

Town of Weaverville
Planning Board
Minutes – Tuesday, May 2, 2023

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, May 2, 2023 within Council Chambers at Town Hall.

Present: Board Members Bob Pace, Jane Kelley, Mark Endries, and Donna Mann Belt and Alternate Members Ryan Gagliardi and Stefanie Pupkiewicz-Busch, 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.

Mr. Pace recognized Mr. Gagliardi as a regular member of the Board due to a vacant position.

Mr. Pace also recognized Ms. Pupkiewicz-Busch as a new member of the Board serving in an alternate capacity.

2. Election of Officers

Mr. Pace motioned to elect Ms. Kelley as the Vice Chair of the Board. All members of the Board voted unanimously in favor of the motion.

3. Approval of the Agenda

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

4. Approval of the Minutes from the April 4, and March 21 Meetings of the Board

Mr. Gagliardi motioned to approve the minutes as presented and all voted unanimously in favor of the motion.

5. Table of Uses

A proposed recommendation was presented to the Board reflective of their previous conversations related to a comprehensive review of the Table of Uses. Said recommendation supported the proposed text amendments which provide for consistency in the type of development approval necessary for places of gatherings and which provide changes to the definition and regulations for home occupations.

Mr. Gagliardi motioned to approve the recommendation as presented and all voted unanimously in favor of the motion.

6. Future Land Use Map

Mr. Eller presented information related to a comprehensive review of the future land use map. This information included a revised future land use map, revised future land use map use categories descriptions and a resolution adopted by Town Council on December 13, 2022 regarding development within identified growth areas.

Given that revisions to the comprehensive land use plan, such as the future land use map, must undergo the same public hearing process as zoning map or text amendments, staff proposed to hold the map for adoption in order to aggregate other items related to the CLUP which may be advertised in the same public hearing. Hold the future land use map for inclusion in a future update of the CLUP was the consensus of the Board.

7. Conservation Design and Development

Mr. Eller noted that the current goals of the CLUP call for the consideration of regulations which encourage open space, greenway dedication and conservation measures. It was shared that these efforts toward conservation measures often take the form of conservation subdivisions or developments in which incentives are provided, such as density bonuses, for the preservation of open space. A conservation subdivision handbook from North Carolina State University was provided to facilitate the conversation.

Staff noted that it was seeking guidance from the Board on the desired review and approval procedures, such as administrative subdivision or development approval or conditional zoning so language can be drafted reflective of the approval track. It was noted that administrative review and approval, where objective standards are adopted and followed, is desired by staff and the private sector.


It became the consensus of the Board to draft language which would support administrative review of conservation development. Through conversation with the Board, staff was also directed to investigate a greenway overlay district for the proposed Reems Creek Greenway and additional standards for conservation design in multifamily development in conjunction with traditional conservation subdivision development.


8. Any Other Business

An updated roster was provided reflective of the appointment of Ms. Pupkiewicz-Busch.

9. Adjournment.

Mr. Pace declared the meeting adjourned at approximately 7:30.


Bob Pace, Chair
Planning and Zoning Board

ATTEST:

James W. Eller
Planning Director / Town Clerk