



**Town of Weaverville
Planning Board
Regular Monthly Meeting
Tuesday, June 7, 2022, 6:00pm**

Public Meeting via Zoom Meeting:

<https://us02web.zoom.us/j/89273366843> - Meeting ID: 892 7336 6843

Dial +1 301 715 8592 or +1 253 215 8782 - Meeting ID: 892 7336 6843

(see attached notice for more information on how to join meeting)

Agenda

1. Call to Order – Chair Gary Burge
2. Approval of the Agenda
3. Approval of the Minutes from the May 3, 2022 Meeting of the Board
4. Ollie Weaver Initial Zoning Request of R-3
 - Discussion Related to the Proposed Zoning Map Amendment
 - Consideration of a Motion Establishing a Recommendation to Town Council on the Proposed Zoning Map Amendment
5. Proposed Zoning Text Amendments
 - Discussion Related to the Proposed Zoning Text Amendments Related to the Simplification of Outdoor Lighting Regulations
 - Consideration of a Motion Establishing a Recommendation to Town Council on the Proposed Zoning Text Amendments
6. Any Other Business
 - Land Use Workshop – Consensus on Questions
 - Updated Fact Sheet
7. Adjournment

**WEAVERVILLE PLANNING BOARD
REMOTE ELECTRONIC MEETING ON JUNE 7, 2022**

The State of North Carolina, Buncombe County and the Town of Weaverville have all declared States of Emergency in response to the COVID-19 public health crisis. Because of the risks to the public that would arise from in-person meetings, the Weaverville Planning and Zoning Board's meeting on June 7, 2022, will be conducted via remote electronic format.

This NOTICE OF REMOTE ELECTRONIC MEETING is to inform the public that the Weaverville Planning Board will hold a meeting on Tuesday, June 7, 2022, at 6:00 p.m. as an electronic video/audio meeting via Zoom Meeting. Access to the meeting will begin at 5:45 p.m. and the meeting will start at 6:00 p.m. The instructions to access this public meeting are:

To join the meeting by computer, go to this link:

<https://us02web.zoom.us/j/89273366843> . You may be asked for permission to access your computer's video and audio. If so, click "allow." You will then be asked for the Meeting ID which is: 892 7336 6843

To join the meeting by phone, call: (253)215-8782 or (301)715-8592. You will then be asked for the Meeting ID which is: 892 7336 6843

For questions or additional assistance in how to participate in this meeting, please contact Planning Director and Town Clerk James Eller at 828-484-7002 or jeller@weavervillenc.org .

Rachael Bronson, Vice Chair

Posted: 6/7/2022

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Tuesday, June 7, 2022

Subject: Minutes

Presenter: Planning Director

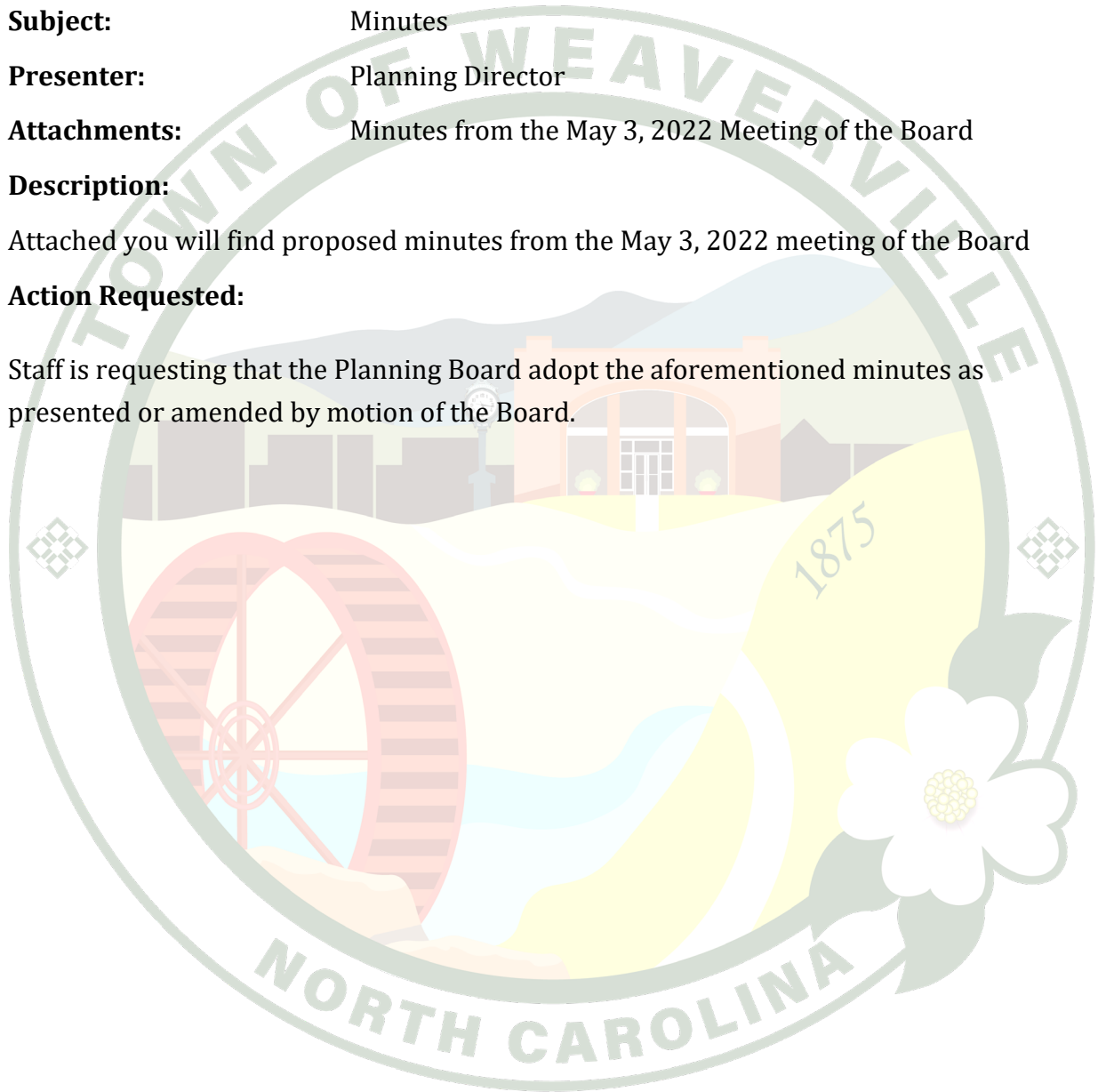
Attachments: Minutes from the May 3, 2022 Meeting of the Board

Description:

Attached you will find proposed minutes from the May 3, 2022 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, May 3, 2022

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, May 3, 2022 within Council Chambers at Town Hall.

Present: Chair Gary Burge, Vice Chair Rachael Bronson, Board Members Jane Kelley, Bob Pace and Mark Endries Alternate Member Donna Mann Belt, Mayor Patrick Fitzsimmons, Town Attorney Jennifer Jackson and Planning Director James Eller.

1. Call to Order

Chair Gary Burge called the meeting to order at 6:00 pm.

2. Approval of the Agenda

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

3. Approval of the Minutes from the April 5, 2022 Meeting of the Board

Ms. Bronson motioned to approve the minutes as amended. Mr. Pace seconded and all voted unanimously in favor of the motion.

4. Proposed Zoning Text Amendments, Outdoor Lighting Regulations

Mr. Eller presented information related to the town's current lighting regulations including information from the comprehensive land use plan, the intent of regulation revision, existing ordinances, enforcement of existing regulations and other general observations. Of particular note was the submittal of information from Duke Energy for all preconstruction applications which established compliance with the lighting regulations but, this institution knowledge is lost when fielding post construction complaints.

Following a conversation with the Board it became consensus that the lighting ordinances should be simplified but kept enforceable, objective standards should be included and enforcement tools should be worked on. Staff is to work on the present ordinances with the consensus positions of the Board and present a proposed ordinance revision for the Board's review at their June meeting.

5. Any Other Business to Come Before the Board

Mr. Eller described an upcoming Town Council retreat where the topic of conversation would be on land use within and on the periphery of town.

Mr. Eller provided the town government organizational structure for the position of Planning, Code Enforment and Clerk which had recently been submitted to Town Council.

Ms. Jackson forecasted that the Ollie Weaver project, previously considered for recommendation by the Board would be coming back to the Planning Board with a desired R-3 zoning rather than R-12.

6. Adjournment.

Mr. Pace motioned to adjourn the meeting. Ms. Kelley seconded and all voted unanimously in favor of the motion. Meeting adjourned at 7:00pm.

Gary Burge, Chair
Planning and Zoning Board

ATTEST:

James W. Eller
Planning Director / Town Clerk

**TOWN OF WEAVERVILLE PLANNING
BOARD AGENDA ITEM**

MEETING DATE: Tuesday, June 7, 2022
SUBJECT: Zoning Map Amendment - 25+ Acres on Ollie Weaver Road
PRESENTER: Planning Director / Town Attorney
ATTACHMENTS: Survey and Property Tax Map Showing Properties
Application for Zoning Map Amendment – R-3
Staff Report, Proposed Recommendation

DESCRIPTION/SUMMARY OF REQUEST:

WeaverVegas, LLC, and Gregory and Sharon Schulz, as the owners of several properties located between Ollie Weaver Road, Garrison Branch Road and US Highway 25-70, have submitted a voluntary annexation petition for approximately 25 acres located behind CVS, Southern Concrete, and North Point Baptist Church. This property is contiguous to the primary municipal limits of the Town.

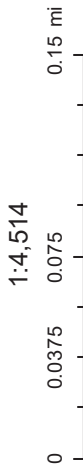
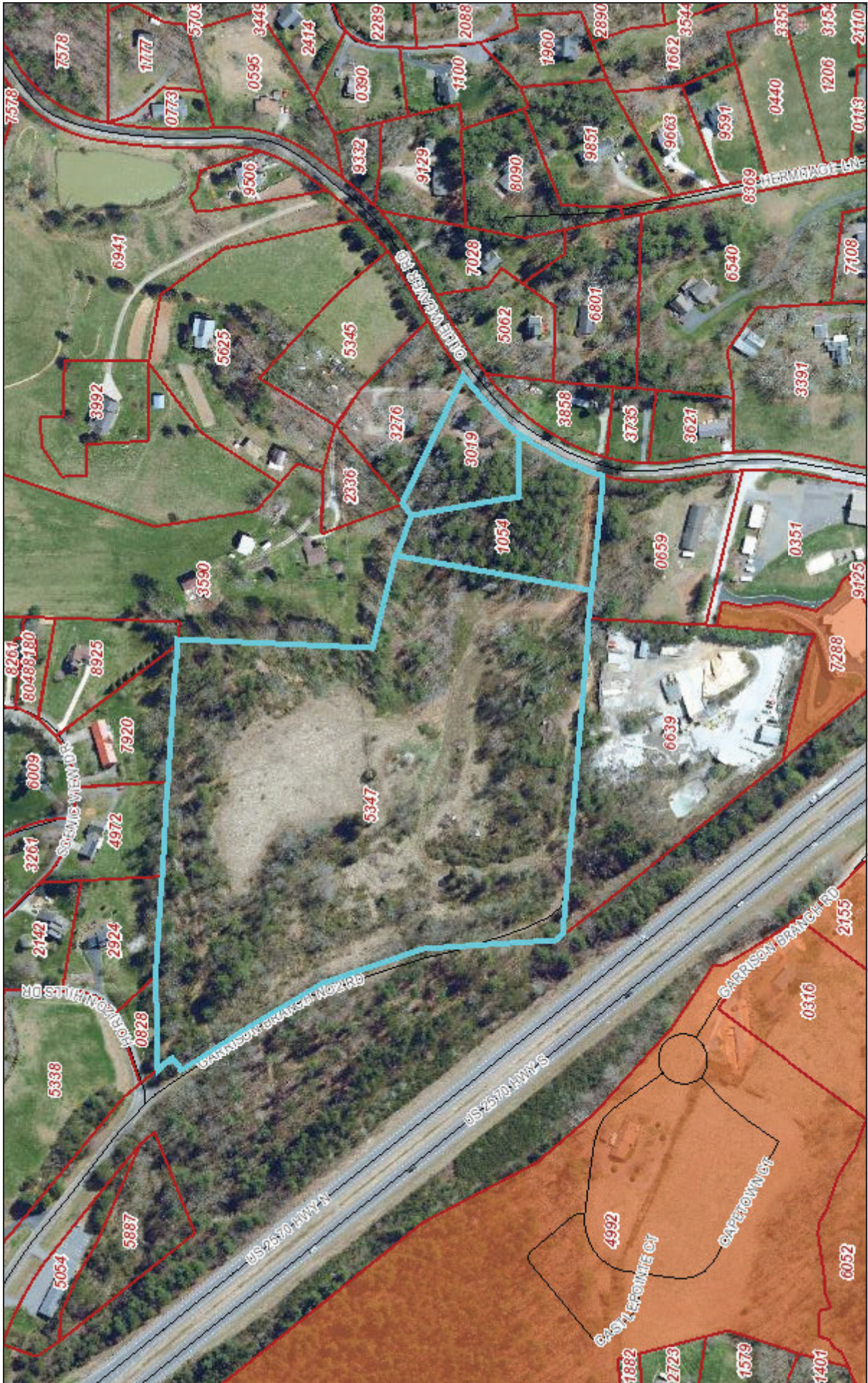
Town Council has forwarded the proposed map amendment to the Planning Board for review and recommendation. Given that the Planning Board has previously offered a positive recommendation for a more intense use on the properties in question, Town Council has set a public hearing for June 27 on the proposed zoning.

ACTION REQUESTED:

An opinion on the consistency of the requested zoning of R-12 with the Town's Comprehensive Land Use Plan (CLUP) is the matter for consideration by the Planning Board. Decisions on the annexation petition and water allocation are the sole discretion of Town Council and are not subject to the review and recommendation by the Planning Board.

By action of the Board, via a simple majority vote, the Board may offer an opinion to Council that the desired zoning district of R-12 is (1) consistent with the CLUP or is (2) inconsistent with the CLUP. This determination should be made based upon the variables contained in the CLUP and not in any way related to the desired development, annexation or water allocation request.

Tax Map - 25+ Acres - Ollie Weaver Rd - Possible Annexation



1:4,514

October 14, 2021

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

Application Fee Based Upon Size of Property

OWNER/APPLICANT NAME: Madison Capital Group -
Hobie Orton

APPLICATION DATE: May 5, 2022

PHONE NUMBER: (919) 414-8972

MAILING ADDRESS: 6805 Carnegie Boulevard,
Suite 250
Charlotte, NC 28211

Application is made to the Town Council of Weaverville to amend:



The Zoning Map



The text of the Zoning Ordinance (Chapter 20 Planning and Development)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: 60 Ollie Weaver Road, Garrison Branch Road, 55 Garrison Branch No 2 Road

PIN: 9733-83-3019; 9733-83-1054; 9733-73-5347

LOT AREA (acres): 25.45

CURRENT ZONING DISTRICT: EMP

PROPOSED ZONING DISTRICT: R-3

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:



Total acreage



Current owner(s) and date of survey



Property location relative to streets



North arrow



Existing easements, rights of way, or other restrictions on the property



Areas located within the floodplain

Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 TO AMEND:


PROPOSED CHANGE TO TEXT (attach additional documentation if necessary):

JUSTIFICATION OF PROPOSED AMENDMENT(S):

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org
Application Fee Based Upon Size of Property

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.



SIGNATURE OF APPLICANT

DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

Application fees are due at the time of submittal. Withdrawal of an application after the public hearing has been advertised will result in the forfeiture of the application fee.

REZONING FEE SCHEDULE:

< 1 acre	\$250.00
1-3 acres	\$500.00
4-9 acres	\$750.00
10 + acres	\$1,000.00

Text Amendment

Fees..... \$500.00

OFFICE USE ONLY

FEE: \$	DATE PAID:	CHECK	CASH
DATE OF INTIAL COUNCIL MEETING:		ACTION TAKEN:	
DATE OF PLANNING BOARD MEETING:		ACTION TAKEN:	
DATE OF PUBLIC HEARING & COUNCIL DECISION:		FINAL ACTION:	

**Preliminary Staff Report:
Ollie Weaver Annexation
Initial Zoning Request of R-3**

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

Zoning Analysis

Town Council is again set to consider a voluntary annexation of contiguous parcels adjacent to Ollie Weaver Road. The parcels consist of 25.24 acres as shown on the voluntary annexation petition and zoning map amendment application and an initial zoning of R-3 is now desired. With the acreage present and the density permitted within the desired zoning district the Town may expect approximately 202 dwelling units in a single family or multifamily configuration under these conditions.

Comprehensive Land Use Plan Compliance

When considering compliance with the Town’s Comprehensive Land Use Plan (CLUP), often the analysis begins with a consultation of the future land use map. Here it is found that the future land use map has identified the area in question for mixed use development. Mixed use as identified on the future land use map is defined as follows:

*“Areas as shown on the future land use map are where the town has experienced a variety of development pressures ranging from **high density single family residential development and multifamily residential development** to local retail establishments and restaurants. These areas include **Monticello Road**, North Buncombe School Road and Reems Creek Road. There is a belief that these particular developments can coexist in such environments and that they will continue to increase in these areas due to the transportation and utility infrastructure present.”*

The R-3 zoning district which is being requested will accommodate both high density single family residential development and multifamily residential development.

Additionally, the stated goal within the CLUP of *“define and consider ways to achieve balanced residential development”* should be taken into account. The 2020 census provided a figure of 2,354 total housing units within the Town. Of these total units it is the belief of staff that approximately 766 of these are multifamily in nature which represents 32% of the housing stock. Adding the potential units for this particular development staff anticipates that the percentage of total housing units, if constructed in a multifamily configuration, will rise to 39%.

**Preliminary Staff Report:
Ollie Weaver Annexation
Initial Zoning Request of R-3**

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

Given the aforementioned variables, it is the opinion of staff that the voluntary annexation and desired zoning of R-3 is not inconsistent with the Town’s CLUP.

Strategic Plan Compliance

Within the Town’s Strategic Plan (SP) a parallel sentiment toward fostering a diversity of housing opportunities is found. Town Council identified *“affordable housing – mixed income housing, additional housing opportunities”* within a list of 3-5 year visioning found on page 3 of the SP. Additionally, a similar statement is made within the list of 15-20 year visioning found on page 4 of the SP and reads as follows, *“self-sustaining, vibrant community with a mix of young, old, long-term and new residents with a common bond of living in a safe space that meets their needs.”*

It was found when compiling information for the update of the Fact Sheet in May, 2022 that the Town’s median age was the eldest at 55 years of age and home values the highest at \$320,300 of all jurisdictions studied in both Buncombe and Madison Counties, excepting Biltmore Forest. One could reason that additional leased housing stock could invite a younger population to become invested in the Town hence forwarding the stated visions adopted by Town Council.

Previous Decision

At the meeting on December 7, 2021, the Planning Board reviewed the project for compliance with the Comprehensive Land Use Plan and the reasonableness factors contained in Town Code Section 20-1505(d). There was much discussion and debate during this meeting and unanimous votes were not achieved. In a majority vote of 4 to 1 the Planning Board found that a more intense R-12 zoning for these properties was consistent with the Town’s Comprehensive Land Use Plan (CLUP). In a majority vote of 3 to 2 the Planning Board also found that the more intense proposed R-12 zoning was reasonable.

Other Considerations

The 2020 American Community survey provided the Town with a household size of 2.14 persons per household. This figure applied to the theoretical 202 units suggests that this project will grow the

**Preliminary Staff Report:
Ollie Weaver Annexation
Initial Zoning Request of R-3**

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

population of the Town by approximately 432 people should Town Council annex the property and grant the desired R-3 Zoning District.

Should Town Council annex the property, said annexation would be a contiguous annexation. The properties are eligible for annexation into the corporate limits of the town as evidenced by the certificate of sufficiency.

Should Town Council Annex the property it would increase the base land area of the town from it's present 2,037.22 acres to 2,064.26 acres.



The Town of Weaverville

NORTH CAROLINA

June 8, 2022

Mayor Patrick Fitzsimmons and
Weaverville Town Council

Re: *WeaverVegas, LLC; Schulz – +/-25 Acres Ollie Weaver Road*
Proposed Zoning Map Amendment - R-3 Zoning
Statement of Consistency/Reasonableness and Recommendation

Dear Mayor and Council –

At the direction of Town Council, the Planning Board reviewed the application for a zoning map amendment that was submitted in conjunction with the pending annexation petition on the above-referenced properties on June 7, 2022, and submits this letter as its statement on plan consistency and reasonableness.

The property involved consists of three separate parcels located near the northwest corner of the intersection of Monticello Road and US 25/70, off of Ollie Weaver Road, and is currently in the unincorporated portion of Buncombe County with zoning designations of EMP and R-3.

Town development regulations concerning zoning map amendments require the Planning Board to review the application for plan consistency and reasonableness. At the meeting on June 7, 2022, the Planning Board reviewed the project for compliance with the Comprehensive Land Use Plan and the reasonableness factors contained in Town Code Section 20-1505(d).

In a **unanimous/majority** vote, the Planning Board found that R-3 zoning for these properties is **consistent with the Town's Comprehensive Land Use Plan (CLUP)**. The Board made this determination based in large part on a finding that R-3 zoning is consistent with the future land use map which identifies the property as being within the mixed use area of Ollie Weaver Road/Monticello Road and mixed use areas, as specifically defined in the CLUP, are "where the town has experienced a variety of development pressures ranging from high density single family residential development and multifamily residential development to local retail establishments and restaurants." Information was presented that indicates that the Town can provide quality services to the proposed land use to the same extent and under existing policies. It was also found that the likely increase in population associated with the density associated with this zoning district could have a positive economic impact on the Town and potentially enhance the Town's unique and vibrant downtown area. This proposed zoning district represents a consistent and compatible use when considering the zoning and current uses in the area and could diversify the housing stock within the Town.

In a **unanimous/majority** vote, the Planning Board also found that the proposed R-3 zoning is **reasonable**. To support this finding the Board found that the R-3 zoning is compatible with the current uses and zoning of several properties within the area, including multifamily residential development, and could act as a transition between the existing industrial and commercial uses and single-family residential dwellings that are located near the properties. Another factor cited in favor of reasonableness is that a similar development could also occur under current Buncombe County development regulations.

The Planning Board is pleased that Town Council is having good discussions on land use and hopes that future conversations will include what “balanced residential development” means and how it should be used in the Planning Board’s work in determining plan consistency. Without that, the Board feels that it is only able to rely on the future land use map and the designated areas that have been identified on that document in determining plan consistency. The Planning Board is willing to work with Town Council on this as a part of the annual review of the CLUP that will be undertaken in 2022.

Please let me know if you need anything further from the Board on this matter.

Sincerely,

Gary Burge
Planning Board Chairman

cc: James Eller, Town Planner
Selena Coffey, Town Manager
Jennifer Jackson, Town Attorney
Jesse Swords, Attorney for Developer

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

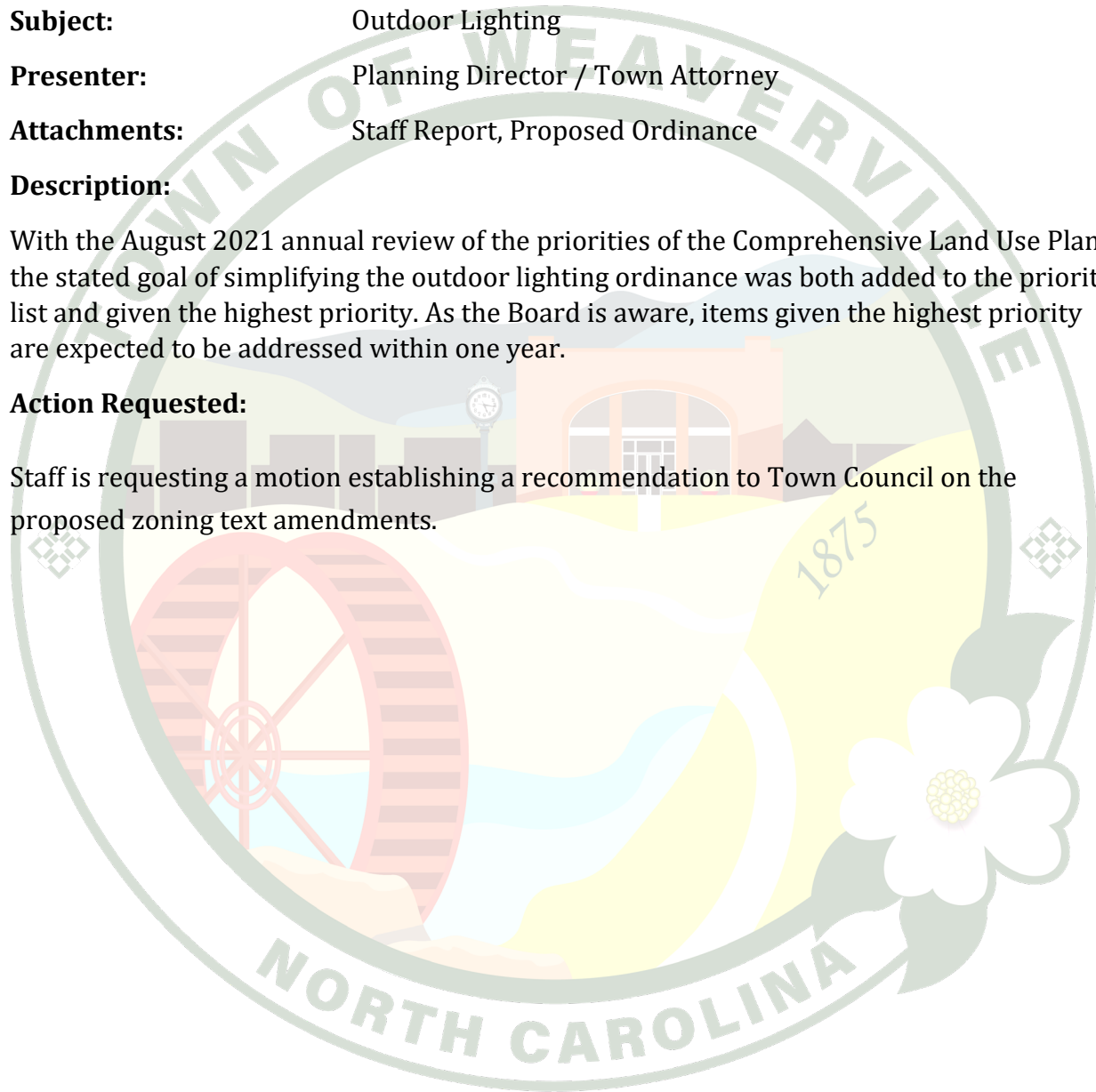
Date of Meeting: Tuesday, June 7, 2022
Subject: Outdoor Lighting
Presenter: Planning Director / Town Attorney
Attachments: Staff Report, Proposed Ordinance

Description:

With the August 2021 annual review of the priorities of the Comprehensive Land Use Plan, the stated goal of simplifying the outdoor lighting ordinance was both added to the priority list and given the highest priority. As the Board is aware, items given the highest priority are expected to be addressed within one year.

Action Requested:

Staff is requesting a motion establishing a recommendation to Town Council on the proposed zoning text amendments.



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 2021, call for the simplification of outdoor lighting regulations. The goal of simplifying outdoor lighting regulations was also given number 1 (highest) priority within the CLUP giving staff the direction to accomplish or address the stated goal within 12 months.

In reviewing the ordinances of other jurisdictions, it is common for outdoor lighting to be regulated in several ways, including but not limited to height of pole mounted lights, the use of screening or cutoff fixtures to minimize light trespass and glare. Less common, especially for smaller jurisdictions is the incorporation of light measurement techniques with references to footcandles and lumens, references to specific lighting technology and the implementation of certain lighting zones. These regulations generally apply to new commercial, industrial, institutional and multifamily uses and their subsequent parking facilities and internal circulation. Common exemptions include but are not limited to single family residential uses, street lighting installed by local utility provider and outdoor recreational facilities such as ballfields.

General Observation

It was the experience of staff during employment at a neighboring jurisdiction that this issue of outdoor lighting equally split the desires of “enhanced safety” and “dark skies” with both perspectives equal in number and entrenchment in their positions.

Intent of Regulation Revision

Staff is seeking a conversation with the Board revolving around how to simplify the current lighting ordinances in large part due to the complications of the current ordinance which calls for a level of expertise, observation, light measurement techniques and enforcement on the back end of installation.

Existing Conditions

Regulations related to outdoor lighting are largely found at Article VI. – Outdoor Lighting and the following is a link to these regulations.

https://library.municode.com/nc/weaverville/codes/code_of_ordinances?nodeId=CH20PLDE_PTIIIZORE_ARTVIOULI_S20-3601INPU

Town of Weaverville, North Carolina

Staff Report: Outdoor Lighting

Prepared April, 2022

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

Additional language related to outdoor lighting may be found at Sec. 20-3324 and Sec. 20-3325 in the additional standards applicable to multifamily residential and mixed uses and the following is a link to the regulations which are common in both instances.

https://library.municode.com/nc/weaverville/codes/code_of_ordinances?nodeId=CH20PLDE_PTIIIIZORE_ARTIIIADSTCEUS_S20-3324DWULMO4UNBU

Enforcement of Existing Regulations

Enforcement of the existing ordinance prior to construction is fairly straightforward. With the submittal of certain development approvals a lighting plan and statement of compliance from a local utility provided is required for site plan approval. This allows Duke Energy to submit a certified compliant plan to staff using their more astute knowledge of the technology and light measurement techniques.

Enforcement of the existing ordinance post-construction is much more complicated with the loss of institutional knowledge otherwise obtained during the permitting process. Complaints, or calls for enforcement, related to outdoor lighting are fairly rare and are overwhelmingly submitted by residential properties which adjoin commercial or industrial uses. Furthermore, these limited complaints are largely filed in the fall and winter while the tree coverage is at its minimum. The proper enforcement of the present ordinance to these limited complaints call for equipment, knowledge and a time commitment that staff does not presently possess.

The limited regulations in place within the additional standards set forth for multifamily residential and mixed use related to fixture height and the shielding of exterior light in order to minimize light trespass have been both pre and post construction as the apartments along Monticello Road have produced no complaints from neighboring properties.

ARTICLE VI – OUTDOOR LIGHTING

Sec. 20-3601. - Applicability.

The provisions of this Section shall apply to the installation of all outdoor lighting within the jurisdiction of this Ordinance except that the following shall be exempt from this Section:

- (1) Outdoor lighting installed for governmental purposes by local, state or federal governmental units and their agents.
- (2) Outdoor lighting required to be installed by laws or regulations of a local, state or federal governmental units.
- (3) All fixtures installed by public agencies, their agents, or contractors for the purpose of illuminating streets.

Sec. 20-3602. - Prohibited Outdoor Lighting.

The following types of outdoor lighting are prohibited unless exempt by Section 20-3601 above:

- (1) Light fixtures that imitate an official highway or traffic control light or sign.
- (2) Light fixtures in the direct line of vision with any traffic control light or sign.
- (3) Light fixtures that have a flashing or intermittent pattern of illumination.
- (4) Privately-owned light fixtures located in the public right-of-way.
- (5) Light fixtures that are a source of glare by their design, orientation or intensity.
- (6) Searchlights, unless used for emergency purposes.
- (7) Unshielded open vertical light fixtures.
- (8) Light fixtures that violate any law of the State of North Carolina relative to outdoor lighting.

Sec. 20-3603 - Plan Approval Required.

Outdoor lighting for non-residential development and multifamily development is subject to approval by the Administrator. The lighting plan shall show sufficient information to determine compliance with the standards of this Section and may require a photometric plan or other information which can demonstrate compliance with this article.

Sec. 20-3604 - Outdoor Lighting Requirements.

- (1) Outdoor lighting fixtures shall be installed in a manner to protect the street and neighboring properties from direct glare or hazardous interference of any kind. Glare or hazardous interference are situations where the sensation produced by luminance within the visual field is sufficiently greater than the luminance to which the eyes are adapted, such as to cause annoyance, discomfort, or loss in visual performance and visibility.
- (2) Outdoor lighting shall be constructed and operated to minimize the spillover of obtrusive light onto property outside the boundaries of the property on which the lighting is sited which could result in annoyance, discomfort or distraction to persons on the other property.
- (3) Gas station canopy lights should be recessed into the canopy to minimize light spillover.
- (4) All outdoor lighting fixtures, subject to this Section, except for temporary and emergency lighting, that would otherwise cause glare or obtrusive spillover shall be shielded, recessed or otherwise oriented or treated in such a way to prevent glare or obtrusive spill over.

- (5) As a general principle, all outdoor lighting shall be directed downward and away from adjoining property and streets.
- (6) All floodlights shall be installed such that the fixture shall be aimed down at least 45 degrees from vertical, or the front of the fixture is shielded such that no portion of the light bulb extends below the bottom edge of an external shield. Floodlights and display lights shall be positioned such that any such fixture located within 50 feet of a public street right-of-way is mounted and aimed perpendicular to and away from the right-of-way, with a side-to-side horizontal aiming tolerance not to exceed 15 degrees from perpendicular to the right-of-way.
- (7) The mounting height of all outdoor lighting shall not exceed 40 feet above finished grade, except that the mounting height of outdoor sports field and outdoor performance area lighting fixtures shall not exceed 80 feet from finished grade.
- (8) All light fixtures shall meet the IESNA definition of cutoff fixtures. Forward throw fixtures (Type IV light distribution, as defined by the IESNA) are required within 25 feet of any public street right-of-way. Alternatively, directional fixtures (such as floodlights) may be used provided they shall be aimed and shielded in accordance with this Section.
- (9) Sign lighting shall be regulated in accordance with Section 20-4108.

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Tuesday, June 7, 2022
Subject: Any Other Business
Presenter: Planning Director
Attachments: Land Use Workshop - Consensus on Questions,
Updated Fact Sheet

Description:

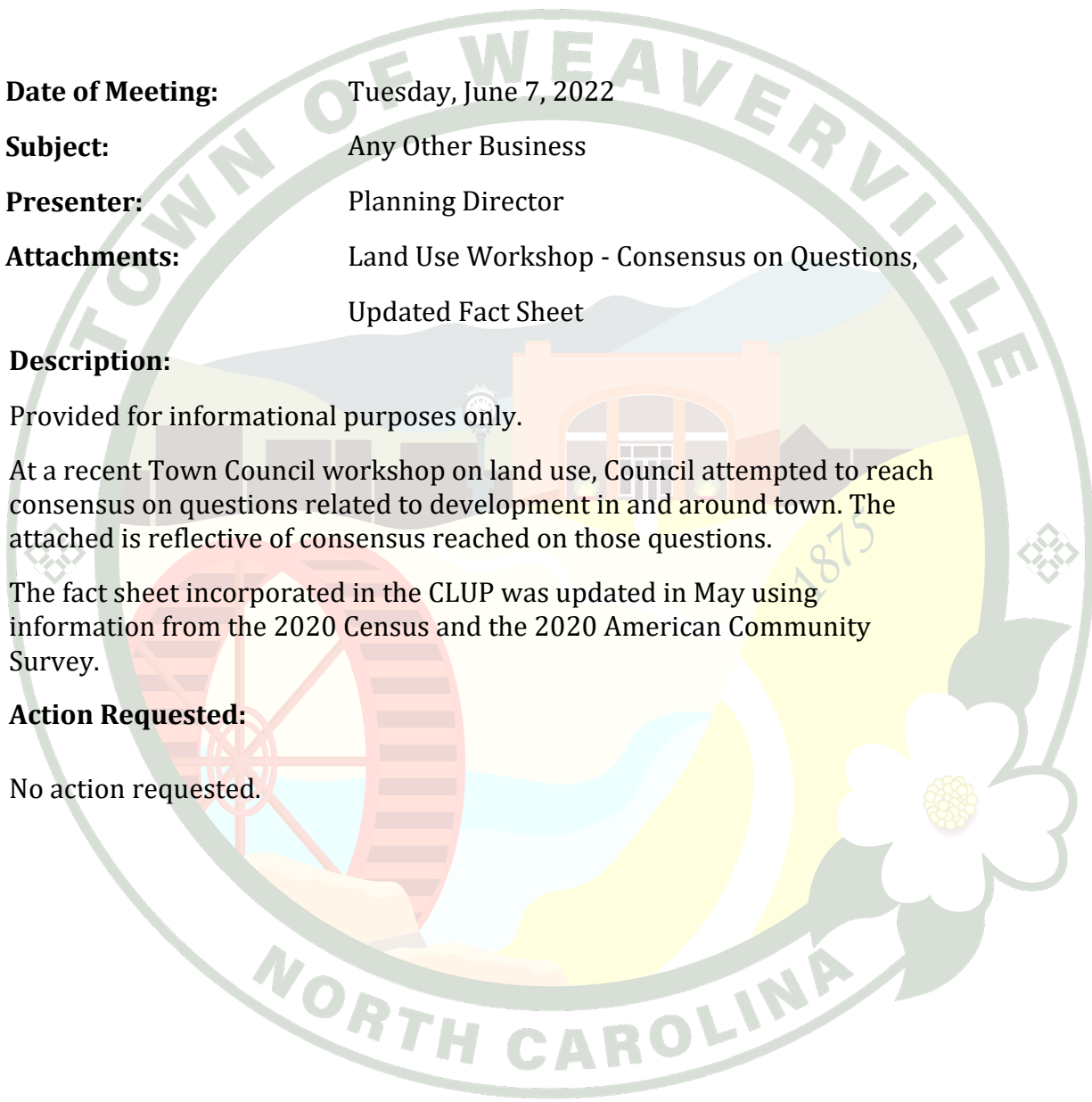
Provided for informational purposes only.

At a recent Town Council workshop on land use, Council attempted to reach consensus on questions related to development in and around town. The attached is reflective of consensus reached on those questions.

The fact sheet incorporated in the CLUP was updated in May using information from the 2020 Census and the 2020 American Community Survey.

Action Requested:

No action requested.



1. Affordable housing is an important thing to try and create in Weaverville (18 out of 30)
- ~~2. Managing growth and development by restricting services makes sense (10 out of 30)~~
3. Managing growth and development by extending services makes sense (26 out of 30)
4. It is beneficial to annex areas around town to insure developments are built to higher standards (27 out of 30)
5. Changing zoning in the town core to accommodate denser housing makes sense (18 out of 30)
6. Balanced residential development is desirable and we need to define it (25 out of 30)
- ~~7. Balanced residential development is a nice idea but elusive and undefinable (10 out of 30)~~
- ~~8. Weaverville should only be concerned with development inside current town limits (10 out of 30)~~
9. Influencing where and what commercial development occurs in our area is a smart thing for the town to do (28 out of 30)
10. 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)

Town of Weaverville, North Carolina

FACT SHEET

Prepared May, 2022

Sources: 2010 and 2020 US Census, 2020 American Community Survey, Weaverville Departmental Data

POPULATION CHARACTERISTICS				
	2010	2020	Total Change	NC Average
Population	3,120	4,567	+1,447 (46%)	
Population Density	836 per sq. mi.	1,436 per sq. mi.	+600 (71%)	
Median Age	51.4	55	+3.6 years	39.1
Household Size	2.13	2.14	+.01	
Voting Age Pop.	2,482	3,370	+888	

BASIC INFORMATION ON LAND			
	2010	2022	Total Change
Base Land Area	1,983.06 acres	2,037.22 acres	+54.16 acres
Satellite Annex. Area		23.38 acres (1.1%)	
Real Property Value	\$481,786,300	\$1,041,313,250	+\$559,526,950
Personal Property Val.	\$150,966,630	\$81,921,573	-\$69,045,057

HOUSING PROFILE			
	2010	2020	Total Change
Housing Stock	1,330	2,031	+701
Single Family	81%	76.9%	
Multi-Family	14%	23.1%	
Housing Value	\$242,600	\$320,300	+77,700

INCOME / EDUCATION CHARACTERISTICS			
	2010	2020	Total Change
Median Income	\$47,391	\$71,806	+\$24,415
Poverty Rate	9.4%	5.1%	-4.3%
Bachelor's Degree or +	43%	58.9%	+15.9%

GOVERNMENTAL INFRASTRUCTURE	
Municipal Streets	20 Miles
Sidewalks	6 Miles
Water Lines	71 Miles
Water Meters	3140
Fire Hydrants	631
Trails	1.4 Miles
Park Acreage	23.9

COMPARATIVE DATA (per 2020 US Census Data)						
	Population	Median Household Income	Bachelor's Degree or Higher	Employment Rate	Total Housing Units	Total Households
Weaverville	4,567	\$66,179	56.3%	53.6%	2,354	1,785
Asheville	94,589	\$52,339	48.9%	63.9%	47,606	40,340
Black Mtn.	8,426	\$50,373	49.5%	51.3%	4,476	3,913
Woodfin	7,936	\$48,202	34.1%	54.3%	3,689	2,495
Buncombe C.	269,452	\$54,970	40.4%	59.1%	129,141	106,741