaverville with an emphasis on regulation of whole house short term rentals.

There was also a request that public input be solicited on this matter and that current short-term

rental owners/operators be made aware of the discussion and possible regulation.

**5. Minimum Parking and Loading Requirements**

Vice Mayor McKenna presented findings on minimum parking requirements.

Town Council directed staff and the Planning Board to study the matter and propose some possible modifications to the Town's parking and loading requirements with a desire to reduce the number of unnecessary spaces.

**6. Other Discussion or Direction to Planning Board/Staff**

Consensus was reached to have regulation of short-term rentals and minimum parking and loading requirements be addressed by the Planning Board and staff after their consideration of the top priorities as currently stated in the CLUP plan.

**7. Adjournment of Planning Board**

*Without objection, Chairman Pace declared the Planning Board meeting adjourned at approximately 7:50pm.*

**8. Ratification of Lobbyist Agreement and Approval of Budget Amendment**

*Councilmember Doug Jackson made a motion to ratify the lobbyist agreement with The Policy Group dated March 1, 2023 and to approve the related budget amendment as presented. Without any further discussion the motion passed unanimously.*

**9. Adjournment of Town Council**

*Without objection, Mayor Fitzsimmons declared the meeting adjourned at approximately 7:55pm.*



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**James Eller, Town Clerk**