

Town of Weaverville
Planning Board
Minutes – Tuesday, January 3, 2023

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, January 3, 2023 within Council Chambers at Town Hall.

Present: Board Members Bob Pace, 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. Board Member Rachael Bronson was absent.

1. Call to Order

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

Mr. Pace recognized Ms. Schroder as a regular member of the Board to fill the absence of a regular member.

2. Approval of the Agenda

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

3. Approval of the Minutes from the December 6, 2022 Meeting of the Board

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

4. 171 Monticello Road Conditional District Application and Supporting Documents

Mr. Eller presented an updated staff report reflective of changes which had been made to the proposed conditional district as a result of conversations with the developer at last month's meeting of the Board.

Ms. Jackson presented a proposed favorable statement of consistency/reasonableness and recommendation from the Board in which conditions for the project are established. Ms. Jackson guided the Board through a conversation addressing each proposed condition.

Landon Cox, of LDG Development appeared remotely on behalf of the application and answered questions from the Board. Bob Oast, Attorney for LDG also appeared on behalf of the application. Upon request Mr. Cox provided a breakdown of the 156 units per bedroom and per pricing.

Having arrived at the consensus position of compliance with the comprehensive land use plan during their last meeting, the Board also found the proposed development reasonable should the presented and discussed conditions be applied to the property.

Mr. Endries motioned to forward a favorable statement of consistency/reasonableness and recommendation to Town Council on the proposed conditional district. Ms. Schroder seconded and all voted in favor of the motion.

5. 480 Reems Creek Road Zoning Map Amendment Application

Mr. Eller presented the zoning map amendment application and provided an introduction to the property and surrounding area. A staff report providing an analysis of the consistency with the comprehensive land use plan was also provided. Mr. Eller made note of former projects in the area which had been approved by special use permits rather than zoning map amendments.


A discussion related to the density of other projects in the vicinity occurred.


Ms. Schroder motioned to forward a favorable statement of consistency/reasonableness and recommendation to Town Council on the proposed zoning map amendment. Ms. Mann Belt seconded the motion. Motion passed 4-1 with Ms. Kelley offering the dissenting vote.

6. Any Other Business

Ms. Jackson noted a proposed revision to the rules of procedure for the Planning Board which would make no second required prior to a vote on a motion.

7. Adjournment.


Bob Pace, Chair
Planning and Zoning Board

ATTEST:

James W. Eller
Planning Director / Town Clerk