

Town of Weaverville  
Planning Board  
Minutes – Tuesday, February 7, 2023

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, February 7, 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 Mr. Gagliardi 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 January 3, 2023 Meeting of the Board**

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

**4. Nonconforming Lots**

Mr. Eller presented a staff report analyzing existing regulations, the enforcement of existing regulations, and potential additional regulations each related to nonconforming lots. It was noted that staff was seeking a conversation with the Board revolving around how to simplify the regulations applicable to nonconforming lots with a specific interest on the Board's opinion related to the 20% threshold for variances and a potential additional regulation requiring the combination of nonconforming lots under common ownership in order to create a conforming lot. Mr. Eller noted that all variances related to this 20% threshold have been granted by the Board of Adjustment.

Following discussion it became the consensus of the Board to reduce the threshold to 50 feet of minimum lot width in order to require a variance from the Board of Adjustment to convert a nonconforming lot to a buildable lot. This would reduce the number of variance applications to be heard by the Board of Adjustment and allow for more staff level approvals for construction on nonconforming lots.

Mr. Eller noted that some jurisdictions require the combination of nonconforming lots in order to create conforming lots. The volume and age of nonconforming lots in town was also discussed. Following discussion it became the consensus of the Board to require the combination of nonconforming lots under common ownership under 50 feet of lot width, but not require the recombination of lots which meet or exceed 50 feet of lot width.

Staff will craft a proposed ordinance based upon these consensus positions to be presented at the next meeting of the Board.

**5. Technical Change Text Amendment**

Mr. Eller presented a staff report related to the existing table of dimensional requirements and lead a discussion focusing on the additional minimum lot area required for each additional unit for multifamily housing projects. Particular attention was given to the additional units which could be achieved on large parcels of land. Following discussion it became the consensus of the Board to cap the density of multifamily development at 8 units per acre in the R-3 zoning district and 12 units per acre in the R-12 zoning district.

Staff will craft a proposed ordinance based upon these consensus positions to be presented at the next meeting of the Board.

**6. Amendment to Rules of Procedure**

Ms. Jackson presented amendments to the rules of procedure discussed at the previous meeting. Said amendments were related to Rule 8, Substantive Motions and technical changes in the previously referenced Planning and Zoning Board.

Ms. Mann Belt made a motion to adopt the amendments to the rules of procedure as presented. Ms. Kelley seconded the motion and all voted unanimously in favor of the motion.

**7. Any Other Business**

Mr. Eller noted a large development adjacent to municipal borders which was going before the Buncombe County Board of Adjustment for development review.

**8. Adjournment.**

  
Bob Pace, Chair  
Planning and Zoning Board

ATTEST:  
  
James W. Eller  
Planning Director / Town Clerk