

**TOWN OF WEAVERVILLE**

**AGENDA**

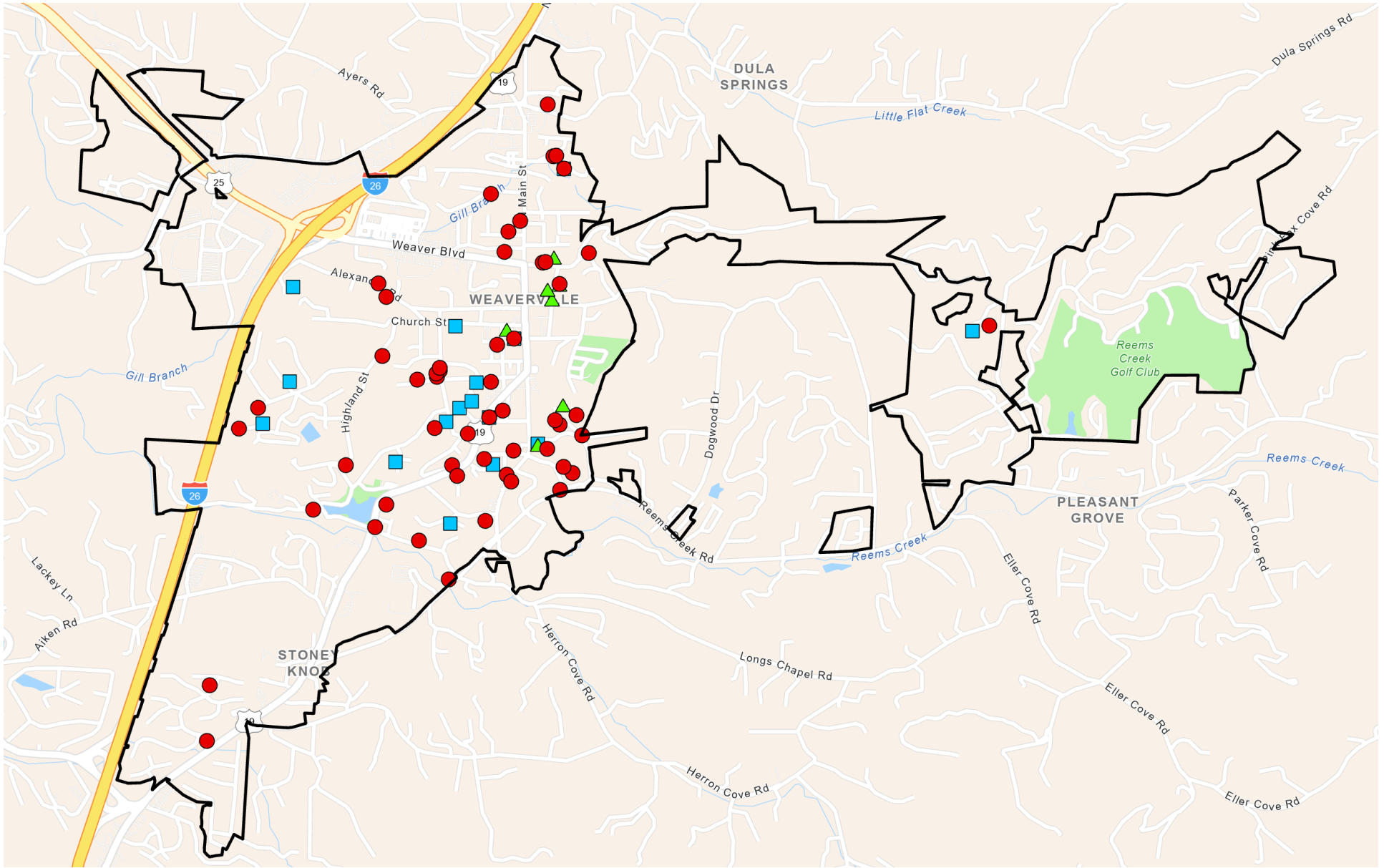
**Weaverville Community Room at Town Hall  
30 South Main Street, Weaverville, NC 28787**

**March 21, 2023 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 Chairman Pace
2. Brief Update on Progress on CLUP Goals and Priorities .....		Planning Director Eller
3. Proposed Code Amendments – Nonconforming Lots/Minimum Lot Width .....		Planning Director Eller Chairman Pace
4. Regulation of Short-Term Rentals .....		Mayor Fitzsimmons
a. Findings in Weaverville .....		Councilmember Wood
b. Definitions, Legal Limitations and Enforcement .....		Attorney Jackson
c. Policy Discussion .....		Mayor Fitzsimmons Chairman Pace
5. Minimum Parking and Loading Requirements .....		Vice Mayor McKenna Planning Director Eller
6. Other Discussion or Direction to Planning Board/Staff .....		Mayor Fitzsimmons Chairman Pace
7. Adjournment of Planning Board .....		Chairman Pace
8. Ratification of Lobbyist Agreement and Approval of Budget Amendment .....		Mayor Fitzsimmons
9. Adjournment of Town Council .....		Mayor Fitzsimmons

Link to Rental	Rental Type	Street Address	Owner	Owner Address	Zoning	Details				
<a href="https://www.airbnb.com/rooms/71">https://www.airbnb.com/rooms/71</a>	Whole House	1 Lakeside Meadows Dr	Candace & Christopher Hi	PO Box 1009, Weave	R-1	Duplex				
<a href="https://www.airbnb.com/rooms/75">https://www.airbnb.com/rooms/75</a>	Whole House	10 N College St	Harvard & Bryant LLC	c/o Joe Kiely, Ashevill	R-2	Cheerful condo				
<a href="https://www.airbnb.com/rooms/33">https://www.airbnb.com/rooms/33</a>	Whole House	10 Williams Street	Ervin Chester C	1382 Jupiter Rd, Wea	R-1					
<a href="https://www.airbnb.com/rooms/54">https://www.airbnb.com/rooms/54</a>	Whole House	106 Jace Ln	Ellen Kowalski, Daniel Kov	11712 Grey Partridge	R-1					
<a href="https://www.airbnb.com/rooms/44">https://www.airbnb.com/rooms/44</a>	Whole House	110 Jace Ln	Rhodani & Company LLC	109 Furman Ave, Ash	R-1					
<a href="https://www.airbnb.com/rooms/34">https://www.airbnb.com/rooms/34</a>	Whole House	115 S Main	Wilma Catherine Davison	27 Cole Cove Rd, Car	R-1					
<a href="https://www.airbnb.com/rooms/75">https://www.airbnb.com/rooms/75</a>	Whole House	12 N College St	Harvard & Bryant LLC	c/o Joe Kiely, Ashevill	R-2					
<a href="https://www.airbnb.com/rooms/15">https://www.airbnb.com/rooms/15</a>	Whole House	12 Park Ave	Caroline Colburn, Parrish	12 Park Ave, Weaver	R-1	Across from primary school				
<a href="https://www.airbnb.com/rooms/35">https://www.airbnb.com/rooms/35</a>	Whole House	12 Williams Street	Lisa Cotter, Walter Cotter	4 Yost St Weaverville	R-1	Bungalow				
<a href="https://www.airbnb.com/rooms/52">https://www.airbnb.com/rooms/52</a>	Whole House	120 Highland St	Bryan Perrault, Meghan D	99 York Creek Rd, Dr	R-1					
<a href="https://www.airbnb.com/rooms/62">https://www.airbnb.com/rooms/62</a>	Whole House	120 Highland St	Bryan Perrault, Meghan D	99 York Creek Rd, Dr	R-1					
<a href="https://www.airbnb.com/rooms/28">https://www.airbnb.com/rooms/28</a>	Whole House	120 Merrimon Ave	Gregory & Mary-Jane Linc	15 Meadow Glen Dr, R	R-1					
<a href="https://www.airbnb.com/rooms/42">https://www.airbnb.com/rooms/42</a>	Whole House	120 S Main Street	Julie Nelson Revocable Tr	44 Austin Ave Apt 1, R	R-1					
<a href="https://www.airbnb.com/rooms/34">https://www.airbnb.com/rooms/34</a>	Whole House	14 Dula Springs Rd	Garden Springs Properties	14 Dula Springs Rd #C	C-2	Airbnb is one of the Condos in this Condo community.				
coming soon	Whole House	14 N College St	Harvard & Bryant LLC	c/o Joe Kiely, Ashevill	R-2					
<a href="https://www.airbnb.com/rooms/34">https://www.airbnb.com/rooms/34</a>	Whole House	24 Reynolds Lane	Cedar Creek Holdings LLC	115 Green Hills Farm	R-1					
<a href="https://www.airbnb.com/rooms/34">https://www.airbnb.com/rooms/34</a>	Whole House	14 Reynolds Lane	Cedar Creek Holdings LLC	115 Green Hills Farm	R-1					
<a href="https://www.airbnb.com/rooms/50">https://www.airbnb.com/rooms/50</a>	Whole House	144 Reems Creek Rd	Attwood, Evans Marks	60 New Jersey Ave, AR	R-1	Tiny House				
<a href="https://www.airbnb.com/rooms/52">https://www.airbnb.com/rooms/52</a>	Whole House	16 Lakeshore Dr	Elizabeth Durkee & Nidal	5833 145th St, Overl	R-2					
coming soon	Whole House	16 N College St	Harvard & Bryant LLC	c/o Joe Kiely, Ashevill	R-2					
<a href="https://www.airbnb.com/rooms/50">https://www.airbnb.com/rooms/50</a>	Whole House	169 Central Ave.	John & Barbara Verba	169 Central Ave	R-1					
<a href="https://www.airbnb.com/rooms/24">https://www.airbnb.com/rooms/24</a>	Whole House	18 Reynolds Lane	Cedar Creek Holdings LLC	115 Green Hills Farm	C-1					
<a href="https://www.airbnb.com/rooms/53">https://www.airbnb.com/rooms/53</a>	Whole House	18 Wildwood Park	Janet & John Miclean	296 Preston Rd, Moor	R-1					
<a href="https://www.airbnb.com/rooms/80">https://www.airbnb.com/rooms/80</a>	Whole House	2 Banks Town Rd	Woodruff Family Propertie	446 Mountain Cove	R-1					
<a href="https://www.airbnb.com/rooms/34">https://www.airbnb.com/rooms/34</a>	Whole House	2 Village Park Dr	MTSB Holdings LLC	400 CHARLOTTE ST	AR-1					
<a href="https://www.airbnb.com/rooms/30">https://www.airbnb.com/rooms/30</a>	Whole House	206 N Main St	Nilrac Holdings LLC	PO Box 1161, Burnsv	R-1					
<a href="https://www.airbnb.com/rooms/73">https://www.airbnb.com/rooms/73</a>	Whole House	22 Alabama Ave	Lucy Holt	22 Alabama, Weaver	R-1	Owner Lucy Holt lives in Florida				
<a href="https://www.airbnb.com/rooms/79">https://www.airbnb.com/rooms/79</a>	Whole House	22 Water Pointe Way	Water Pointe Way LLC	625 Carolina Blvd, Isl	R-1	Townhome				
<a href="https://www.airbnb.com/rooms/78">https://www.airbnb.com/rooms/78</a>	Whole House	24 Highland St	Lynnette Grimes	27 Hermitage Ln, We	R-1					
<a href="https://www.airbnb.com/rooms/80">https://www.airbnb.com/rooms/80</a>	Whole House	25 Brown Street	Janet Oppenheimer	324 Woody Ln, Ashev	R-1					
<a href="https://www.airbnb.com/rooms/80">https://www.airbnb.com/rooms/80</a>	Whole House	25 Brown Street	Janet Oppenheimer	324 Woody Ln, Ashev	R-1					
<a href="https://www.airbnb.com/rooms/52">https://www.airbnb.com/rooms/52</a>	Whole House	25 Critter Trail	Gary & Debra Hensley	PO Box 576, Weaver	C-2					
<a href="https://www.airbnb.com/rooms/43">https://www.airbnb.com/rooms/43</a>	Whole House	26 Banks Town Road	Patricia A Finein	26 Banks Town Road	R-2					
<a href="https://www.airbnb.com/rooms/92">https://www.airbnb.com/rooms/92</a>	Whole House	26 Grove St	Sandy West Trust	2716 Barton Creek	BIR-1					
<a href="https://www.airbnb.com/rooms/46">https://www.airbnb.com/rooms/46</a>	Whole House	26 Rabbit Ridge Dr	Rabbit Ridge 26 LLC	2402 Easy St, Savan	R-2					
<a href="https://www.airbnb.com/rooms/42">https://www.airbnb.com/rooms/42</a>	Whole House	27 Hamburg Dr	Mark Bettis	27 Hamburg Dr	R-1					
<a href="https://www.airbnb.com/rooms/36">https://www.airbnb.com/rooms/36</a>	Whole House	29 Reynolds Lane	Dream Weaver Cottages	129 Reynolds Lane	R-1					
<a href="https://www.airbnb.com/rooms/72">https://www.airbnb.com/rooms/72</a>	Whole House	30 Alexander Rd	Chad Brooks	35 Longview Rd, Ash	R-1					
<a href="https://www.airbnb.com/rooms/54">https://www.airbnb.com/rooms/54</a>	Whole House	32 Brown Street	Stephen Brown	20 Woods Crossing	WR-1					
<a href="https://www.airbnb.com/rooms/50">https://www.airbnb.com/rooms/50</a>	Whole House	32 Central Ave	Thomas Farr, Ann Robins	146 Lochwood West,	R1					
<a href="https://www.airbnb.com/rooms/52">https://www.airbnb.com/rooms/52</a>	Whole House	39 Alexander Rd	Kelly Terry, Joseph	23 Hamburg Mountai	R-1					
<a href="https://www.airbnb.com/rooms/74">https://www.airbnb.com/rooms/74</a>	Whole House	4 Clinton St	Andrew & Leanne Harrell	PO Box 73, Haynesvil	R-1					
<a href="https://www.airbnb.com/rooms/13">https://www.airbnb.com/rooms/13</a>	Whole House	4 Yost St	Lisa & Damon Cotter	4 Yost St, Weaverville	R-1					
<a href="https://www.airbnb.com/rooms/51">https://www.airbnb.com/rooms/51</a>	Whole House	5 Lillie Farm Lane	Burger Werks LLC	5 Yarrow Meadow Rd,	C-2					
<a href="https://www.airbnb.com/rooms/46">https://www.airbnb.com/rooms/46</a>	Whole House	5 Reynolds Lane	Dream Weaver Cottages	129 Reynolds Lane	R-1	Cottage				

Link to Rental	Rental Type	Street Address	Owner	Owner Address	Zoning	Details				
<a href="https://www.airbnb.com/rooms/46">https://www.airbnb.com/rooms/46</a>	Whole House	5 Reynolds Lane	Dream Weaver Cottages	29 Reynolds Lane, We	R-1					
<a href="https://www.airbnb.com/rooms/36">https://www.airbnb.com/rooms/36</a>	Whole House	5 Reynolds Lane	Dream Weaver Cottages	29 Reynolds Lane, We	R-1					
<a href="https://www.airbnb.com/rooms/35">https://www.airbnb.com/rooms/35</a>	Whole House	52 Hamburg Dr	Asheville Cabins LLC	108 Kingsgate Rd, As	R-1	Cabin				
<a href="https://www.airbnb.com/rooms/71">https://www.airbnb.com/rooms/71</a>	Whole House	6 Knoll Ridge Dr	Lindsay Barta	6 Knoll Ridge Dr	R-1					
<a href="https://www.airbnb.com/rooms/80">https://www.airbnb.com/rooms/80</a>	Whole House	67 Banks Town Rd	67 Banks Town Rd Trust	136 Newberry Dr, Fle	R-3					
<a href="https://www.airbnb.com/rooms/19">https://www.airbnb.com/rooms/19</a>	Whole House	67 Salem Rd	Stephen Veltman, Christo	4351 Whitetail Ln, Mi	R-1					
<a href="https://www.airbnb.com/rooms/15">https://www.airbnb.com/rooms/15</a>	Whole House	7 Georgia Ave	Cedar Brook Properties LL	15 E Ridgeway Dr, W/C	-1					
<a href="https://www.airbnb.com/rooms/55">https://www.airbnb.com/rooms/55</a>	Whole House	7 Grove St.	Grove Cottage LLC	5 Grove St, Weavervi	R-2					
<a href="https://www.airbnb.com/rooms/54">https://www.airbnb.com/rooms/54</a>	Whole House	7 Lillie Farm Lane	Burger Werks LLC	5 Yarrow Meadow Rd,	C-2					
<a href="https://www.airbnb.com/rooms/48">https://www.airbnb.com/rooms/48</a>	Whole House	70 Knoll Ridge Dr	Stephanie & Martin Folan	70 Knoll Ridge Dr	R-1					
<a href="https://www.airbnb.com/rooms/69">https://www.airbnb.com/rooms/69</a>	Whole House	86 S Main Street	Reagan Street Partners LL	2 Lakeway Circle, We	R-1	Rhododendron Hall				
<a href="https://www.airbnb.com/rooms/27">https://www.airbnb.com/rooms/27</a>	Whole House	9 Sunset Dr	Lisa & Mark Eriks	9 Sunset Drive Weav	R-1	Currently for Sale				
<a href="https://www.airbnb.com/rooms/26">https://www.airbnb.com/rooms/26</a>	Whole House	92 Salem Rd	Darrell & Jcqueline Farlow	70 Shuford Rd, Weav	R-1					
<a href="https://www.airbnb.com/rooms/24">https://www.airbnb.com/rooms/24</a>	Guesthouse	13 Hamburg Dr	Catherine & Roger Cordel	13 Hamburg Drive	R-1	Barn loft				
<a href="https://www.airbnb.com/rooms/38">https://www.airbnb.com/rooms/38</a>	Guesthouse	14 Hamburg Drive	Benjamin & Elizabeth Ripl	14 Hamburg Drive	R-1	Above garage in back				
<a href="https://www.airbnb.com/rooms/21">https://www.airbnb.com/rooms/21</a>	Guesthouse	14 Williams Street	James & Jacqueline Schm	14 Williams Street	R-1					
<a href="https://www.airbnb.com/rooms/17">https://www.airbnb.com/rooms/17</a>	Guesthouse	27 Hamburg Dr	Mark Bettis	27 Hamburg Dr	R-1	Guest suite behind whole house airbnb				
<a href="https://www.airbnb.com/rooms/22">https://www.airbnb.com/rooms/22</a>	Guesthouse	31 Alabama Ave	Natalie & Joe Knauer	31 Alabama Ave, We	R1	Garage apartment				
<a href="https://www.airbnb.com/rooms/36">https://www.airbnb.com/rooms/36</a>	Guesthouse	31 Reynolds Lane	Michael & Rachel Bronson	31 Reynolds Lane	R-1					
<a href="https://www.airbnb.com/rooms/59">https://www.airbnb.com/rooms/59</a>	Guesthouse	88 S Main Street	Daniel & Nancy Ward	88 S Main Street	R-1	Apartment 88 S. Main St.				
<a href="https://www.airbnb.com/rooms/68">https://www.airbnb.com/rooms/68</a>	Guest Suite	103 Elk Ln	Heather Dillon, Joseph Dil	103 Elk Ln	R-1	Basement Apartment				
<a href="https://www.airbnb.com/rooms/79">https://www.airbnb.com/rooms/79</a>	Guest Suite	12 Oak Street	Timothy Brigman	PO Box 683, Weaver	R-1	Basement Apartment				
<a href="https://www.airbnb.com/rooms/24">https://www.airbnb.com/rooms/24</a>	Guest Suite	2 Orchard Place	Charlotte & Thomas Desti	2 Orchard Place	R-1	Basement Apartment				
<a href="https://www.airbnb.com/rooms/69">https://www.airbnb.com/rooms/69</a>	Guest Suite	218 Old Dry Ridge Cir	Marci Brigman	218 Old Dry Ridge Cir	R-1	Above garage				
<a href="https://www.airbnb.com/rooms/80">https://www.airbnb.com/rooms/80</a>	Guest Suite	25 Brown Street	Janet Oppenheimer	324 Woody Ln, Ashev	R-1	Basement apartment				
<a href="https://www.airbnb.com/rooms/49">https://www.airbnb.com/rooms/49</a>	Guest Suite	25 Critter Trail	Debra & Gary Hensley	PO Box 576. Weaver	C-2	Apartment above Whole House Airbnb				
<a href="https://www.airbnb.com/rooms/35">https://www.airbnb.com/rooms/35</a>	Guest Suite	3 Metcalf Dr	Matej &, Margareta Visek	3 Metcalf Dr, Weaver	R-1	Basement apartment				
<a href="https://www.airbnb.com/rooms/28">https://www.airbnb.com/rooms/28</a>	Guest Suite	29 Brown St	John Eaton, Sandra Hefne	1515 S Atlantic Ave, W	R-1					
<a href="https://www.airbnb.com/rooms/43">https://www.airbnb.com/rooms/43</a>	Guest Suite	38 Rabbit Ridge Drive	Michael Sitzer	14 Lookout Rd, Ashe	R-2					
<a href="https://www.airbnb.com/rooms/44">https://www.airbnb.com/rooms/44</a>	Guest Suite	42 Church St	Susan Ann Randi Lourme	42 Church Street	R-1					
<a href="https://www.airbnb.com/rooms/49">https://www.airbnb.com/rooms/49</a>	Guest Suite	44 Central Ave	Jeffrey Walters	44 Central Ave, Weav	R-1					
<a href="https://www.airbnb.com/rooms/19">https://www.airbnb.com/rooms/19</a>	Guest Suite	7 Georgia Ave	Cedar Brook Properties LL	15 E Ridgeway Dr, W/C	-1					
<a href="https://www.airbnb.com/rooms/19">https://www.airbnb.com/rooms/19</a>	Guest Suite	7 Georgia Ave	Cedar Brook Properties LL	15 E Ridgeway Dr, W/C	-1					
<a href="https://www.airbnb.com/rooms/27">https://www.airbnb.com/rooms/27</a>	Guest Suite	78 Salem Rd	William Brochinsky	78 Salem Rd	R-1	Basement Apartment				
<a href="https://www.airbnb.com/rooms/23">https://www.airbnb.com/rooms/23</a>	Guest Suite	88 S Main Street	Daniel & Nancy Ward	88 S Main Street	R-1	Inn on Main Street				
<a href="https://www.airbnb.com/rooms/59">https://www.airbnb.com/rooms/59</a>	Guest Suite	88 S Main Street	Daniel & Nancy Ward	88 S Main Street	R-1	Inn on Main Street				
<a href="https://www.airbnb.com/rooms/52">https://www.airbnb.com/rooms/52</a>	Guest Suite	92 Alexander Rd	Alex & Kelly Penley	92 Alexander Rd, We	R-1	Basement apartment				
<a href="https://www.airbnb.com/rooms/28">https://www.airbnb.com/rooms/28</a>	Guest Suite	96 West St	Noriko Yokoi, Steve Gartr	96 West St, Weavervi	R-1					



- Whole house
- ▲ Guest house
- Guest suite

March 2023

**Sec. 20-3501. Off-street parking.**

- (a) Off-street automobile storage or parking space shall be provided on every lot on which any of the following uses are hereafter established. Each parking space shall have an all-weather surface with minimum dimensions of nine by 18 feet. The number of parking spaces provided shall be at least as great as the number specified below for various uses. Each space shall be provided with vehicular access to a street or alley.

Uses	Required Parking
<b>Residential</b>	
Dwelling - Single Family	Two spaces
Dwelling - Duplex	Two spaces for each dwelling unit
Dwelling - Multifamily (four or less units/building)	Two spaces for each dwelling unit
Dwelling - Multifamily (more than four units/building)	Two spaces for each dwelling unit
Dwelling - Secondary	One space
Family Care Home (6 or fewer residents)	Two spaces
Child Care Home (6 or fewer children)	-
Home Occupation	-
Manufactured Home	Two spaces
Manufactured Home Park	-
Recreational Vehicle	-
Recreational Vehicle Park, Campground	One space for each RV/camp site
Bed & Breakfast	One space for each bedroom
Hotel, Motel, Inn	One space for each room plus one space for each employee working on the shift of greatest employment
<b>Office / Service</b>	
Animal Services, Veterinary Clinic	One space for each 200 square feet of gross floor space
Automated Teller Machines	Two spaces
Automobile Services, Gas Station	One space for each 300 feet of gross floor space
Automobile Services, Repair	Five spaces for each service bay
Banks, Credit Unions, Financial Services	Five spaces for each employee
Child Care Center (more than 6 children)	One space for each room plus one space for each employee working on the shift of greatest employment
Community Service Organization	One space for each 200 square feet of gross floor space
Equipment Rental (Exterior Storage)	One space for each 300 feet of gross floor space
Equipment Rental (Interior Storage)	One space for each 300 feet of gross floor space
Funeral Home	One space for each four seats in the principal assembly room
Group Care Facility (more than 6 residents)	One space for each room plus one space for each employee working on the shift of greatest employment
Government Services	One space for each room plus one space for each employee working on the shift of greatest employment
Kennels	One space for each 200 square feet of gross floor space

Medical Services - Clinic, Urgent Care Center, Hospital	One space for each 200 square feet of gross floor space
Medical Services - Doctor Office	Five spaces for each office
Personal Services	One space for each 200 square feet of gross floor space
Post Office	One space for each 200 square feet of gross floor space
Professional Services	One space for each 200 square feet of gross floor space
Studio - Art, Dance Martial Arts, Music	One space for each 200 square feet of gross floor space
<b>Retail / Restaurants</b>	
Accessory Retail	One space for each 300 feet of gross floor space
Alcoholic Beverage Sales Store	One space for each 300 feet of gross floor space
Auto / Mechanical Parts Store	One space for each 300 feet of gross floor space
Bar / Tavern / Night Club	One space for each 300 feet of gross floor space
Drive-Thru Retail / Restaurant	One space for each 200 square feet of gross floor space
General Retail (Under 10,000 sq. ft.)	One space for each 300 feet of gross floor space
General Retail (10,000 - 24,999 sq. ft.)	One space for each 300 feet of gross floor space
General Retail (25,000 sq. ft. or more)	One space for each 300 feet of gross floor space
Multi-tenant Development (Under 25,000 sq. ft.)	One space for each 300 feet of gross floor space
Multi-tenant Development (25,000 sq. ft. or more)	One space for each 300 feet of gross floor space for the entire facility
Pawn Shop	One space for each 300 feet of gross floor space
Restaurant	One space for each three seats plus one space for each employee working on the shift of greatest employment
Vehicle / Heavy Equipment Sales - Indoor	One space for each 300 feet of gross floor space
Vehicle / Heavy Equipment Sales - Outdoor	One space for each 300 feet of gross floor space
<b>Entertainment / Recreation</b>	
Amusements - Indoor	One space for each 200 square feet of gross floor space
Amusements - Outdoor	One space for each 200 square feet of gross floor space
Cultural or Community Facility	One space for each two hundred square feet within the principal assembly room
Recreation Facilities - Indoor	One space for each seven feet of seating capacity dedicated to patron use and one space for each employee working on the shift of greatest employment
Recreation Facilities - Outdoor	One space for each seven feet of seating capacity dedicated to patron use and one space for each employee working on the shift of greatest employment
Theater - Motion Picture	One space for each four seats in the principal assembly room
<b>Manufacturing / Wholesale / Storage</b>	
Manufacturing, Heavy	One space for each 200 square feet of gross floor space
Manufacturing, Light	One space for each 200 square feet of gross floor space
Manufacturing, Neighborhood	One space for each 200 square feet of gross floor space
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	One space for each 200 square feet of gross floor space
Mini-Warehouses	One space for each 300 square feet of gross floor space
Outdoor Storage Yard	One space for each 200 square feet of gross floor space

Warehousing and Distribution - Exterior Storage	One space for each 300 feet of gross floor space
Warehousing and Distribution - Interior Storage	One space for each 300 feet of gross floor space
<b>Civic / Institutional</b>	
Cemeteries	-
Public Safety Facilities	One space for each 200 square feet of gross floor space
Religious Institutions	One space for each four seats in the principal assembly room
Schools	Two spaces for each classroom and for each administrative office or one space for each four pupils for high schools or higher.
<b>Utilities</b>	
Wireless Telecommunication Facility - Stealth	-
Wireless Telecommunication Facility - Tower	-
<b>Miscellaneous Uses</b>	
Adult Establishment	One space for each 200 square feet of gross floor space
Agriculture - Commercial	One space for each 200 square feet of gross floor space
Agriculture - Neighborhood	-
Crematories	One space for each 200 square feet of gross floor space
Event Center	One space for each four seats in the principal assembly room
Gaming Terminals	-
Tattoo Parlors	One space for each 200 square feet of gross floor space
Mixed-Use Building or Structure	Match parking requirements with closest uses
Noxious Uses	One space for each 200 square feet of gross floor space
<b>Temporary Uses</b>	
Farmers Market	-
Mobile Food Vendor	-
Temporary Use	-

- (b) Extension of parking space into a residential district. Required parking space may not extend from a commercial district (C-1 and C-2) or from a conditional district that contains any commercial or office use into any residential use district.
- (c) Notwithstanding the foregoing, no additional off-street parking other than the parking currently available in the C-1 district shall be required except where the structures currently located on an existing lot of record containing more than 1,875 square feet are razed and the lot of record is put to a new use in which event the parking regulations of this section shall be fully applicable to said property.
- (d) Joint use of parking lots. The required parking space for any number of separate uses may be combined in one lot, but the required number of spaces assigned to one use may not be assigned to another for use during the same hours.
- (e) Remote parking. For any use except residential, if the off-street parking spaces required by this division cannot be reasonably provided on the same lot on which the use is located, such spaces may be provided on any land within 800 feet walking distance of any entrance to such use, provided that the district use regulations for the district in which the remote parking spaces are located permit the use which the parking space serves.

( Ord. of 5-24-2021(1) , § 5)

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**Sec. 20-3502. Loading and unloading areas.**

Every lot on which a business or multi-family residential use is hereafter established by the erection of a new structure shall provide off the street space as indicated below for the loading and unloading of vehicles. Such space(s) shall be paved and shall have access to a street. An off-street loading space shall have minimum dimensions of 12 feet by 40 feet.

- (1) Retail business: One space each loading door.
- (2) Wholesale business: One space for each 10,000 square feet of gross floor space.
- (3) Multi-family residential uses with more than ten dwelling units: One space plus one space for each additional ten units in excess of 20 dwelling units.

( Ord. of 5-24-2021(1) , § 5)



# The Policy Group

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PUBLIC POLICY ADVOCATES

## Letter of Engagement: Town of Weaverville

March 1, 2023

### Corporate Overview

The Policy Group is a North Carolina based corporation specializing in public policy consulting with offices in Raleigh and Asheville, North Carolina. Established in 2004, The Policy Group offers government relations, lobbying and business development services to businesses, local governments and nonprofits that have commercial, regulatory, or legislative interests with the state of North Carolina.

The Policy Group specializes in bringing its clients together with legislative bodies and governmental agencies to work for common community goals. The Policy Group recognizes that its clients are greatly impacted by public policy and that they must have access to competent public-sector consulting and aggressive representation.

The Policy Group philosophy is simple and straightforward – the success of the firm’s clients is rooted in The Policy Group’s combined 40 years’ experience working in policy development and implementation. From this experience, The Policy Group has developed a clear understanding of the complex nature of government and how government works. In addition, the firm believes that government leaders and policy makers respond to those who they know and trust. That trust does not come easy; it must be earned. It is based on relationships that are built through years of working together. Finally, The Policy Group believes in developing government relations strategies that that are well informed and systematically and thoughtfully developed. The Policy Group approach and planning process include the following:

- Client Review and Understanding
- Issue Understanding and Message Development
- Political Research
- Process Research
- Resource Identification and Coalition Building
- Strategic Plan Development

### The Policy Group Team

Both members of The Policy Group lobbying team are North Carolina natives and have strong relationships with legislative members and staff in the North Carolina General Assembly and executive agencies. These relationships have afforded The Policy Group direct access to political leaders and decision makers on both sides of the political aisle.

**Steve Metcalf, President** – Steve, founder and president of The Policy Group, Inc., has a diverse background in government affairs, covering all aspects of state and local government. He has been a

# The Policy Group

PUBLIC POLICY ADVOCATES

Planner for the City of Asheville; the first County Manager of Buncombe County, North Carolina; Deputy Secretary for two major state agencies; an Assistant to Governor Jim Hunt; and a State Senator. In addition, in the private sector, Steve has had extensive experience in management and consulting to government agencies, including market research and polling for public agencies and private business.

**John Metcalf, Principal** – John’s Policy Group service began in May of 2010, where he brought a balanced interpretation of the potential impact of legislation within the public and private sector to the firm’s varied and expanding clientele. Fueled by a diverse background in public relations and marketing, John contributes an informed, hands-on approach with proven experience in coalition building and the implementation of grassroots initiatives. John’s genuine ability to forge and cultivate sound relationships with legislative members is enhanced by his varied involvement in government affairs throughout his professional career.

## Scope of Services

- The Policy Group will develop general government relations for the Town of Weaverville to include research, consultation, advice, and assistance, as well as to enhance relationships with political leadership as it relates to various branches and agencies of the state government of North Carolina.
- The Policy Group will assist the Town of Weaverville in developing and implementing a strategic government relations strategy that will educate and enhance awareness of the issues surrounding the provision of a regional water system in the Buncombe and Madison County area.
- The Policy Group will participate in direct lobbying of North Carolina state government on behalf of the public policy interests of the Town of Weaverville.
- The Policy Group will work with existing coalitions on behalf of the Town of Weaverville as well as work to develop additional partners with local governments, Chambers of Commerce, economic development, and other appropriate groups to support the objectives of the Town of Weaverville.
- The Policy Group will constantly monitor committees and regulatory agencies as it relates to issues associated with the government relations agenda of the Town of Weaverville.

## Communication Plan

The Policy Group will provide timely updates to Town of Weaverville in whatever form or frequency that is appropriate. The Policy Group will also provide the Town of Weaverville with a general weekly review

# The Policy Group

PUBLIC POLICY ADVOCATES

called, *The Capital Report*, that details the current political environment of the General Assembly, issues of importance and an overview of the week's pertinent media events.

## **Compensation**

The Policy Group will provide the services outlined herein for project cost of \$25,000 plus reasonable expenses approved by the Town of Weaverville in writing and in advance of expenditure. In addition, the Town of Weaverville will reimburse The Policy Group for all reasonable expenses relating to registration with the North Carolina Secretary of State.

## **Term**

This Agreement will be effective March 1, 2023, and will expire at the end of the 2023 Session of the North Carolina General Assembly.

## **Conflict of Interest and Confidentiality**

The Policy Group knows of no conflict in its representation of the Town of Weaverville. To ensure the candor and trust in the relationship that forms the basis of effective representation, it is the policy of The Policy Group to keep confidential all information about the interests and strategies of the Town of Weaverville.

**(Signature Page to Follow)**

# The Policy Group

PUBLIC POLICY ADVOCATES

The Policy Group, Inc. and the Town of Weaverville hereby enter into a contractual agreement for the terms and services stated above:

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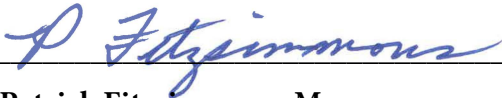
**Steve Metcalf**

**Date**

President

The Policy Group

**TOWN OF WEAVERVILLE**



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**Patrick Fitzsimmons, Mayor**

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**Date**

**Budget Amendment FY 2022-2023**

**Town of Weaverville**

What expense accounts are to be increased?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
030-700-711-19000	Water Admin - Professional Svcs	\$25,000.00

What expense account(s) are to be decreased or additional revenue expected to offset expense?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
030-004-310-09900	Appropriated Fund Bal (Water)	\$25,000.00

**Justification:** Please provide a brief justification for this budget amendment. *To fund contractual agreement with The Policy Group for public policy consulting services in an effort to secure grant funding for expansion of the Town's water system.*

_____	_____
<b>Authorized by Finance Officer</b>	<b>Date</b>
_____	_____
<b>Authorized by Town Manager</b>	<b>Date</b>
_____	_____
<b>Authorized by Town Council (if applicable)</b>	<b>Date</b>

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Budget Ordinance Section 7:

- B. The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.
- C. The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.
- D. The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed \$10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.
- E. The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.