

Town of Weaverville
Planning Board
Regular Monthly Meeting
Thursday, September 5, 2023, 6:00pm
Minutes

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday September 5, 2023 within Council Chambers at Town Hall.

Present Board Members: Bob Pace, Jane Kelley, Donna Mann Belt, Mark Endries, Stephanie Pupkiewicz-Busch, and alternate member 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 – Chair Bob Pace called the meeting to order at 6:00 p.m.

1. Updated Planning Board Roster

Bob Pace noted that Town Council appointed Stephanie Pupkiewicz-Busch as a regular member and Michelle Ripon as an alternate member to their respective terms.

2. Election of Officers

Bob Pace called for officer nominations and Ms. Belt nominated Bob Pace as Chairman and Jane Kelley as Vice Chair and the motion carried 5-0 unanimously.

3. Adopt the Agenda

With no objections Chairman Pace adopted the agenda by consent.

4. Planning Board regular meeting minutes Aug 1, 2023

Mr. Endries moved to approve the Aug 1, 2023, meeting minutes as presented, and the motion carried 5-0 unanimously.

5. 492 Reems Creek Road Initial Zoning Request

5.1 Planning Board review and zoning recommendation of 492 Reems Creek Road

Planning Director Eller reviewed the voluntary annexation petition and noted that Town Council has referred the zoning request to the Planning Board. An initial zoning request for R-3 would be appropriate. The subject parcel would be combined to 480/488 Reems Creek Road and the authorized agent representative for the owner Mr. Warren Sugg was in attendance.

There was further discussion on the previous annexation request submitted by Mr. Sugg regarding the 17-acre parcel, the 139 dwellings units, the amenities planned, and the attached supporting documents in the staff report. Mr. Eller added that the subject site is approximately one acre and could support eight dwelling units per zoning allowance. Mr. Gagliardi noted the area is contiguous and is already zoned R-3 therefore is reasonable and consistent with land use.

Vice Chair Kelley motion to recommend R-3 zoning to the subject site as it is consistent with Comprehensive Land Use Plan compliance and the zoning analysis for future land use. The motion carried 5-0 unanimously.

6. Short Term Rentals

Mr. Eller reviewed the steps taken thus far on the topic of short-term rentals. The Planning Board seeks to gather more information from the stakeholders, and the following questions were crafted as a consensus of the Planning Board members to provide to the stakeholders in order to gage the community. There was a review of the process for other cities, roles and responsibilities, information gathering with the community, stakeholders, Planning Board and Town Council deliberations and direction.

Short-term rental questions:

Weaverville Business Association:

1. Can the WBA provide information on revenues and income data generated from short-term rentals and tourism housing to the WBA?
2. Does WBA have a position in-favor of STRs or against STRs?
3. Is the WBA in-favor of short-term rental regulations?
4. Does WBA measure impacts of STRs on the community?
5. Can the WBA provide other input, information and/or direction concerning tourism accommodations?

Tourism Development Authority:

1. Does TDA have a position in-favor or against short-term rentals being used as tourism accommodations?
2. Does TDA agree that regulations should be implemented?
3. Can the TDA provide occupancy rates for the volume of STR business countywide?
4. Can the TDA provide occupancy taxes collected in Weaverville?
5. What differences exist for business / regulatory fees and practices for STRs compared to Hotel & Bed and breakfasts?
6. The City of Asheville implemented short-term rental regulations. What impacts have the STRs had on occupancy rates at hotels both before and after the city implemented STR regulations?

Police Department:

1. Does approx. 100 homes transition from vacation rentals to full time residences put a strain on PD patrol enforcement?

2. What percentage of call volumes/complaints involve STRs?
3. Is there an impact / issues with STRs noise and out of town party complaints?

Public Works:

1. Does Public Works receive garbage procedure complaints at short-term rentals?
2. Have there been 'bear hits' complaints or clean-up fines on receptacles at STRs?

Short-term Rental Property Owners:

1. How many short-term rentals do you own?
2. Where/what towns do you own the STRs?
3. Is Weaverville your primary residence or do you reside outside of the town limits?
4. How long have you owned a STR in Weaverville?
5. What year did you purchase the STR?
6. What criteria was used to locate the property and purchase the dwelling in Weaverville?
7. If you own an STR in another city or town, are there STR regulations in that town?
8. What on-line platforms do you list your rental?
9. Approximately how many days per year is the rental occupied?
10. Has the STR bookings increased or decreased over last year?
11. Property was purchased specifically as an STR

Full-time Residents

Input from full-time residents will be gathered at a meeting scheduled at a future date.

Planning Department:

The Planning Department will provide the volume of housing stocks and home ownership rates for Weaverville and what percent of the housing stock is used for STRs. Mr. Eller will compile the information in the Town of Weaverville and for the area jurisdictions as per the census bureau data. The data should provide information if the dwelling is owner occupied or if it is a rental.

Mr. Eller explained that for multi-family developments there may be restrictions to tenant occupancy managed by the developer or property manager. Subdivisions may have restrictions in their covenants as per the HOA. The town does not enforce stricter covenants. Individual HOAs would enforce them.

Mr. Eller said that in 2017, the Town adopted the zoning ordinance standards for secondary dwelling units, which has been basically unused as less than one application a year is submitted for that permit. As a tool for additional housing, there has not been a large number of applicants

building a secondary unit. A facilitator cost was discussed and the Land of Sky Regional Council report on STRs is available and submitted. Staff will follow up by providing answers to the questions from the stakeholders at the next Planning Board meeting.

7. Other Business

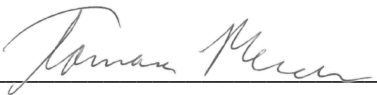
1. Comprehensive Land Use Plan (CLUP) Goals and Priorities

The annual review of CLUP and open space conservation design will be placed on Town Council's September 19, 2023 workshop agenda as a joint meeting with the Planning Board. Chairman Pace requested a motion to set a special called meeting of the Planning Board.

Ms. Pupkiewicz-Busch made a motion for a Special Called joint meeting to be held on September 19, 2023, at 6:00 in Council Chambers. The motion carried 5-0 unanimously.

8. Adjournment

There being no further business, Chairman Pace adjourned the meeting at 7:35 p.m. without objection.



Tamara Mercer, Town Clerk