



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Workshop
Tuesday, December 13, 2022**

The Town Council for the Town of Weaverville met for a regularly scheduled workshop on Tuesday, December 13, 2022, at 6:00 p.m. in Council Chambers within Town Hall at 30 South Main Street, Weaverville, NC with remote access via zoom.

Councilmembers present: Mayor Patrick Fitzsimmons, Vice Mayor Jeff McKenna and Councilmembers Doug Jackson, Andrew Nagle, Catherine Cordell, and Michele Wood. Councilmember John Chase attended the meeting remotely and Councilmembers Andrew Nagle was absent.

Staff members present: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk/Planning Director James Eller, Deputy Town Clerk/Communications Coordinator Grace Keith, and Zoom Room Coordinator Lauren Ward.

1. Call to Order

Mayor Fitzsimmons called the meeting to order at 6:00 p.m.

2. Brief Review of Land Use Consensus (from 5/12/22 Workshop)

Mayor Fitzsimmons reviewed the consensus from the Land Use Workshop on 5/12/2022, and highlighted the following:

- Managing growth and development by extending services makes sense (26 out of 30)
- It is beneficial to annex areas around town to ensure developments are built to higher standards (27 out of 30)
- Balanced residential development is desirable and we need to define it (25 out of 30)
- Influencing where and what commercial development occurs in our area is a smart thing for the town to do (28 out of 30)
- 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)

3. Factors that Influence Submittal of Voluntary Annexation Petitions

Planning Director James Eller presented Town Council with factors that influence a submittal of a voluntary annexation petition. Statutory limitations are as follows:

- Annexations cannot occur beyond 3-miles of the Town's primary boarders
- Annexations cannot be closer to another municipality
- There is a 10% cap on satellite Annexations, the town is currently at 1.1%

Mr. Eller noted that most annexations are driven by utility provisions & land use regulations. Noting

that most of the annexations that the town has done, since the loss of involuntary annexation, has been the result of water allocations. Mr. Eller also advised that Town Council be mindful of growth areas where developers could potentially seek utilities from other places.

Doug Dearth, the Town's representative on the Metropolitan Sewerage District (MSD) Board, indicated that MSD is in the process of updating its master plan and envisions that long-term growth would have public sewer availability up to the Madison County/Buncombe County border.

4. Review of Proposed Resolution and Discussion of Desirable Uses/Zoning Districts within Growth Areas

Town Attorney Jennifer Jackson suggested that Town Council might take action to adopt a policy concerning how to deal with growth, annexation, and water requests, and stated that the current approach, based on Town Council action and direction in early 2019, is to make decisions on a case-by-case basis.

Town Attorney Jackson reviewed a proposed resolution and guided Council through a conversation on the following: development within the identified growth areas; Town Council's likelihood to favorably consider voluntary annexation petitions received for properties within the identified growth areas; values Town Council would like developers to place emphasis on; uses of the land in the identified growth areas; the Town's willingness to support compatible development within the identified 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 Town Council's recommended procedure for property owners to present voluntary annexation petitions either with or prior to or with a water request and a zoning request;

Ms. Jackson noted that the proposed resolution is nonbinding 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.

Town Council made minor changes to the Desirable Uses/Zoning Districts within Growth Areas, as seen in attached resolution.

Council Member Doug Jackson made a motion to accept the proposed resolution with the minor changes made by the Town Council. All voted in favor. Motion passed 4-0.

5. Adjournment.

Without objection, Mayor Fitzsimmons declared the meeting adjourned at approximately 6:45pm.

James Eller, Town Clerk