

TOWN OF WEAVERVILLE

AGENDA

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

**June 20, 2022 at 6:00 pm
Town Council Special Called Workshop**

In-Person and Remote Access via Zoom:
<https://us02web.zoom.us/j/85948891960> ;
Meeting ID: 859 4889 1960

Presenter

- | | |
|---|---|
| 1. Call to Order | Mayor Fitzsimmons |
| 2. Bike-Ped Plan Presentation & Questions for Town Council
(No public comment) | Vice Mayor McKenna
Kristy Carter, Traffic
Planning Design |
| 3. Water System Recommendations
(Review and public input) | Mayor Fitzsimmons |
| 5. Adjournment | Mayor Fitzsimmons |

**WEAVERVILLE TOWN COUNCIL
NOTICE OF SPECIAL CALLED WORKSHOP MEETING
FOR MONDAY, JUNE 20, 2022 AT 6:00 PM AND
REMOTE ELECTRONIC MEETING CREDENTIALS**

PUBLIC NOTICE is hereby given that the Weaverville Town Council will hold a special called workshop meeting on **Monday, June 20, 2022, at 6:00 pm** for the purpose of discussing the topics listed below **as both an in-person meeting (Council Chambers and Community Room at Town Hall, 30 South Main Street, Weaverville) and an electronic video meeting via Zoom Meeting.**

For those wishing to join the meeting remotely, 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 public 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 when appropriate and 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.

At this special workshop meeting the Mayor and Town Council will: (1) hear a presentation from Traffic Planning and Design about the Bike-Pedestrian Plan Project and provide Town Council input to Traffic Planning and Design as needed (no public input will be sought), and (2) hold an information session and seek public input on water system recommendations. Action by Town Council may be taken.

Access to the Meeting Recording: A recording of the meeting will be available for at least 30 days beginning approximately 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_06_vJiqimFUQ or call the Town Clerk at (828)645-7116.

Patrick Fitzsimmons, Mayor
6/2/2022

Active Weaverville

Town Council Policy
Discussion
June 8, 2022



ACTIVE WEAVERVILLE
Town of Weaverville, NC



Plan Purpose



IDENTIFY CONNECTIONS



BUILD THE NETWORK



FOSTER A PEDESTRIAN &
BICYCLE FRIENDLY
WEAVERVILLE

How Can We Get Around Using:

Sidewalks



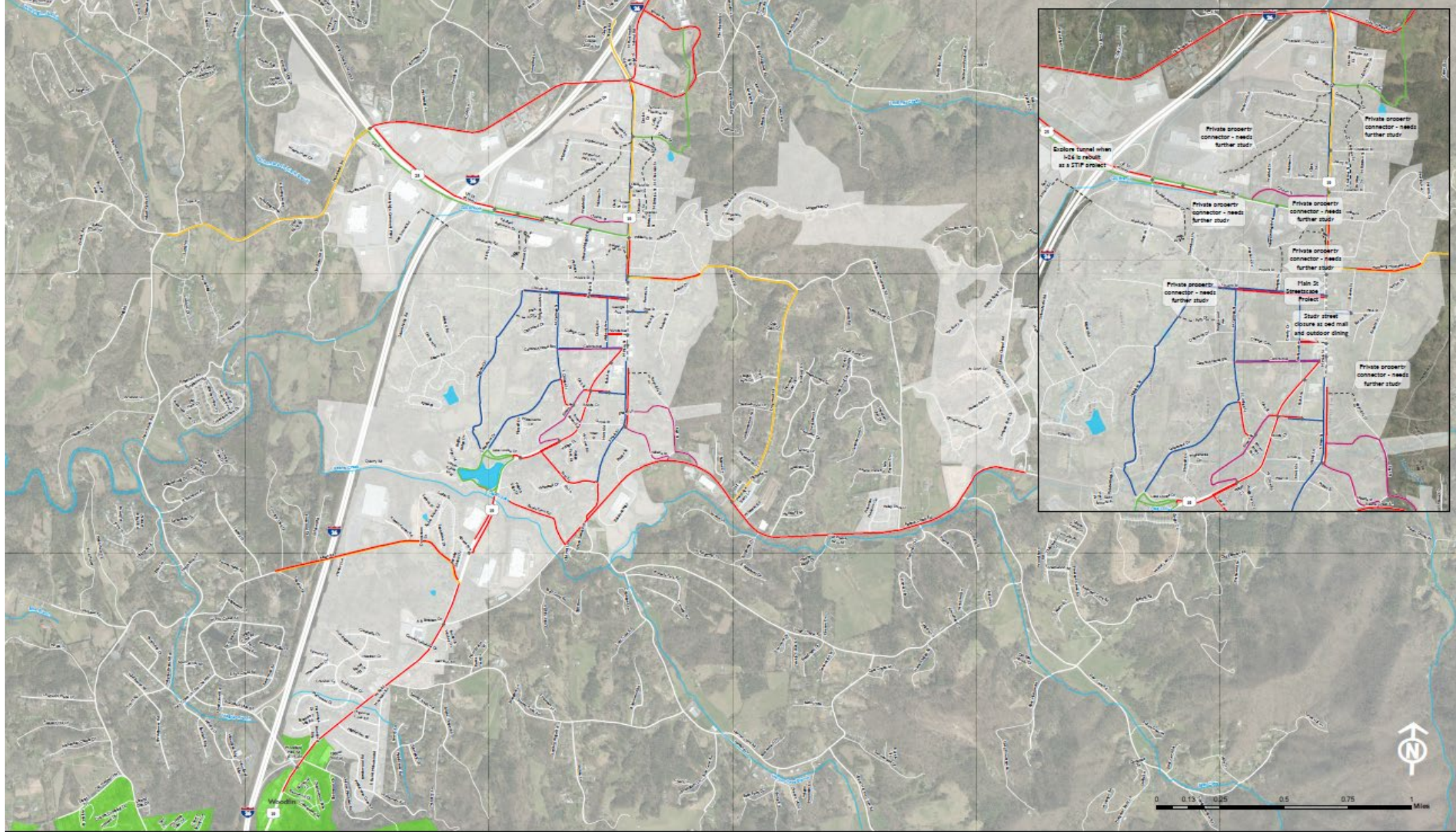
Greenways



Bike Facilities



SYSTEM PLAN



LEGEND

- | | | |
|--------------------|-----------------------|-----------------------|
| — Creeks & Streams | Facility Type | — Sidewalk |
| ■ Water Bodies | — ADA and Gaps | --- Other - see notes |
| — Town Boundary | — Greenway / Sidepath | — Traffic Calming |
| ■ Woodfin | — Shoulder | • Crossing Projects |

CROSS-TOWN CONNECTOR



Why This Plan?



**A VISION FOR
MULTIMODAL
CONNECTIVITY**



**POSITIONS THE TOWN
FOR FUTURE FUNDING
& PARTNERSHIPS**



**SUPPORTS LOCAL
MULTIMODAL GOALS**



**POLICY & GUIDE
DEVELOPER
PARTICIPATION**

Multimodal Network & Policy Discussion

Challenge: Determine the planning, regulation, “how” and “where” multimodal infrastructure (sidewalks, greenways, bike lanes, etc.) through development occurs.

- We have a draft network for expansion and upgrades in existing developed areas.
- **How do we anticipate for growth areas that may need future connections?**





Policy Questions

New Development

Redevelopment

- Is there a point at which developers should have to construct during redevelopment projects?

Pedestrian Context Areas

- Do different areas need different sidewalk widths? (e.g., Downtown)

Waivers

- Fee in Lieu vs Board of Adjustment (Current Policy)

Future Land Planning



NEW DEVELOPMENT

NEW DEVELOPMENT

GOAL: Expand and improve multimodal networks through new development projects.

ARTICLE IV. - REQUIRED IMPROVEMENTS

Sec. 20-2404. - Sidewalks.



- (a) Sidewalks shall be constructed along all street frontages of the property or properties for which the subdivision, whether major or minor, is proposed if the street is shown on a sidewalk master plan, sidewalk improvement plan, or sidewalk priority list adopted by the town, state, or regional council.
- (b) Sidewalks shall be provided on at least one side of new streets constructed within major subdivisions.
- (c) Curbs and sidewalks shall be constructed in accordance with the Town of Weaverville Street Standard Specifications and Details Manual applicable to sidewalks and in full compliance with ADA accessibility standards, including specifically but not limited to width, ramp and crosswalk construction. Sidewalk rehabilitation shall be required where the existing sidewalk has been determined by the department of public works to be dilapidated.
- (d) Subdivisions may apply to the board of adjustment for a sidewalk waiver in accordance with Code [section 20-3108\(e\)](#).

ARTICLE V. - OFF-STREET PARKING, LOADING AND UNLOADING AREAS, AND SIDEWALK REGULATIONS

Sec. 20-3503. - Sidewalks.



- (a) *Purpose.* The purpose of this section is to ensure that applicants for new construction and renovations, additions, and/or expansions to existing structures consider the need for sidewalks as part of the proposed development and to establish requirements for the construction of sidewalks. While the town recognizes its need to maintain sidewalks and to construct sidewalks to meet the needs of the general population, project applicants may be required to participate in the construction of sidewalks to meet the pedestrian needs of the citizens of the town. The town also recognizes that in certain cases, sidewalks may not be needed or their construction may not be feasible.
- (b) *Sidewalks required.* Sidewalks shall be required for all new commercial construction and development, multi-family residential development, all major subdivision development, and certain minor subdivision development.

Sidewalks shall be constructed along all street frontages of the property for which the development is proposed and least one side of new streets constructed as a part of the development. Curbs and sidewalks shall be constructed in accordance with the Town of Weaverville Street Standard Specifications and Details Manual applicable to sidewalks and in full compliance with ADA accessibility standards, including specifically but not limited to width, ramp and crosswalk construction.

Sidewalk rehabilitation shall be required for the types of development projects identified above where the existing sidewalk has been determined by the department of public works to be dilapidated.

- (c) *Waiver of sidewalk requirement.* Sidewalk requirements may only be waived as allowed by Code [section 20-3108\(e\)](#).

COMPARISON

20-2404

- Construct sidewalk
 - Minor (4 lots) or major (4+ lots) subdivs if street on a plan
- Side
 - One side of street in major (does not address minor)
- To standard
- Go to BOA

20-3503

- Construct sidewalk
 - All new commercial
 - Multi-family residential
 - All major subdivs (4+ lots)
 - Certain minor subdivs
- Side
 - Along street frontages
 - One side of new streets
- To standard
- Rehab
 - Required if public works determines sidewalk to be dilapidated
- Waivers go to BOA

COMPARISON

20-2404

- Construct sidewalk
 - Minor (4 lots) or major (4+ lots) subdivs if street on a plan
- Side
 - One side of street in major (does not address minor)
- To standard
- Go to BOA

20-3503

- Construct sidewalk
 - All new commercial
 - Multi-family residential
 - All major subdivs
 - Certain minor subdivs – Define when (on a plan?)
- Side
 - Along street frontages
 - One side of new streets – Consider two, especially multi-family
- To standard – Improved?
- Rehab
 - Required if public works determines sidewalk to be dilapidated
- Waivers go to BOA – Fee in Lieu



REDEVELOPMENT

REDEVELOPMENT

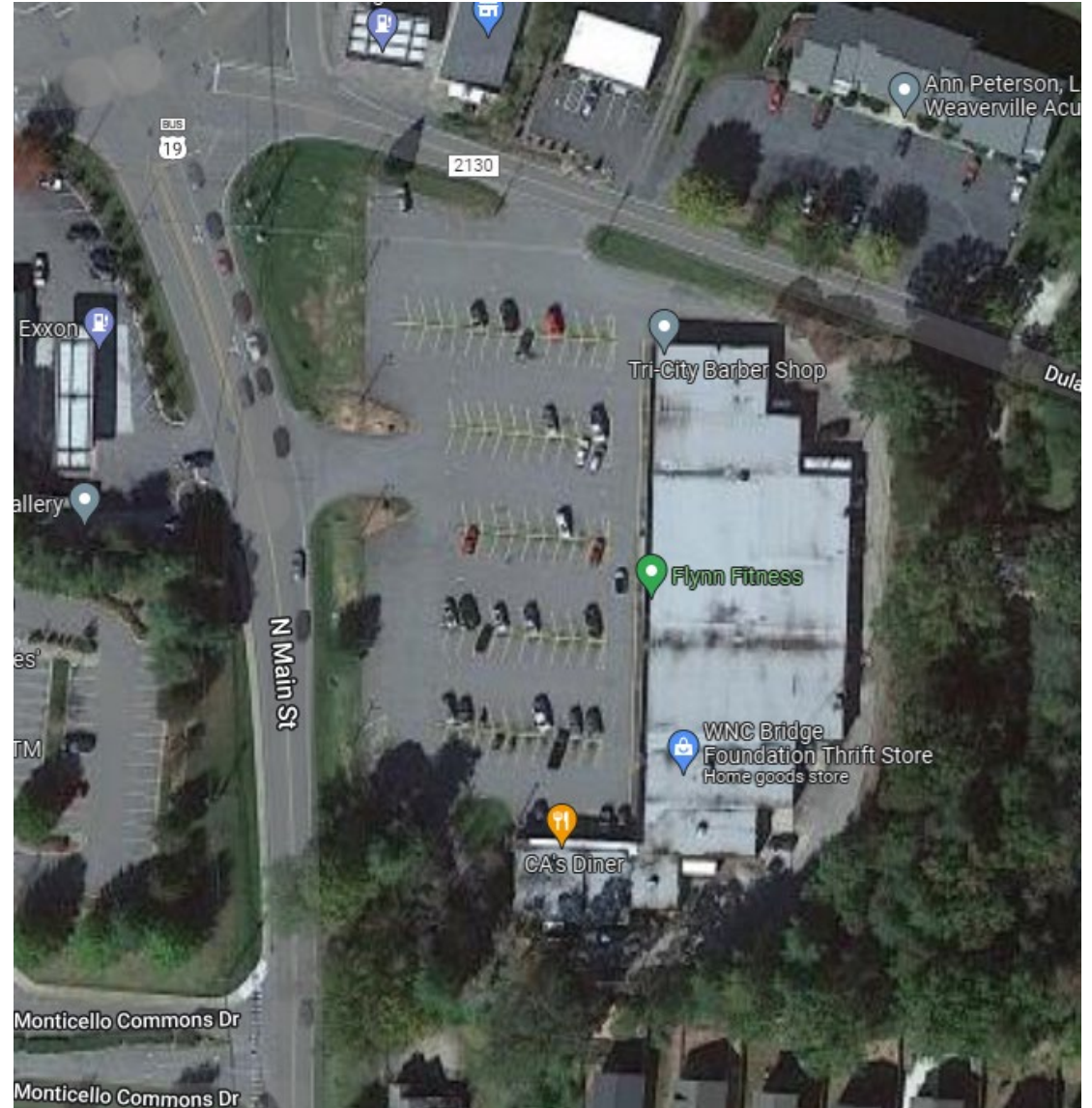
20-3503 - Sidewalk rehabilitation shall be required for the types of development projects identified above **(all new)** where the existing sidewalk has been determined by the department of public works to be dilapidated.

GOAL: Expand and improve the multimodal network through redevelopment projects.

REDEVELOPMENT

Consider redevelopment / rehab project standards as an opportunity to improve existing sidewalk.

- Investment threshold?
- Square Footage?



REDEVELOPMENT

Consider standards for certain areas of town.

- Does downtown need wider sidewalks (dining, congregating, etc.)





MULTIMODAL OVERLAY

MULTIMODAL OVERLAY

Would Apply to New and Redevelopment

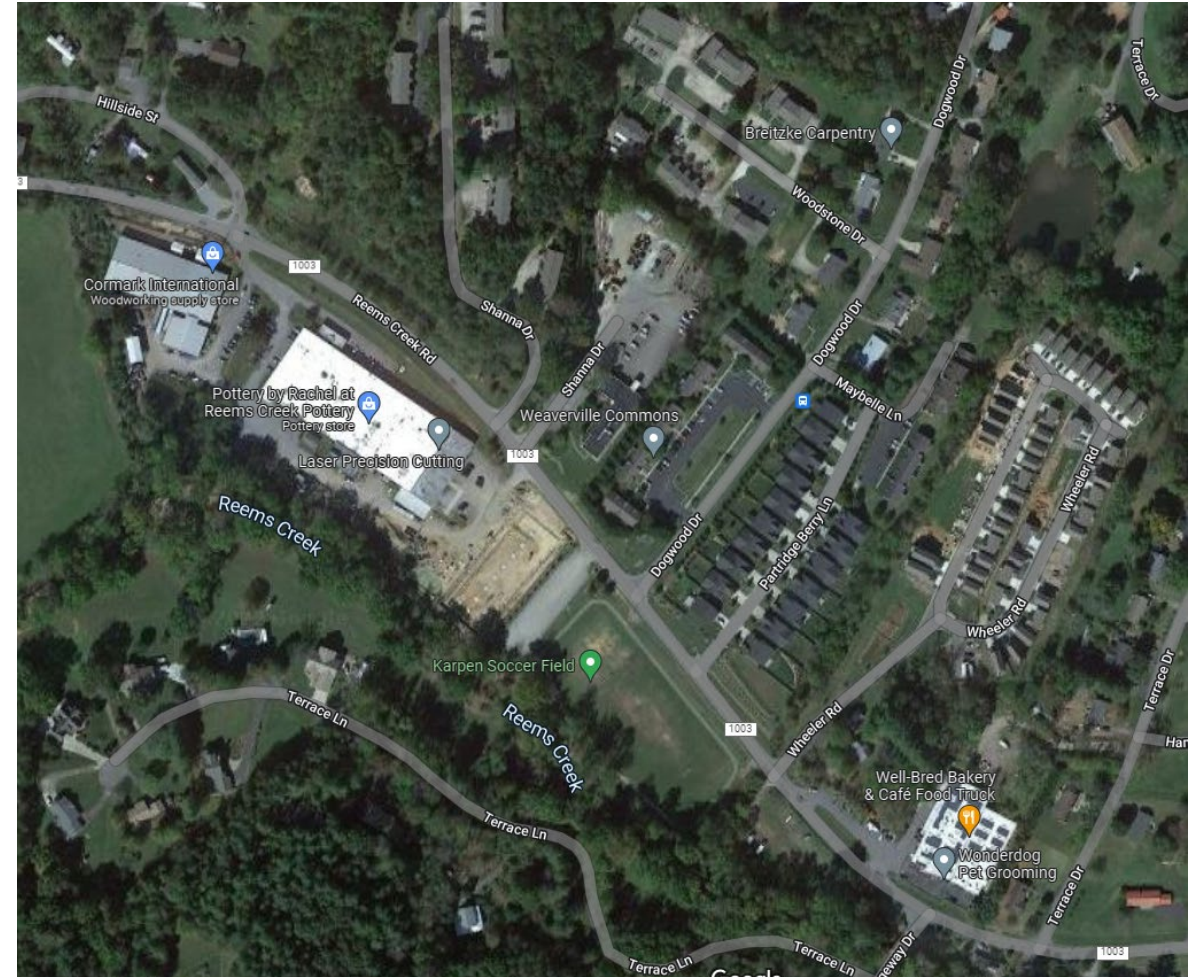
Are there areas of town that need more pedestrian / bicycle considerations? (*Overlaps with redevelopment options*)

GOAL: Expand and improve the multimodal network in important areas of town.



MULTIMODAL OVERLAY

Could be a consideration for areas you expect to be annexed into town.





WAIVERS OR FEE IN LIEU / OTHER

WAIVERS OR FEE IN LIEU / OTHER

GOAL: Develop a fee in lieu program to increase funding for multimodal projects and identify other tools to expand and improve the multimodal network.

WAIVERS OR FEE IN LIEU

- When fee and lieu can / cannot be used
- Use / approval process
- Fee schedule / estimate
- Account for funds
- Who administers (Public Works / Planning)
- Record of how funds used
- Sidewalks or trails

- E. **Fee-in-lieu Sidewalk Construction Option.** In lieu of building a required sidewalk/trail, the following regulations shall govern. Where there are missing sections of sidewalk on any thoroughfares, applicants will be required to build sidewalks and will not be eligible to participate in this program unless otherwise approved by City Council.
1. **Fee Basis.** The developer may propose to pay a fee in lieu of sidewalk/trail construction, based on the then current estimated per-linear foot cost of construction, if a particular street frontage qualifies under one or more of the following:
 - a. Extenuating circumstances, documented by the developer and mutually acceptable to the City which makes sidewalk construction along a particular frontage impractical or unreasonable at the time of the development's construction;
 - b. A CIP schedule that calls for the installation of sidewalk improvements by the City along a particular frontage;
 - c. The City Council has made a decision that sidewalks are only to be provided along the opposite side of the street;
 - d. The City Council has decided to develop a trail on one side of the street and such trail has not yet been planned and engineered.
 2. **Sidewalk/Trail Trust Fund.**
 - a. **Establishment.** There is hereby established a sidewalk/trail trust fund to be used for the deposit, maintenance, and distribution of all monetary contributions made in lieu of constructing a sidewalk/trail. Such fees shall be held by the City in a restricted Sidewalk/Trail Trust Fund.
 - b. **Administration.**
 - i. The sidewalk/trail trust fund shall be administered by the City's Public Works Department and shall be appropriated with the City's Roads and Street Capital Improvement Fund (or operating budget if no capital improvement fund is in place) and shall be approved by the City Council annually, or as contributions are made to the trust fund.
 - ii. All contributions made to and interest derived from the City's sidewalk/trail trust fund shall be used solely for the purpose of constructing, upgrading, or improving sidewalks/trails along or on public streets within the City limits.
 - iii. If a sidewalk/trail is required by the UDO but the construction is determined not to be practical, the owner or permit applicant shall make an appropriate contribution to the trust fund. City Council will annually review the fund and determine if and when to construct sidewalks/trails.
 - iv. The Zoning Administrator shall make a decision as to whether the construction of the sidewalk is not practical. The following factors shall be utilized in making such a decision:
 - (A) There is no connectivity for the required sidewalk/trail;
 - (B) The required sidewalk/trail will be constructed when such connectivity becomes available;
 - (C) Fees to cover 100% of the average of sidewalk construction per linear foot of street frontage has been established by City Council Resolution and deposited to the sidewalk/trail trust fund;
 - (D) Full payment to the City's sidewalk/trail trust fund has occurred prior to issuing final occupancy;
 - v. Appeals of the decision of the Zoning Administrator would be heard by the Board of Adjustment.

Next Steps

- Draft Plan to Committee July 7
- Final Committee Meeting July 21
- Council Adoption





ACTIVE WEAVERVILLE

Town of Weaverville, NC

Thank you!

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Case Studies

Fuquay-Varina: Facility Requirements

- Sidewalks/trails/etc. required in accordance with the *Community Transportation Plan, Community Pedestrian Master Plan*
 - Sidewalks required on both sides of a street in residential or commercial
 - Required on one side in industrial
 - Greenways/trails installed with new subdivisions
 - Bike lanes required along entire length
- Easements provided as a plat of subdivision, site plan or other type of development design
- Ped connection required at the end of a cul-de-sac to another street

Fuquay-Varina: Waivers

- Any deviation based on impractical compliance due to topography or site conditions
- Deviation shall not constitute the elimination of installation of said improvement
- Submitted to Director of Engineering

Garner: Facility Requirements

- Developer required to construct sidewalk in ROW
 - Both sides of street for 4-lane road (or more)
 - One side of street for local, cul-de-sac or collector street types
- Required to allow for easy continuation by adjacent properties to form a safe and convenient network
- Town may require developer to re-design or reconstruct existing sidewalk

Garner: Waivers

- Developer may pay a fee in lieu of sidewalk if:
 - Extenuating circumstances documented by developer and mutually acceptable by Town
 - Capital improvement program schedule calls for sidewalk improvements by the Town
 - Town Council decision that sidewalks are only needed on opposite side of street

Holly Springs: Facility Requirements

- Developer required to construct sidewalk in ROW
 - Where change in land use results in +1000 vehicle trips/day
 - Direct and safe ped route within 0.5 miles of the site to all transit facilities and activity centers
 - Sidewalk within 300' of a development in either direction and ROW exists, required to extend from the site to meet the existing sidewalk
- Pedestrian and greenway access easements (min 30') required
 - When indicated in Comprehensive Plan or other adopted plan of the Town

Holly Springs: Waivers

- Alternate greenway may be proposed if
 - It is consistent with the purpose of Section 7.5
 - Fee-in-lieu may be provided

Albemarle: Facility Requirements

- Required on all portions of ROW adjacent to non-residential or multi-family
 - New streets required on both sides of street
 - Residential streets: one side of the street
 - Commercial: on all frontages or in ROW
- Easements required for improvements identified in city adopted plans

Albemarle: Waivers

- Not required (fee in lieu of installation):
 - Site constraints
 - Residential developments of less than 10 lots that front the ROW
 - Industrially zoned areas
 - Large portions of non-residential property at least 200' deep from the ROW to the interior of the property and within 200' of continuous frontage of ROW that is un-improved and not used as part of proposed or existing development

Albemarle: Waivers (continued)

- Not required (fee in lieu of installation):
 - Substantial constraints impede future development
 - Sidewalk installation designated in the future when land develops or shown on plans
 - Cul-de-sac turnarounds
 - One side of the ROW when required on both sides when a wider or shared-use path has been agreed as an acceptable alternative

Morrisville: Facility Requirements

- Sidewalks required on both sides of roadways within the development and along frontage of existing street
- Additional sidewalks may be required where called for in the Comp Plan
- All new development required to incorporate greenway or sidepath called for in the Comp Plan
 - Exception: individual lot of a single family detached, duplex or manufactured home
- Walkways provided between the ends of cul-de-sacs

Morrisville: Waivers

- Fee in lieu acceptable
- Planning Director and Town Engineer may waive or modify the requirement if deemed impractical or undesirable

Angier: Facility Requirements

- Sidewalks required on both sides of all streets within or adjacent:
 - Nonresidential development
 - Multifamily development
 - Collector streets, major/minor thoroughfares
 - R-10 or R-6 zoning districts
 - Where extend existing sidewalk network
- Sidewalks required on one side: R-15
- Sidewalks required in nonresidential development when the street is identified in the Angier Pedestrian Plan
- Greenway open space dedication requirements

Angier: Waivers

- Fee in lieu acceptable for greenways
- Sidewalk exempt: R-30 and ETJ unless within ¼ mile of:
 - Existing pedestrian system
 - City limits
 - School, park, etc.