

TOWN OF WEAVERVILLE

AGENDA

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

**July 19, 2022 at 6:00 pm
Town Council Regular Workshop
Joint Meeting with Planning Board**

	<i>Pg #</i>	<i>Presenter</i>
1. Call to Order		Mayor Fitzsimmons
2. Economic Development Advisory Committee Recommendation – Retail in C-1 District	2	Mayor Fitzsimmons
3. Information on Small Area Studies	11	Chris Joyell
4. Comprehensive Land Use Plan – Review and Ranking of Priorities/Goals	17	Planning Director Eller Mayor Fitzsimmons Chairman Burge
5. Comprehensive Land Use Plan – Future Land Use Map - Growth Areas and Desirable Uses	26	Planning Director Eller Mayor Fitzsimmons Chairman Burge
a. Gill Branch Valley Area (p. 27)		
b. Monticello Road West Area (p. 28)		
c. Ollie Weaver Road Area (p. 29)		
d. I-26 Corridor (p. 30)		
e. Reems Creek Road Area (p. 31)		
6. Other Discussion		Planning Director Eller Mayor Fitzsimmons Chairman Burge
7. Adjournment		Mayor Fitzsimmons

Jennifer Jackson

From: Patrick Fitzsimmons
Sent: Friday, July 1, 2022 3:18 PM
To: Phil Barnett
Cc: Jennifer Jackson; James Eller
Subject: Recommendation from EDAC.

Unanimously agreed to at EDAC meeting on June 30, 2022:

Weaverville's Main Street is a vibrant blend of small, local businesses and serves as a regional economic draw. The Economic Development Advisory Committee believes that maintaining Main Street as an area primarily for small, local businesses should be an important economic goal for the Town.

To support this goal, the Committee recommends that Town Council amend the Table of Uses to provide that all retail development in buildings of greater than 5,000 square feet in the C-1 zoning district must be accomplished through conditional district zoning. It is believed that this will allow Town Council to exercise the most control over retail development along Main Street, including the consideration of aesthetics and conformity with the small town feel of downtown Weaverville in the development approval process.

Patrick Fitzsimmons
Mayor



REPORT ON SMALL BOX GENERAL RETAIL ESTABLISHMENTS

PREPARED JUNE 2022

Dollar General Stores in Buncombe County: Site and Building Information			
LOCATION	SITE ACREAGE	BUILDING SQUARE FOOTAGE	Jurisdiction
60 Old Mars Hill Hwy. Weaverville	1.4 Acres	9,173 sq. ft.	BC
458 Weaverville Hwy. Woodfin	1.45 Acres	9,016 sq. ft.	WDF
9 Sprouse Town Rd. Weaverville	2.25 Acres	Unknown	BC
85 Tunnel Rd. Asheville	Mall Shopping Center	Mall Shopping Center	AVL
19 Dix Creek Chapel Rd. Asheville	2.13 Acres	9,042 sq. ft.	BC
800 Fairview Rd. Asheville	Strip Shopping Center	Strip Shopping Center	AVL
347 Leicester Hwy. Asheville	Strip Shopping Center	Strip Shopping Center	AVL
110 Rowland Rd. Swannanoa	1.58 Acres	10,760 sq. ft.	BC
3161 New Leicester Hwy. Leicester	2.08 Acres	9,100 sq. ft.	BC
1131 Smokey Park Hwy. Candler	3.66 Acres	20,770 sq. ft.	BC
994 Charlotte Hwy. Fairview	Strip Shopping Center	Strip Shopping Center	BC
3018 US HWY 70 Black Mountain	Strip Shopping Center	Strip Shopping Center	BMT
129 Old Highway 70 E Black Mountain	Strip Shopping Center	Strip Shopping Center	BMT

Dollar Tree Stores in Buncombe County: Site and Building Information			
LOCATION	SITE ACREAGE	BUILDING SQUARE FOOTAGE	JURISDICTION
31 Northridge C. Pkwy. Weaverville	.94 Acres	8,200 sq. ft.	WVL
2 Riceville Rd. Asheville	2.17 Acres	11,200 sq. ft.	AVL
111 River Hills Rd. Asheville	Strip Shopping Center	Strip Shopping Center	AVL

Family Dollar Stores in Buncombe County: Site and Building Information			
LOCATION	SITE ACREAGE	BUILDING SQUARE FOOTAGE	JURISDICTION
609 Haywood Rd. Asheville	.9 Acres	9,750 sq. ft.	AVL
1340 Tunnel Rd. Asheville	3.01 Acres	8,000 sq. ft.	AVL
1598 Patton Ave. Asheville	.98 Acres	8, 724 sq. ft.	AVL
2230 US HWY 70 Swannanoa	1.19 Acres	8,000 sq. ft.	BC

*All site and building averages exclude multi-tenant commercial properties

** % of sites in municipal jurisdictions includes multi-tenant commercial properties

Aggregate Site, Building and Jurisdiction Information		
Average Acreage	Average Square Footage	% Inside Muni. Jurisdictions
1.82 Acres	10,145 Square Feet	60% inside municipality; of these, 8 of 12 in Asheville

Large Parcels in C-1			
LOCATION	OCCUPANT	BUILDING SQ. FT.	SITE ACREAGE
39 S. Main	Weaverville Primary	21,800 sq. ft.	4.96
50 S. Main	Vacant	Vacant	1.06
30 S. Main	Weaverville Town Hall	12,940 sq. ft.	2.83
3 N. Main	Prescription Pad of WVL	4,886 sq. ft.	.54
37 N. Main	Rodney's Auto	2,940 sq. ft.	.54
56 N. Main	Weaver House	3,320 sq. ft.	.69
76 N. Main	Soba	2,270 sq. ft.	.52
63 N. Main	First Baptist of WVL	16,475 sq. ft.	2.08
85 N. Main	WVL Unite Methodist	19,056 sq. ft.	.7
Other Parcels in C-1			
LOCATION	OCCUPANT	BUILDING SQ. FT.	SITE ACREAGE
10 S. Main	Tw. Laurel, All Good, Maggie B's	6,984 sq. ft	.43
27 N. Main	Gen. Barber, Trout Ins.	1,536 sq. ft.	.27
38 N. Main	Law Office	3,650 sq. ft.	.41
55 N. Main	BMP, KW, Tessa's	4,340 sq. ft.	.17
62 N. Main	Grapevine	4,135 sq. ft.	.34
68 N. Main	Law Office	2,610 sq. ft.	.17
101 N. Main	Dentist Office	1,100 sq. ft.	.23
108 N. Main	Surveyor, Doctor Office	5,105 sq. ft.	.47
115 N. Main	Yellow Mug, Remax	5,204 sq. ft.	.22

Sec. 20-3205. - Table of uses.

The following notes shall be applicable to the Table of Uses established herein.

- (1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.
- (2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator shall make a determination on which use most closely resembles the proposed use and shall apply those regulations and restrictions. Such determination may be made as a formal interpretation, or as part of an issuance or denial of a zoning permit or a notice of violation. The zoning administrator's determination is subject to an appeal of an interpretation which shall be heard by the board of adjustment.
- (3) The abbreviations and symbols shown in the Table of Uses have the following meanings:

"C" = Conditional District required

"P" = Permitted

"PS" = Permitted with Standards

"-" = Not Permitted

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
RESIDENTIAL								
Dwelling - Single Family	P	P	P	-	-	-	-	-
Dwelling - Duplex	-	P	P	P	-	-	-	-
Dwelling - Multifamily (4 or fewer units/building)	-	P	P	P	-	-	-	-
Dwelling - Multifamily (more than 4 units/building)	-	-	PS	PS	-	-	-	-
Dwelling - Secondary	PS	PS	PS	-	-	-	-	-
Family Care Home (6 or fewer residents)	PS	PS	PS	-	-	-	-	-
Child Care Home (6 or fewer children)	PS	PS	PS	-	-	-	-	-

Home Occupation	PS	PS	PS	PS	-	-	-	-
Manufactured Home	-	-	-	-	-	-	-	PS
Manufactured Home Park	-	-	-	-	-	-	-	-
Recreational Vehicle	-	-	-	-	-	-	-	-
Recreational Vehicle Park, Campground	-	-	-	-	-	C	C	-
Bed & Breakfast	P	P	P	-	-	-	-	-
Hotel, Motel, Inn	-	-	-	-	C	C	C	-
OFFICE / SERVICE								
Animal Services, Veterinary Clinic	-	-	-	-	P	P	P	-
Automated Teller Machines	-	-	-	P	P	P	P	-
Automobile Services, Gas Station	-	-	-	-	P	P	P	-
Automobile Services, Repair	-	-	-	-	PS	PS	PS	-
Banks, Credit Unions, Financial Services	-	-	-	-	PS	P	P	-
Child Care Center (more than 6)	-	-	-	-	C	PS	PS	-
Community Service Organization	-	-	-	-	-	P	P	-
Equipment Rental (Exterior Storage)	-	-	-	-	-	-	P	-
Equipment Rental (Interior Storage)	-	-	-	-	-	P	P	-
Funeral Home	-	-	-	-	P	P	P	-
Group Care Facility (more than 6 residents)	-	-	-	-	C	P	P	-

Government Services	C	C	C	C	C	P	P	-
Kennels	-	-	-	-	-	PS	PS	-
Medical Services - Clinic, Urgent Care Center, Hospital	-	-	-	-	-	P	P	-
Medical Services - Doctor Office	-	-	-	-	P	P	P	-
Personal Services	-	-	-	-	P	P	P	-
Post Office	-	-	-	-	-	P	P	-
Professional Services	-	-	-	-	P	P	P	-
Studio - Art, Dance Martial Arts, Music	-	-	-	-	P	P	P	-
RETAIL / RESTAURANTS								
Accessory Retail	-	-	-	-	P	P	P	-
Alcoholic Beverage Sales Store	-	-	-	-	P	P	P	-
Auto / Mechanical Parts Store	-	-	-	-	P	P	P	-
Bar / Tavern / Night Club	-	-	-	-	P	P	P	-
Drive-Thru Retail / Restaurant	-	-	-	-	-	P	P	-
General Retail (Under 10,000 sq. ft.)	-	-	-	-	P	P	P	-
General Retail (10,000 - 24,999 sq. ft.)	-	-	-	-	PS	PS	PS	-
General Retail (25,000 sq. ft. or more)	-	-	-	-	C	C	C	-
Multi-tenant Development (Under 25,000 sq. ft.)	-	-	-	-	C	PS	PS	-

Multi-tenant Development (25,000 sq. ft. or more)	-	-	-	-	C	C	C	-
Pawn Shop	-	-	-	-	-	P	P	-
Restaurant	-	-	-	-	P	P	P	-
Vehicle / Heavy Equipment Sales - Indoor	-	-	-	-	P	P	P	-
Vehicle / Heavy Equipment Sales - Outdoor	-	-	-	-	-	P	P	-
ENTERTAINMENT / RECREATION								
Amusements - Indoor	-	-	-	-	P	P	P	-
Amusements - Outdoor	-	-	-	-	-	P	P	-
Cultural or Community Facility	PS	PS	PS	PS	P	P	P	-
Recreation Facilities - Indoor	PS	PS	PS	PS	P	P	P	-
Recreation Facilities - Outdoor	PS	PS	PS	PS	PS	PS	PS	-
Theater - Motion Picture	-	-	-	-	-	P	P	-
MANUFACTURING / WHOLESALE / STORAGE								
Manufacturing, Heavy	-	-	-	-	-	-	C	-
Manufacturing, Light	-	-	-	-	-	P	P	-
Manufacturing, Neighborhood	-	-	-	-	P	P	P	-
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	-	-	-	-	-	-	P	-
Mini-Warehouses	-	-	-	-	-	-	P	-

Outdoor Storage Yard	-	-	-	-	-	-	C	-
Warehousing and Distribution - Exterior Storage	-	-	-	-	-	-	P	-
Warehousing and Distribution - Interior Storage	-	-	-	-	-	P	P	-
CIVIC / INSTITUTIONAL								
Cemeteries	-	-	-	-	-	-	C	-
Public Safety Facilities	C	C	C	C	C	P	P	-
Religious Institutions	C	C	C	C	C	C	C	-
Schools	C	C	C	C	C	C	C	-
UTILITIES								
Wireless Telecommunication Facility - Stealth	PS	PS	PS	PS	PS	PS	PS	-
Wireless Telecommunication Facility - Tower	-	-	-	-	-	PS	PS	-
MISCELLANEOUS USES								
Accessory Structures	PS	PS	PS	PS	P	P	P	-
Adult Establishment	-	-	-	-	-	C	C	-
Agriculture - Commercial	-	-	-	-	PS	PS	PS	-
Agriculture - Neighborhood	PS	PS	PS	PS	PS	PS	PS	-
Crematories	-	-	-	-	-	-	C	-
Event Center	-	-	-	-	C	C	C	-
Gaming Terminals	-	-	-	-	-	PS	PS	-

Mixed-Use Building or Structure	-	-	-	PS	PS	PS	-	-
Noxious Uses	-	-	-	-	-	-	C	-
Tattoo Parlors	-	-	-	-	-	P	P	-
TEMPORARY USES								
Farmers Market	PS	PS	PS	PS	PS	PS	PS	-
Mobile Food Vendor	-	-	-	-	PS	PS	PS	-
Temporary Use	PS	PS	PS	PS	PS	PS	PS	-

(Ord. of 5-24-2021(1), § 5)

Weaverville Development Retreat

Overview

On May 14th, MountainTrue's Healthy Communities Director, Chris Joyell, facilitated a four-hour development retreat with Mayor Fitzsimmons and Vice-Mayor McKenna, and four of five Town Council members. Several members of the Planning Board were present in the audience, as well as members of the general public.

The catalyst for this retreat was a decision of NC General Assembly to remove Weaverville's authority to extend their land use regulations into their extraterritorial jurisdiction (ETJ) in 2013. [I can go into greater detail re: ETJ, if it's helpful.]

WVL's water system provides leverage in guiding development beyond the town limits, and with that in mind, we set out to examine five potential growth areas located within the former ETJ. To better understand what types of development were preferred, the group took part in a brief survey and explored desired development features of existing projects.

Proposed Next Steps

[Awaiting completion of Town's Transportation Plan by Traffic Planning & Design.]

We recommend that Weaverville leadership pursue the development of a small area plan for Gill Branch Valley. A small area plan contains a set of specific strategies that aim to preserve or improve a specific area, in this case adjacent to the town's incorporated land. A small area plan can address issues such as land use, zoning, transportation, economic development, housing, infrastructure, and service delivery.

Weaverville may want to consider inviting MPO representatives into discussions re: connectivity. Considering the potential for a small area plan to be incorporated into the County's comprehensive planning process, we may want to include County planner in the process, as well.

As Buncombe County works to develop their new 2043 Comprehensive Plan, it is anticipated that staff will be directed to develop small area plans for many unincorporated areas facing development pressures. Right now, Gill Branch Valley is not being considered, but County staff may be open to considering the area for inclusion in the comp plan. [I'll confirm this at our next comp plan steering committee meeting on June 14th. That said, this presents an opportunity for Weaverville to articulate its development goals for Gill BRanch Valley and lobby to have the small area plan adopted by the county.]

Council Survey

To gauge [preferences for development features], council members were asked to rank a series of statements on a scale of 1 to 5, based upon how much they agreed with a given statement.

The exercise demonstrated that there was significant agreement around specific issues of growth and development, including:

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

There was less importance placed upon the following statements:

- Affordable housing is an important thing to try and create in Weaverville (18 out of 30)
- Changing zoning in the town core to accommodate denser housing makes sense (18 out of 30)
- Managing growth and development by restricting services makes sense (10 out of 30)
- Balanced residential development is a nice idea but elusive and undefinable (10 out of 30)
- Balanced residential development is a nice idea but elusive and undefinable (10 out of 30)
- Weaverville should only be concerned with development inside current town limits (10 out of 30)

Staff Overviews

Staff provided overviews of ETJ, Voluntary Annexation, and the Water System.

1.2M gal/d Capacity

Permitted for 4M g/d

Currently use 700k g/d

Water can be provided to Mars Hill in cases of emergency shortages.

[If it's helpful, we could ask staff to flesh out this portion of the report.]

Development Features

To help articulate preferred development features, council members were then asked to provide specific examples of projects that contained preferred development features.

Single-Family Subdivisions

- Lillie Farm Cove: 46-acre single-family housing developed by Mountain Housing Opportunities, including some affordable housing. Conditional zoning allowed for the development of smaller lots and required the installation of sidewalks. Mixed income, high density and walkable community.
- Wheeler Road: Petitioned for annexation but rejected. Detractions—lot sizes are too small.

- Brown Street Extension: Conditionally zoned single family development. Limited setbacks, no sidewalks, no on street parking. Required a special use permit [conflicts with CZ—which is correct?]
- Reems Creek Golf Community: No sidewalks, but very walkable.

Multi-Family Apartments

- Holston: Annexed development—apartments off Monticello. Not walkable.
- Creekside: Annexed development—mix of townhouses, duplexes and single-family homes. Sidewalks were not required.
- Palisades: Across from Creekside Apartments. A large retaining wall on frontage not visually appealing. How to get across Reems Creek Bridge from west of interstate, south of Reems Creek. Buffers can provide Right-of-way.
- Hawthorne: Close to Wal-Mart. The community feels disconnected with little green space.

Commercial

- Main Street: West side is composed of established buildings and business, but east side is more disjointed. Potential for form-based code to guide look & feel of future development in this corridor. But there is strong resistance from businesses to provide design guidelines.
- Weaver Boulevard: Contains Ingles Supermarket. Buffers & setbacks from the road. Zaxby's curb cut.

Industrial

- Monticello: Arvato - King Center
- Reems Creek: Balcrank - Davis Furniture Warehouse
- Heart Path: need more facility on northern side of town

Institutional

- Lake Louise Community Center
- Nature Park
- South end of Main Street
- Brown/west

Growth Areas

With some guiding principles and preferred development features in mind, Council then proceeded to evaluate five potential growth areas surrounding the Weaverville (land formerly regulated via extraterritorial jurisdiction). Development potential was evaluated against the availability of sewer and water.

Growth Area #1: Gill Branch Valley

This area lies to the west of I-26, bounded on the north by Monticello Road, and to the south around the New Stock Road exit. In 2021, the towns of Weaverville and Woodfin reached an Annexation Agreement that applies to this area, leaving Weaverville in a position to seek voluntary annexation of any developments that site within the area. [Patrick to provide more details?] Council set out to examine the growth area with the goal of identifying opportunities for voluntary annexation in a way that served as an extension of “the DNA of Weaverville.”

Infrastructure: This growth area is primed for development, as it receives MSD sewer and Weaverville Water System available, with the southern portion of the growth area also capable of receiving services from Woodfin Water Authority. The growth area contains several large lots under single ownership, which would be attractive to developers seeking subdivision projects.

Zoning: This area once resided in Weaverville’s extraterritorial jurisdiction, but that designation was removed in 2013 by the state General Assembly. The majority of this growth area is currently zoned R-3 by the county [definition]. The growth area also contains smaller areas zoned R-1 along Nichols Hills Drive and near the New Stock Rd Exit off I-26. The County has also zoned small pockets of land EMP and CS, closer to Monticello Road in the northern portion of the growth area.

Interest in zoning a majority of the area R-1, guiding the development of traditional subdivisions, primarily single-family residences, in the southern portion of the growth area. There was also interest in upzoning lots closer to Monticello Road in the northern border of the growth area as R-3 (8 units/ac), while contemplating a transition to R-12 in appropriate areas, with buffers between the zones provided.

Connectivity: Connectivity within the growth area, as well as to the incorporated town lands to the east were of concern to council members. Quarry Road was considered as a potential connective corridor, as it provides access under I-26.

Desired Future Condition: Council set out to examine the growth area with the goal of identifying opportunities for voluntary annexation in a way that served as an extension of “the DNA of Weaverville.” Opportunities for density and commercial activity were identified in the northern portions of the growth area, with a transitioning to primarily residential and recreational areas in the southern portion.

The future use of the quarry itself was raised by the group. Currently the area is used as a shooting range, but that use was seen as potentially in conflict with the residential development council is anticipating in the growth area. The conversion of the quarry to a recreational area was discussed, as it could potentially serve as an extension of the recreational offerings at Lake Louise, where the new community center has recently been completed. TPD planners saw potential in connecting these two recreational resources through some form of bike/pedestrian infrastructure.

Growth Area #2: Monticello West

Located directly north of Growth Area #1, this growth area is bordered US-25 to the south and west, and I-26 to the east. Monticello Road bisects the area, with a Wal-Mart and large retailers clustered with denser apartment complexes. This area presents an opportunity for a residential and commercial hub off Monticello Road.

Infrastructure: Water and sewer service available to the entire growth area.

Zoning: This growth area is currently zoned by the county as primarily R-3, with pockets of R-1, CM and EMP. Adjacent municipal land is zoned R-12.

Connectivity: Access to retail centers on Monticello Road, US-25 and across I-26 to North Main Street.

Desired Future Condition: With more density concentrated close to existing R-12 zoned parcels and existing infrastructure close to Monticello Road, and more R-1 and R02 zoning moving north, away from Monticello Rd.

Growth Area #3: Ollie Weaver

Located to the north of Monticello West, this growth area currently has a project planned for 200+ units, including pump sewer.

Infrastructure: WVL water is available, but no MSD service (barring developers installing pumps).

Zoning: Currently zoned by the county as R-3 transitioning into Open Use zoning to the north..

Connectivity: The growth area is contiguous to Weaverville town limits,

Desired Future Condition: Possible candidate for R-1 or R-2 zoning in the future.

Growth Area #4: I-26 Corridor

This growth area abuts I-26 to the east of Ollie Weaver Boulevard.

Infrastructure: WVL water is available, but no MSD service (barring developers installing pumps).

Zoning: Currently zoned by the county as a mix of R-3 and CS, with small portions zoned R-1 and R-2.

Connectivity: Opportunities to connect to North Main Street.

Desired Future Condition: Open use?

Growth Area #5: Reems Creek

Located to the east of downtown, Reems Creek has some light industrial, commercial development, but is predominantly residential in character. The adjacent Hamburg Mountain development will not be annexed.

Infrastructure: This growth area is served by MSD sewer and Weaverville Water System available.

Zoning: Currently zoned by the county as predominantly R-3 and R-2, with EMP adjacent to the town limits and pockets of R-1 and R-LD heading east along Reems Creek Road.

Connectivity: Proposed Reems Creek Greenway would provide multi-modal connections east and west, potentially connecting to Gill Branch Valley Growth Area.

Desired Future Condition: Existing R-3 could accommodate denser town home development. Potential mobile home overlay district. Potential commercial nodes along Reems Creek Rd, specifically at the Reems Creek/Union Chapel intersection, the Reems Creek/Hamburg Mt. intersection and where Well-Bred Bakery is located.

COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be accomplished in 24 months, 3 = lower priority to be accomplished in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
2	PRIORITIZATION							RESPONSIBILITY		
3		WATER								
4		1		1	1	Update Plan and regulations to slow land use development if water treatment plant expansion is postponed or terminated and water usage and commitments reach 70% of available water supply		✓	✓	✓
5		1		1	1	Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
6		1		1	1	Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
7		new		1	1	Investigate interconnection with Asheville for supplemental water	TC resolution adopted 6/27/2; in progress by staff	✓		
8		new		1	1	Negotiate interlocal agreement with Asheville for purchase of supplemental water	Pending investigation	✓		✓
9		new		2	2	Development of Water System GIS Layer	Anticipated work for FY2023-2024	✓		
10		new								
11		STREETS AND SIDEWALKS								
12		1		1	1	Continue the Street Improvement Program	Program funded FY2023	✓		✓
13		1		1	1	Consider implementing a Sidewalk Improvement Program and Master Plan	Bike-Ped Study recommendations pending			✓
14		1		1	1	Establish Priority List for Sidewalk Installation	Bike-Ped Study recommendations pending	✓	✓	✓
15		new		1	1	Development of Stormwater System GIS Layer	Anticipated work for Spring 2023; LOSRC grant funding			

COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

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Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
16		2		2	2	Study possible adoption of driveway construction standards – steep slope, reduction of curb cuts, common driveways		✓	✓	✓
17		2		3	3	Consider a bike-ped overlay district for the implementation of the bike-ped plan	Bike-Ped Study recommendations pending	✓	✓	✓
18		new								
19	HOUSING									
20		1		1	1	Define and consider ways to achieve balanced residential development	Related to TC consensus on 5/14/22			✓
21		new		1	2	Consider ways to increase housing affordability	TC considered in 2020	✓		✓
22		new		2	2	Consider broadening allowable housing types in residential districts (duplexes, quadplexes)				✓
23		new		2	2	Consider expansion of the MH Overlay District				✓
24		new								
25	GENERAL POLICY MATTERS									
26		1		1	1	Review of overlapping land use authority	Anticipated FY2023	✓		✓
27		1		1	1	Negotiate interlocal agreement(s) with County (Building Permits and Inspections)	Anticipated FY2023	✓		✓
28		1		1	2	Review & update economic development goals				✓
29		new		1	1	Develop annexation guidelines that include consideration of how quality municipal services will be provided	Related to TC consensus on 5/14/22; TC considered in 2018 as part of Strategic Plan– current policy is case-by-case			✓

COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be accomplished in 24 months, 3 = lower priority to be accomplished in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
30		new		1	1	Continue to annex properties along the Town's borders in order to impose the Town's land use regulations	Related to TC consensus on 5/14/22			✓
31		new		1	1	Continue to work with Buncombe County during its on-going long term planning	Related to TC consensus on 5/14/22	✓		✓
32		new		1	1	Engage in conversations with NCDOT about long-term planning for growth	Related to TC consensus on 5/14/22	✓		✓
33		new		1	1	Engage in conversations with MSD about long-term planning for growth	Related to TC consensus on 5/14/22	✓		✓
34		new		1	1	Comprehensive review of Future Land Use Map	Related to TC workshop 5/14/22; Chris Joyell	✓	✓	✓
35		new		1	1	Make decisions on annexation based on the ability to provide quality municipal services to proposed land uses to the same extent and under current policy	Related to TC consensus on 5/14/22			✓
36		new		2	2	Investigate possibility of reestablishing direct bus route between Weaverville and Asheville		✓		✓
37		new		2	2	Investigate possibility of establishing a "Park and Ride" in Weaverville to provide a shared ride option to Asheville		✓		✓
38		3		3	3	Consider reestablishing the Town's extraterritorial jurisdiction		✓		✓
39		3		3	3	Evaluate need to strengthen regulations with regard to hazard mitigation	Buncombe-Madison Hazard Mitigation Plan dated 6/21	✓	✓	✓
40		new								
41		new								

COMPREHENSIVE LAND USE PLAN

STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be accomplished in 24 months, 3 = lower priority to be accomplished in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
42		LAND DEVELOPMENT REGULATIONS								
43		new		1	1	Comprehensive review of Table of Uses		✓	✓	✓
44		2		1	1	Review regulations for non-conforming lots		✓	✓	✓
45		new		1	1	Initiate small area studies for growth areas: Gill Branch Valley, Monticello Rd West, Ollie Weaver Rd, I-26 Corridor, Reems Creek Rd	Related to TC workshop 5/14/22	✓	✓	✓
46		new		1	1	Consider adoption of land use regulations which provide greater control of retail development in Main Street area (C-1)	Economic Development Advisory Committee recommendation (7/22)	✓	✓	✓
47		new		2	2	Consider density bonuses for open space or greenway dedication, conservation measures		✓	✓	✓
48		2		2	2	Undertake a comprehensive review of zoning regulations		✓	✓	✓
49		2		2	2	Review sign regulations for legal compliance and policy objectives		✓	✓	✓
50		3		2	3	Review hillside/steep slope regulations for legal compliance and policy objectives		✓	✓	✓
51		3		2	3	Determine need or desire for Town grading regulations for projects less than 1 acre		✓	✓	✓
52		2		3	3	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning for unique development	Areas improved: Mixed Use Development Apartments	✓	✓	✓
53		2		3	3	Study mountain ridge protection regulations for possible implementation		✓	✓	✓
54		2		3	3	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	Several I-1 properties not used for industrial uses	✓	✓	✓

**COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be accomplished in 24 months, 3 = lower priority to be accomplished in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
55		2		3	3	Revise wireless telecommunication facility regulations for legal compliance and policy objectives		✓	✓	✓
56		2		3	3	Study removal of floodplain areas from density calculation		✓	✓	✓
57		3		0	0	Initiate special area studies: Downtown, North Main Street-"Five Points" Area, Monticello Road corridor, and Reems Creek Road corridor	Proposed for deletion; see line 45	✓	✓	✓
58		new								
59		new								
60		new								
61		new								
62	PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED									
63		-		-	-	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓
64		-		-	-	Consult the Future Land Use Map and use descriptions for Plan consistency review	Legally required	✓	✓	✓
65		-		-	-	Consult Action Plan and stated goals for Plan consistency review	Legally required	✓	✓	✓
66		-		-	-	Consult additional approved plans for Plan consistency review	Legally required	✓	✓	✓
67		new								

**COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

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Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
68		MAINTENANCE OF PLAN AND REGULATIONS - LEGAL COMPLIANCE AND ACCOUNTABILITY								
69		-		-	-	Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	Pending - August 2022	✓	✓	✓
70		-		-	-	Update appendix to this Plan when new plans or amendments related to land use are adopted	Pending – August 2022 To keep Plan up-to-date and usable	✓		
71		-		-	-	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
72		-		-	-	Undertake annual review of the Table of Uses	For legal compliance	✓		
73		-		-	-	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
74		-		-	-	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓
75		-		-	-	Undertake a comprehensive update to the Plan in 2025 or at such time as substantial legislative or other changes are experienced in Town	2025 is proposed in order to provide for 5 year updates that better align w/ Census	✓	✓	✓
76		new								

**COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

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Proposed - August 2022

COMPLETED										
		-				Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	Pending - August 2022	✓	✓	✓
		-				Update appendix to this Plan when new plans or amendments related to land use are adopted	Pending - August 2022	✓		
		1				Consider simplification of outdoor lighting regulations	Amendments proposed for adoption 7/25/22	✓	✓	✓
✓		1				Continue the Street Improvement Program	Program funded FY2023	✓		✓
✓		1				Implementation of GIS system and Zoning Layer	Implemented April 2022	✓		
✓		1				Provide educational information on parking availability in downtown area	Website posting	✓		
✓		1				Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
✓		1				Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
✓		1				Negotiate interlocal agreement(s) with County (Stormwater and Sedimentation/Erosion Control Permitting and Enforcement)	Agreements approved by TC June 2022	✓		✓
✓		1				Review use of flag lots	Implemented Nov 2021	✓	✓	✓
✓		1				Study solar collector regulation for possible implementation	Implemented May 2022	✓	✓	✓
✓		-				Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	August 2021	✓	✓	✓

**COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

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Proposed - August 2022

✓		-				Update appendix to this Plan when new plans or amendments related to land use are adopted	August 2021	✓		
✓		1				Implementation of Chapter 160D Amendments	Implemented July 2021	✓	✓	✓
✓		1				Consider Implementation of a Manufactured Home Overlay District	Implemented Feb 2021	✓	✓	✓
✓		1				Undertake a comprehensive review of subdivision regulations	Implemented July 2021	✓	✓	✓
✓		1				Clarify legally required exemptions to subdivision regulations and reexamine the definitions of minor subdivisions and major subdivisions	Implemented July 2021	✓	✓	✓
✓		1				Streamline the subdivision review process	Implemented July 2021	✓	✓	✓
✓		1				Determine when sidewalks and other improvements are required with development approvals	Implemented July 2021	✓	✓	✓
✓		-				Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	With 160D Project	✓		
✓		-				Undertake annual review of the Table of Uses	With 160D Project	✓		
✓		-				Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	With 160D Project	✓		
✓		1				Continue monitoring water production, allocations, usage, and availability	Staff quarterly reports 2020/2021	✓		
✓		1				Continue reserving water allocation for infill development within the town	Staff quarterly reports 2020/2021	✓		

**COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**






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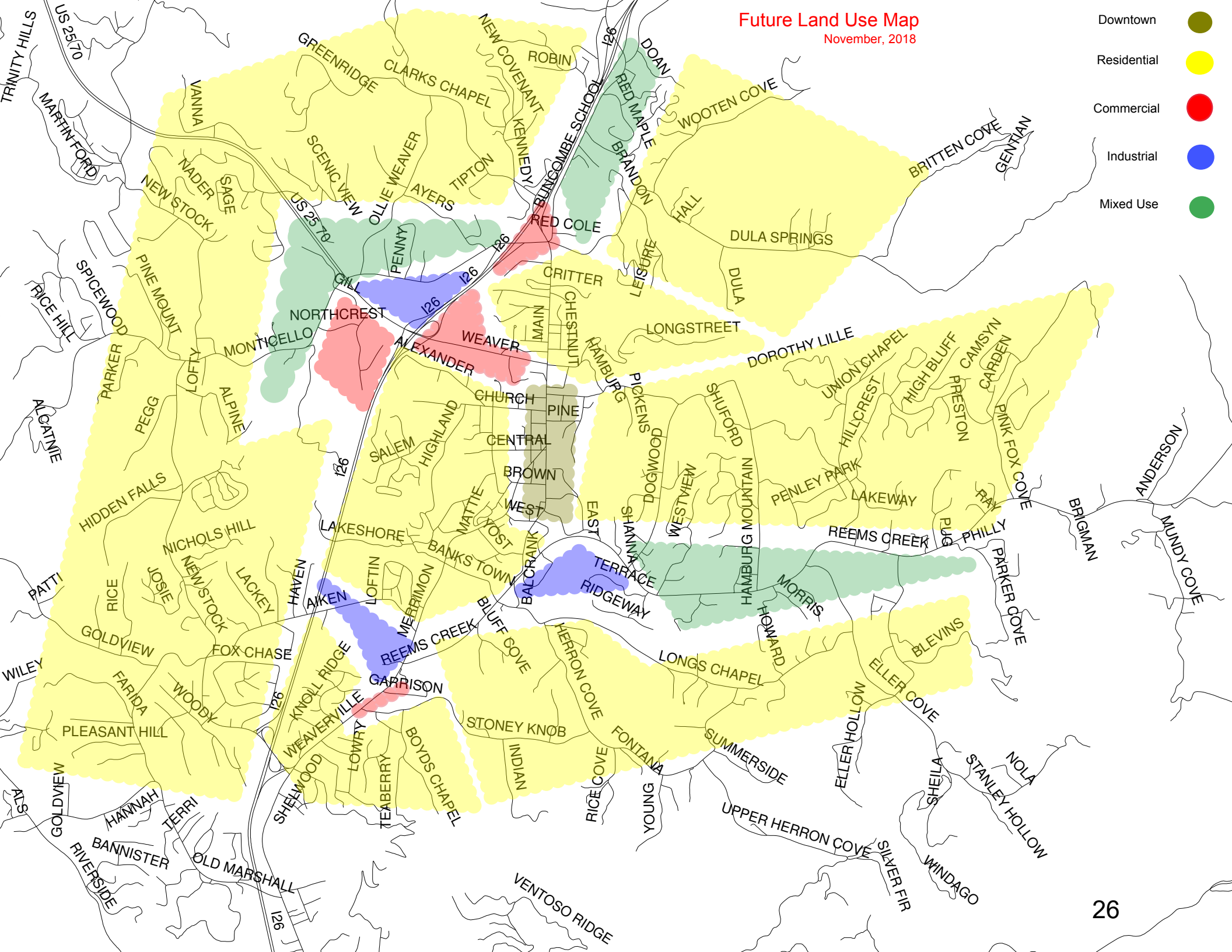
Proposed - August 2022

✓		-				Update appendix to this Plan when new plans or amendments related to land use are adopted	August 2020	✓		
✓		-				Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	August 2020	✓	✓	✓
✓		1				Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
✓		1				Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
✓		1				Consider land use regulation that better provides for mixed use development	Regulations amended in May 2020	✓	✓	✓
✓		1				Consider land use regulation that provides for high density single family residential development	Studied in 2019; no new regulation desired	✓	✓	✓
✓		2				Review the current policy on street standards for private streets	Private street standards adopted May 2020	✓	✓	✓
✓		2				Consider ways to address housing affordability	Workshop presentation in January 2020	✓		✓
✓		2				Consider land use regulation that provides for transition districts	Accomplished 2020 with mixed use amdmts	✓	✓	✓
✓		2				Implement a staff-led Technical Review Committee for development reviews	TRC amendments adopted in May 2020	✓	✓	✓
✓		3				Develop and distribute a downtown parking map	Map available on website and Town Hall in 2019	✓		

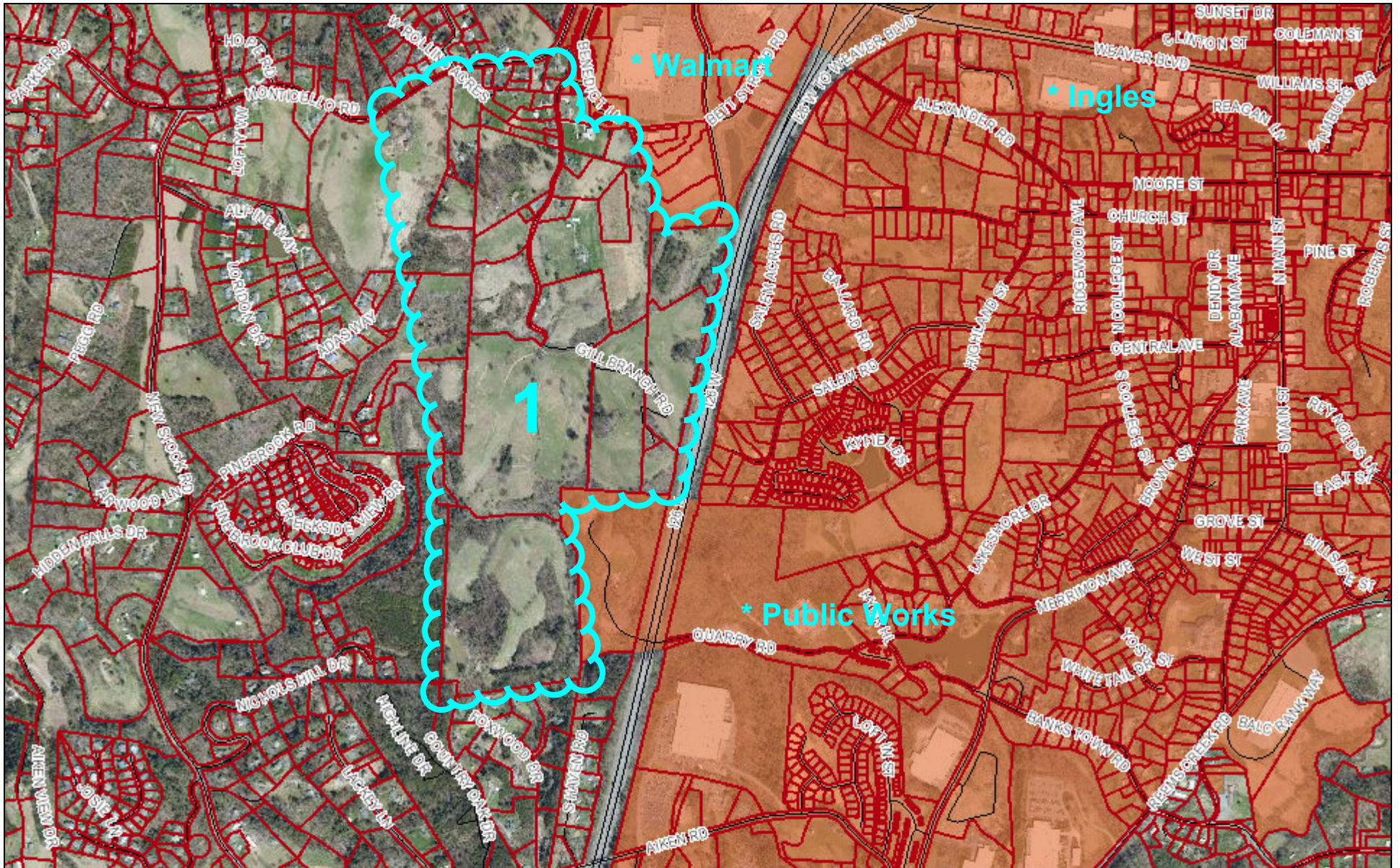
Future Land Use Map

November, 2018

- Downtown 
- Residential 
- Commercial 
- Industrial 
- Mixed Use 

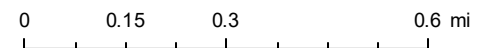


Buncombe County



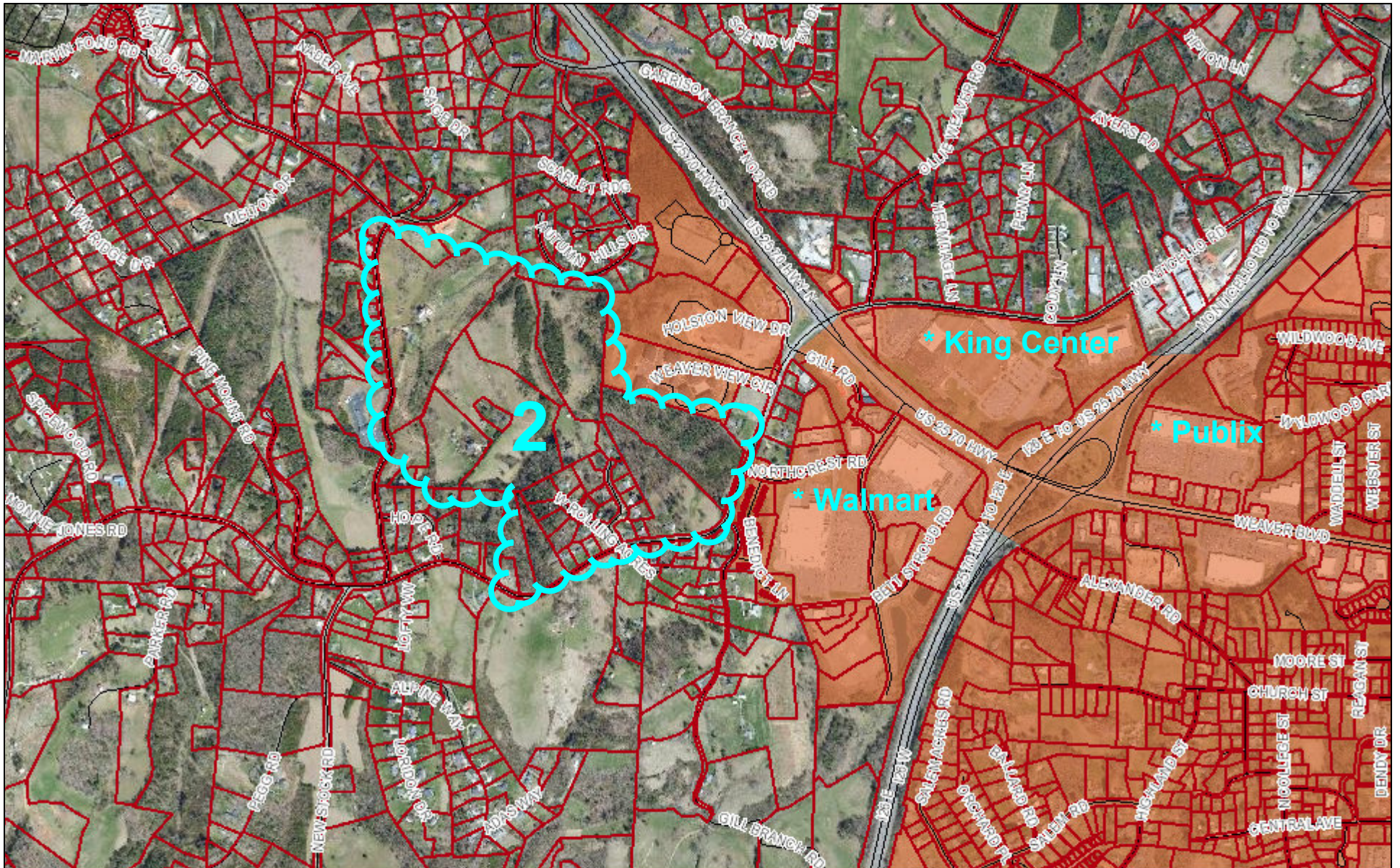
May 5, 2022

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GROWTH AREA 1

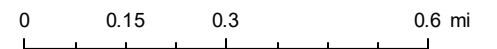
Buncombe County



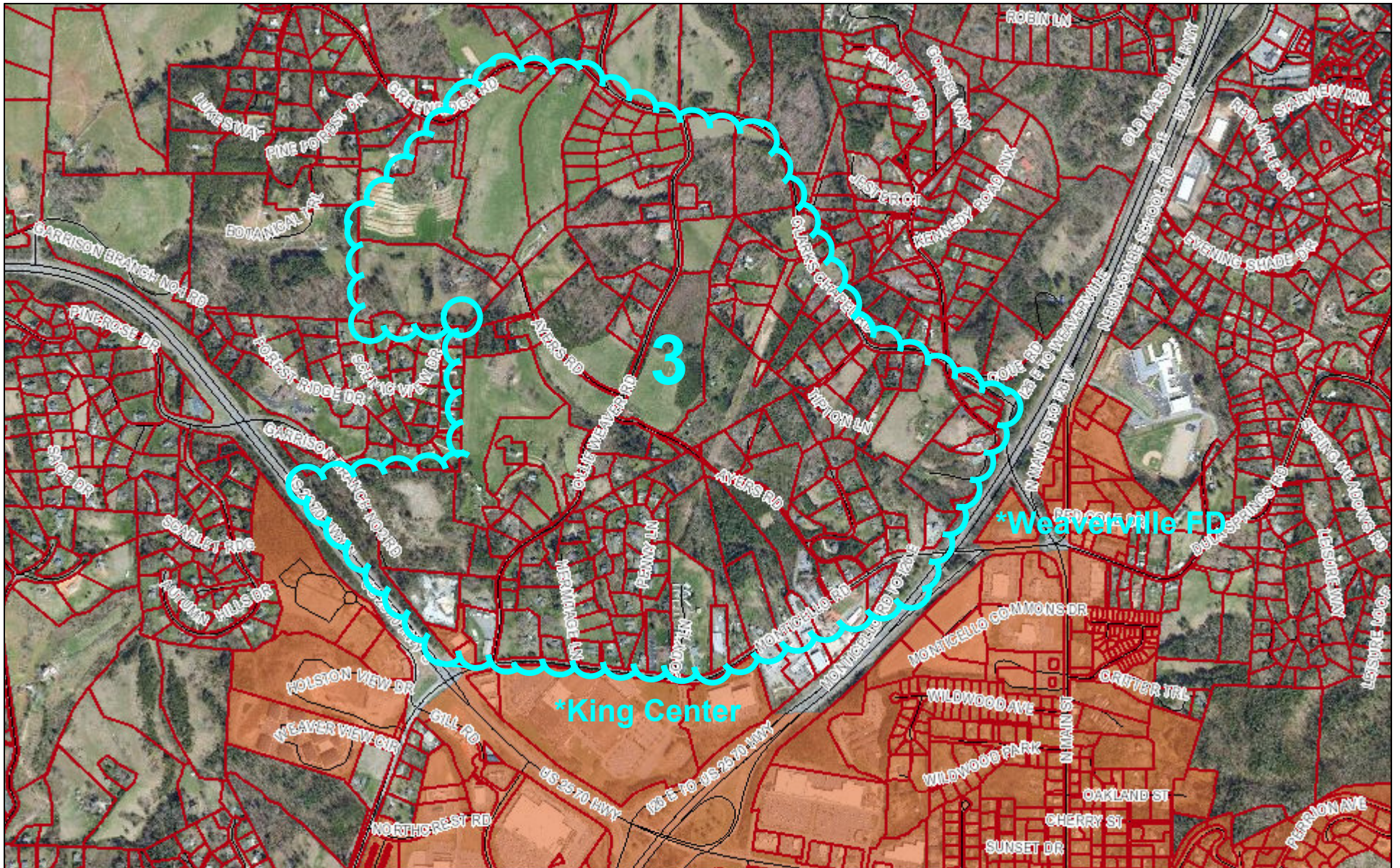
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GROWTH AREA 2

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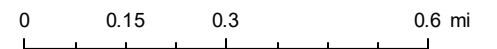
Buncombe County



May 5, 2022

GROWTH AREA 3

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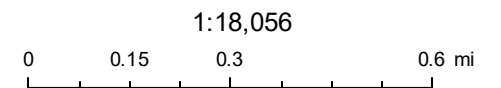


Buncombe County

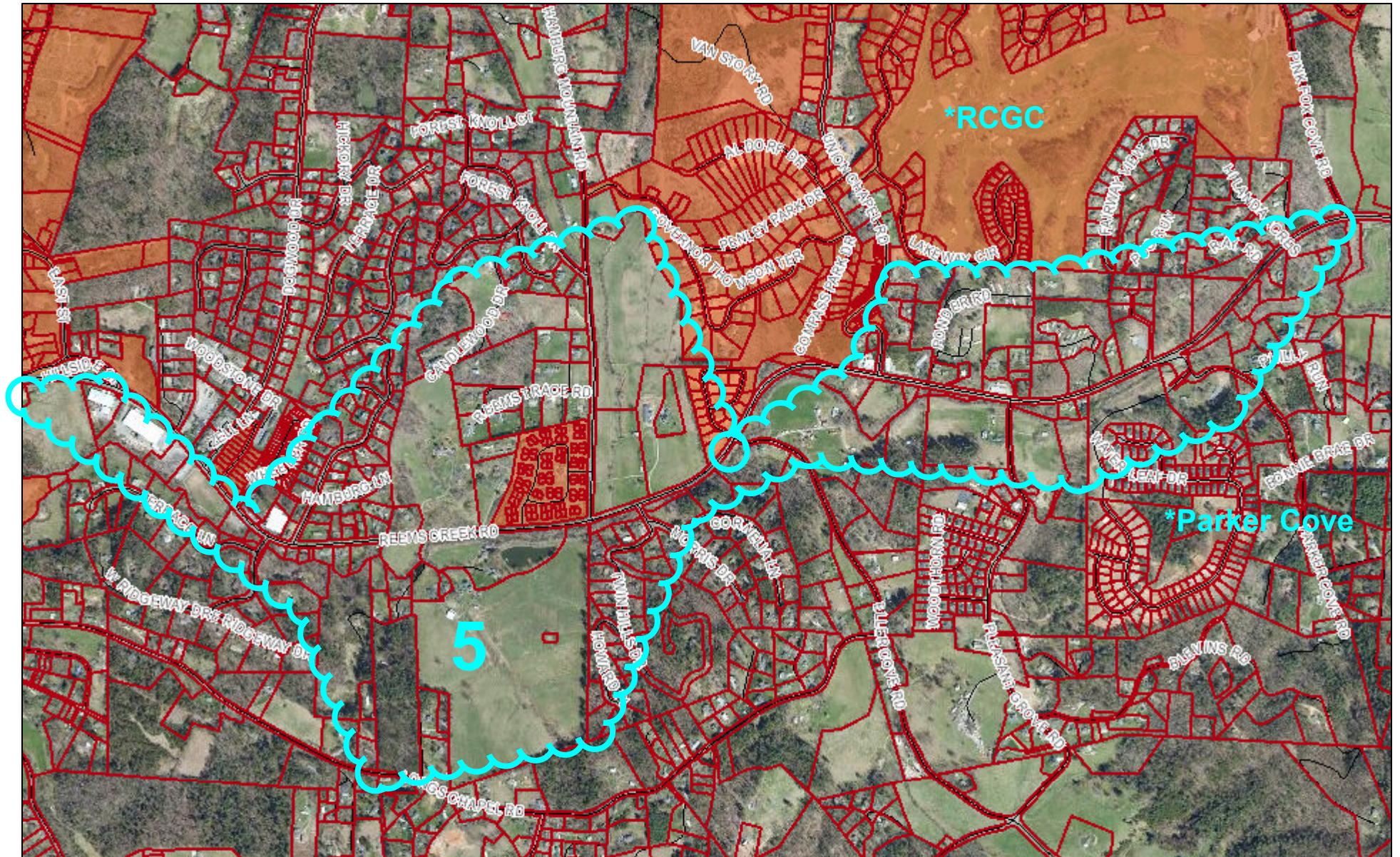


May 5, 2022

Growth Area 4



Buncombe County



May 5, 2022

GROWTH AREA 5

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