



**Town of Weaverville  
 Planning Board  
 Regular Monthly Meeting  
 Tuesday, September 5, 2023,  
 6:00pm Agenda**

1. Call to Order – Chair Bob Pace	Pg #
2. Election of Officers and Updated Planning Board Roster .....	2
3. Adoption of Agenda	
4. Approval of the Minutes .....	4
a. Aug. 1, 2023 regular meeting of the Board	
5. 492 Reems Creek Road Initial Zoning Request upon Annexation .....	6
5.1 Planning Board review and zoning recommendation of 492 Reems Creek Road. Applicant is requesting an initial zoning designation of R-3, which is consistent with the zoning on the 480/488 Reems Creek Road properties.	
6. Short-term Rentals .....	15
6.1 short-term rental questions submitted by Planning Board member, Ryan Gagliardi	
6.2 short-term rental questions submitted by Planning Board member, Donna Mann Belt	
6.3 short-term rental questions submitted by Planning Board member, Jane Kelley	
6.4 short-term rental questions submitted by Planning Board member, Bob Pace	
7. Other Business .....	22
7.1 Comprehensive Land Use Plan (CLUP) Goals and Priorities 2024 Joint Meeting of Town Council & Planning Board September 19, 2023	
7.2 Motion to schedule Special Called Joint Meeting for September 19, 2023 .....	23
8. Adjournment	
8.1 Next regularly scheduled meeting of the Planning Board is Tuesday, October 3, 2023 at 6:00 PM in the Council Chambers, Town Hall Community Room	

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Tuesday, September 5, 2023

**Subject:** Election of Officers

**Presenter:** Town Clerk

**Attachments:** Updated Roster

**Description:**

Sec. 2-153. – Municipal ordinance calls for the election of officers for the Planning Board. These officers include Chair, Vice Chair and Secretary.

**Sec. 2-153. Officers.**

The planning board shall elect a chair and a vice-chair from its membership, who shall each serve for one year or until reelected or until their successors are elected. The planning board shall appoint a secretary, who may be a municipal officer, an employee of the town, or a member of the board.

The membership of the Board is determined by Town Council while the leadership of the Board is determined by the Board Members which have been appointed.

**Action Requested:**

Action to elect a Chair and Vice Chair of the Board is appropriate at this time.

**WEAVERVILLE PLANNING BOARD**

Regularly meets 1<sup>st</sup> Tuesday of the month at 6 pm in  
Community Room/Council Chambers at Town Hall

<b>NAME AND POSITION</b>	<b>CONTACT INFORMATION</b>	<b>FIRST APPT</b>	<b>DATE OF APPT</b>	<b>TERM (3 YEARS)</b>
Bob Pace Regular Member Chair	116 Mountain Meadow Circle 919-434-6938 <a href="mailto:ncstman@gmail.com">ncstman@gmail.com</a>	2020	September 2022	September 2022 – 2025
Jane Kelley Regular Member Vice Chair	31 Moore Street 843-801-5100 <a href="mailto:jane.kelley2@yahoo.com">jane.kelley2@yahoo.com</a>	2021	August 2023	September 2023 – 2026
Mark Endries Regular Member	9 Grove Street 828-423-0035 (cell) <a href="mailto:markendries@hotmail.com">markendries@hotmail.com</a>	2021	March 2022	March 2022 – Sept 2024
Donna Mann Belt Regular Member	53 Highland Street 903-530-2967 (cell) <a href="mailto:donnaleemann@gmail.com">donnaleemann@gmail.com</a>	2021	August 2023	September 2023 – 2026
Stefanie Pupkiewicz-Busch Regular Member	11 Clinton Street 619-674-6021 <a href="mailto:stefaniepupkiewicz@gmail.com">stefaniepupkiewicz@gmail.com</a>	2023	August 2023	September 2023 – 2025
Ryan Gagliardi Alternate Member	21 Wildwood Avenue 919-649-3931 <a href="mailto:ryanagagliardi@gmail.com">ryanagagliardi@gmail.com</a>	2022	October 2022	October 2022 – Sept 2024
Michelle Rippon Alternate Member	179 Holston View Drive, Apt 108 828 775-1677 <a href="mailto:mrippon@constangy.com">mrippon@constangy.com</a> <a href="mailto:pmichellerippon@gmail.com">pmichellerippon@gmail.com</a>	2023	August 2023	September 2023 – 2025
<i>Michele Wood</i> <i>Non-Voting Town Council Liaison</i>	50 N. College Street 214-923-8083 <a href="mailto:mwood@weavervillenc.org">mwood@weavervillenc.org</a>	2022	December 2022	TBD
James Eller Town Planner	828-484-7002 (direct line) <a href="mailto:jeller@weavervillenc.org">jeller@weavervillenc.org</a>			
Jennifer Jackson Town Attorney	828-442-1858 (cell) <a href="mailto:jjackson@weavervillenc.org">jjackson@weavervillenc.org</a>			
Tamara Mercer Clerk/Bd Sec.	828-484-7003 (direct line) <a href="mailto:tmercerc@weavervillenc.org">tmercerc@weavervillenc.org</a>			

*Last updated August 2023*

**Town of Weaverville  
Planning Board  
Regular Monthly Meeting  
Thursday, August 1, 2023, 6:00pm**

**Minutes**

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, August 1, 2023, within Council Chambers at Town Hall.

Present: Chair Bob Pace, Board Members Jane Kelley, Donna Mann Belt, Mark Endries and Alternate Members, Stephanie Pupkiewicz-Busch and Ryan Gagliardi. Town Council Liaison Michelle Wood, Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Planning Director James Eller, and Town Clerk Tamara Mercer.

**Call to Order**

Chairman Pace called the meeting to order at 6:00 p.m. and he recognized as voting members alternate board members, Stephanie Pupkiewicz-Busch and Ryan Gagliardi.

**Agenda Adoption**

*With no objections Chairman Pace adopted the agenda by consent.*

**Planning Board regular meeting minutes July 6, 2023**

*Jane Kelley moved to approve the July 6, 2023, meeting minutes as presented, and the motion carried 6-0 unanimously.*

**1. Maple Trace Initial Zoning Upon Annexation**

Planning Director Eller submitted the Resolution as approved by Town Council concerning the Voluntary Annexation Petition for Maple Trace Subdivision, GIS Images, Maple Trace Subdivision Preliminary Plan and Final Plats for Phases 1-4, Future Land Use Map, and the Resolution for Development in Identified Growth Areas. It is the purview of the Planning Board to assign an initial zoning district. Mr. Eller stated Staff recommends R-2 as the appropriate zoning district, while vested rights are claimed as permitted by the County, he presented the site map, which consists of 140 residential lots and the five internal private streets. Mr. Eller pointed out the subdivision would be in growth area five for single-family development.

In response to Ms. Kelley's question regarding the open space wooded area, Mr. Eller stated the area is to remain as open space as it contains the stormwater retention pond as well as other open space features and ingress and egress access. The Homeowners Association and covenants will remain in place for the subdivision. Mr. Eller explained the history of the development and the annexation process. Buncombe County zoned the area in 2014 as R-3, the one-lane access bridge has been improved by NCDOT to a two-lane bridge and after a recommendation from the Planning Board, Town Council would consider annexation and to accept the roadways. There was discussion regarding the HOA covenants, lot sizes, density and width and setbacks, the Reems Creek corridor, tax base and town services as it pertains to Town Departmental assessments and infrastructure analysis; after which Chairman Pace requested a motion on the matter.

*Mr. Gagliardi made a motion to assign R-2 zoning to the Maple Trace Subdivision as it is consistent with the Comprehensive Land Use Plan for zoning land use and is within the identified future growth area 5, Reems Creek Road Area. The motion carried 6-0 unanimously.*

## **2. Update of Comprehensive Land Use Plan Priorities**

Chairman Pace requested members to discuss and rank the submitted priority list for the Comprehensive Land Use Plan in order of board members' priorities. Mr. Eller explained the scoring and ranking system, with #1 as highest priority, #2 medium priority, and #3 low priority. The Planning Board reviewed the priority list and reached a consensus on priorities for the CLUP and there was further discussion on added priorities such as increased vegetative buffers and tree protections, adding a GIS employee, increased recreation opportunities on town properties and strategic planning goals.

NOTE: see attached updated Comprehensive Land Use Plan Priorities (CLUP) including Planning Board ranked priorities.

## **3. Short-term Rentals**

Upon request by Planning Board members at the July meeting, Mr. Eller provided the feedback and responses gained from the short-term rental questionnaire. He noted responses received were from City of Asheville, Black Mountain, Buncombe County, City of Greensboro, and Town of Woodfin. The Town did not received feedback from Brevard. The supporting questionnaire documents and feedback are attached to this agenda.

Attorney Jackson stated that Mary Roderick with Land of Sky Regional Council, as well as the Transportation committee with the MPO is purchasing AirDNA, the software which locates short-term rentals. This data will be available to municipalities in our region. The STRs will be identified by zip code.

A Stakeholders group on the topic of short-term rentals was discussed with members consisting of WBA (Weaverville Business Association), STR property owners, Buncombe County Tourism Development Authority, Land of Sky Realtors Association staff, and the public will be announced. It is requested that Planning Board members draft more questions regarding short-term rentals and regulations for the next meeting in September in order to gather information regarding this topic.

## **4. Other Business**

Mr. Eller stated Town Council will schedule a joint meeting of the Planning Board and Town Council in September to address the topics of Conservation Design Incentives and the Comprehensive Land Use Plan Priorities. Tentative scheduling for the joint meeting is 19<sup>th</sup> of September.

## **Adjournment**

There being no further business, Chairman Pace adjourned the meeting at 8:05 p.m. without objection.

---

Tamara Mercer, Town Clerk

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Tuesday, September 5, 2023

**Subject:** Zoning Map Amendment Application for 492 Reems Creek Road

**Presenter:** Planning Director, Town Attorney

**Attachments:** Resolution Concerning Voluntary Annexation Petition, Zoning Map Amendment Application, Staff Report, GIS

**Description:** Image

Staff is in possession of a zoning map amendment application for 492 Reems Creek Road. An initial zoning of R-3 is desired upon annexation into the corporate limits of the town.

Town Council has referred the zoning request to the Planning Board for the full review process as required by N.C.G.S. Chapter 160D. The Planning Board shall now review and offer comment on the proposal as per Sec. 20-1505.

**Sec. 20-1505. Planning board review and comment.**

- (c) *Plan consistency.* When conducting a review of proposed zoning text or map amendments pursuant to G.S. 160D-604 and this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.
- (d) *Reasonableness statement for rezonings.* When conducting its review of proposed zoning map amendments, the planning board shall, as part of its plan consistency statement or separately, provide a statement analyzing the reasonableness of the proposed rezoning. Such analysis should consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If the zoning map amendment qualifies as a large scale rezoning the analysis of reasonableness may address the overall rezoning.

**Action Requested:**

The Board is being asked to consider the initial zoning of the property upon annexation and offer a recommendation to Town Council on the proposal's consistency with the comprehensive land use plan and reasonableness of the proposed zoning amendment.

**RESOLUTION CONCERNING VOLUNTARY ANNEXATION PETITION SUBMITTED BY  
KATHY BULLMAN (KATHY AMOS) FOR 492 REEMS CREEK ROAD  
WEAVERVILLE ANNEXATION NO. 2023-3**

**WHEREAS**, a petition requesting annexation of that property located at 492 Reems Creek Road and bearing Buncombe County Parcel Identification Number 9752-24-6901 was received from Kathy F. Amos, formerly known as Kathy F. Bullman, on August 9, 2023, by the Town of Weaverville; and

**WHEREAS**, N.C. Gen. Stat. § 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

**WHEREAS**, the Town of Weaverville is also in receipt of an application for a zoning map amendment request for an R-3 zoning classification for the property to be annexed; and

**WHEREAS**, the Town Council of the Town of Weaverville deems it advisable to proceed in response to this request for annexation and initial zoning;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Weaverville that:

1. With the assistance of the Town Attorney, the Town Clerk is hereby directed to investigate the sufficiency of the above-reference petition and to certify to Town Council the result of her investigation; and
2. The Town Planner is directed to place the application for initial zoning of R-3 on the next regular meeting of the Weaverville Planning Board's so that the Board can review the requested zoning for consistency with the Town's Comprehensive Land Use Plan and forward a recommendation to Town Council prior to or at a public hearing that may subsequently be held on this matter.

**THIS** the 28th day of August, 2023.



\_\_\_\_\_  
**PATRICK FITZSIMMONS**, Mayor

**ATTESTED BY:**



\_\_\_\_\_  
**TAMARA MERCER**, Town Clerk

**TOWN OF WEAVERVILLE APPLICATION FOR  
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
(828) 484-7002--- fax (828) 645-4776 --- [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org)  
Application Fee Based Upon Size of Property

OWNER/APPLICANT NAME: **KATHY F. BULLMAN** APPLICATION DATE: **8/7/2023**

PHONE NUMBER:

MAILING ADDRESS: **492 REEMS CREEK RD  
WEAVERVILLE, NC  
28787**

Application is made to the Town Council of Weaverville to amend:

The Zoning Map

The text of the Zoning Ordinance (Chapter 20 Planning and Development)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: **492 REEMS CREEK ROAD, WEAVERVILLE, NC 28787**

PIN: **9752-24-6901**

LOT AREA (acres): **+/- 1 ACRE**

CURRENT ZONING DISTRICT: **BUNCOMBE COUNTY R-2** PROPOSED ZONING DISTRICT: **TOWN OF WEAVERVILLE R-3**

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:

- Total acreage
- Current owner(s) and date of survey
- Property location relative to streets
- North arrow
- Existing easements, rights of way, or other restrictions on the property
- Areas located within the floodplain
- Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 TO AMEND:

PROPOSED CHANGE TO TEXT (attach additional documentation if necessary):

JUSTIFICATION OF PROPOSED AMENDMENT(S):

**TOWN OF WEAVERVILLE APPLICATION FOR  
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787  
(828) 484-7002--- fax (828) 645-4776 --- [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org)  
Application Fee Based Upon Size of Property

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

  
SIGNATURE OF APPLICANT

8/7/2023  
DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

Application fees are due at the time of submittal. Withdrawal of an application after the public hearing has been advertised will result in the forfeiture of the application fee.

REZONING FEE SCHEDULE:

< 1 acre	\$250.00
1-3 acres	\$500.00
4-9 acres	\$750.00
10 + acres	\$1,000.00

Text Amendment

Fees..... \$500.00

**OFFICE USE ONLY**

FEE: \$	DATE PAID:	CHECK	CASH
DATE OF INTIAL COUNCIL MEETING:		ACTION TAKEN:	
DATE OF PLANNING BOARD MEETING:		ACTION TAKEN:	
DATE OF PUBLIC HEARING & COUNCIL DECISION:		FINAL ACTION:	

**Preliminary Staff Report:  
Reems Creek Annexation  
Initial Zoning Request of R-3**

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Town of Weaverville Fact Sheet

**Zoning Analysis**

Town Council is set to consider a voluntary annexation of contiguous parcels adjacent to Reems Creek Road. The parcels consist of 17.4 acres as shown on the voluntary annexation petition and zoning map amendment application and an initial zoning of R-3 is desired. With the acreage present and the density permitted within the desired zoning district the Town may expect approximately 139 dwelling units in a single family or multifamily configuration under these conditions.

**Comprehensive Land Use Plan Compliance**

When considering compliance with the Town’s Comprehensive Land Use Plan (CLUP), often the analysis begins with a consultation of the future land use map. This future land use map is adopted as a part of the CLUP to provide primary guidance for the categories of uses expected within the geographic areas of the Town and along Town borders. Here it is found that the properties in question fall in a transition area between the land use categories of mixed use and residential. These transition areas are addressed within the CLUP as follows.

*“Gaps have been intentionally provided between areas on the future land use map as there is a need for flexibility to allow for the uncertainty of the future. Defined areas do not necessarily follow property boundaries. The boundaries and gaps should be viewed as flexible rather than fixed lines and the final decisions on land use types in these transitional areas should be left to the discretion and good judgement of the appointed and elected officials that are charged with establishing development policy and regulations in the Town.”*

Mixed use as identified on the future land use map is defined as follows:

*“Areas as shown on the future land use map are where the town has experienced a variety of development pressures ranging from high density single family residential development and multifamily residential development to local retail establishments and restaurants. These areas include Monticello Road, North Buncombe School Road and Reems Creek Road. There is a belief that these particular developments can coexist in such environments and that they will continue to increase in these areas due to the transportation and utility infrastructure present.”*

**Preliminary Staff Report:  
Reems Creek Annexation  
Initial Zoning Request of R-3**

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Town of Weaverville Fact Sheet

Residential use as defined on the future land use map is defined as follows:

*“Surrounding the downtown core are primarily residential neighborhoods that contain historic bungalows and arts and crafts style homes. Scattered within these areas are several historic churches and new residential construction. Other residential areas include the Reems Creek Golf Course, Reems Creek Villages, Hamburg Mountain, Woodland Hills and more dense residential developments such as Creekside Village, Hamburg Crossing and Kyfields. Future residential areas are defined on the future land use map as areas that support further residential construction and the character of these areas can be respected by observing the dimensional standards of the zoning district in which they are located.”*

The R-3 zoning district which is being requested will accommodate both high density single family residential development and multifamily residential development at a density of eight units per acre.

Given the aforementioned variables, it is the opinion of staff that the initial zoning of R-3 upon annexation is not inconsistent with the Town’s CLUP.

**Other Considerations**

The 2020 American Community survey provided the Town with a household size of 2.14 persons per household. This figure applied to the theoretical 139 units suggests that this project will grow the population of the Town by approximately 297 people should Town Council annex the property and grant the desired R-3 Zoning District.

Should Town Council annex the property, said annexation would be a contiguous annexation. The properties are eligible for annexation into the corporate limits of the town as evidenced by the certificate of sufficiency.

# Buncombe County



August 31, 2023





**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Tuesday, September 5, 2023  
**Subject:** Short-Term Rentals  
**Presenter:** Planning Director and Town Attorney  
**Attachments:** Questions for Stakeholders

**Description:**

Attached you will find questions for stakeholders related to short term rentals submitted by Board Members. During the meeting we will discuss the questions and determine a final list of inquiries to submit to the appropriate stakeholders.

This should assist in obtaining information on this topic and guiding the conversations with stakeholders that will be invited to the October meeting of the Board.

**Action Requested:**

Any direction on the next steps of potentially regulating short-term rentals.

### Weaverville Business Association

1. What industry or primary service does your business offer the community?
2. How much of your revenue is generated by tourists/non-locals (*e.g. those who live more than 50 miles away*)?
  - a. Would you consider this a subjective estimate or objective reality with data to back it up?
3. What gap(s), if any, does WBA believe currently exist in the Weaverville area from a housing perspective - for locals and tourists?

### Tourism Development Authority

1. What gaps does TDA believe currently exist in the Buncombe county area as it pertains to housing? How about specifically as it pertains to tourist accommodations?
2. What is TDA's stance on area housing being used for residents who serve the tourists (*large service industry*) vs. being an additional option for out of towners?
3. What differences, if any, exist for business/regulatory fees and practices for short term rentals compared to hotels + bed & breakfasts?
4. What impact, if any, have short term rentals had on occupancy rates with hotels inside Asheville city limits? Both before and after the city's homestay legislation.
  - a. Is there data to back up hotel occupancy rate(s) by year and tracking of tourism industry growth (*e.g. number of visitors per year, how many stayed in hotels vs. short term rentals vs. homestays vs. day trips*)?
  - b. What about outside of city limits?

### Police

1. How does the town currently determine staffing levels (*population, incident volume year over year, etc*)?
2. Does ~100 homes transitioned from vacation rentals to full-time residences put a strain on the current Police Department headcount? Does it require any changes to the town budget?
  - a. Tangential question to present staff - is there any different treatment to the taxation of short term rentals vs. long term rentals vs. full time residents?

### Public Works

1. Can you remind the planning board of what level of capacity our water service is at?
2. Does ~100 more full-time families represent any concern to our capacity?
3. Similar to the Police department, does 100 more homes being full-time residents put any strain on your team(s)? Impact to town budget?

### Planning

1. What data do we have on the rental rates in Weaverville over the past 10 years? We would expect these to increase over time just as the general population increases, but is it to a degree that is sustainable with wages in the area?
2. What kind of community does the town want?

3. Thinking 10-15 years ahead, does continued short term rental growth decrease the vibrancy of the town (*Nature Park concert series, July 4th attendance, Music on Main (WBA), Art in Autumn (WBA), etc*)?
  - a. Does it affect local business revenues?
  - b. *Note - theoretically, Weaverville should expect a fair amount of housing turnover given the town's older demographic compared to surrounding areas (U.S. Census American Community Survey (2016-2020), 12/7/2022 email from Bob Pace)*
4. Is there any actual evidence that sales tax data can provide about the origin of revenues (*e.g. 65% of Weaverville business revenue is sourced by credit cards or bank accounts with a 28787 zip code*)?

#### Short Term Rental Owner(s)

1. How many short term rentals do you own?
2. Where / what towns do you own short term rentals in?
3. Where do you, personally, reside?
4. How long have you owned a short term rental(s) in Weaverville?
5. What year(s) did you purchase your short term rental(s)?
  - a. *\*\*note - to evaluate whether Asheville's 2018 homestay legislation was a main driver*
6. What prompted you to purchase in Weaverville?
7. What platforms do you list your rental(s) on?
8. What name(s) do your rentals go by on these platforms?
  - a. *\*\*note - for creeping the listings to see if they focus mostly on the proximity to Asheville or the local nature of Weaverville*
9. How many days per year is your rental(s) occupied?
10. Did you purchase a Weaverville property specifically with the intention of having a vacation rental, or did you ever live in or rent the property long term?
  - a. *\*\*note - also to gauge impact of Asheville's 2018 legislation*

#### Full-time Resident - expected to be a mostly subjective point of view, so all questions will end in requesting specific examples

1. Have you noticed more locals having a hard time finding available and affordable housing close to town as the number of short term rentals has increased? Please provide specific examples.
2. How has the increase in short term rentals impacted your community/neighborhood? Please provide specific examples.
3. Has the increase of short term rentals impacted safety, cleanliness, traffic, noise, or other types of disturbance in your community/neighborhood? Please provide specific examples.

4. Have you had to communicate your concerns about the impact of short term rentals directly with the owners of STR's in your neighborhood? How have those concerns been received/addressed by the owners of STR's? Please provide specific examples.

STR questions:

I spoke with my friend, who lives on Church Street extension next to the six bedroom Airbnb. Her concerns and questions were the following:

1. Parking. For Airbnb's with multiple bedrooms, how does the parking work?
2. Will there be a noise ordinance and will it be enforced in case there are loud parties?
3. Who will be responsible for putting the garbage cans out, taking them back in and general maintenance and upkeep of the property if the owner does not live on site?

Sent from my iPhone

Submitted by Donna Mann  
8/23/2023

Questions for stakeholders.

In what way(s) do short term rentals help or hurt the town of Weaverville.  
In what ways are STRs impacting affordable housing in Weaverville?  
Would you personally want to live next door to a STR? And why or why not.

Regards,  
Jane

Sent from my iPad  
Jane Kelley submission 8/29/2023

James/Tamara,

Here are some questions I have to submit for the stakeholders.

Police & PW -

1. What % of the complaints that you receive involve STRs?

WBA, TDA, Realtor -

1. What affect do STRs have on your Organization?
2. Can you measure the impact of STRs on your members?

STR Owner -

1. Is your short-term rental a whole-dwelling or homestay?
1. What criteria is used to determine the viability of a STR location?
2. How many STRs do you own?

Bob

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Tuesday, September 5, 2023  
**Subject:** Other Business  
**Presenter:** Planning Director  
**Attachments:** Special Called Meeting Notice  
**Description:** Joint Meeting of Town Council and the Planning Board

At this time Town Council is anticipating a joint meeting with the Planning Board in September.

**Action Requested:**

Staff is requesting the Planning Board to set a special called meeting for September 19, 2023 for the purpose of holding a joint meeting with Town Council.

## **Notice of Special Called Meeting of the Planning Board**

This notice of meeting is to inform the public that the **Planning Board** of the Town of Weaverville will hold a special call meeting on **Tuesday, September 19, 2023 at 6:00p.m.** within **Council Chambers located at 30 South Main Street, Weaverville, NC.** The purpose of this meeting is for the Planning Board to participate in a joint meeting with Town Council to discuss land use regulations and the comprehensive land use plan. Action may be taken.

---

Bob Pace, Chair  
Town of Weaverville Planning Board