

Town of Weaverville
Planning Board
Minutes – Tuesday, December 6, 2022

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, December 6, 2022 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.

Councilmember Cordell spoke to the Board regarding her time on the Planning Board as both a member and a Town Council Liaison.

2. Approval of the Agenda

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

3. Approval of the Minutes from the October 4, 2022 Meeting of the Board

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

4. 171 Monticello Road Conditional District Application and Supporting Documents

Mr. Eller presented the application and supporting documents, which included a site plan and statement of reasonableness, for the proposed conditional district located at 171 Monticello Road. A staff report providing a zoning analysis and opinion on the compliance with the CLUP was also provided.

Ms. Jackson noted that the initial consideration required of a conditional district was held by Town Council on November 21 and described the six proposed conditions proposed by Town Council at that time. Through conversation the Board ultimately agreed with the proposed conditions arrived at during the initial consideration which included information on the installation of safe pedestrian access to Northridge Commons, maximizing buffering, the location of building in relation to neighboring properties, relocation of the pool away from neighboring properties, overall density, and number of parking spaces to be provided.

Related to the provision of on site amenities, it became the consensus of the Board that the number of units within individual buildings could be increased to free up additional areas on the property.

Chris Byrd, of LDG Development appeared on behalf of the application and answered questions from the Board ranging from conditions on the site plan, pedestrian access, LDG communities in other areas, and various factors related to affordable housing.

Related to compliance with the Comprehensive Land Use Plan, Mr. Endries offered the opinion that the project was compliant plan with considerations given to the goals of the plan and the property's location and designation on the future land use map. This position was also the consensus of the Board.

It was also the consensus of the Board to consider the reasonableness of the proposed zoning and proposed conditions reflective of Town Council's initial consideration and the Board's deliberations at their next meeting.

5. Nonconforming Lots

Having spent nearly two hours on the previous agenda item it became the consensus of the Board to address nonconforming lots at a later date.

6. Adoption of the 2023 Schedule of Regular Meetings for the Planning Board

Mr. Endries motioned to adopt the 2023 schedule of regular meetings as presented. Ms. Schroder seconded and all voted in favor of the motion.

7. Any Other Business

No further business was presented.

8. Adjournment.



Bob Pace, Chair
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk