

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

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, March 7, 2023 within Council Chambers at Town Hall.

Present: Board Members Bob Pace, Rachael Bronson, 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.

1. Call to Order

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

2. Approval of the Agenda

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

3. Approval of the Minutes from the February 7, 2023 Meeting of the Board

Ms. Kelley motioned to approve the minutes as amended and all voted unanimously in favor of the motion. Said amendment was to further clarify the position of the Board on nonconforming lots.

4. Text Amendments: Nonconforming Lots, Table of dimensional Requirements, Mapping Standards

Mr. Eller presented staff reports for proposed text amendments related to nonconforming lots, the table of dimensional requirements, and mapping standards. Nonconforming lots and the table of dimensional requirements had been discussed at a previous meeting and the result of those conversations had been addressed in ordinance form for the Boards review. Mr. Eller described a desire to link the mapping standards in Part II of the planning and development regulations to other parts of the chapter for developments of a certain scope and type. This proposed change had been written in ordinance form as well and all three proposed text amendments are prepared for the Boards review and recommendation.

Mr. Endries motioned to offer a favorable recommendation to Town Council on the three proposed text amendments finding said amendments consistent with the town's comprehensive land use plan and finding the amendments reasonable and in the interest of the public. All voted unanimously in favor of the motion.

5. Table of Uses

Mr. Eller described that the CLUP calls for a comprehensive review of the table of uses and that tonight would be the beginning of a conversation that will continue for the next few months. Items for consideration include but are not limited to new uses which have not been properly identified and defined; the number of current zoning districts and their ability to differentiate types of development; any uses currently not permitted in a district which should be allowed; any uses permitted in a zoning district which should not be allowed; potential

amortization of a use within a district; and compliance with the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Board Member brought up land uses closely related to the sale of CBD, kava bars, short term rentals. The potential to amortize an autobody shop on South Main Street was also discussed. Ms. Jackson spoke to the parameters of amortizing and existing use.

The number of zoning districts was also discussed with a particular focus on a potential office/institutional/transitional district or potential additional residential districts to separate multifamily from R-3 or to create a high density single family residential district.

Mr. Eller described a potential exposure to compliance with RLUIPA which establishes that places of assembly, such as churches, community centers, or event centers, should be treated equally by the jurisdictions review and permitting process.

6. Any Other Business


The Rules of procedure for the planning board recently adopted by Town Council was presented for informational purpose.

Mr. Eller noted that a joint meeting of Town Council and the Planning Board would be held on March 21 and a motion establishing a special called meeting of the Board would be in order. Ms. Bronson made a motion to set a special called meeting of the Board and all voted in favor of the motion.

Ms. Bronson noted her growing personal and professional obligations and announced her resignation from the Board.


7. Adjournment.

Mr. Pace declared the meeting adjourned at approximately 7:20.



Bob Pace, Chair
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk