



**Town of Weaverville
Planning Board
Regular Monthly Meeting
Tuesday, April 4, 2023, 6:00pm**

Agenda

1. Call to Order – Chair Bob Pace
2. Approval of the Agenda with or without the Election of Officers
3. Approval of the Minutes
 - March 7, 2023 regular meeting of the Board
4. Table Of Uses
 - Discussion Related to a Comprehensive Review of the Table of Uses
5. Any Other Business
 - Review of Remaining CLUP Priorities
 - Review of Joint Meeting with Town Council
 - Senate Bill 317 / House Bill 409
6. Adjournment

TOWN OF WEAVERVILLE
PLANNING AND ZONING BOARD AGENDA ITEM

Date of Meeting: Tuesday, April 4, 2023
Subject: Election of Officers
Presenter: Planning Director and Town Attorney
Attachments: Sec. 2-153. - Officers

Description:

Sec. 2-153. – Municipal ordinance calls for the election of officers for the Planning Board. These officers include Chair, Vice Chair and Secretary. With the resignation of Ms. Bronson the Board may take action to fill the vacancy created for the Vice Chair position.

Sec. 2-153. Officers.

The planning board shall elect a chair and a vice-chair from its membership, who shall each serve for one year or until reelected or until their successors are elected. The planning board shall appoint a secretary, who may be a municipal officer, an employee of the town, or a member of the board.

The membership of the Board is determined by Town Council while the leadership of the Board is determined by the Board Members which have been appointed.

Town Council was slated to consider an additional appointment to the Board in the coming months. As of now the makeup of the Board stands at 4 regular members and 2 alternate members with the Vice Chair of the Board vacant.

Action Requested:

Action to elect a Vice Chair of the Board is appropriate at this time, or the Board may wish to delay action on this matter until the full roster of the Board is set.

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Tuesday, April 4, 2023

Subject: Minutes

Presenter: Planning Director

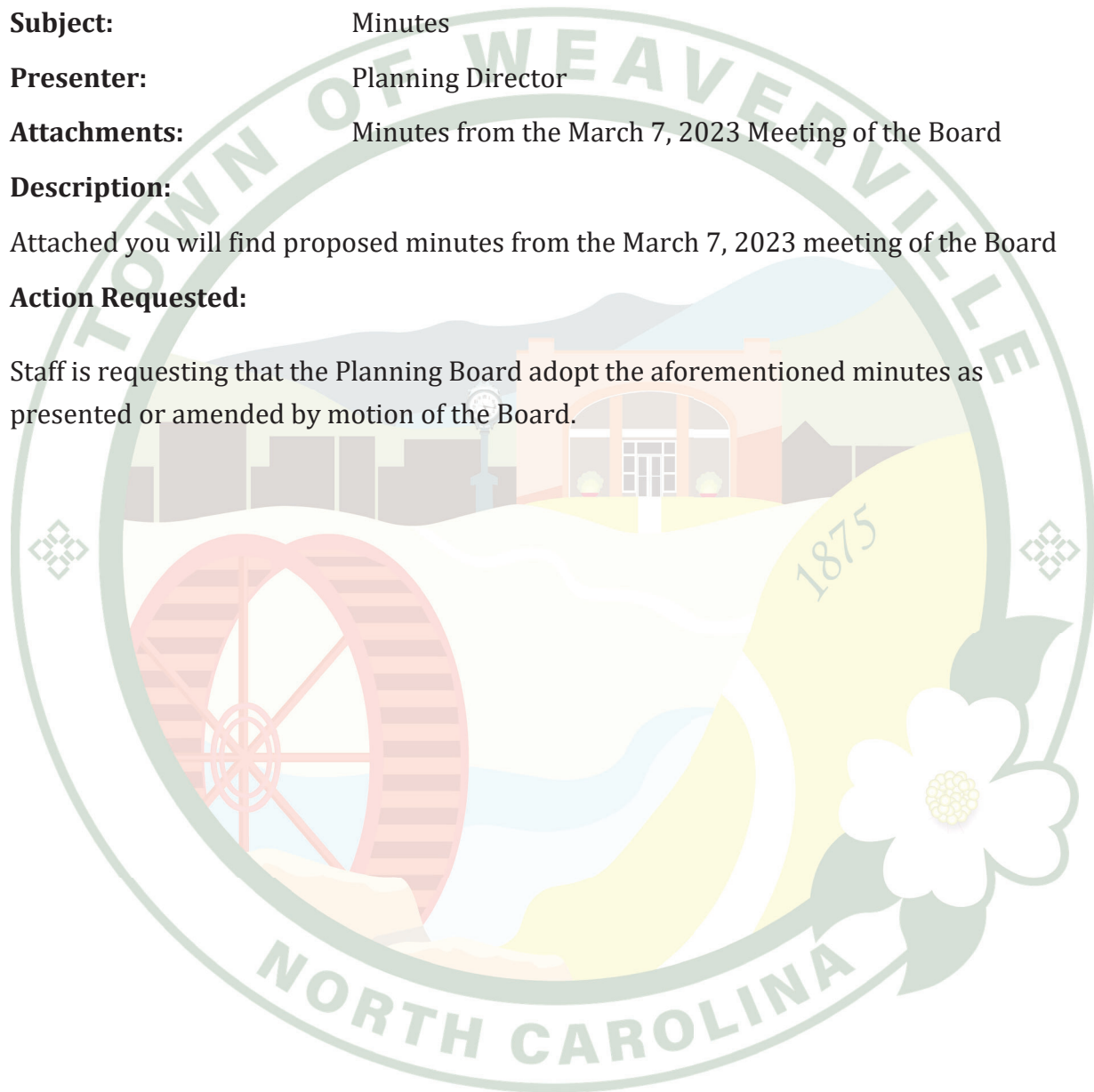
Attachments: Minutes from the March 7, 2023 Meeting of the Board

Description:

Attached you will find proposed minutes from the March 7, 2023 meeting of the Board

Action Requested:

Staff is requesting that the Planning Board adopt the aforementioned minutes as presented or amended by motion of the Board.



Town of Weaverville
Planning Board
Minutes – Tuesday, March 7, 2023

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, March 7, 2023 within Council Chambers at Town Hall.

Present: Board Members Bob Pace, Rachael Bronson, Mark Endries, Jane Kelley, and Donna Mann Belt and Alternate Members Maggie Schroder and Ryan Gagliardi, Town Council Liaison Michele Wood, Town Attorney Jennifer Jackson and Planning Director James Eller.

1. Call to Order

Mr. Pace called to order at 6:00 pm.

2. Approval of the Agenda

Noting no objections Mr. Pace declared the agenda approved by consent.

3. Approval of the Minutes from the February 7, 2023 Meeting of the Board

Ms. Kelley motioned to approve the minutes as amended and all voted unanimously in favor of the motion. Said amendment was to further clarify the position of the Board on nonconforming lots.

4. Text Amendments: Nonconforming Lots, Table of dimensional Requirements, Mapping Standards

Mr. Eller presented staff reports for proposed text amendments related to nonconforming lots, the table of dimensional requirements, and mapping standards. Nonconforming lots and the table of dimensional requirements had been discussed at a previous meeting and the result of those conversations had been addressed in ordinance form for the Boards review. Mr. Eller described a desire to link the mapping standards in Part II of the planning and development regulations to other parts of the chapter for developments of a certain scope and type. This proposed change had been written in ordinance form as well and all three proposed text amendments are prepared for the Boards review and recommendation.

Mr. Endries motioned to offer a favorable recommendation to Town Council on the three proposed text amendments finding said amendments consistent with the town's comprehensive land use plan and finding the amendments reasonable and in the interest of the public. All voted unanimously in favor of the motion.

5. Table of Uses

Mr. Eller described that the CLUP calls for a comprehensive review of the table of uses and that tonight would be the beginning of a conversation that will continue for the next few months. Items for consideration include but are not limited to new uses which have not been properly identified and defined; the number of current zoning districts and their ability to differentiate types of development; any uses currently not permitted in a district which should be allowed; any uses permitted in a zoning district which should not be allowed; potential

amortization of a use within a district; and compliance with the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Board Member brought up land uses closely related to the sale of CBD, kava bars, short term rentals. The potential to amortize an autobody shop on South Main Street was also discussed. Ms. Jackson spoke to the parameters of amortizing and existing use.

The number of zoning districts was also discussed with a particular focus on a potential office/institutional/transitional district or potential additional residential districts to separate multifamily from R-3 or to create a high density single family residential district.

Mr. Eller described a potential exposure to compliance with RLUIPA which establishes that places of assembly, such as churches, community centers, or event centers, should be treated equally by the jurisdictions review and permitting process.

6. Any Other Business

The Rules of procedure for the planning board recently adopted by Town Council was presented for informational purpose.

Mr. Eller noted that a joint meeting of Town Council and the Planning Board would be held on March 21 and a motion establishing a special called meeting of the Board would be in order. Ms. Bronson made a motion to set a special called meeting of the Board and all voted in favor of the motion.

Ms. Bronson noted her growing personal and professional obligations and announced her resignation from the Board.

7. Adjournment.

Mr. Pace declared the meeting adjourned at approximately 7:20.

Bob Pace, Chair
Planning and Zoning Board

ATTEST:

James W. Eller
Planning Director / Town Clerk

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Tuesday, April 4, 2023
Subject: Table of Uses
Presenter: Planning Director and Town Attorney
Attachments: Table of Uses, Staff Report

Description:

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in October 2022, call for a comprehensive review of the table of uses. This goal was also given number 1 (highest) priority within the CLUP giving staff the direction to accomplish or address the stated goal within 12 months.

The table of uses, which establishes what use are permissible in each zoning district and the development review process for the use and district, was created in 2017 and has only experienced minor modifications since adoption. It is good practice to comprehensively review the table at certain points in order to ensure that the table is operating as desired and to keep the table up to date with new uses which may not be properly enumerated.

Some uses, such as group care facilities, manufactured housing, alcohol sales and telecommunication towers have statutory limitations which staff can speak to if necessary.

Action Requested:

Staff is seeking a conversation with the Board revolving around the performance of the table of uses.

Items for consideration:

- Are there new uses which have not been properly identified and defined?
- Are the number of current zoning districts adequate to differentiate types of development?
- Is there a use currently not permitted in a particular district which should be?
- Is there a use in a zoning district which should not be permitted in that location? If so, is there a desire to amortize the use in the district?
- Compliance with Religious Land Use and Institutionalized Persons Act.

Sec. 20-3205. Table of uses.

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

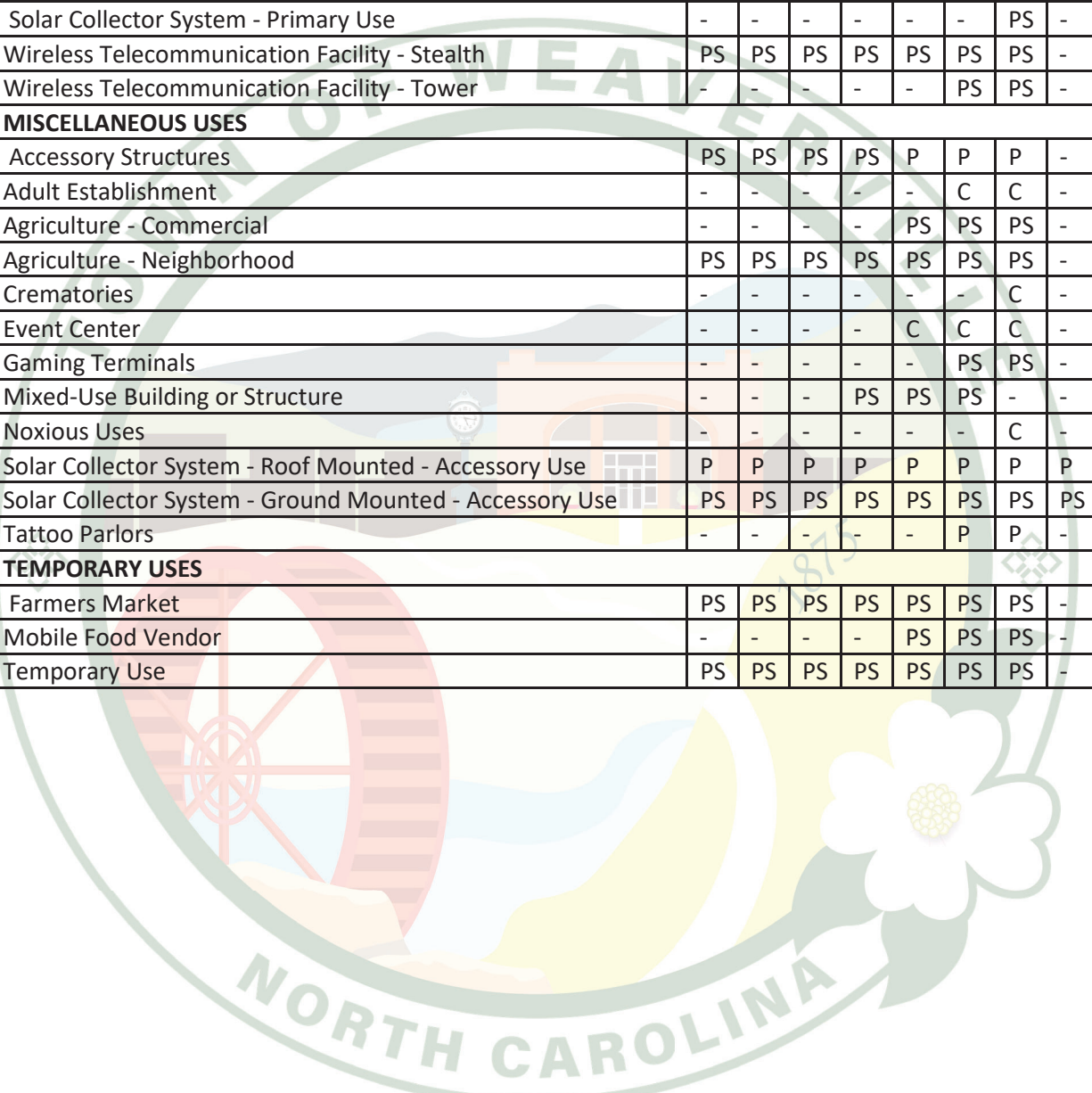
- (1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.
- (2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator 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 5,000 sq. ft.)	-	-	-	-	P	P	P	-
General Retail (5,000 - 9,999 sq. ft.)	-	-	-	-	C	P	P	-
General Retail (10,000 - 24,999 sq. ft.)	-	-	-	-	C	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								
Solar Collector System - Primary Use	-	-	-	-	-	-	PS	-
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	-
Solar Collector System - Roof Mounted - Accessory Use	P	P	P	P	P	P	P	P
Solar Collector System - Ground Mounted - Accessory Use	PS	PS	PS	PS	PS	PS	PS	PS
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	-



Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Comprehensive Land Use Plan Stated Goal and Background Information

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in August 2022, call for a comprehensive review of the Table of Uses. This goal was also given number 1 (highest) priority within the CLUP giving staff the direction to accomplish or address the stated goal within 12 months.

General Observations

Staff is seeking a conversation with the Board revolving around the performance of the table of uses.

Items for consideration:

- Are there new uses which have not been properly identified and defined?
- Are the number of current zoning districts adequate to differentiate types of development?
- Is there a use currently not permitted in a particular district which should be?
- Is there a use in a zoning district which should not be permitted in that location? If so, is there a desire to amortize the use in the district?
- Compliance with Religious Land Use and Institutionalized Persons Act.

Proposed Modification of Existing Regulations for Home Occupations

Sec. 20-1202. Specific definitions.

Home occupation. ~~Any use~~ An occupation conducted entirely within a dwelling or accessory structure and which use is clearly incidental and secondary to the use of the dwelling for residential purposes and which use does not change the residential character of the dwelling. ~~and which meets the following: (a) no more than one employee, other than family members residing on the premises, shall be employed in connection with the home occupation; (b) no mechanical or electrical equipment shall be installed or used except such equipment as is normally used for domestic purposes; and (c) not over 25 percent of the total floor space of any residential structure shall be used for such home occupation. Home occupations include, but are not limited to, child care homes as defined herein.~~

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

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

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:

"PS" = Permitted with Standards

"-" = Not Permitted

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
RESIDENTIAL								
Home Occupation	PS	PS	PS	PS	-	-	-	-

Sec. 20-3312. Home occupation.

- (a) Home occupations shall be clearly incidental to the residential use of a dwelling and shall not change the residential character of the dwelling or the neighborhood.
- (b) Home occupations shall be contained entirely within the interior of the dwelling or accessory structure. Home occupations within a dwelling shall not occupy more than 25 percent of the gross floor area of the dwelling. Should a home occupation occur within an accessory structure, said use shall not exceed 25 percent of the aggregate square footage of both the dwelling unit and accessory structure.
- (c) Only noncommercial vehicles are permitted in conjunction with a home occupation.
- (d) Business or product identification signs shall not be permitted.
- (e) ~~Commercial sale of merchandise shall not be permitted in conjunction with a home occupation. Catalog and internet products may be received and shipped from the premises to fulfill orders provided that goods, products or commodities are stored within the home or within an accessory structure.~~
- (f) ~~The installation or use of mechanical or electrical equipment not normally used for domestic purposes shall not be permitted.~~
- (g) ~~Home occupations include child care homes as defined herein.~~
 - The definition is amended with the purpose of removing regulation from defining terms.
 - The addition of additional standards e-g wrap in the regulatory language previously found in the definition and provide clarification for the online sale of merchandise.

Proposed Modification of Existing Regulations for Places of Gatherings

As noted in a previous conversation with the Board, the town’s land use regulations currently provide some legal exposure to the Religious Land Use and Institutionalized Persons Act (RLUIPA). In short places of gatherings should be treated the same within the jurisdiction for both secular and nonsecular

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

purposes. The town currently enumerates three land uses which are likely to be seen as places of gatherings or assemblies by RLUIPA and those uses should therefore be treated the same, or by greater scrutiny, than churches by our review and permitting processes. Those use are:

Cultural or community facility. Facility designed to promote cultural advancement and serve the community. Examples include but are not limited to non-profit civic or fraternal organizations, museums, libraries, and community centers.

Event center. Any assembly, conference, or convention center used for the purpose of accommodating a number of individuals for a special event or purpose. Such a facility used for this purpose may have, including but not limited to, accommodations for sleeping, food preparation and eating, recreation, entertainment, resource facilities and meeting rooms.

Religious institution. Any facility such as a church, monastery, mosque, synagogue or temple, used for worship and, if applicable, customary related uses include but are not limited to education (pre-schools, religious education, etc.), recreation (gymnasiums, activity rooms, ball fields, etc.), housing (rectory, parsonage, elderly or disabled housing, etc.) and accessory uses such as cemeteries, mausoleums, soup kitchens, and bookstores and child care centers. Accessory uses operating in conjunction with a religious institution may be permitted only on the same parcel as the religious institution or on a contiguous parcel to the primary use.

These uses are reviewed and permitted as follows:

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
RESIDENTIAL								
ENTERTAINMENT / RECREATION								
Cultural or Community Facility	PS	PS	PS	PS	P	P	P	-
CIVIC / INSTITUTIONAL								
Religious Institutions	C	C	C	C	C	C	C	-
MISCELLANEOUS USES								
Event Center	-	-	-	-	C	C	C	-

A change in the regulation of these uses is desired and proposed as follows:

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
Cultural or Community Facility	PS C	PS C	PS C	PS C	P C	P C	P C	-
Religious Institutions	C	C	C	C	C	C	C	-
Event Center	-	-	-	-	C	C	C	-

TOWN OF WEAVERVILLE
PLANNING AND ZONING BOARD AGENDA ITEM

Date of Meeting: Tuesday, April 4, 2023
Subject: Other Business
Presenter: Planning Director and Town Attorney
Attachments: CLUP Priorities, SB317 and HB409

Description:

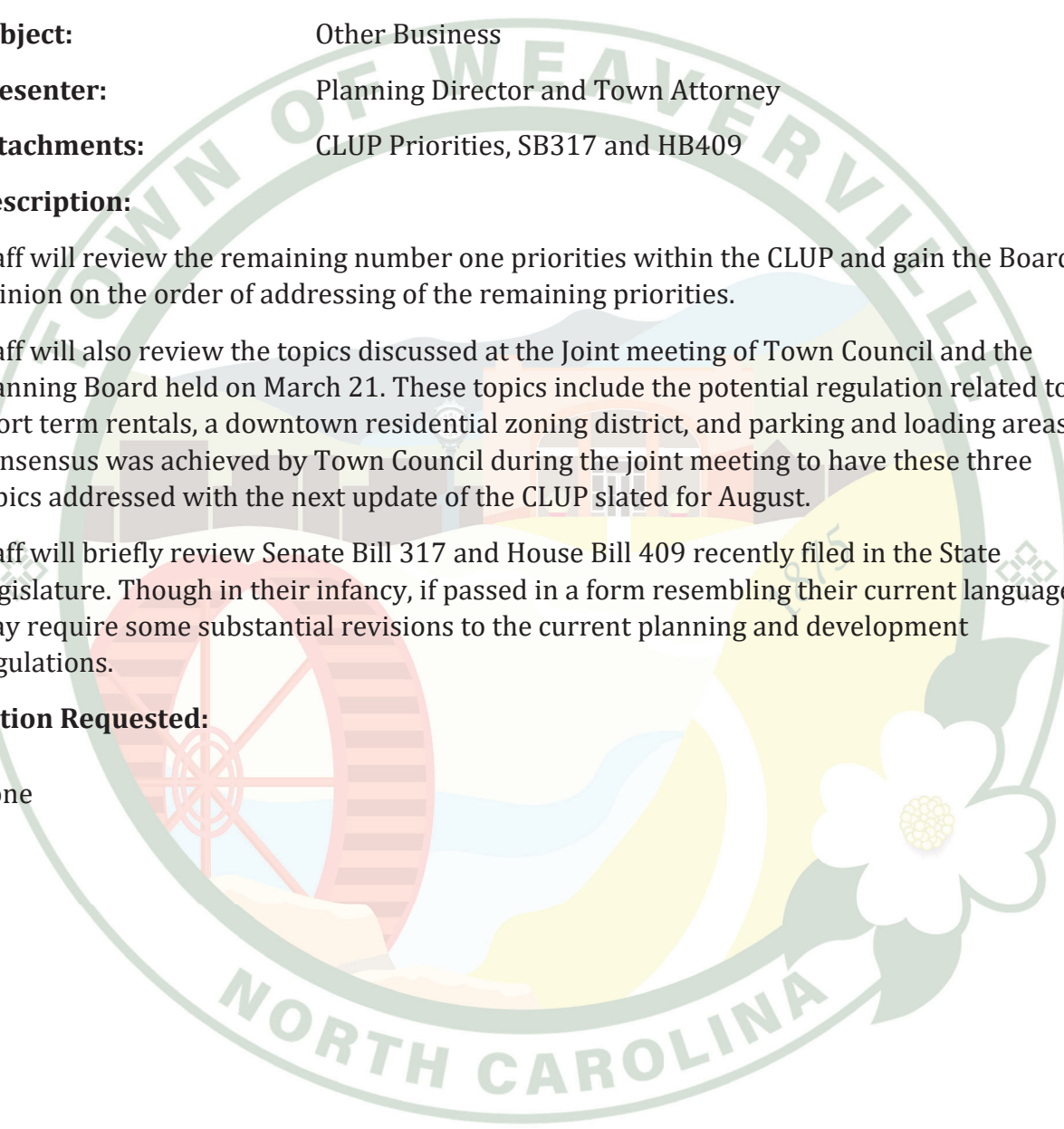
Staff will review the remaining number one priorities within the CLUP and gain the Board's opinion on the order of addressing of the remaining priorities.

Staff will also review the topics discussed at the Joint meeting of Town Council and the Planning Board held on March 21. These topics include the potential regulation related to short term rentals, a downtown residential zoning district, and parking and loading areas. Consensus was achieved by Town Council during the joint meeting to have these three topics addressed with the next update of the CLUP slated for August.

Staff will briefly review Senate Bill 317 and House Bill 409 recently filed in the State Legislature. Though in their infancy, if passed in a form resembling their current language may require some substantial revisions to the current planning and development regulations.

Action Requested:

None



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

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

Adopted - 24 October 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
2	PRIORITIZATION							RESPONSIBILITY		
3	WATER									
4	1	1	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	1	1	Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
6	1	1	1	1	1	Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
7	1	-	1	1	1	Investigate interconnection with Asheville for supplemental water	TC resolution adopted 6/27/2; completed	✓		
8	1	-	1	1	1	Negotiate interlocal agreement with Asheville for purchase of supplemental water	Investigated and TC decided not to pursue	✓		✓
9	2	-	2	2	2	Development of Water System GIS Layer	Anticipated FY2023-2024	✓		
10	STREETS AND SIDEWALKS									
11	1	1	1	1	1	Continue the Street Improvement Program	Program funded FY2023	✓		✓
12	1	1	1	1	1	Consider implementing a Sidewalk Improvement Program and Master Plan	Bike-Ped Study recommendations pending			✓
13	1	1	1	1	1	Establish Priority List for Sidewalk Installation	Sidewalk priority list adopted 10/24/22	✓	✓	✓
14	1	-	1	1	1	Development of Stormwater System GIS Layer	Anticipated work for Spring 2023; LOSRC grant funding	✓		
15	2	2	2	2	2	Study possible adoption of driveway construction standards – steep slope, reduction of curb cuts, common driveways		✓	✓	✓
16	3	2	3	3	3	Consider a bike-ped overlay district for the implementation of the bike-ped plan	Bike-Ped Study recommendations pending	✓	✓	✓

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

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

Adopted - 24 October 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
17		HOUSING								
18	1	1	1	1	1	Define and consider ways to achieve balanced residential development	Related to TC consensus on 5/14/22			✓
19	2	-	2	1	2	Consider ways to increase housing affordability	TC considered in 2020, Affordable housing conditional district adopted 2/27/23	✓		✓
20	2	-	2	2	2	Consider broadening allowable housing types in residential districts (duplexes, quadplexes)				✓
21	2	-	2	2	2	Consider expansion of the MH Overlay District				✓
22		GENERAL POLICY MATTERS								
23	1	1	1	1	1	Review of overlapping land use authority	Anticipated FY2023	✓		✓
24	1	1	1	1	1	Negotiate interlocal agreement(s) with County (Building Permits and Inspections)	Anticipated FY2023	✓		✓
25	1	1	1	1	2	Review & update economic development goals				✓
26	1	-	1	1	1	Develop annexation guidelines that include consideration of how quality municipal services will be provided	Resolution adopted 12/13/2022			✓
27	1	-	1	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 and resolution dtd 12/13/22; 3 recent annexations			✓
28	1	-	1	1	1	Continue to work with Buncombe County during its on-going long term planning	Related to TC consensus on 5/14/22	✓		✓
29	1	-	1	1	1	Engage in conversations with NCDOT about long-term planning for growth	Related to TC consensus on 5/14/22	✓		✓
30	1	-	1	1	1	Engage in conversations with MSD about long-term planning for growth	Related to TC consensus on 5/14/22	✓		✓
31	1	-	1	1	1	Comprehensive review of Future Land Use Map	Related to TC workshop 5/14/22	✓	✓	✓

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

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

Adopted - 24 October 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
32	1	-	1	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 and resolution dtd 12/13/22			✓
33	2	-	2	2	2	Investigate possibility of reestablishing direct bus route between Weaverville and Asheville		✓		✓
34	2	-	2	2	2	Investigate possibility of establishing a "Park and Ride" in Weaverville to provide a shared ride option to Asheville		✓		✓
35	3	3	3	3	3	Consider reestablishing the Town's extraterritorial jurisdiction		✓		✓
36	3	3	3	3	3	Evaluate need to strengthen regulations with regard to hazard mitigation	Buncombe-Madison Hazard Mitigation Plan dated 6/21	✓	✓	✓
37	LAND DEVELOPMENT REGULATIONS									
38	1	-	1	1	1	Comprehensive review of Table of Uses	Planning Board discussion began in March '23	✓	✓	✓
39	1	2	1	1	1	Review regulations for non-conforming lots	TC to set Public Hearing for April '23	✓	✓	✓
40	1	-	1	1	1	Initiate small area studies for growth areas: Gill Branch Valley, Monticello Rd West, Ollie Weaver Rd, I-26 Corridor, Reems Creek Rd	Resolution regarding development in growth areas adopted 12/13/22	✓	✓	✓
41	1	-	1	1	1	Consider adoption of land use regulations which provide greater control of retail development in Main Street area (C-1)	Adopted 10/24/22	✓	✓	✓
42	1	-	1	2	2	Consider regulations that encourage open space or greenway dedication, conservation measures		✓	✓	✓
43	1	2	1	3	3	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	Focusing on long dormant properties	✓	✓	✓
44	2	2	2	2	2	Undertake a comprehensive review of zoning regulations	TC to set Public Hearing on technical changes for April '23	✓	✓	✓

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

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

Adopted – 24 October 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
45	2	2	2	2	2	Review sign regulations for legal compliance and policy objectives		✓	✓	✓
46	2	3	2	2	3	Review hillside/steep slope regulations for legal compliance and policy objectives		✓	✓	✓
47	2	3	2	2	3	Determine need or desire for Town grading regulations for projects less than 1 acre		✓	✓	✓
48	3	2	3	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	✓	✓	✓
49	3	2	3	3	3	Study mountain ridge protection regulations for possible implementation		✓	✓	✓
50	3	2	3	3	3	Revise wireless telecommunication facility regulations for legal compliance and policy objectives		✓	✓	✓
51	PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED									
52		-		-	-	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓
53		-		-	-	Consult the Future Land Use Map and use descriptions for Plan consistency review	Legally required	✓	✓	✓
54		-		-	-	Consult Action Plan and stated goals for Plan consistency review	Legally required	✓	✓	✓
55		-		-	-	Consult additional approved plans for Plan consistency review	Legally required	✓	✓	✓
56	MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY									
57		-		-	-	Conduct an annual review of progress towards accomplishment of Plan goals	July/August each year	✓	✓	✓
58		-		-	-	Update appendix to this Plan when new plans or amendments are adopted	To keep Plan up-to-date and usable	✓		

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

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Adopted - 24 October 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
59		-		-	-	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
60		-		-	-	Undertake annual review of the Table of Uses	For legal compliance	✓		
61		-		-	-	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
62		-		-	-	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓
63		-		-	-	Undertake a comprehensive update to the Plan in 2025 or at such time as substantial legislative or other changes are experienced	2025 is proposed in order to provide for 5 year updates that better align w/ Census	✓	✓	✓
COMPLETED										
✓		-				Conduct an annual review of progress towards accomplishment of Plan goals	7/5/22 - PB Review; 7/19/22 Jt Mtg b/w TC and PB	✓	✓	✓
✓		-				Update appendix to this Plan when new plans or amendments are adopted	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	✓		✓

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

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Adopted - 24 October 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
✓		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 Plan goals	August 2021	✓	✓	✓
✓		-				Update appendix to this Plan when new plans or amendments 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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Adopted - 24 October 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
✓		-				Update appendix to this Plan when new plans or amendments are adopted	August 2020	✓		
✓		-				Conduct an annual review of progress towards accomplishment of Plan goals	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	✓		
64	0	2	0	3	3	Study removal of floodplain areas from density calculation		✓	✓	✓
65	0	3	0	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 43	✓	✓	✓