

**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.

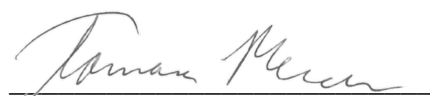
A Stakeholders group on the topic of short-term rentals was discussed with members consisting of WBA (Weaverville Business Association), STR property owners, Buncombe County Tourism Development Authority, Land of Sky Realtors Association staff, and the public will be announced. It is requested that Planning 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 19th of September.

Adjournment

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



Tamara Mercer, Town Clerk