

NOTICE OF WEAVERVILLE TOWN COUNCIL WORKSHOP AND JOINT MEETING WITH THE PLANNING AND ZONING BOARD REMOTE ELECTRONIC MEETING ON JULY 14, 2020

The State of North Carolina, Buncombe County and the Town of Weaverville have all declared States of Emergency in response to the COVID-19 public health crisis. Because of the risks to the public that would arise from in-person meetings, Town Council and the Planning and Zoning Board have converted its joint meeting on July 14, 2020 to a remote electronic format.

This NOTICE OF REMOTE ELECTRONIC MEETING is to inform the public that the Weaverville Town Council will hold its regularly scheduled workshop meeting, which is a joint meeting with the Planning and Zoning Board, and the Planning and Zoning Board will hold its regularly scheduled joint meeting with Town Council on Tuesday, July 14, 2020 at 6:00 p.m. as an electronic video meeting via Zoom Meeting. Access to the meeting will begin at 5:45 p.m. and the meeting will start at 6:00 p.m. The instructions to access this public meeting are:

To join the meeting by computer, go to this link

<https://us02web.zoom.us/j/83012730588> .

You may be asked for permission to access your computer's video and audio. If so, click "allow." You will then be asked for the Meeting ID which is: 830 1273 0588

To join the meeting by phone, call: (253) 215-8782 or (301)715 8592

You will then be asked for the Meeting ID which is: 830 1273 0588 . There is no password for this meeting, so if asked for one just press the # button.

To listen to an audio recording of the meeting and view related materials, please visit the Town's website at <https://www.weavervillenc.org>.

An audio recording of the meeting will be posted to the Town's website for public access within 24 hours of the meeting.

Discussion during the meeting will be limited to the work and composition of the Planning and Zoning Board and development efforts and planning in general. Public comments will not be heard. Action by Town Council and the Planning and Zoning Board may be taken.

Allan P. Root, Mayor

7/13/2020

TOWN OF WEAVERVILLE

Weaverville Town Hall, 30 South Main Street, Weaverville, NC 28787

Remote Meeting via Zoom Meeting:

<https://us02web.zoom.us/j/85948891960> - Meeting ID: 859 4889 1960

Dial +1 253 215 8782 or +1 301 715 8592 – Meeting ID: 859 4889 1960

AGENDA

Monday, July 27, 2020

Regular Meeting at 7:00 pm

	<i>Pg #</i>	<i>Presenter</i>
1. Call to Order		Mayor Root
2. Approval/Adjustments to the Agenda		Mayor Root
3. Approval of Minutes		Mayor Root
A. June 22, 2020 Town Council Workshop Minutes	1	
B. July 14, 2020 Joint Town Council and Planning & Zoning Board Workshop Minutes ...	5	
4. General Public Comments (see below for submission instructions)		Town Clerk
5. Consent Agenda		Town Manager
A. Tax Collector’s Settlement – FY 2019-2020	7	
B. Budget Amendments: FY 2019-2020 ABC Distribution and Fire Dept. Donation	17	
C. FY 2020-2021 Pay & Classification Plan	19	
D. Water Commitment Extension: The Holston Development at 135 Monticello Rd	22	
E. Appointment of Town Council Liaison to the Planning and Zoning Board	26	
6. Town Manager’s Report	27	Town Manager
7. Discussion & Action Items		
A. Fox Lair Crossings Streets: Request for Reconsideration	30	Public Works Dir.
B. Waterline Acceptance: Fairfield Inn	41	Public Works Dir.
C. Water Treatment Plant Expansion Resolution of Intent	43	Town Manager
D. Labor Day Fireworks Event	47	Town Manager
E. Quarterly Report – Planning	72	Planning Director
8. Adjournment		Mayor Root

On a temporary basis, general public comments must be submitted in advance of the meeting. Comments are limited to no more than 450 words and must observe normal rules of decorum. General public comments will be limited to 18 minutes and only comments that are timely received will be read into the record during the general public comment period. All comments timely received will be provided to Town Council and included as part of the minutes of the meeting. Public comments can be submitted as follows: (1) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (2) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (3) by mailing your written comment (must be received not later than Monday’s mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For assistance in providing public comments, please call (828)645-7116.

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AGENDA

**Monday, August 24, 2020
Regular Meeting at 7:00 pm**

	<i>Pg #</i>	<i>Presenter</i>
1. Call to Order		Mayor Root
2. Approval/Adjustments to the Agenda		Mayor Root
3. Approval of Minutes		Mayor Root
A. July 27, 2020 Town Council Regular Meeting Minutes	2	
4. General Public Comments (see below for submission instructions)		Town Clerk
5. Consent Agenda		Town Manager
A. Board Appointments: Planning & Zoning, ABC, Board of Adjustment – <i>Action to re-appoint members to Town Boards</i>	5	
B. Budget Amendments: Re-appropriations – <i>Approval of re-appropriations from last fiscal year budget for ABC/Police, Fire Contributions, Water Production maintenance</i>	9	
C. Annexation Petition & Initial Zoning Request for Conrad Property – <i>Set public hearing on annexation and R-3 zoning for 9/28/2020 at 7pm and send to P&Z Board</i>	11	
D. Planning and Zoning Board Recommendation on Structure of Planning and Zoning Board – <i>No change to Code Section 2-151 is recommended</i>	21	
6. Town Manager’s Report	23	Town Manager
7. Discussion & Action Items		
A. Comprehensive Land Use Plan Progress Report & Review of Priorities	26	Planning Director
B. Waterline Extension Request: Northridge Commons Retail Businesses	31	Public Works Dir.
C. Water Commitment Request: Palisades Project on Merrimon Avenue	34	Public Works Dir.
D. Quarterly Report – Finance Department	45	Finance Director
E. Quarterly Report – Fire Department	49	Fire Chief
F. Quarterly Report – Police Department	52	Police Chief
8. Adjournment		Mayor Root

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AGENDA

Monday, September 28, 2020

Public Hearing at 6:45pm

Regular Meeting at 7:00 pm

	Pg #	Presenter
1. Public Hearing: Annexation and Initial R-3 Zoning for Conrad Property on Reems Creek Road	3	Planning Director
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1. Call to Order		Mayor Root
2. Approval/Adjustments to the Agenda		Mayor Root
3. Approval of Minutes		Mayor Root
A. August 11, 2020 Town Council Workshop Minutes	15	
B. August 24, 2020 Town Council Regular Meeting Minutes	17	
C. September 8, 2020 Town Council Workshop Minutes	20	
4. General Public Comments (see below for submission instructions)		Town Clerk
5. Consent Agenda		Town Manager
A. Monthly Tax Report	21	
B. Board Appointments	23	
C. Budget Amendment	25	
D. Approval of WCCHL Programming Letter	27	
6. Town Manager’s Report	30	Town Manager
7. Discussion & Action Items		
A. Revaluation Presentation	32	Keith Miller
B. Code Amendment to Code Section 28-95 Concerning Prohibited Parking in Fire Lanes.....	33	Town Manager
C. Code Amendment to Chapter 22 Concerning Solid Waste Penalties	36	Town Manager
D. Water Treatment Plant Expansion Project Update & Reimbursement Resolution	39	Town Manager
E. Christmas Parade	42	Town Manager
F. Quarterly Report – Public Works & Water Department	43	Public Works Dir.
8. Closed Session		Mayor Root
• Pursuant to N.C.G.S. § 143-318.11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body...		
• Pursuant to N.C.G.S. § 143-318.11 (a)(5) To establish or to instruct the public body’s staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.		
9. Adjournment		Mayor Root

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Remote Meeting via Zoom Meeting:

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AGENDA

**Monday, October 26, 2020
Regular Meeting at 7:00 pm**

	<i>Pg #</i>	<i>Presenter</i>
1. Call to Order		Mayor Root
2. Approval/Adjustments to the Agenda		Mayor Root
3. Approval of Minutes		Mayor Root
A. September 28, 2020 Town Council Special Called Meeting Minutes	3	
B. September 28, 2020 Town Council Regular Meeting Minutes	4	
4. General Public Comments (see below for submission instructions)		Town Clerk
5. Consent Agenda		Town Manager
A. Monthly Tax Report	7	
B. Code Amendments: Chapter 30 System Development Fees	9	
C. Budget Amendment: CRF Funds and ABC Revenue	12	
6. Town Manager’s Report	14	Town Manager
7. Discussion & Action Items		
A. Action on Annexation & Initial R-3 Zoning for Conrad Property on Reems Creek Road	16	Planning Director
B. Greenway Update	27	Doug Dearth
C. Ivy River Water Quality Project	28	Town Manager
D. Quarterly Report – Finance	32	Finance Director
E. Quarterly Report – Planning	47	Planning Director
8. Closed Session		Mayor Root
• Pursuant to N.C.G.S. § 143-318.11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body...		
• Pursuant to N.C.G.S. § 143-318.11 (a)(5) To establish or to instruct the public body’s staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.		
9. Adjournment		Mayor Root

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Meeting ID: 859 4889 1960

November 10, 2020 at 6:00 pm
Joint Meeting of Town Council and
Planning and Zoning Board

	<i>Presenter</i>
1. Call to Order	Mayor Root Chair Burge
2. 2021 Schedule of Joint Meetings	Mayor Root Chair Burge
3. Report of Impact of COVID-19 on Planning and Zoning Activity	P&Z and Staff
4. Update on Projects	
160D Revisions	
Review of Project and Proposed Timeline	Staff
TC and P&Z Guidance on Review Process and Public Comment Plan	TC and P&Z
TC and P&Z Guidance on Organizational Structure	TC and P&Z
Subdivision Rewrite	P&Z and Staff
Manufactured Home Overlay District	P&Z and Staff
5. Discussion of Some Policy Issues (time permitting)	TC, P&Z, Staff
6. Adjournment	Mayor Root Chair Burge

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AGENDA

Monday, November 23, 2020

Regular Meeting at 7:00 pm

	Pg #	Presenter
1. Call to Order		Mayor Root
2. Approval/Adjustments to the Agenda		Mayor Root
3. Approval of Minutes		Mayor Root
A. October 26, 2020 Town Council Regular Meeting Minutes	3	
B. November 10, 2020 Town Council and Planning & Zoning Board Joint Meeting Minutes	6	
4. General Public Comments (see below for submission instructions)		Town Clerk
5. Consent Agenda		Town Manager
A. Monthly Tax Report – <i>Information Only</i>	8	
B. Zoning Map Amendment Request – 16 Reems Creek Road - <i>Set PH for December 21, 2020 at 7pm and refer to Planning and Zoning Board</i>	12	
C. Budget Amendment – <i>Cops for Kids, CFR, and ABC funds for approval</i>	18	
D. Change Order #2 for the Community Center Project – <i>Net decrease</i>	20	
6. Town Manager’s Report	29	Town Manager
7. Discussion & Action Items		
A. Town Financial Audit Presentation	32	Travis Keever
B. ABC Board Financial Audit Presentation	157	Rob Chason
C. Woodfin Annexation Agreement	187	Mayor Root
D. Discussion of Employee Pay Increases	192	Town Manager
E. Water Treatment Plant Expansion Project - Engineering Firm Selection	194	Public Works Dir. & Water Supt.
F. Quarterly Report – Fire Department	195	Fire Chief
G. Quarterly Report – Police Department	198	Police Chief
8. Adjournment		Mayor Root

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AGENDA

Monday, December 21, 2020

Meeting at 7:00 pm

	<i>Pg #</i>	<i>Presenter</i>
1. Call to Order		Mayor Root
2. Public Hearing: Rezoning of 16 Reems Creek Road from I-1 to R-3	3	Planning Director
3. Approval/Adjustments to the Agenda		Mayor Root
4. Approval of Minutes		Mayor Root
A. November 23, 2020 Town Council Regular Meeting Minutes	11	
B. December 8, 2020 Town Council Regular Workshop Minutes	14	
5. General Public Comments (see below for submission instructions)		Town Clerk
6. Consent Agenda		Town Manager
A. Monthly Tax Report	16	
B. Budget Amendments: CRF, Cops for Kids, Police Grant, Pink Patch Project	20	
C. Budget Amendment: Community Center Capital Project Fund	22	
D. Annexation Agreement with Woodfin: Set Public Hearing for January 25, 2021	24	
E. Waterline Acceptance - Northridge Commons Townhouses	30	
7. Town Manager’s Report	32	Town Manager
8. Discussion & Action Items		
A. Manufactured Home Overlay District	34	Planning Director
B. MS4 Stormwater Program Compliance	53	Town Attorney
C. Town Charter Amendments	61	Town Attorney
D. 2021 Meeting & Holiday Calendar	65	Town Manager
E. Quarterly Report – Public Works & Water Department	67	Public Works Dir.
9. Closed Session		Mayor Root
• Pursuant to N.C.G.S. § 143-318.11 (a)(5) to establish or instruct the public body’s staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the amount of compensation and other material terms of an employment contract or proposed employment contract		
• Pursuant to N.C.G.S. § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment of an individual public officer or employee		
10. Adjournment		Mayor Root

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