

Town of Weaverville
Planning and Zoning Board
Minutes – Tuesday, January 4, 2022

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, January 4, 2022 remotely via zoom.

Present: Chair Gary Burge, Vice Chair Rachael Bronson, Board Members Suzanne Devane, Jane Kelley and Bob Pace Alternate Members Donna Mann Belt and Mark Endries, Town Council Liaison Catherine Cordell, 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

Ms. Bronson motioned to approve the agenda as presented. Ms. Devane seconded and all voted unanimously in favor of the motion.

3. Approval of the Minutes from the December 7, 2021 Meeting of the Board

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

4. Approval of the 2022 Planning Board Schedule of Meetings

Mr. Pace motioned to adopt the 2022 Planning Board schedule of meetings as presented. Ms. Bronson seconded and all voted in favor of the motion.

5. Approval of the Statement of Consistency/Reasonableness and Recommendation

Through conversation it became the consensus of the Board to reflect Ms. Cordell's recent appointment as Town Council Liaison to the Board and to highlight the votes cast for additional clarity.

Mr. Pace made a motion to approve the proposed statement of consistency/reasonableness and recommendation as amended. Mr. Burge seconded the motion. Via a role call vote Ms. Bronson and Ms. Kelley also voted in favor of the motion. Ms. Devane cast a dissenting vote. Motion passed 4-1.

6. Solar Collector Regulation

Mr. Eller presented the Board with information related to the possible regulation of solar collector systems including a publication from the University of North Carolina Scholl of Government "Planning and Zoning for Solar in North Carolina." Through conversation the following became consensus positions of the Board for staff to consider in drafting forthcoming regulations related to solar collectors.


1. Solar collector systems should be independently regulated and for various reasons should not be included in current regulations related to accessory structures.
2. No particular distinction should be made for solar collector systems on residential, commercial or industrially zoned properties and uses of said properties.
3. A distinction should be made between roof-mounted and ground-mounted systems and the systems should be regulated as such.
4. Roof mounted solar collector systems should continue to be permitted by right.
5. Street facing roof mounted solar collector systems should not be regulated as it relates to the visibility of the system from places accessible to the general public such as streets and sidewalks. Furthermore, such regulations could encourage or force more ground mounted systems which could lead to other concerns such as the creation of additional impervious surfaces and related stormwater or erosion control concerns.
6. No ground mounted solar collector systems should be permitted within the setbacks established by the underlying zoning district.
7. No ground mounted solar collector systems should be permitted within the defined front yard of any property.
8. For ground mounted solar collector systems, such systems shall not exceed a percentage of the footprint of the existing primary structure to ensure that the solar collector system remains an accessory structure and/or use for the property.

7. Any Other Business to Come Before the Board

No further business was discussed.


8. Adjournment.

By consent, Mr. Burge declared the meeting adjourned. Meeting adjourned at 7:00pm.



Gary Burge, Chair
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk