



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

Agenda

1. Call to Order – Vice Chair Rachael Bronson
2. Approval of the Agenda
3. Approval of the Minutes from the July 5, 2022 Meeting of the Board
4. Discussion Related to the Annual Election of Officers for the Board and Potential Action
5. Update of Comprehensive Land Use Plan
 - Procedural Discussion on Updates to the CLUP
 - Consideration of a Motion Offering a Recommendation to Town Council on the Update to the Comprehensive Land Use Plan Which Includes the Action Plan Table with Priorities and an Updated Fact Sheet
6. Sidewalk Priority List
 - Discussion Related to the Establishment of a Sidewalk Priority List and Review of Staff Supplied Information
 - Consideration of a Motion Establishing a Recommendation to Town Council on the Proposed Sidewalk Priority List
7. Economic Development Advisory Committee Recommendation on an Amendment to the Table of Uses
 - Review of EDAC Recommendation Related to General Retail Establishments of a Certain Size within the C-1 Zoning District
 - Consideration of a Motion Establishing a Recommendation to Town Council on the Proposed Zoning Text Amendment
8. Any Other Business
 - Updated Board Roster
9. Adjournment

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Tuesday, September 6, 2022

Subject: Minutes

Presenter: Planning Director

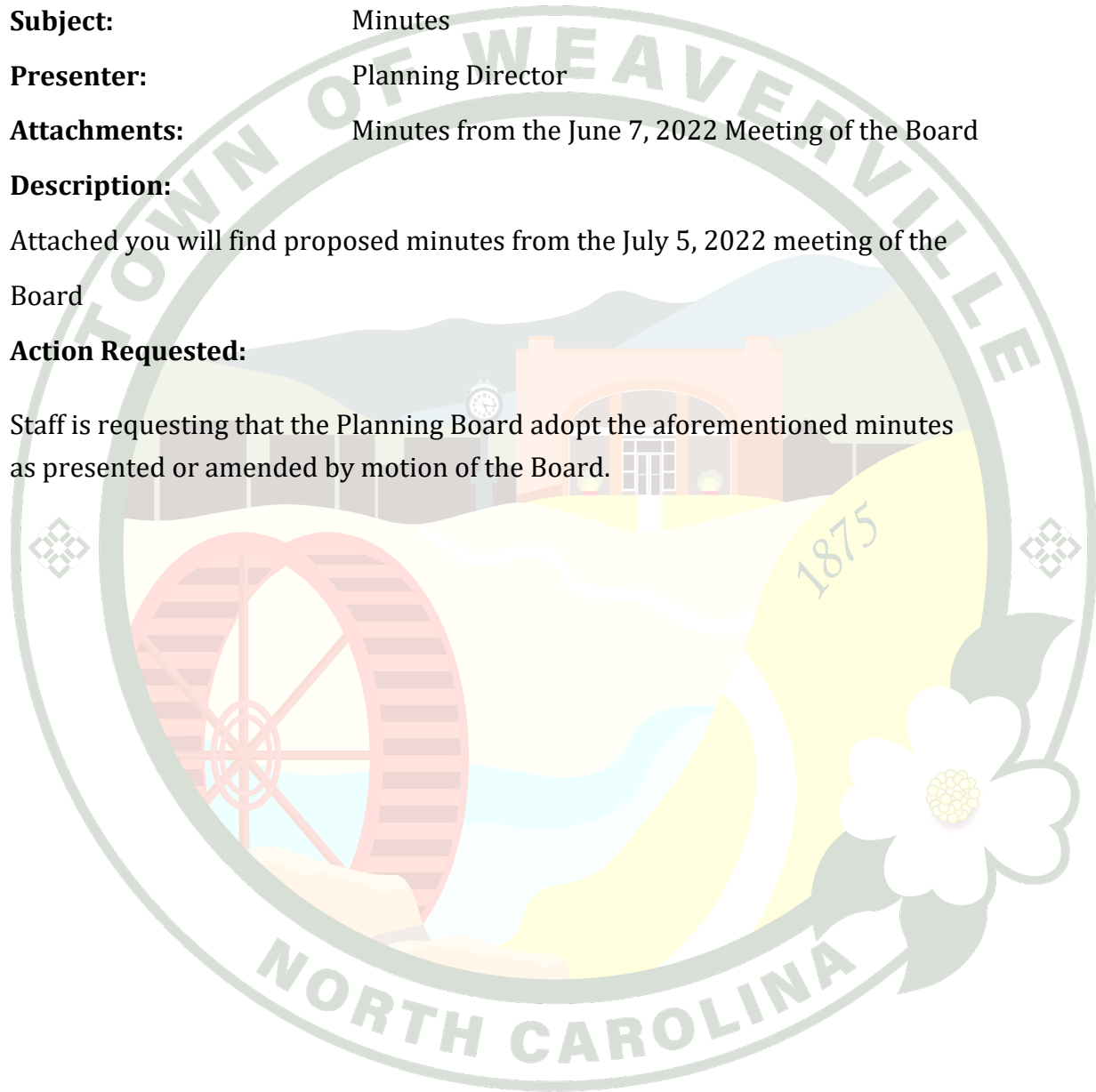
Attachments: Minutes from the June 7, 2022 Meeting of the Board

Description:

Attached you will find proposed minutes from the July 5, 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, July 5, 2022

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, July 5, 2022 within Council Chambers at Town Hall.

Present: Vice Chair Rachael Bronson, Board Member Jane Kelley and Alternate Members Donna Mann Belt and Maggie Schroder, Councilmember Catherine Cordell, Town Attorney Jennifer Jackson and Planning Director James Eller. Chair Gary Burge and Board Members Mark Endries and Bob pace were absent.

1. Call to Order

Vice Chair Bronson called the meeting to order at 6:00 pm.

Ms. Bronson recognized Ms. Schroder who was participating in her first meeting with the Board.

Ms. Bronson recognized Ms. Mann Belt and Ms. Schroder as a regular members of the Board to fill the absences of regular members.

2. Approval of the Agenda

Noting no objections Ms. Bronson declared the agenda approved by consent.

3. Approval of the Minutes from the June 7, 2022 Meeting of the Board

Ms. Kelley motioned to approve the minutes as presented. Mr. Mann Belt seconded and all voted unanimously in favor of the motion.

4. Discussion Related to an Update of the Action Plan Table with Priorities within the Comprehensive Land Use Plan

Mr. Eller and Ms. Jackson reviewed the completed goals of the comprehensive land use plan.

Mr. Eller and Ms. Jackson presented the action plan table and assisted the Board in a conversation to prioritize the individual goals. The prioritization scores were tabulated during the meeting and are reflected in the attached table and incorporated into these minutes.

5. Any Other Business to Come Before the Board

Mr. Eller presented an updated roster of the Planning Board reflective of the recent appointment of Ms. Schroder.

Mr. Eller described an upcoming joint meeting of the Board with Town Council to further discuss the update of the comprehensive land use plan. Because this special called meeting was not on the schedule of meetings adopted by the Board, a motion to set a special called meeting of the Board is appropriate.

Ms. Kelley motioned to set a special called meeting of the Planning Board for Tuesday, July 19, 2022 at 6pm within Council Chambers at Town Hall. Ms. Bronson seconded and all voted unanimously in favor of the motion.

6. Adjournment.

Without objection Ms. Bronson declared the meeting adjourned.

**Rachael Bronson, Vice Chair
Planning and Zoning Board**

ATTEST:

**James W. Eller
Planning Director / Town Clerk**

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

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

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

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

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

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

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

✓								✓	August 2021		✓	
✓							1		Update appendix to this Plan when new plans or amendments related to land use are adopted	Implemented July 2021	✓	✓
✓							1		Implementation of Chapter 160D Amendments	Implemented Feb 2021	✓	✓
✓							1		Consider Implementation of a Manufactured Home Overlay District	Implemented July 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	✓	

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

TOWN OF WEAVERVILLE
PLANNING AND ZONING BOARD AGENDA ITEM

Date of Meeting: Tuesday, September 6, 2021
Subject: Election of Officers
Presenter: Planning Director and Town Attorney
Attachments: Sec. 2-153. - Officers

Description:

Sec. 2-153. – Officers of municipal ordinance calls for the annual election of officers for the Planning Board. These officers include Chair, Vice Chair and Secretary.

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 August but declined to do so. As of now the makeup of the Board stands at 4 regular members and 2 alternate members with the Chair of the Board vacant.

Action Requested:

Action to elect the officers of the Board is appropriate at this time, or the Board may wish to delay action on this matter until October, when the makeup of the Board could potentially be set.

TOWN OF WEAVERVILLE
PLANNING AND ZONING BOARD AGENDA ITEM

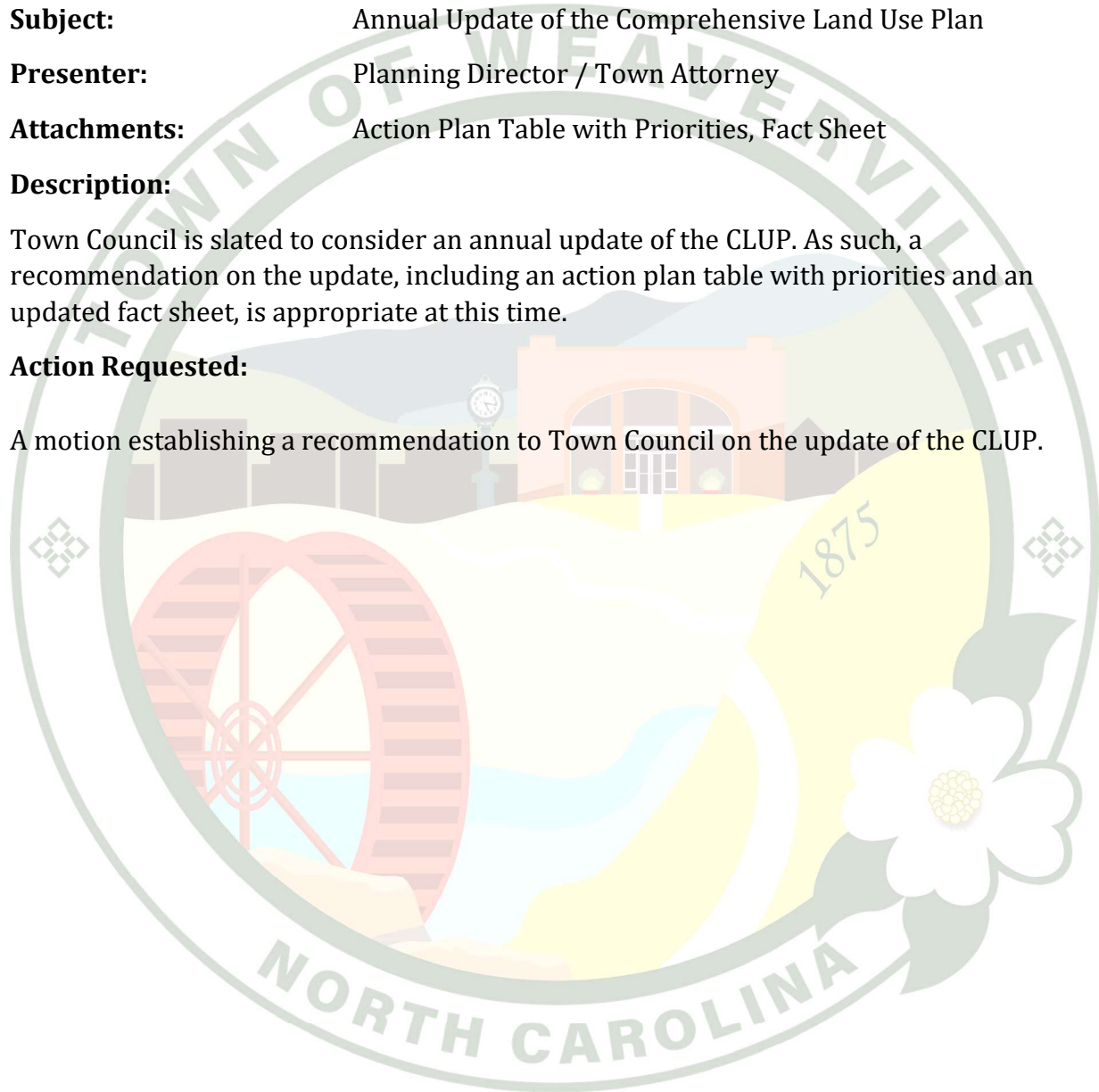
Date of Meeting: Tuesday, September 6, 2022
Subject: Annual Update of the Comprehensive Land Use Plan
Presenter: Planning Director / Town Attorney
Attachments: Action Plan Table with Priorities, Fact Sheet

Description:

Town Council is slated to consider an annual update of the CLUP. As such, a recommendation on the update, including an action plan table with priorities and an updated fact sheet, is appropriate at this time.

Action Requested:

A motion establishing a recommendation to Town Council on the update of the CLUP.



**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)

Proposed - August 2022

1	2022	Current	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	new	1	1	1	Investigate interconnection with Asheville for supplemental water	TC resolution adopted 6/27/2; in progress by staff	✓		
8	1	new	1	1	1	Negotiate interlocal agreement with Asheville for purchase of supplemental water	Pending investigation	✓		✓
9	2	new	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	Bike-Ped Study recommendations pending	✓	✓	✓
14	1	new	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**

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Proposed - August 2022

1	2022	Current	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	new	2	1	2	Consider ways to increase housing affordability	TC considered in 2020	✓		✓
20	2	new	2	2	2	Consider broadening allowable housing types in residential districts (duplexes, quadplexes)				✓
21	2	new	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	new	1	1	1	Develop annexation guidelines that include consideration of how quality municipal services will be provided	Related to TC consensus on 5/14/22; TC considered in 2018 as part of Strategic Plan—current policy is case-by-case			✓
27	1	new	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			✓
28	1	new	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	new	1	1	1	Engage in conversations with NCDOT about long-term planning for growth	Related to TC consensus on 5/14/22	✓		✓
30	1	new	1	1	1	Engage in conversations with MSD about long-term planning for growth	Related to TC consensus on 5/14/22	✓		✓
31	1	new	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**

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Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
32	1	new	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			✓
33	2	new	2	2	2	Investigate possibility of reestablishing direct bus route between Weaverville and Asheville		✓		✓
34	2	new	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	new	1	1	1	Comprehensive review of Table of Uses		✓	✓	✓
39	1	2	1	1	1	Review regulations for non-conforming lots		✓	✓	✓
40	1	new	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	Related to TC workshop 5/14/22	✓	✓	✓
41	1	new	1	1	1	Consider adoption of land use regulations which provide greater control of retail development in Main Street area (C-1)	Economic Development Advisory Committee recommendation (7/22)	✓	✓	✓
42	1	new	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		✓	✓	✓
45	2	2	2	2	2	Review sign regulations for legal compliance and policy objectives		✓	✓	✓

**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)

Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
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	0	2	0	3	3	Study removal of floodplain areas from density calculation		✓	✓	✓
52	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	✓	✓	✓
53	PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED									
54		-		-	-	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓
55		-		-	-	Consult the Future Land Use Map and use descriptions for Plan consistency review	Legally required	✓	✓	✓
56		-		-	-	Consult Action Plan and stated goals for Plan consistency review	Legally required	✓	✓	✓
57		-		-	-	Consult additional approved plans for Plan consistency review	Legally required	✓	✓	✓
58	MAINTENANCE OF PLAN AND REGULATIONS - LEGAL COMPLIANCE AND ACCOUNTABILITY									
59		-		-	-	Conduct an annual review of progress towards accomplishment of Plan goals	July/August each year	✓	✓	✓

**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)

Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
60		-		-	-	Update appendix to this Plan when new plans or amendments are adopted	To keep Plan up-to-date and usable	✓		
61		-		-	-	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
62		-		-	-	Undertake annual review of the Table of Uses	For legal compliance	✓		
63		-		-	-	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
64		-		-	-	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓
65		-		-	-	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	✓		

**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)

Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
✓		1				Negotiate interlocal agreement(s) with County (Stormwater and Sedimentation/Erosion Control Permitting and Enforcement)	Agreements approved by TC June 2022	✓		✓
✓		1				Review use of flag lots	Implemented Nov 2021	✓	✓	✓
✓		1				Study solar collector regulation for possible implementation	Implemented May 2022	✓	✓	✓
✓		-				Conduct an annual review of progress towards accomplishment of 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	✓		

**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)

Proposed - August 2022

1	2022	Current	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
✓		1				Continue reserving water allocation for infill development within the town	Staff quarterly reports 2020/2021	✓		
✓		-				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	✓		

FACT SHEET

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	+0.01	
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

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Tuesday, September 6, 2022

Subject: Sidewalk Priority List

Presenter: Planning Director

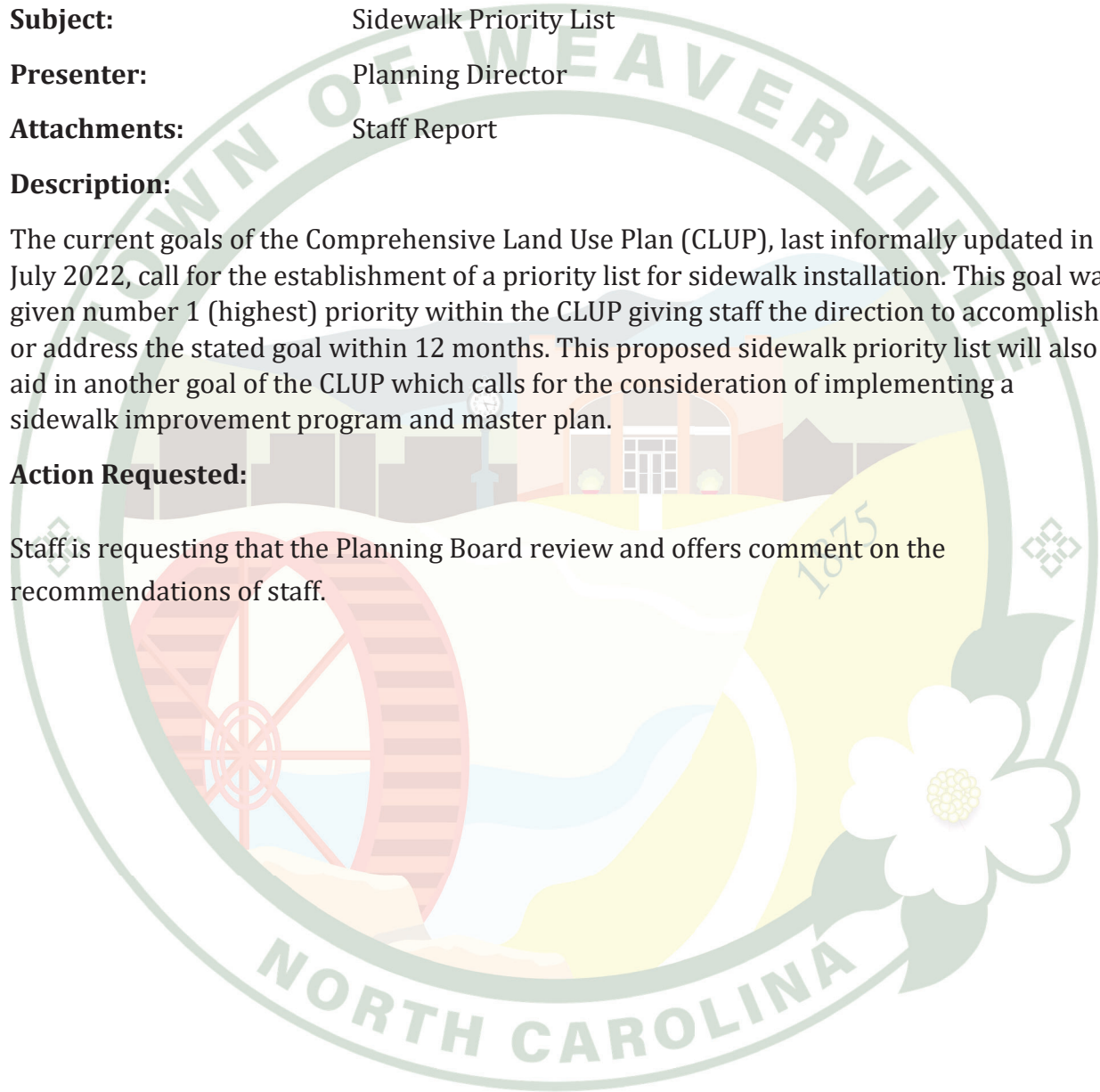
Attachments: Staff Report

Description:

The current goals of the Comprehensive Land Use Plan (CLUP), last informally updated in July 2022, call for the establishment of a priority list for sidewalk installation. This goal was given number 1 (highest) priority within the CLUP giving staff the direction to accomplish or address the stated goal within 12 months. This proposed sidewalk priority list will also aid in another goal of the CLUP which calls for the consideration of implementing a sidewalk improvement program and master plan.

Action Requested:

Staff is requesting that the Planning Board review and offers comment on the recommendations of staff.



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 informally updated in July 2022, call for the establishment of a priority list for sidewalk installation. This goal was given number 1 (highest) priority within the CLUP giving staff the direction to accomplish or address the stated goal within 12 months. This proposed sidewalk priority list will also aid in another goal of the CLUP which calls for the consideration of implementing a sidewalk improvement program and master plan.

While the bicycle and pedestrian plan is nearing completion and adoption by Town Council is anticipated in the coming months, this study is poised to propose 10 catalyst projects mostly placed adjacent to NCDOT roads. Of these proposed catalyst projects 7 are adjacent to state roads, 1 is adjacent to a town road, 1 is on town owned property and one is adjacent to a private road. This leaves the opportunity to consider sidewalk installation along town owned roads to provide greater access to the current sidewalk network, the downtown area, or to create sections which will provide connectivity to portions of the existing sidewalk system.

It is also important to remember that an amendment to the subdivision regulations made in 2021 establishes when and where sidewalks are to be constructed in conjunction with subdivisions. In short, sidewalks are required on one side of new streets within major subdivisions and required for street frontages for major and minor subdivisions if the street is shown on a sidewalk master plan, sidewalk improvement plan or sidewalk priority list.

Sec. 20-2404. Sidewalks.

- (a) Sidewalks shall be constructed along all street frontages of the property or properties for which the subdivision, whether major or minor, is proposed if the street is shown on a sidewalk master plan, sidewalk improvement plan, or sidewalk priority list adopted by the town, state, or regional council.
- (b) Sidewalks shall be provided on at least one side of new streets constructed within major subdivisions.
- (c) Curbs and sidewalks shall be constructed in accordance with the Town of Weaverville Street Standard Specifications and Details Manual applicable to sidewalks and in full compliance with ADA accessibility standards, including specifically but not limited to width, ramp and crosswalk construction. Sidewalk rehabilitation shall be required where the existing sidewalk has been determined by the department of public works to be dilapidated.
- (d) Subdivisions may apply to the board of adjustment for a sidewalk waiver in accordance with Code section 20-3108(e).

Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List

Prepared August, 2022

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

Sidewalk construction again surfaces in the zoning regulations for new commercial development and multi-family residential development and all major subdivisions and certain minor subdivisions.

Sec. 20-3503. Sidewalks.

(a) *Purpose.* The purpose of this section is to ensure that applicants for new construction and renovations, additions, and/or expansions to existing structures consider the need for sidewalks as part of the proposed development and to establish requirements for the construction of sidewalks. While the town recognizes its need to maintain sidewalks and to construct sidewalks to meet the needs of the general population, project applicants may be required to participate in the construction of sidewalks to meet the pedestrian needs of the citizens of the town. The town also recognizes that in certain cases, sidewalks may not be needed or their construction may not be feasible.

(b) *Sidewalks required.* Sidewalks shall be required for all new commercial construction and development, multi-family residential development, all major subdivision development, and certain minor subdivision development.

Sidewalks shall be constructed along all street frontages of the property for which the development is proposed and least one side of new streets constructed as a part of the development. Curbs and sidewalks shall be constructed in accordance with the Town of Weaverville Street Standard Specifications and Details Manual applicable to sidewalks and in full compliance with ADA accessibility standards, including specifically but not limited to width, ramp and crosswalk construction.

Sidewalk rehabilitation shall be required for the types of development projects identified above where the existing sidewalk has been determined by the department of public works to be dilapidated.

(c) *Waiver of sidewalk requirement.* Sidewalk requirements may only be waived as allowed by Code section 20-3108(e).

Town staff has studied the existing sidewalk network along municipally owned and maintained roads and offers that the following sidewalk priority list be considered for adoption. Maps of the recommended projects, or requisite sidewalk construction in conjunction with subdivisions, are also included.

Town of Weaverville, North Carolina
Staff Report: Sidewalk Priority List

Prepared August, 2022

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

Table of Proposed Sidewalk Priority List

Loops

Section	Intersections	Length
Reeves St.	From Pine St. to Hamburg Mountain Rd.	690 ft.
Florida Ave.	From Main St. to Alabama Ave.	380 ft.
Georgia Ave.	From Main St. to Alabama Ave.	380 ft.
Moore St.	From Main St. to Alexander Rd.	1,875 ft.
Alexander Rd.	From Moore St. to Church St.	375 ft.
Clinton St.	From Main St. to Weaver Blvd.	1,300 ft.
Hamburg Dr.	From Main St. to Williams St.	1,000 ft.
Aiken Rd.	From Merrimon Ave. to Seneca St.	1,325 ft.
Alabama Ave.	From Central Ave. to Merrimon Ave.	315 ft.
Park Ave.	From Merrimon Ave. to Brown St.	590 ft.

Spurs

Section	Intersections	Length
Salem Rd.	From Salem Acres Rd. to Highland Street	1,800 ft.
Alexander Rd.	From Church St. to Terminus	2,480 ft.
Church St.	From Highland St. to Terminus	1,500 ft.
Yost St.	From Main St. to Merrimon Avenue	1,500 ft.

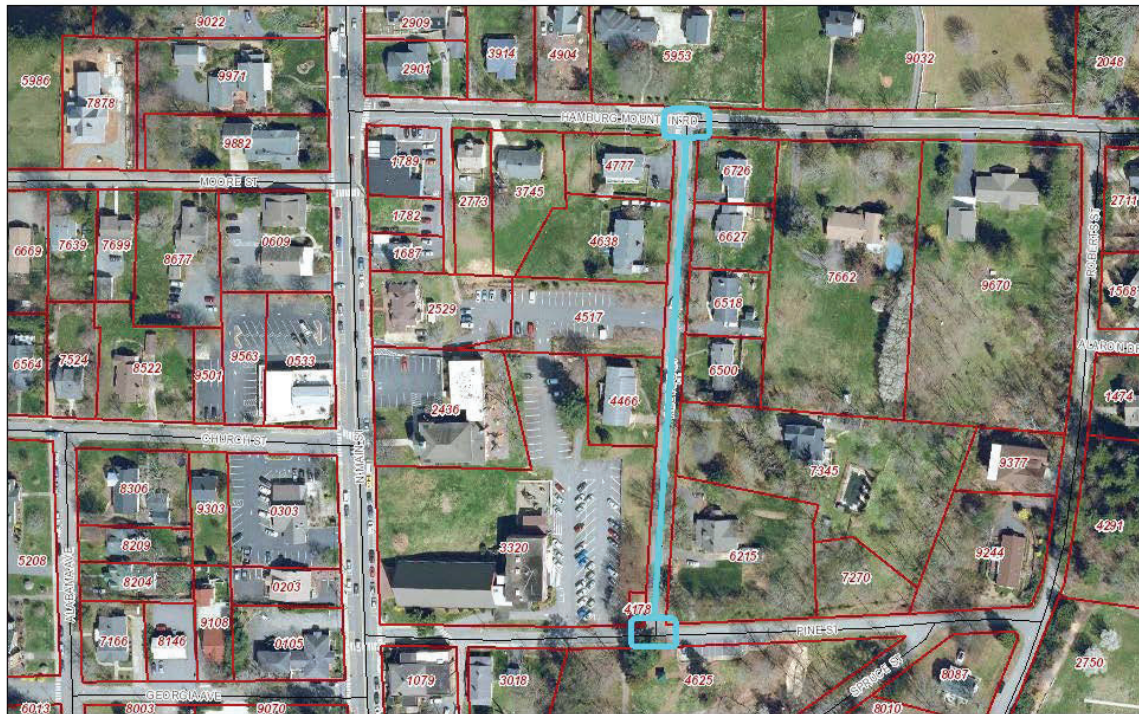
Other

Section	Intersections	Length
Merchants Alley	From Florida Ave. to Central Ave	300 ft.
Reems Creek Pedestrian Bridge	From South Creek Bank to North Creek Bank on Merrimon Ave.	



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

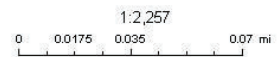
Aerial View of Individual Sections

Reeves Street



August 2, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

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

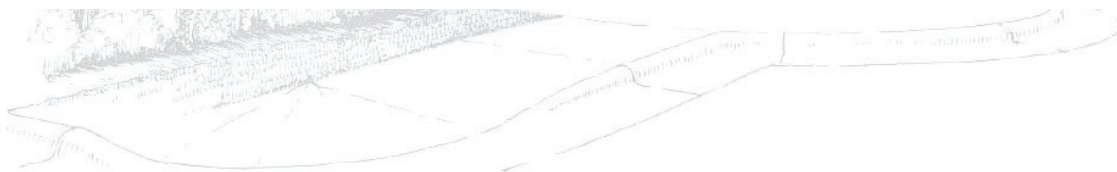
Florida Avenue



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

1:1,128
0 0.0075 0.015 0.03 mi



Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

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

Georgia Avenue



August 3, 2022

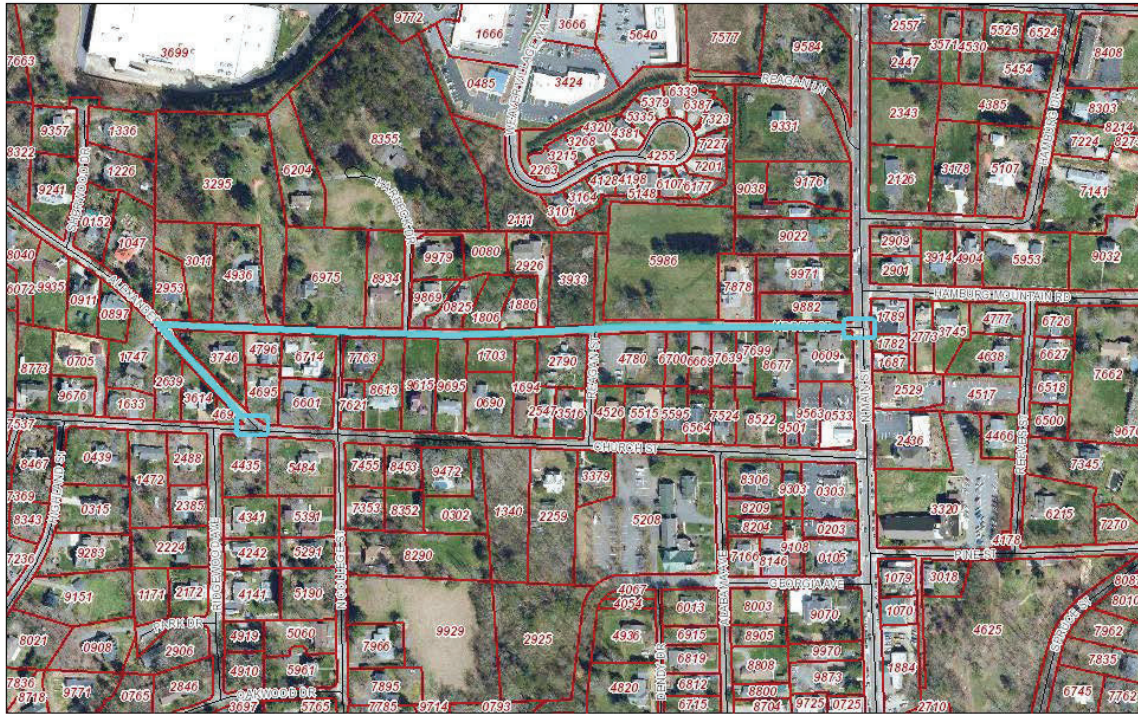
-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

1:1,128
0 0.0075 0.015 0.03 mi





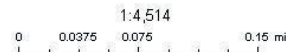
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Moore Street and Alexander Road



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



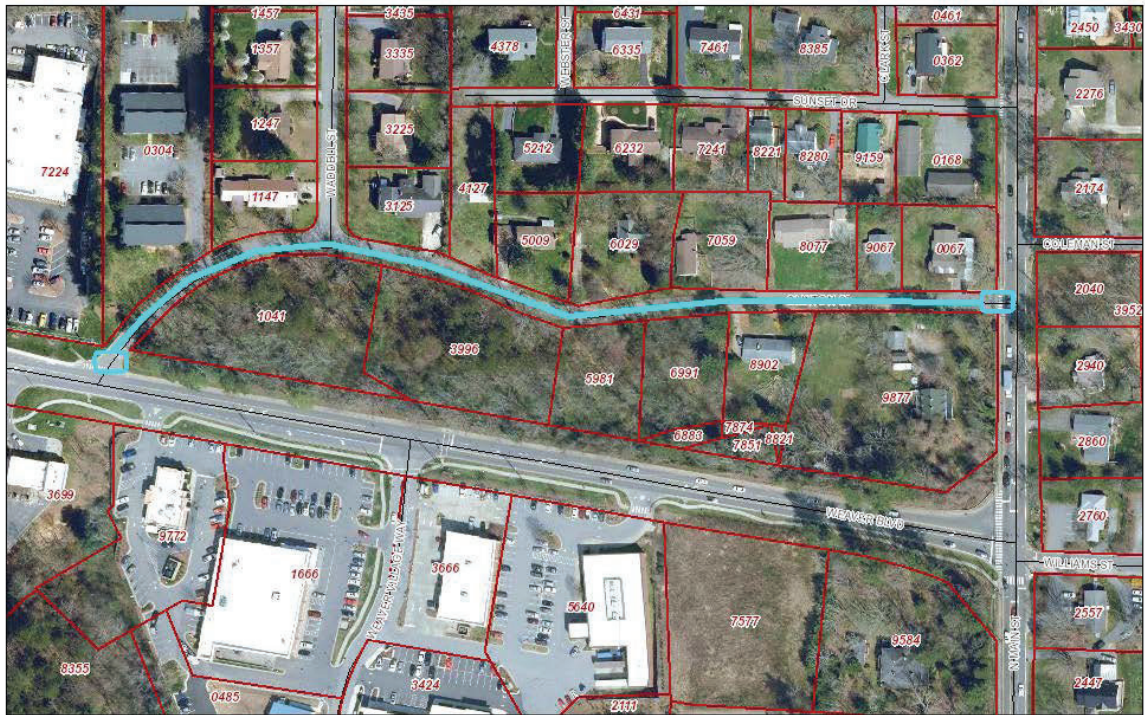
Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

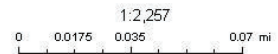
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Clinton Street



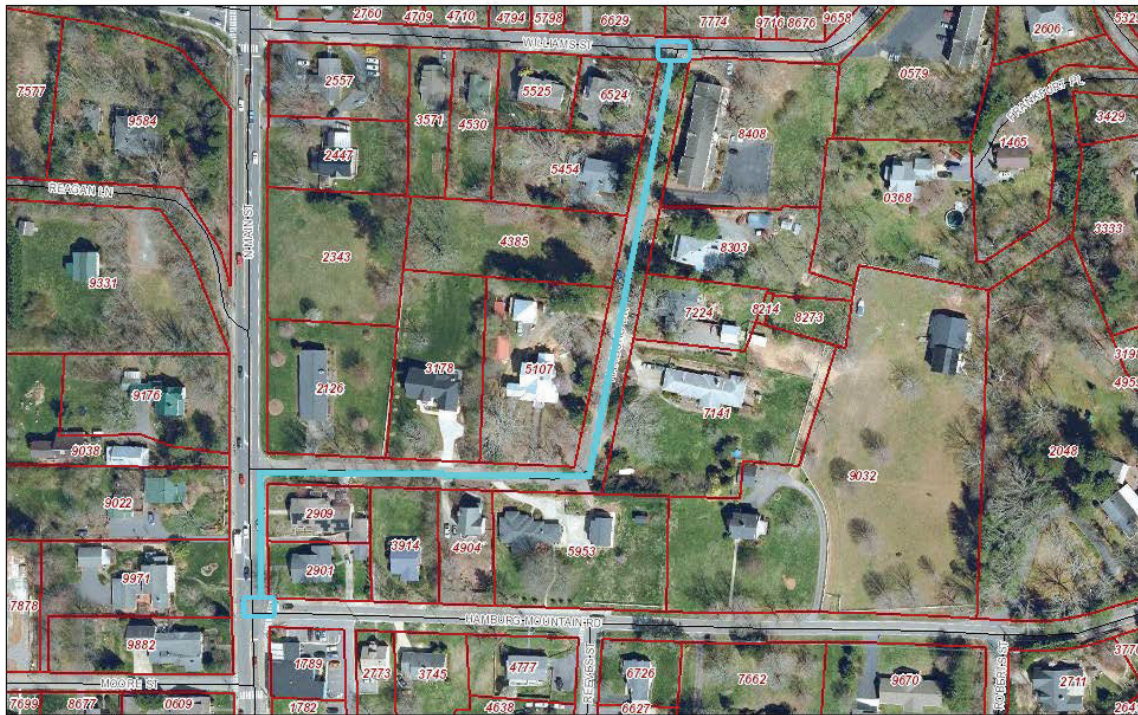
August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





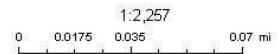
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Hamburg Drive and Main Street



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



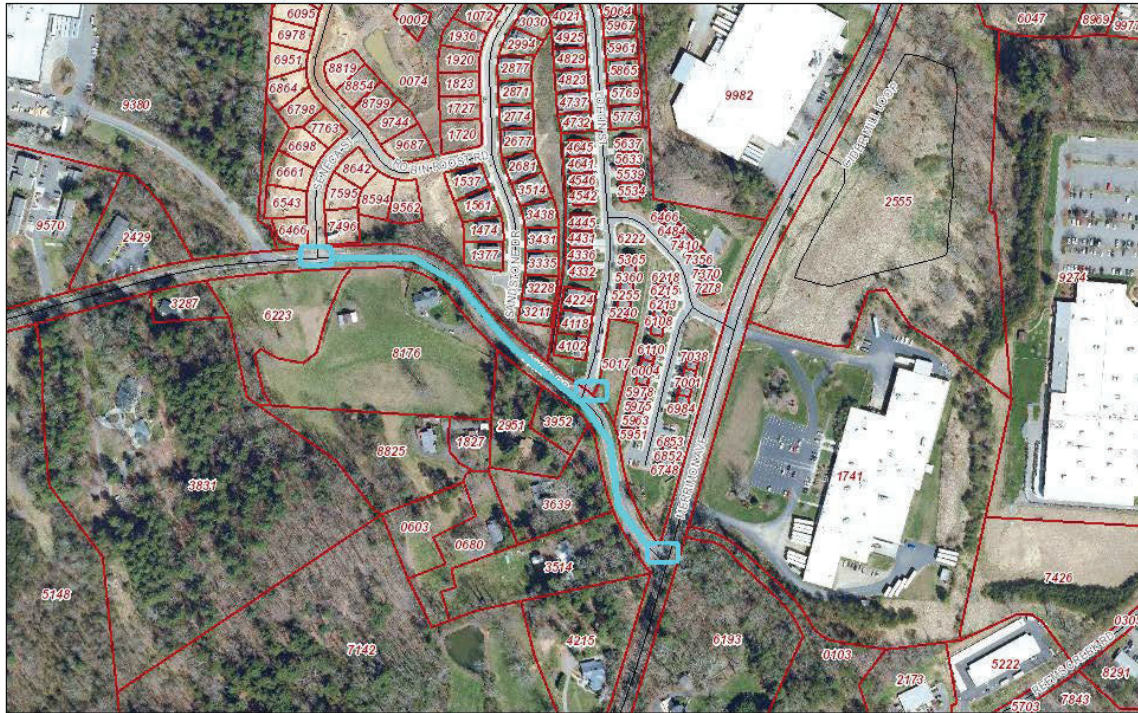
Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

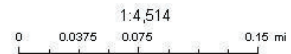
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Aiken Road



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



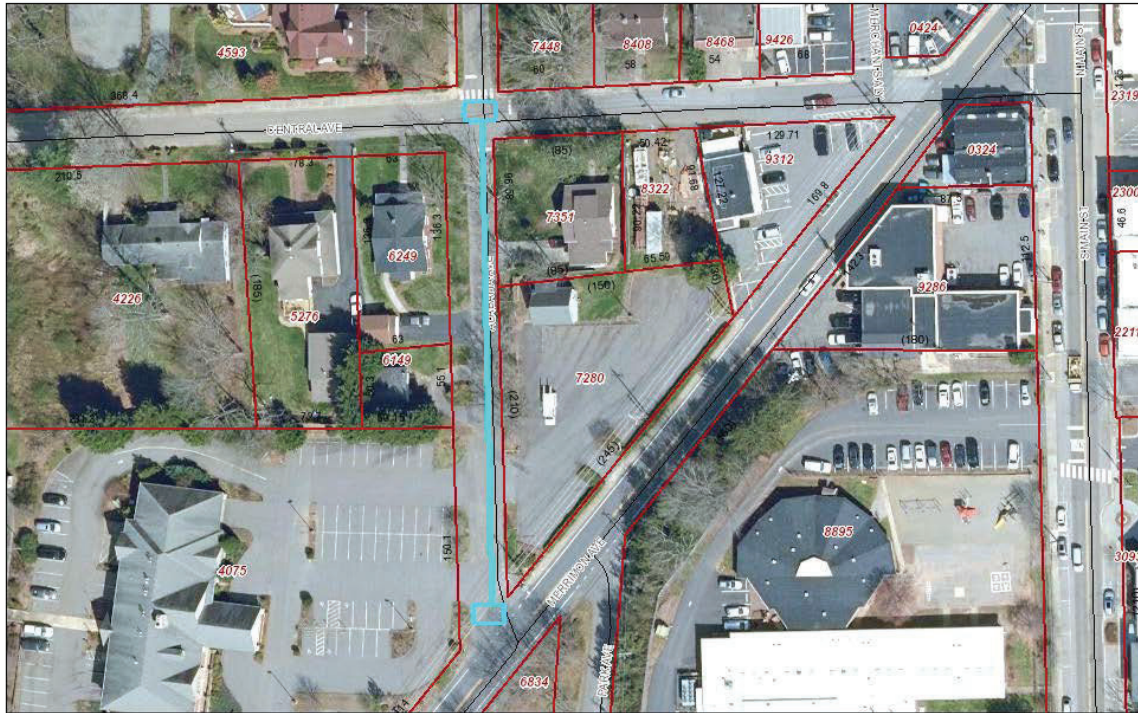
Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

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

Alabama Avenue



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

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Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

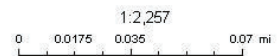
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

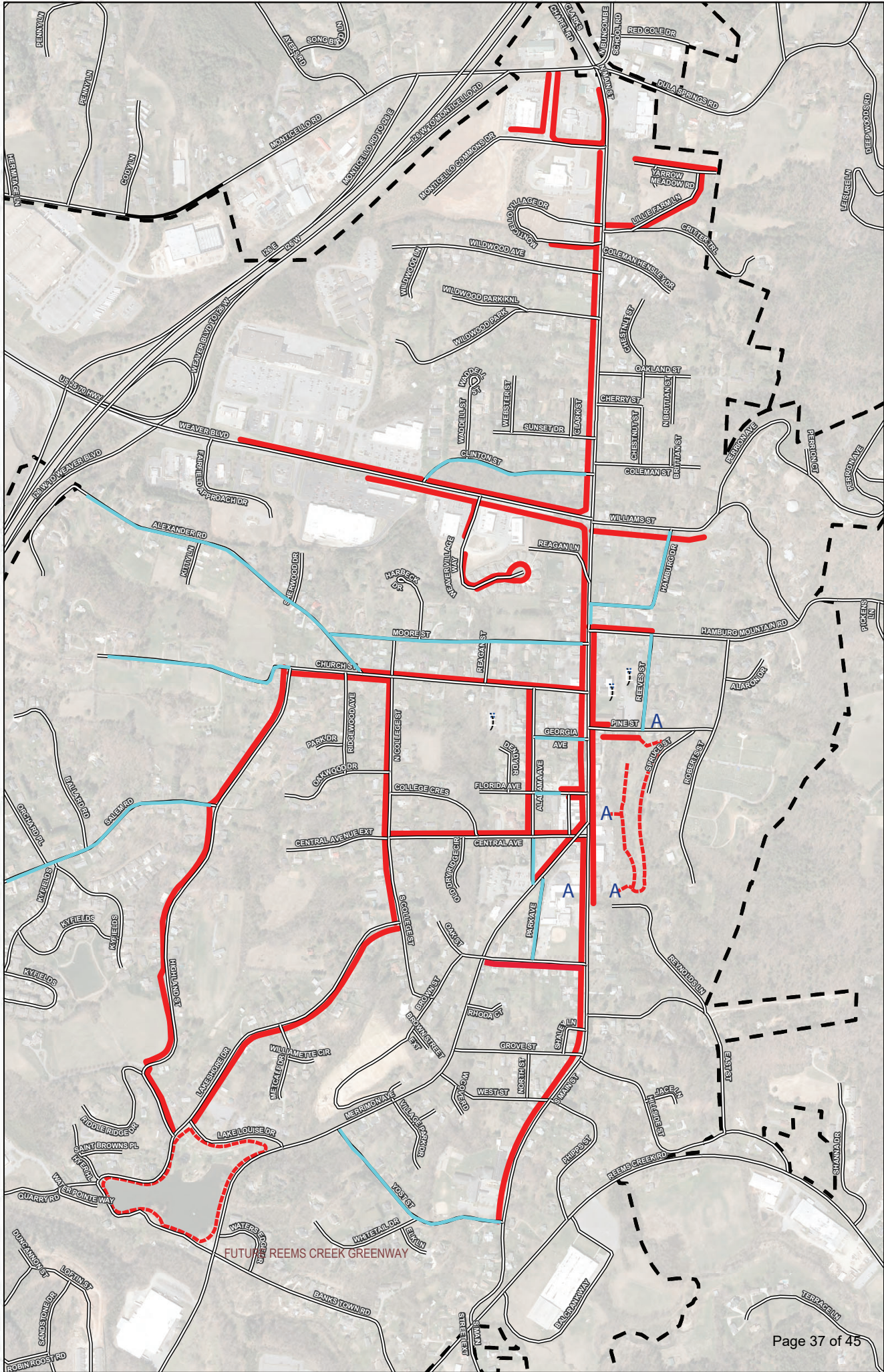
Park Avenue



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





FUTURE REEMS CREEK GREENWAY

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

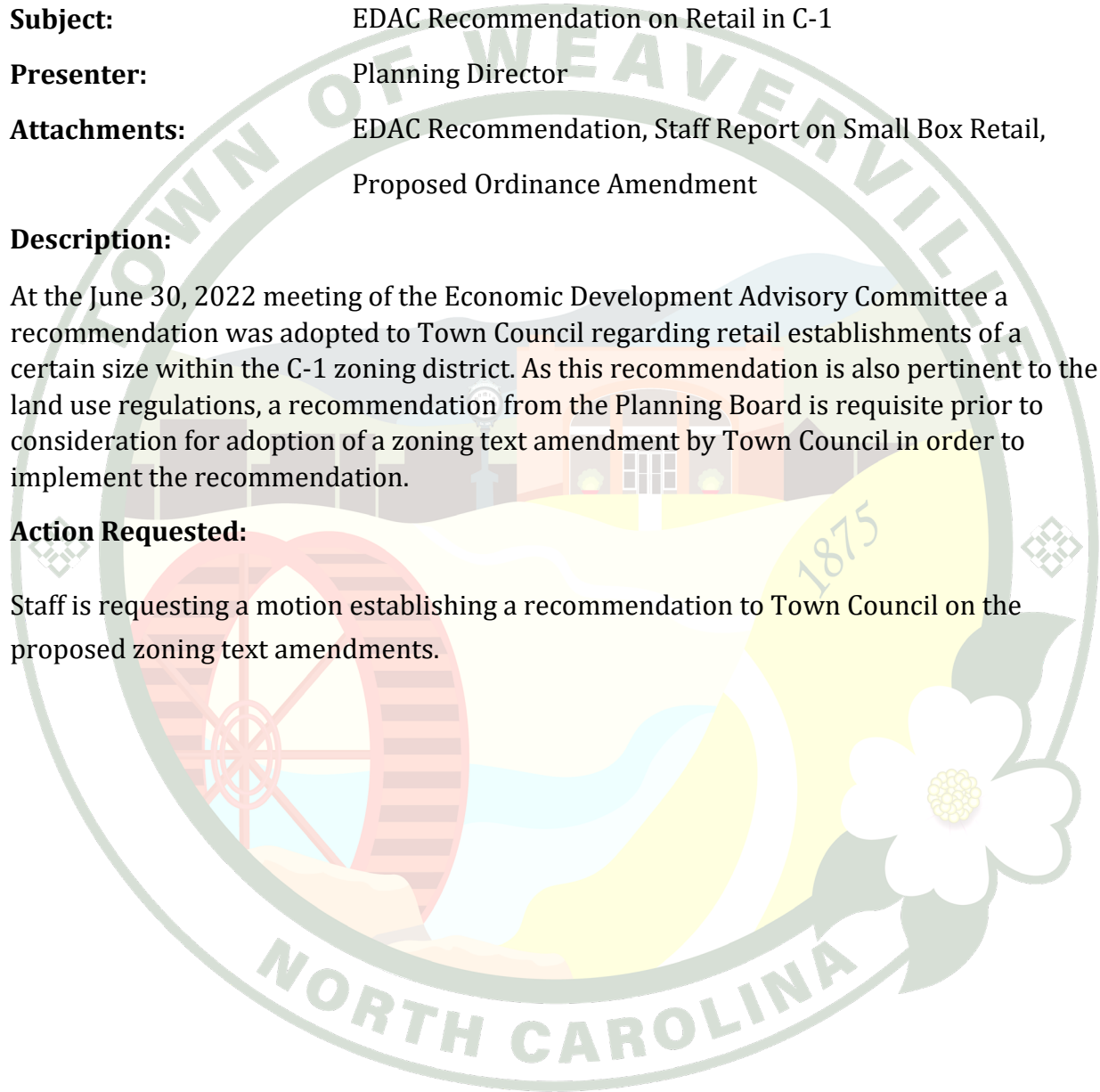
Date of Meeting: Tuesday, September 6, 2022
Subject: EDAC Recommendation on Retail in C-1
Presenter: Planning Director
Attachments: EDAC Recommendation, Staff Report on Small Box Retail,
Proposed Ordinance Amendment

Description:

At the June 30, 2022 meeting of the Economic Development Advisory Committee a recommendation was adopted to Town Council regarding retail establishments of a certain size within the C-1 zoning district. As this recommendation is also pertinent to the land use regulations, a recommendation from the Planning Board is requisite prior to consideration for adoption of a zoning text amendment by Town Council in order to implement the recommendation.

Action Requested:

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



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

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

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

REPORT ON SMALL BOX GENERAL RETAIL ESTABLISHMENTS

PREPARED JUNE 2022

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

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

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

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

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

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

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

Sec. 20-3205. Table of uses.

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

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

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
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 (Up to 4,999 sq. ft.)	-	-	-	-	P	P	P	-
General Retail (5,000 - 10,000 sq. ft.)	-	-	-	-	P -C	P	P	-
General Retail (10,000 - 24,999 sq. ft.)	-	-	-	-	PS 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	-
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TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

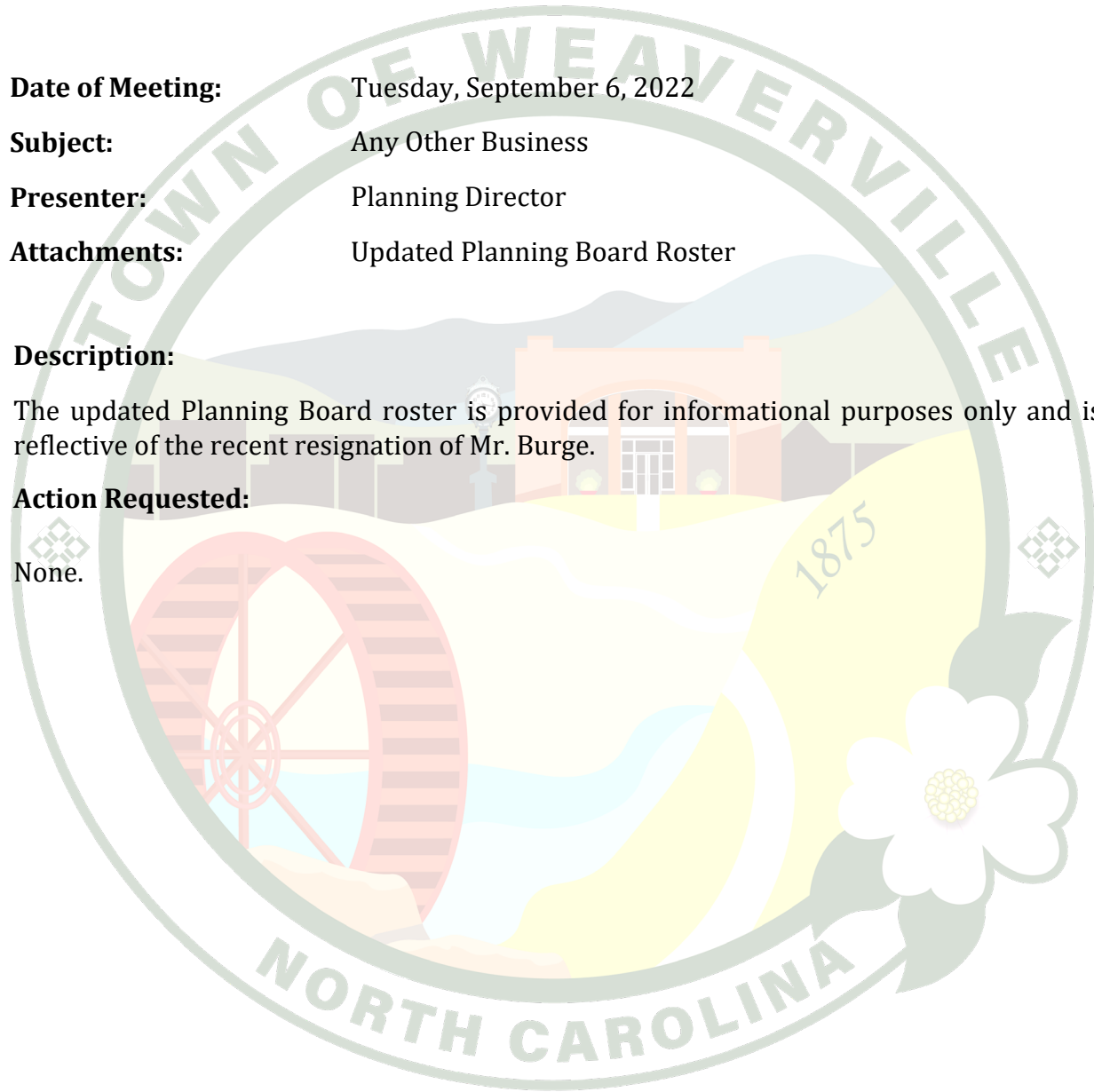
Date of Meeting: Tuesday, September 6, 2022
Subject: Any Other Business
Presenter: Planning Director
Attachments: Updated Planning Board Roster

Description:

The updated Planning Board roster is provided for informational purposes only and is reflective of the recent resignation of Mr. Burge.

Action Requested:

None.



WEAVERVILLE PLANNING BOARD

Regularly meets 1st Tuesday of the month at 6 pm in
Community Room/Council Chambers at Town Hall

NAME AND POSITION	CONTACT INFORMATION	FIRST APPT	DATE OF APPT	TERM (3 YEARS)
[VACANT] Chair				September 2020 – 2023
Rachael Bronson Regular Member Vice Chair	31 Reynolds Lane 843-327-6709/828-229-1838 rachael.bronson@gmail.com	2019	September 2020	September 2019 – 2022
Bob Pace Regular Member	116 Mountain Meadow Circle 919-434-6938 ncstman@gmail.com	2020	September 2021	September 2021 – 2022
Mark Endries Regular Member	9 Grove Street 828-423-0035 (cell) markendries@hotmail.com	2021	March 2022	March 2022 - Sept 2024
Jane Kelley Regular Member	31 Moore Street 843-801-5100 jane.kelley2@yahoo.com	2021	November 2021	November 2021 – Sept 2023
Donna Mann Belt Alternate Member	53 Highland Street 903-530-2967 (cell) donnaleemann@gmail.com	2021	November 2021	November 2021 – Sept 2024
Maggie Schroder Alternate Member	32 Alexander Drive 919-610-7207 schrodermaggie@gmail.com	2022	June 2022	June 2022 – Sept 2022
<i>Catherine Cordell Non-Voting Town Council Liaison</i>	13 Hamburg Drive (cell) 776-7380 ccordell@weavervillenc.org	2021	December 2021	TBD
James Eller Town Planner	828-484-7002 (direct line) jeller@weavervillenc.org			
Jennifer Jackson Town Attorney	828-442-1858 (cell) jjackson@weavervillenc.org			

Last updated July 2022