

**TOWN OF WEAVERVILLE**

**AGENDA**

**Weaverville Community Room at Town Hall  
30 South Main Street, Weaverville, NC 28787**

**December 13, 2022 at 6:00 pm  
Town Council Regular Workshop**

**Remote Access Option for General Public via Zoom:**  
<https://us02web.zoom.us/j/85948891960> ;  
Meeting ID: 859 4889 1960

	<i>Pg.</i>	<i>Presenter</i>
1. Call to Order .....		Mayor Fitzsimmons
2. Brief Review of Land Use Consensus (from 5/12/22 Workshop) .....	2	Mayor Fitzsimmons
3. Factors that Influence Submittal of Voluntary Annexation Petitions .....		Planning Director Eller
4. Direction to Staff, Developers, and General Public on Growth Areas – Review of Proposed Resolution .....	3	Town Attorney Jackson
5. Discussion of Desirable Uses/Zoning Districts within Growth Areas .....	4-5	Town Council
a. Growth Area 1 – Gill Branch Valley Area		
b. Growth Area 2 – Monticello Road West Area		
c. Growth Area 3 – Ollie Weaver Road Area		
d. Growth Area 4 – I-26 Corridor		
e. Growth Area 5 – Reems Creek Road Area		
6. Adjournment .....		Mayor Fitzsimmons

**WEAVERVILLE TOWN COUNCIL WORKSHOP MEETING – DECEMBER 13, 2022, AT 6PM  
REMOTE ELECTRONIC MEETING LOGIN CREDENTIALS**

The Weaverville Town Council has elected to continue to provide the general public with remote electronic access to its regular monthly meetings.

This **NOTICE OF REMOTE ELECTRONIC MEETING** is provided to inform the public that the **Weaverville Town Council regular monthly workshop meeting on Tuesday, December 13, 2022, at 6:00 p.m. will be held as an in-person meeting (Council Chambers/Community Room at Town Hall, 30 South Main Street) with remote attendance by the general public allowed via Zoom.** For those members of the public wishing to attend remotely via Zoom the following information is provided.

**A virtual waiting room will be enabled and participants will be allowed entry into the meeting just prior to the start of the meeting. The instructions to access this meeting are:**

**To join the meeting by computer**, go to this link <https://us02web.zoom.us/j/85948891960>  
You may be asked for permission to access your computer's video and audio. If so, click "allow."  
You will then be asked for the Meeting ID which is: 859 4889 1960. You will first enter a virtual waiting room. The host will admit you into the meeting just prior to the start of the meeting.

**To join the meeting by phone**, call: (253) 215-8782 or (301)715 8592  
You will then be asked for the Meeting ID which is: 859 4889 1960 . There is no password for this meeting, so if asked for one just press the # button.

**To view the agenda and related materials**, please visit the Town's website at <https://www.weavervillenc.org>.

**Access to the Meeting Recording:** A recording of the meeting will be available for one or two months, depending on storage capacity, beginning about 24 hours after the meeting. To access the recording visit the Town's website at <https://www.weavervillenc.org> or the Town's YouTube channel at [https://www.youtube.com/channel/UckBK1doIGY\\_O6\\_vjiqimFUQ](https://www.youtube.com/channel/UckBK1doIGY_O6_vjiqimFUQ), or call the Town Clerk at (828)645-7116.

Patrick Fitzsimmons, Mayor  
12/7/2022

## CONSENSUS FROM LAND USE WORKHOP ON 5/12/2022

1. Affordable housing is an important thing to try and create in Weaverville (18 out of 30)
- ~~2. Managing growth and development by restricting services makes sense (10 out of 30)~~
3. Managing growth and development by extending services makes sense (26 out of 30)
4. It is beneficial to annex areas around town to ensure developments are built to higher standards (27 out of 30)
5. Changing zoning in the town core to accommodate denser housing makes sense (18 out of 30)
6. Balanced residential development is desirable and we need to define it (25 out of 30)
- ~~7. Balanced residential development is a nice idea but elusive and undefinable (10 out of 30)~~
- ~~8. Weaverville should only be concerned with development inside current town limits (10 out of 30)~~
9. Influencing where and what commercial development occurs in our area is a smart thing for the town to do (28 out of 30)
10. Working cooperatively with other government bodies (towns, counties) in our area is a smart way to insure positive growth and development (29 out of 30)

**TOWN OF WEAVERVILLE  
RESOLUTION REGARDING DEVELOPMENT WITHIN  
IDENTIFIED GROWTH AREAS**

**WHEREAS**, on May 14, 2022, Town Council held a workshop regarding growth pressures and land use and reached some consensus regarding these topics and wishes to formalize some of the matters achieving consensus by adopting a resolution which provide some guidance to staff, developers, and the general public;

**WHEREAS**, municipal growth through annexation is essential to sound urban development and continued economic stability in the Town of Weaverville; and

**WHEREAS**, managing growth by extending municipal services makes sense and annexation of properties ensures that new development is built to Town of Weaverville standards;

**WHEREAS**, influencing where and what commercial development occurs within the Weaverville area and providing balanced residential development is desirable to the Town of Weaverville;

**WHEREAS**, the Town of Weaverville would like to see growth that is well-designed and that complements the development that is already within the Town;

**WHEREAS**, the Town of Weaverville has identified certain properties along its municipal borders as having a high likelihood of development due to the presence of public water and sewer and has identified them as growth areas as described below;

**WHEREAS**, the Town wishes to indicate its willingness to consider the voluntary annexation of the properties included within these growth areas and to inform the public of the types of development that the Town believes is consistent with its Comprehensive Land Use Plan and reasonable when considering the surrounding area;

**NOW, THEREFORE, BE IT RESOLVED**, the Weaverville Town Council hereby declares and resolves as follows:

1. The Town has identified the following growth areas with maps being attached hereto:
  - a. Growth Area 1 – Gill Branch Valley Area
  - b. Growth Area 2 – Monticello Road West Area
  - c. Growth Area 3 – Ollie Weaver Road Area
  - d. Growth Area 4 – I-26 Corridor
  - e. Growth Area 5 – Reems Creek Road Area
2. The Town is likely to favorably consider voluntary annexation petitions received for the properties shown within these growth areas. It is noted, however, that some development, especially in Growth Area 3, may best proceed without annexation as the provision of municipal services may be difficult in certain locations and some areas may be ineligible for annexation

by the Town of Weaverville due to legal requirements regarding satellite annexation.

3. The following is valued, and as proposed development is considered on these properties, the Town would like to see an emphasis on:
  - a. Great streets and gathering places, where the pedestrian is prioritized;
  - b. Connections between adjoining developments and to gathering places;
  - c. Walkability through the installation of sidewalks, greenways, and other multi-modal trails, especially those that will connect to the existing or planned pedestrian network within Weaverville;
  - d. Preservation of natural spaces for public use;
  - e. Establishment of open spaces that provides recreational opportunities in the form of greenways, playing fields and/or playgrounds;
  - f. Protection of streams and creeks;
  - g. Preservation of mature trees and planting of street trees;
  - h. Landscape buffering and screening to protect views;
  - i. Reduction of stormwater runoff which threatens our water quality;
  - j. Energy conservation measures, such as EV charging stations and solar;
  - k. Inclusion of commercial uses that support compatible development.
4. Consistent with Town Council’s prior discussions and consensus, the following uses of land are found to be compatible with the Town’s adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 1 [Gill Branch Valley Area]**:
  - a. mixed use development;
  - b. single family residential development;
  - c. duplexes;
  - d. townhouses;
  - e. multifamily development;
  - f. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are most consistent with the following zoning districts: R-1, R-3, R-12, C-2, and conditional district zoning.

5. Consistent with Town Council’s prior discussions and consensus, the following uses of land are found to be compatible with the Town’s adopted Comprehensive Land Use Plan and Future Land Use Map, and may be desirable within **Growth Area 2 [Monticello Road West Area]**:
  - a. mixed use development;
  - b. single family residential development;
  - c. duplexes;
  - d. townhouses;

- e. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are consistent with the following zoning districts: R-1, R-3, C-2, and conditional district zoning.

- 6. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 3 [Ollie Weaver Road Area]**:
  - a. single family residential development;
  - b. duplexes;
  - c. commercial development (especially those supporting residential neighborhoods such as \_\_\_\_\_).

These uses are most consistent with the following zoning districts: R-1, R-3, C-2, and conditional district zoning.

- 7. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 4 [I-26 Corridor]**:
  - a. commercial development (especially medical services such as healthcare facilities and medical offices, large general retail, restaurants, hotels).

These uses are most consistent with the following zoning districts: C-2, and conditional district zoning.

- 8. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 5 [Reems Creek Road Area]**:
  - a. single family residential development;
  - b. duplexes;
  - c. townhouses;
  - d. multifamily development;
  - e. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are most consistent with the following zoning districts: R-1, R-3, R-12, C-2, and conditional district zoning.

- 9. The Town is willing to support compatible development within these growth areas by considering approval of public water requests for such development if current or anticipated capacity is available and such approval is in the best interest of the Town and/or its water system.
- 10. Town Council's recommended procedure for approvals is for property owners to present voluntary annexation petitions either prior to or simultaneously

with a water request and zoning request. Some deviations from this recommendation are anticipated in situations where a property is ineligible for municipal annexation or where provision of municipal services will prove difficult.

11. Nothing herein is binding on the Town of Weaverville and the review and approval of all annexation petitions, land use applications, and water extension or commitment requests will be made in Town Council's discretion following procedures as required by North Carolina law and local ordinance.

**ADOPTED** this the \_\_\_ day of \_\_\_\_\_, 2022.

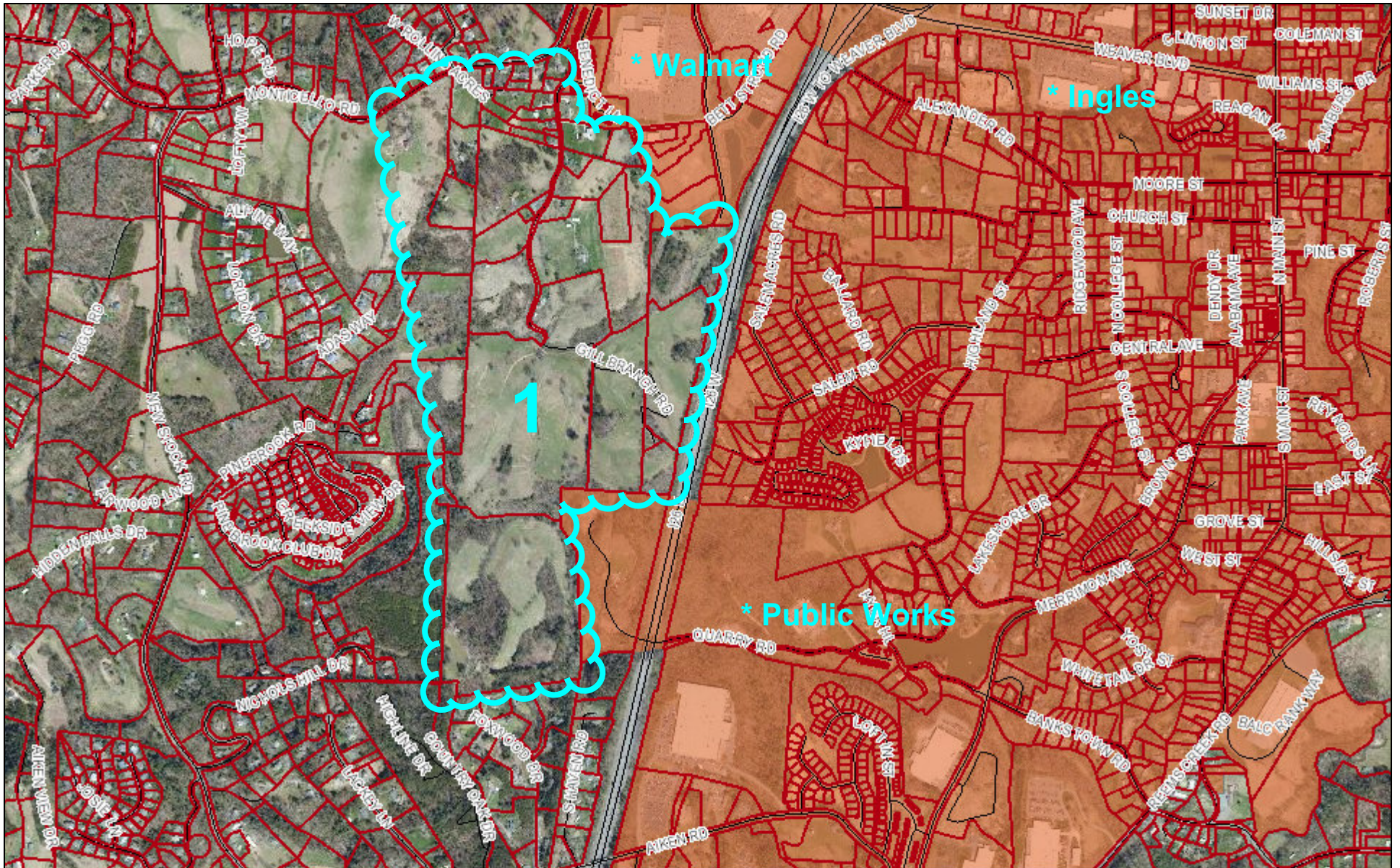
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**PATRICK FITZSIMMONS**, Mayor

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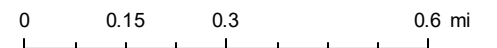
**JAMES ELLER**, Town Clerk

# Buncombe County



May 5, 2022

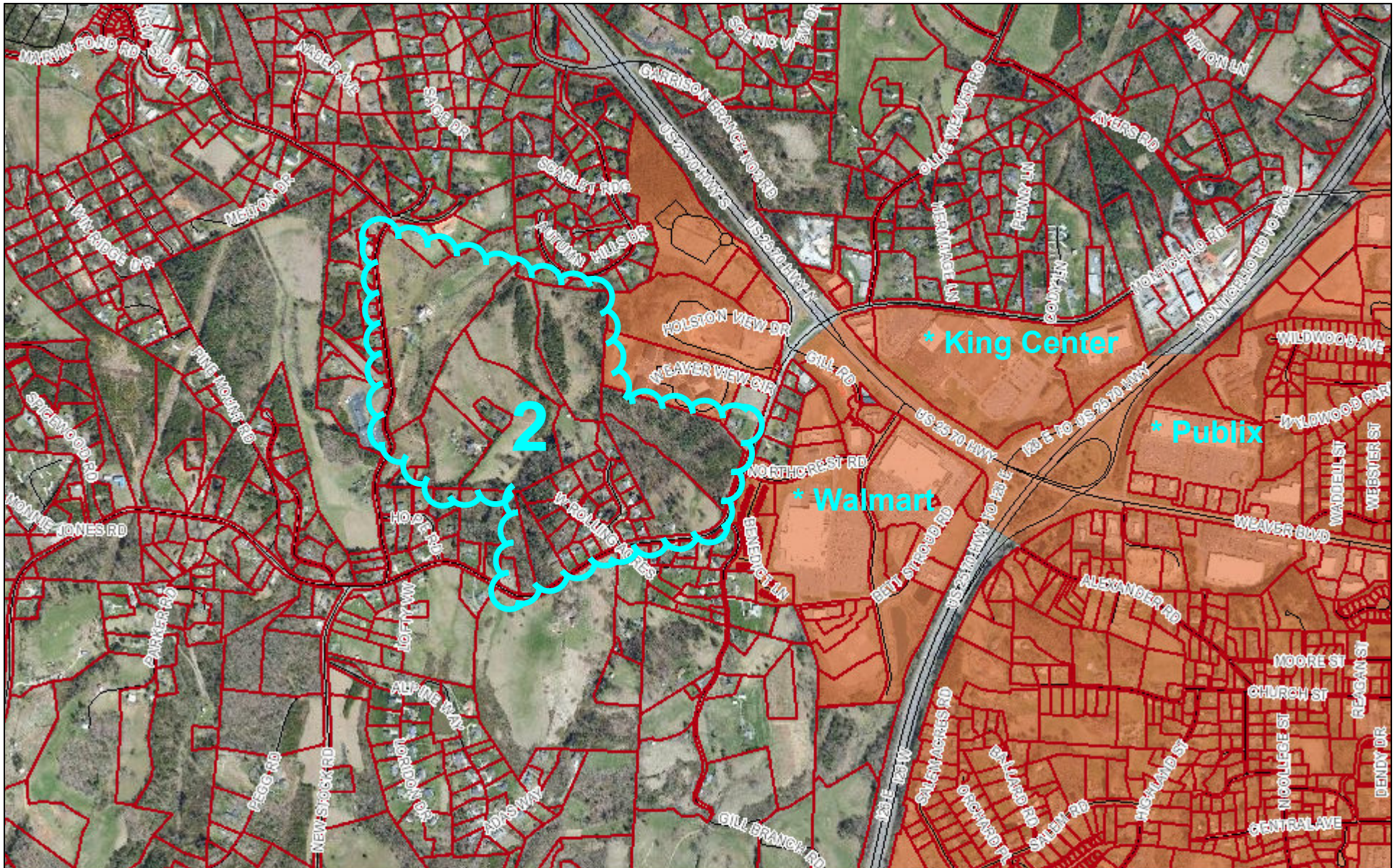
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# GROWTH AREA 1



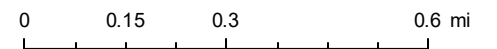
# Buncombe County



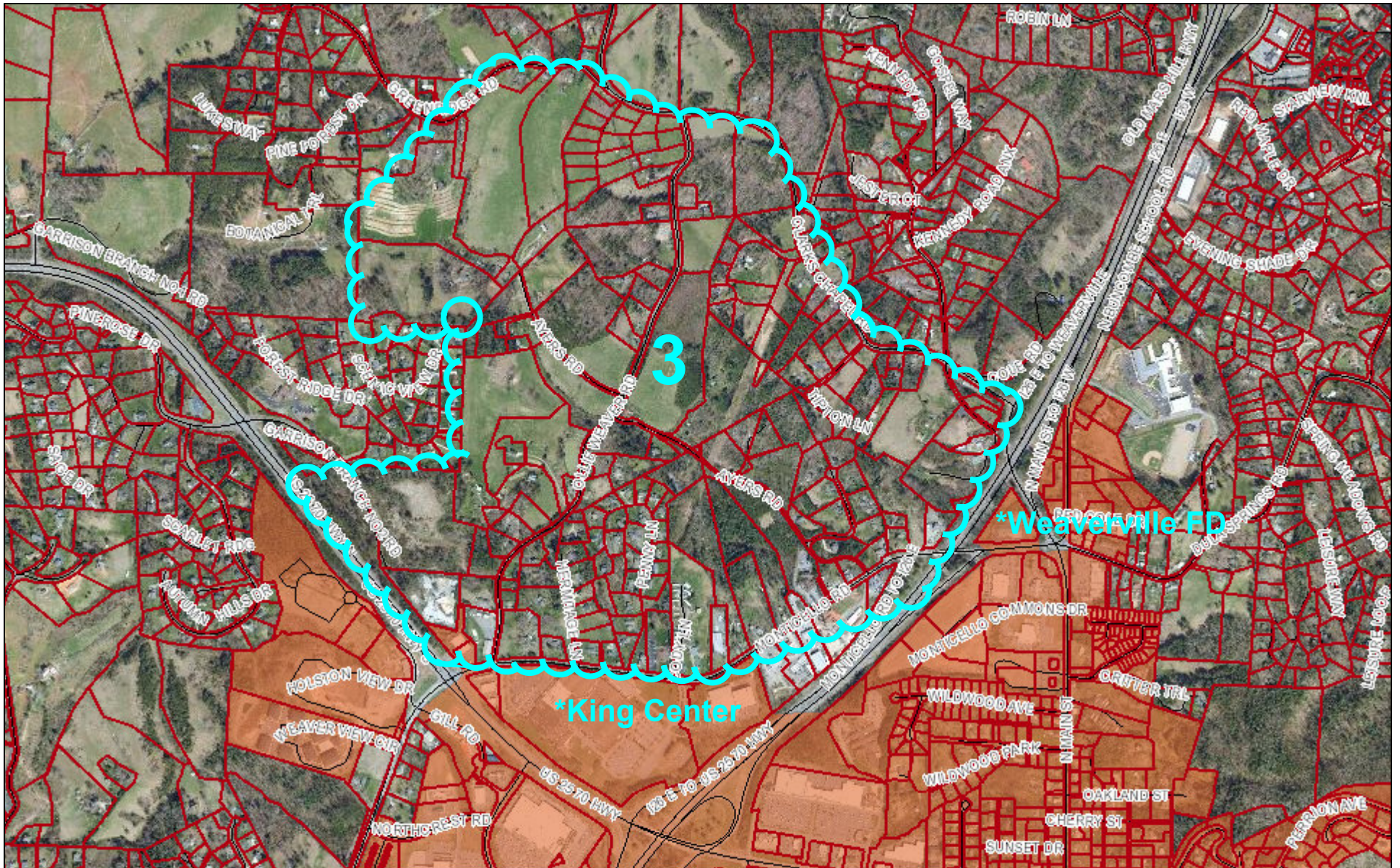
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## GROWTH AREA 2

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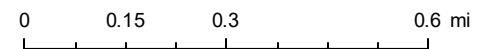
# Buncombe County



May 5, 2022

## GROWTH AREA 3

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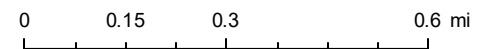
# Buncombe County



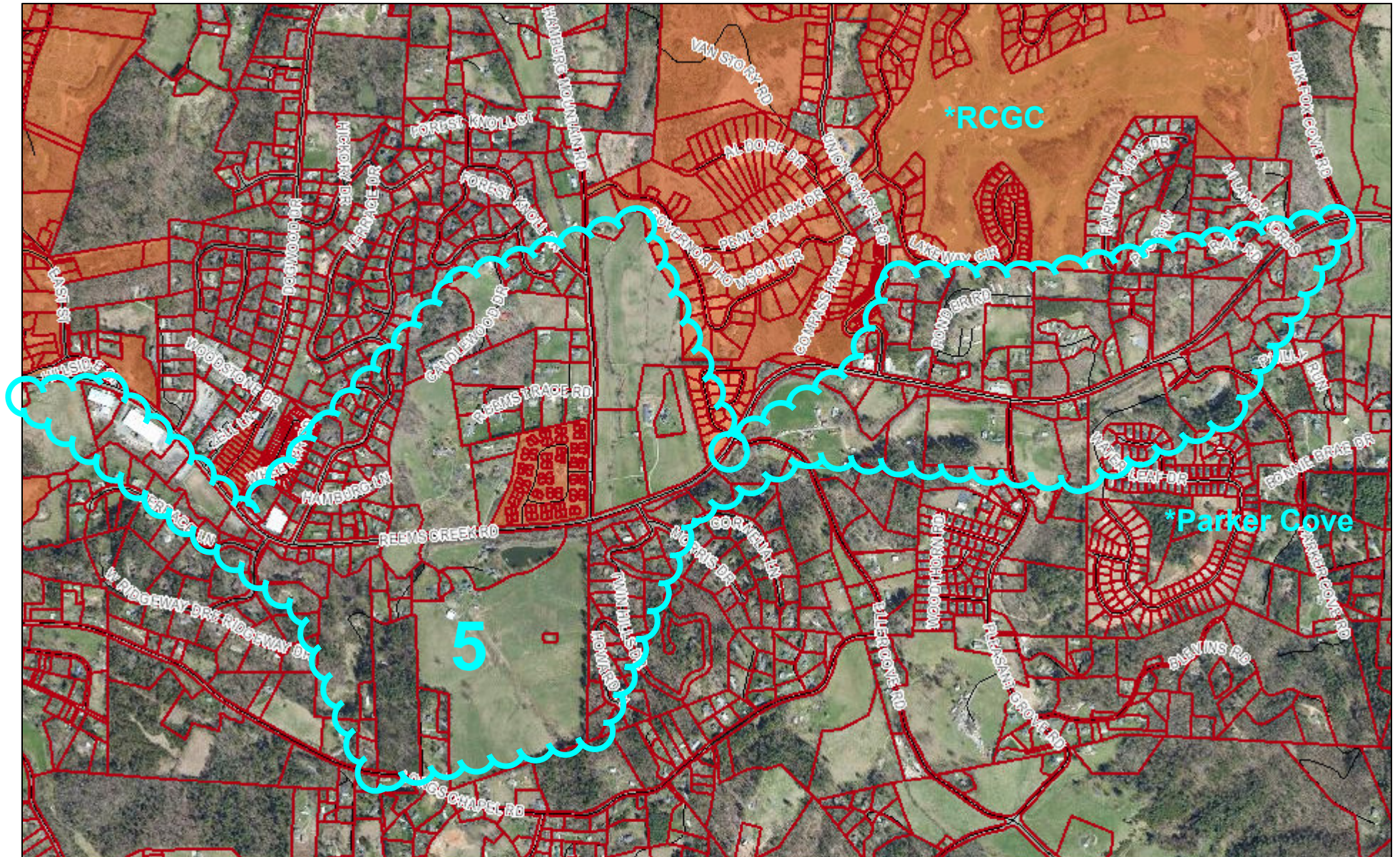
May 5, 2022

## Growth Area 4

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# Buncombe County



May 5, 2022

## GROWTH AREA 5

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