

Town of Weaverville  
Planning Board  
Minutes – Tuesday, May 3, 2022

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, May 3, 2022 within Council Chambers at Town Hall.

Present: Chair Gary Burge, Vice Chair Rachael Bronson, Board Members Jane Kelley, Bob Pace and Mark Endries Alternate Member Donna Mann Belt, Mayor Patrick Fitzsimmons, 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 April 5, 2022 Meeting of the Board**

Ms. Bronson motioned to approve the minutes as amended. Mr. Pace seconded and all voted unanimously in favor of the motion.

**4. Proposed Zoning Text Amendments, Outdoor Lighting Regulations**

Mr. Eller presented information related to the town's current lighting regulations including information from the comprehensive land use plan, the intent of regulation revision, existing ordinances, enforcement of existing regulations and other general observations. Of particular note was the submittal of information from Duke Energy for all preconstruction applications which established compliance with the lighting regulations but, this institution knowledge is lost when fielding post construction complaints.

Following a conversation with the Board it became consensus that the lighting ordinances should be simplified but kept enforceable, objective standards should be included and enforcement tools should be worked on. Staff is to work on the present ordinances with the consensus positions of the Board and present a proposed ordinance revision for the Board's review at their June meeting.

**5. Any Other Business to Come Before the Board**


Mr. Eller described an upcoming Town Council retreat where the topic of conversation would be on land use within and on the periphery of town.

Mr. Eller provided the town government organizational structure for the position of Planning, Code Enforment and Clerk which had recently been submitted to Town Council.


Ms. Jackson forecasted that the Ollie Weaver project, previously considered for recommendation by the Board would be coming back to the Planning Board with a desired R-3 zoning rather than R-12.

**6. Adjournment.**

Mr. Pace motioned to adjourn the meeting. Ms. Kelley seconded and all voted unanimously in favor of the motion. Meeting adjourned at 7:00pm.

  
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**Gary Burge, Chair**  
**Planning and Zoning Board**

**ATTEST:**

  
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**James W. Eller**  
**Planning Director / Town Clerk**