

**Town of Weaverville
Planning Board
Meeting Minutes – Tuesday, October 3, 2023**

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, October 3, 2023.

Present:, Board Members Mark Endries, Donna Mann Belt, Stefanie Pupkiewicz Busch, and alternate members Ryan Gagliardi and Michelle Rippon attended as voting members. Town Manager Selena Coffey, Town Attorney Jennifer Jackson, and Planning Director James Eller. Via remote electronic streaming attended Town Clerk Tamara Mercer.

Chair Bob Pace, Vice Chair Jane Kelley were absent.

1. Call to order Attorney Jackson

2. Election of Meeting Chair due to absence of Chair & Vice Chair

Ms. Mann nominated Mark Endries as Chairman. Carried unanimously 5-0.

3. Adoption of Agenda

Upon consensus, Mr. Endries declared the agenda approved.

4. Approval of the Regular Meeting Minutes September 5, 2023

Upon consensus, Mr. Endries declared the minutes approved.

Item 9 Short-term rentals

Planning Director Eller reviewed the steps taken so far regarding the topic of short-term rentals. The Town of Weaverville has contracted with Land of Sky Regional Council and their staff, Mary Roderick and Kayla DiCristina, who will spearhead the community engagement aspect. They will facilitate the conversion with the stakeholders and the community as well as moderate and schedule future meetings on the topic for the town.

5. Reems Creek Village Recombination Areas – Initial Zoning Request

Planning Director Eller reviewed the Reems Creek Village recombination area and initial zoning request. He provided the site map explaining how the parcels were acquired and recombined with their previous existing lots adding acreage from the county to the subject lots.

The drafted recommendation was presented by Attorney Jackson. There were questions regarding the R-2 zoning, the four parcels, and the annexation process.

Mr. Gagliardi made a motion that upon review of the request at Reems Creek Village Recombination Areas the Planning Board found a recommendation for R-2 zoning which is reasonable for these properties and is consistent with Town's Comprehensive Land Use Plan (CLUP). Carried unanimously 5-0.

6. 300 Hamburg Mountain Road – Initial Zoning Request

Planning Director Eller presented the 300 Hamburg Mountain Road initial zoning request as submitted by the pending voluntary annexation petition. Discussion ensued regarding the proposed R-3 density, surrounding area zoning, water utility that would be requested for 35 lots, and whether R-3 is reasonably appropriate and consistent with the CLUP. Mr. Eller reviewed the zoning map. He noted the scenario for subdividing the existing parcel for a satellite portion if it were not to be annexed.

Mr. Endries said R-2 zoning surrounds the subject area so he is comfortable with R-2 zoning. Attorney Jackson noted that this is the first single family subdivision annexation request, and it would be consistent with the zoning code and the draft recommendation is provided.

The agent for the applicant and Windsor Built Homes, Mr. Scott Street answered questions and he reviewed the previous building development and explained the proposed lot size.

Mr. Endries made a motion to approve as proposed for 300 Hamburg Mountain Road for R-3 zoning for the subject properties as it is consistent with the Town's Comprehensive Land Use Plan and reasonable with the code with Mr. Gagliardi, Ms. Pupkiewicz Busch, Ms. Mann Belt, and Ms. Rippon who voted 'aye' and Mr. Endries who voted 'nay', Carried 4-1.

7. Northridge Farms – Initial Zoning Request

Planning Director Eller presented the Northridge Farms development project and stated the initial zoning request for the properties are claiming vested rights. Attorney Jackson presented the tax map and site plan and explained the claimed vested rights and how the master plan was approved by Buncombe County, which will consist of approximately 568 dwelling units for a total of 88 acres.

Mr. Eller answered questions regarding the county zoning, density, plan design, the southwest border on Reems Creek, and the developer's plans. Attorney Jackson said the Town Council has addressed the Town's needs for interconnection with the Reems Creek greenway plan and the developer. It is the goal to add walkable and multimodal public access through the development commons, the greenway, and to Lake Louise. This is in the planning stage.

Ms. Rippon added if it were annexed, the Town then would have some input and opportunity to negotiate the trail connections. Attorney Jackson agreed and explained that the emergency services ingress and egress access points are for those services only. She further explained the procedures for including a Weaverville zoning amendment with proscribed conditions such as going before the Board of Adjustment and that process or through the traditional legislative process and assigning zoning. Attorney Jackson pointed out the drafted recommendations have two options.

Mr. Beau Carpenter, Attorney for the Developer said that they agree to the walking paths. There was further discussion on the option choices for traditional zoning and conditional zoning.

Mr. Travis Fowler, Owner/developer reviewed the 15-year history of the family firm as developers. He agreed to build open spaces for the community and access points to the greenspaces. Project emphasis will be on vegetation, bike paths, sidewalks, and access to Lake Louise will be included in the plan said Mr. Fowler.

There was unanimous consensus among the Planning Board members reviewing this matter that they would like for the Town to make some effort towards securing developer agreement to: (1) preserve or create open spaces within the development, and (2) construct a publicly accessible walking/biking trail through the development that will serve as a connector between the Northridge Commons commercial area and the Reems Creek Greenway that is expected to be constructed along Reems Creek and provide access to Lake Louise.

Mr. Gagliardi made a motion to include both options for traditional district zoning and conditional district as the findings are compliant with the Town's Comprehensive Land Use Plan (CLUP) and is reasonable with the code. Carried unanimously 5-0.

8. Comprehensive Land Use Plan (CLUP) Update – Formal Recommendation

Attorney Jackson noted that the inclusion of the Town Council adopted Active Weaverville Pedestrian and Bicycle Plan for 2023 encourages walking and biking and with an implementation plan, shall meet the overall goal for connectivity. Town Manager Coffey noted that Black Mountain has development incentives to promote open spaces and tree planting programs which the Planning Board is working on an incentive conservation regulation.

The Planning Board members discussed their priorities and goals including the Bike Ped Plan, Park-n-Ride to Asheville, bus routes, and that the previous 2021 updated projects completed will be removed.

Mr. Gagliardi moved to accept the updated goals and revised Comprehensive Land Use Plan. Carried unanimously 5-0.

9. Short-Term Rental – previously addressed

10. Other Business

Mr. Eller pointed out the updated Planning Board Roster as Town Council has removed the Planning Board liaison position.

Without objection, Mr. Endries adjourned the meeting at 7:25 p.m.



Tamara Mercer, Town Clerk