

Town of Weaverville
Planning Board
Minutes – Tuesday, April 4, 2023

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, April 4, 2023 within Council Chambers at Town Hall.

Present: Board Members Bob Pace, Jane Kelley, and Donna Mann Belt and Alternate Members Maggie Schroder and Ryan Gagliardi, Town Council Liaison Michele Wood, Town Attorney Jennifer Jackson and Planning Director James Eller.

1. Call to Order

Mr. Pace called to order at 6:00 pm.

Mr. Pace recognized Ms. Schroder and Mr. Gagliardi as a regular members of the Board due to a vacant position and the absence of a regular member.

2. Approval of the Agenda

After discussion it was the consensus of the Board to not hold the election of the vice chair in anticipation of Town Council filling an open position on the Board in the coming weeks.

Ms. Schroder motioned to approve the agenda without an action item related to the election of officers. All voted unanimously in favor of the motion.

3. Approval of the Minutes from the March 7, 2023 Meeting of the Board

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

4. Table of Uses

Following last month's conversations related to a review of the table of uses, Mr. Eller presented two proposed text amendment to the table related to home occupations and the treatment of places of gatherings such as cultural or community facilities, event centers and religious institutions.

Mr. Eller described the amendments related to home occupations were intended to remove regulatory language from the definition of the term and to provide clarification for the online sale of merchandise. The Board requested additional information related to the storage of merchandise in association with a home occupation.

Mr. Eller again reviewed a potential exposure to compliance with RLUIPA which establishes that places of assembly, such as churches, community centers, or event centers, should be treated equally by the jurisdictions review and permitting process. The proposed amendment to the table of uses would address this concern.

No board member identified a new use of land which should be enumerated.

Staff noted that a recommendation related to the proposed text amendments would be prepared for the Board's review at the following month's meeting.

5. Any Other Business

Mr. Eller and Ms. Jackson lead the Board in a conversation related to the remaining highest priorities of the comprehensive land use plan. Those items included a comprehensive review of the future land use map, regulations that encourage open space, greenway dedication, or conservation measures, town initiated rezonings, and small area studies for growth areas.

Related to small area studies Mr. Eller noted that he had not discovered any such study for an area outside of the jurisdiction. It became the consensus of the Board that in light of the resolution related to growth areas adopted by Town Council in December 2022 that this item had been addressed.


Related to town initiated rezonings, it was discussed that no properties in town had been long dormant due to the zoning applied and that with conditional zoning a developer could apply for anything they wish and have it reviewed through the legislative process. The industrial zoning applied to Creekside Village was also discussed in that the zoning map provided some misinformation where a housing development falls within an industrial district. However, given that a special use permit governs the property, a tremendous amount of noticing would be required for a cosmetic change to the map.

A discussion was held regarding Town Council consensus to have the potential regulation of short term rentals, the creation of a downtown residential district, and minimum parking and loading requirements to be addressed by the Planning Board and staff after their consideration of the top priorities as currently stated in the comprehensive land use plan.

Senate Bill 317 (workforce housing) and House Bill 409 (accessory dwelling units) were briefly discussed.

6. Adjournment.

Mr. Pace declared the meeting adjourned at approximately 7:05.



Bob Pace, Chair
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk