

Town of Weaverville
Planning Board
Minutes – Tuesday, April 5, 2022

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, April 5, 2022 within Council Chambers at Town Hall.

Present: Chair Gary Burge, Vice Chair Rachael Bronson, Board Members 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

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

3. Approval of the Minutes from the March 1, 2022 Meeting of the Board

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

4. Conditional District Application – Duke Energy Substation

Mr. Eller presented information related to the property which included acreage and location and briefly described the purpose of the conditional district application which was to establish a location for a Duke Energy substation.

Jason Walls, Lee Butler, James Shepard, Alex Holder and Cory Hamlin appeared on behalf of Duke Energy and the application. Each answered various questions from the Board related to the application, the property, potential impacts on surrounding properties, the distance of the substation from Aiken Road and surrounding properties, height of poles and wires, the absence of retaining walls based on the substations placement on the site, the connection to existing distribution lines on Aiken Road, the start of site preparation and length of construction.

Following these discussions Ms. Jackson presented a set of proposed conditions for the conditional district which included language related to substantial compliance with the furnished plans, no requisite to build a sidewalk along Aiken Road, the private nature of the streets within the project, adequate security of the property and the substation, adequate off street parking, the parking of construction vehicles, outdoor lighting, maintaining of certain trees and other vegetation, compliance with Buncombe County sedimentation, erosion control and stormwater regulations, timeframe for completion of construction, and the continued governance of Sec. 20-3203. Following additional conversation the developer also agreed to an increase in buffer to the neighboring residential properties of 30 feet total.

Mr. Pace motioned to offer a positive recommendation to Town Council on the proposals compliance with the Comprehensive Land Use Plan and reasonableness of the proposal if the agreed upon conditions are imposed on the property. Ms. Bronson seconded and all voted in favor of the motion.

5. Proposed Zoning Text Amendments

Mr. Eller and Ms. Jackson presented information related to three proposed zoning text amendments. The first of which are the proposed regulations related to solar collector systems, called for by the CLUP, and the topic of deliberations at the previous two meetings. Secondly was language related to the broadening of sidewalk waiver criteria the Board of Adjustment can consider for such a waiver. Lastly was a minor technical change related to an old reference to the Planning and Zoning Board.


Ms. Bronson motioned to provide a positive recommendation to Town Council on the proposed zoning text amendments based upon compliance with the Town's Comprehensive Land Use Plan. Ms. Kelley seconded and all voted in favor of the motion.

6. Any Other Business to Come Before the Board

Mr. Eller provided a GIS system update and presented for informational purposes the Mountain Express development guide, the 2021 UNCISO law Bulletin and an updated Board roster.

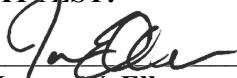
7. Adjournment.

Mr. Pace motioned to adjourn the meeting. Ms. Bronson seconded and all voted unanimously in favor of the motion. Meeting adjourned at 7:50pm.



Gary Burge, Chair
Planning and Zoning Board

ATTEST:



James W. Eller
Planning Director / Town Clerk