



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Workshop
Tuesday, January 17, 2023**

The Town Council for the Town of Weaverville met for a regularly scheduled workshop on Tuesday, January 17, 2023, 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, John Chase, Catherine Cordell, and Michele Wood. Councilmember Andrew Nagle was absent.

Staff members present: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Public Works Director Dale Pennell, Town Clerk/Planning Director James Eller, Deputy Town Clerk and 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. Public Hearing – 171 Monticello Rd – Conditional District Zoning

Mayor Fitzsimmons declared the public hearing open.

Planning Director James Eller noted that the public hearing had been properly noticed and then presented Council with information regarding the proposed conditional district zoning request submitted in conjunction with the annexation petition for 171 Monticello Road. Mr. Eller stated that the Planning Board offered a unanimous favorable recommendation on the project, based on the revised site plan dated 12/16/2022, and does include conditions that they found necessary to address noted concerns and recommended adoption of the same. LDG now proposes a newly revised site plan dated 1/9/2023 which has some minor modifications to the site plan that the Planning Board based its recommendation on.

Landon Cox, the development manager for LDG, reviewed the newly revised site plan and presented some notable updates to Council (PowerPoint slides attached).

Jennifer Jackson restated that there were conditions attached to the Planning Board's recommendations and specifically reviewed a few additional conditions proposed by staff and one alternative condition, related to the sidewalks, that has been requested by LDG.

Mr. Eller indicated that two comments were made in the form of emails and distributed to town council for review prior to the meeting. No one was present at the meeting or via Zoom that wished to provide any comment, so Mayor Fitzsimmons closed the public hearing without objection.

3. Public Hearing – 171 Monticello Rd – LDG – Annexation

Mayor Fitzsimmons declared the public hearing open. Town Attorney Jennifer Jackson noted that the public hearing had been properly noticed and then presented Council with information regarding the Voluntary Annexation Petition No. 2022-2 for 171 Monticello Road. Attorney Jackson noted that the Town Clerk, James Eller has investigated the voluntary annexation petition and found that it is in accordance with North Carolina General Statutes § 160A31, et seq.

Mr. Eller presented Town Council with information contained within a staff report which indicated what the Town's Fire Department, Police Department, and Public Works Department will encounter based upon the type of development that is anticipated for this property.

Peter Stanz of Brown St. asked whether Town Council is considering pausing annexation pending a decision on the Town's water system.

Eileen Riehman of Rolling Acres spoke positively about the changes to the site plan but indicated concerns about the affordable housing threshold to keep the increase density dropping to 50%. She expressed dissatisfaction with staff's participation at the Planning Board and thinks that the Town should be coordinating with the County on zoning.

Mr. Eller indicated that no written comments were received. No one was present via Zoom that wished to provide any comment, so Mayor Fitzsimmons closed the public hearing without objection.

4. Public Hearing – 480 Reems Creek Rd – Ponder – R-3 Zoning

Mayor Fitzsimmons declared the public hearing open. Planning Director James Eller noted that the public hearing had been properly noticed and then presented Council with information regarding the proposed R-3 zoning request submitted in conjunction with the annexation petition for 480 Reems Creek Road. Mr. Eller stated that in a majority vote the Planning Board offered a favorable recommendation with a finding that R-3 zoning for these properties is consistent with the Town's Comprehensive Land Use Plan (CLUP) and reasonable.

Town Attorney Jackson noted that one comment was made in the form of an email and distributed to Town Council prior to the meeting for review. No one was present at the meeting or via Zoom that wished to provide any comment, so Mayor Fitzsimmons closed the public hearing without objection.

5. Public Hearing 480 Reems Creek Rd – Ponder – Annexation

Mayor Fitzsimmons declared the public hearing open. Town Attorney Jennifer Jackson noted that the public hearing had been properly noticed and then presented Council with information regarding the Voluntary Annexation Petition for 480 Reems Creek Road. Town Clerk, James Eller has investigated the voluntary annexation petition and found that it is in accordance with North Carolina General Statutes § 160A31, et seq.

Planning Director James Eller presented Council with information contained within a staff report which indicated what Town's Fire Department, Police Department, and Public Works Department will encounter based upon the type of development that is anticipated for this property.

Mr. Eller indicated that no written comments were received. No one was present at the meeting or via Zoom that wished to provide any comment, so Mayor Fitzsimmons closed the public hearing without objection.

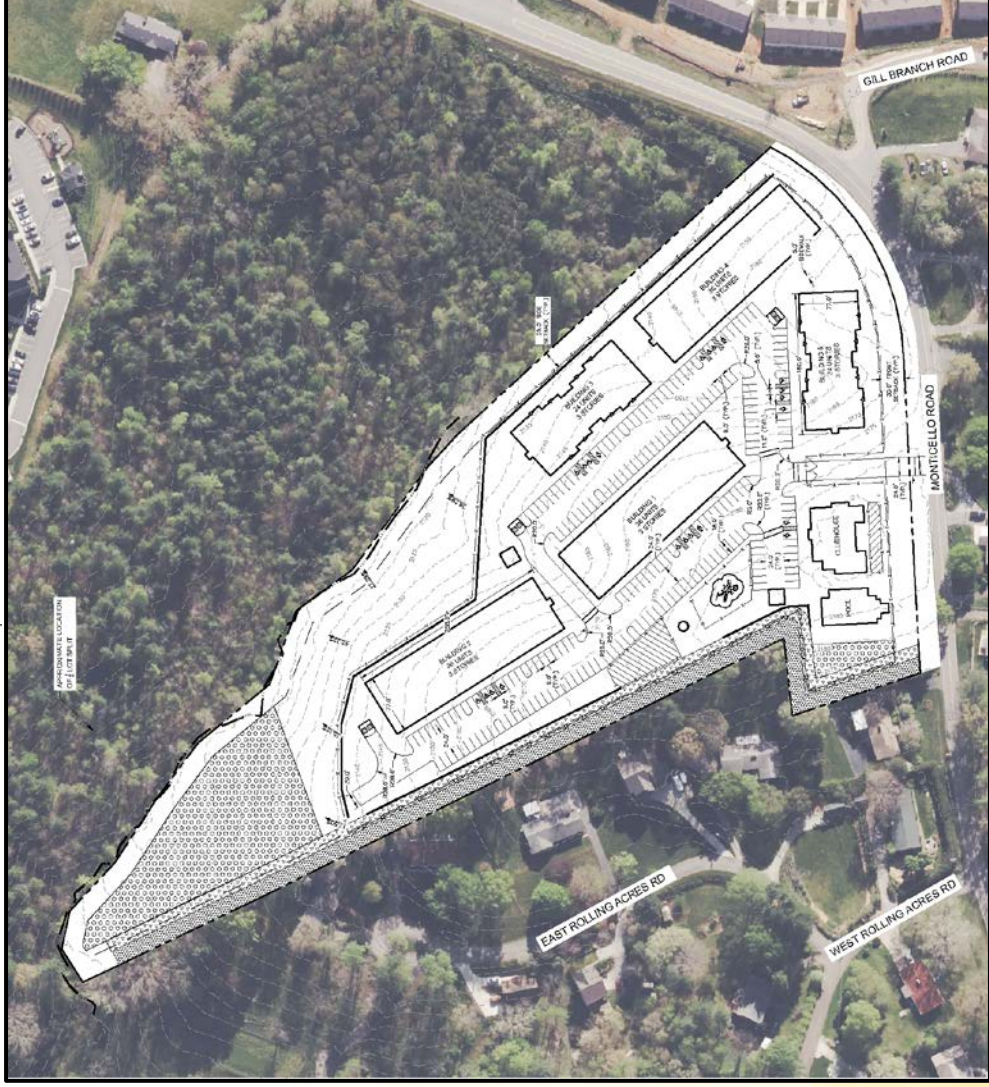
6. Adjournment.

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

James Eller, Town Clerk



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Meribel

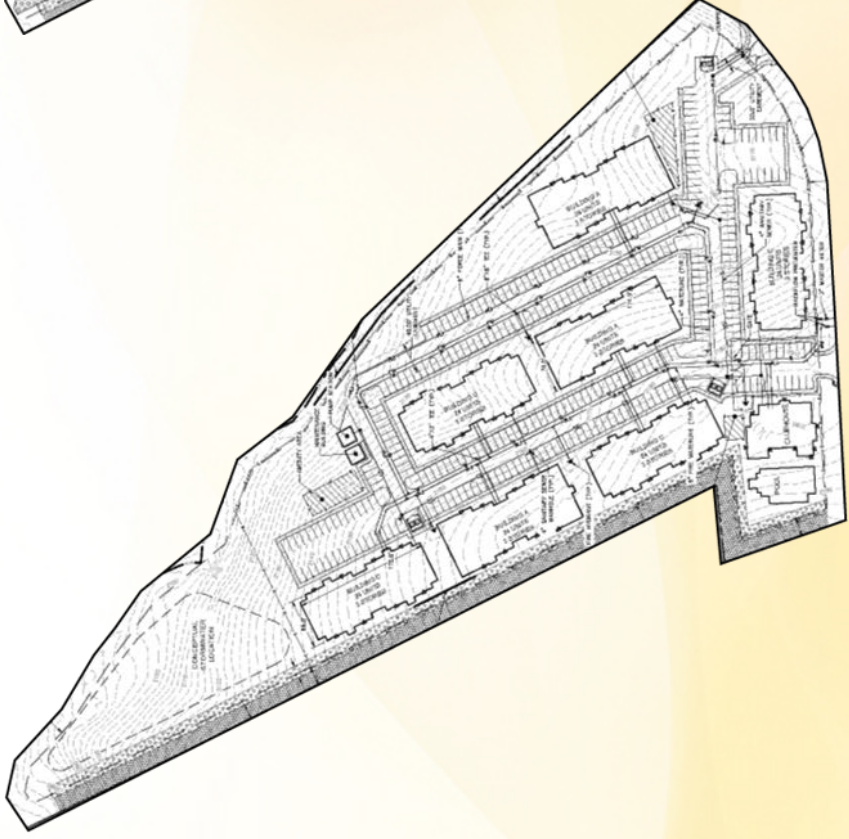
Weaverville Town Council Update

January 17, 2023

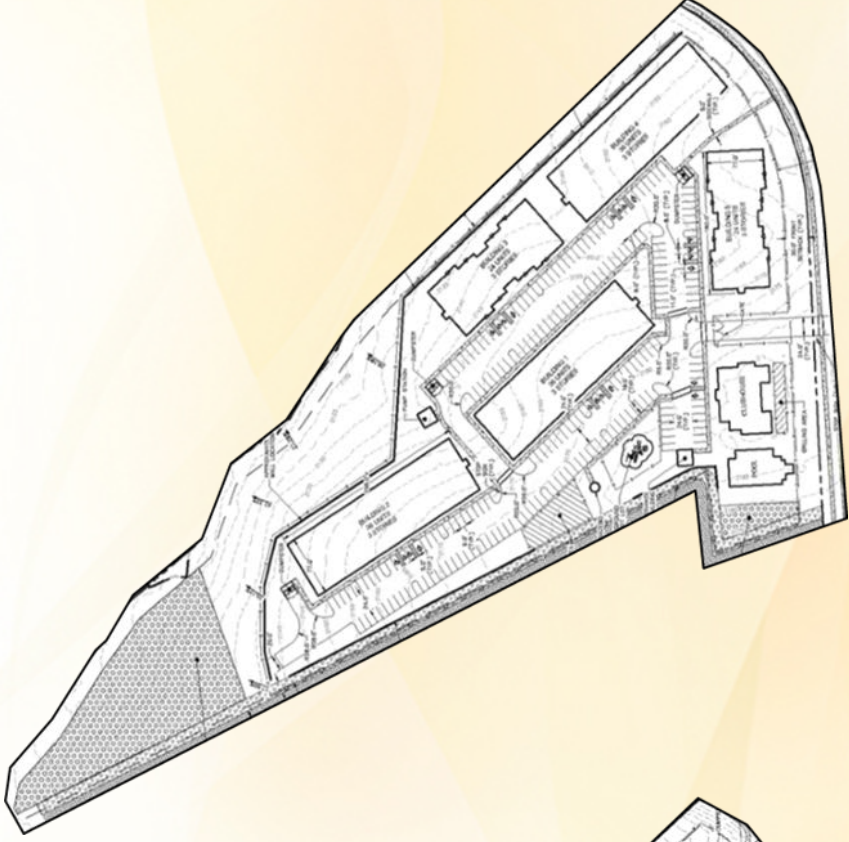


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Site Plan Comparison



Previous

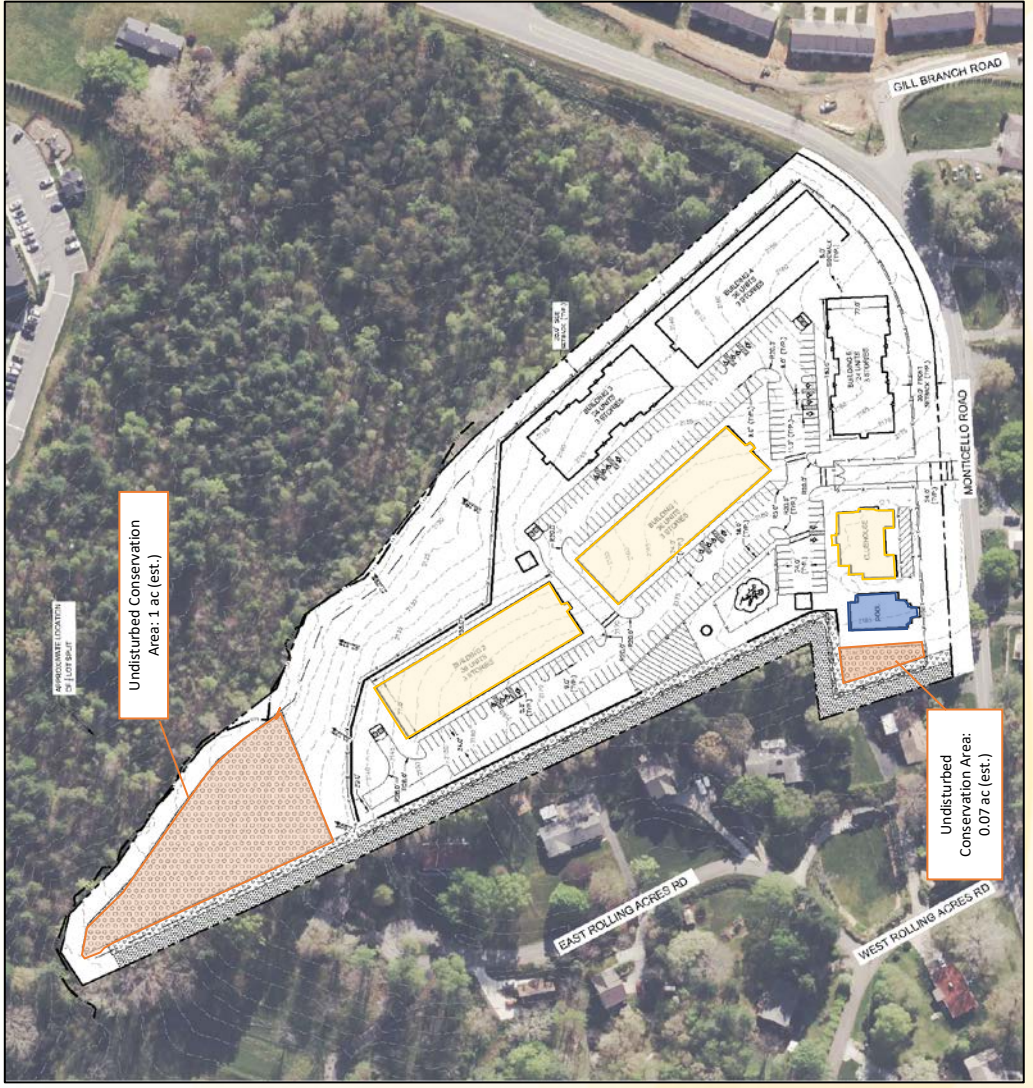


Current



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Notable Updates



	Jan. 2023	Oct. 2022
Units	156 (14.61/ac)	168 (15.73/ac)
Buildings	5	7
Max Units/Bldg	36	24
Parking Spaces	216 (1.38/u)	293 (1.74/u)
Building Setback (est.)	120 ft	40 ft
Pool Setback (est.)	75 ft	40 ft



Unit Mix

Income Restriction	Household Income	Unit Type	Estimated Monthly Housing Expense*	No. of Units	Previous No. of Units	Size
30% AMI	\$ 18,090 - \$ 25,065	1 BR / 1 BA	\$ 452	10	6	730 SF
		2 BR / 2 BA	\$ 542	24	27	1,019 SF
		3 BR / 2 BA	\$ 626	24	25	1,286 SF
60% AMI	\$ 36,180 - \$ 50,130	1 BR / 1 BA	\$ 904	2	12	730 SF
		2 BR / 2 BA	\$ 1,084	23	30	1,019 SF
		3 BR / 2 BA	\$ 1,253	4	10	1,286 SF
80% AMI	\$ 48,240 - \$ 66,840	1 BR / 1 BA	\$ 1,206	12	6	730 SF
		2 BR / 2 BA	\$ 1,446	25	27	1,019 SF
		3 BR / 2 BA	\$ 1,671	32	25	1,286 SF
Total Units:				156	168	

*Includes rent and estimated utility expense per unit



Notable Zoning Conditions

Condition

Previous

Current

Pedestrian Connectivity

LDG shall install:

1. Sidewalk along parcel frontage on Monticello Road
2. Off-site pedestrian infrastructure connecting residents with Northcrest Commons

LDG shall:

1. Reserve ROW along parcel frontage on Monticello Road for future roadway or sidewalk improvements
2. Pay \$150,000 fee in lieu of installing pedestrian and road improvements
3. Negotiate in good faith with adjacent landowners





Notable Zoning Conditions (cont.)

Condition	Previous	Current
Affordability Commitment	LDG shall restrict 100% of the units to households earning less than or equal to 80% AMI, averaging to no more than 60% AMI for all households across the community	LDG shall reserve at least 50% (78 units) to households earning no more than 80% AMI



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Thank you!



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