

Weaverville Community Room at Town Hall  
30 South Main Street, Weaverville, NC 28787

August 20, 2024 at 6:00 pm  
Town Council Regular Workshop  
and Joint Meeting with Planning Board

	<i>Pg #</i>	<i>Presenter</i>
<b>1. Call to Order</b> .....		Mayor Fitzsimmons Chairman Kelley
<b>2. Growth Areas</b> .....	2	Mayor Fitzsimmons Chair Kelley
a. Growth Area 3 – Ollie Weaver Road Area		
b. Growth Area 4 – I-26 Corridor		
c. Growth Area 5 – Reems Creek Corridor		
d. Possible New Zoning Districts for Use in Growth Areas		
e. Updating Growth Area Resolution/Future Land Use Map		
<b>3. Minimum Parking and Loading Requirements</b> .....	14	Planning Director Eller
<b>4. Regulation of Short-Term Rentals (STRs)</b> .....		Mayor Fitzsimmons
a. Town Council Discussion on STRs		
<b>5. Comprehensive Land Use Plan (CLUP)</b> .....	17	Mayor Fitzsimmons Chair Kelley Planning Director Eller
a. Brief Update on CLUP Progress/Accomplishments		
b. Discussion of Goals and Priorities		
<b>6. Other Discussion or Direction to Planning Board/Staff</b> .....		Mayor Fitzsimmons Chair Kelley
<b>7. Adjournment of Planning Board</b> .....		Chair Kelley
<b>8. Closed Session</b> .....		Mayor Fitzsimmons
<p>NCGS § 143-318.11(a)(3) – to consult with an attorney employed or retained by the governing body in order to preserve the attorney-client privilege; NCGS § 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 amount of compensation and other material terms of an employment contract or proposed employment contract; NCGS § 143-318.11(a)(6) – To consider the qualifications, competence, performance, character, fitness, conditions of appointment of a public officer or employee, or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.</p>		
<b>9. Adjournment of Town Council</b> .....		Mayor Fitzsimmons

**TOWN OF WEAVERVILLE  
AMENDED AND RESTATED RESOLUTION  
CONCERNING GROWTH AREAS**

**WHEREAS**, on October 23, 2023, Town Council adopted a resolution concerning identified growth areas and, at the Planning Board’s recommendation, Town Council wishes to broaden the uses deemed desirable within Growth Area 4;

**WHEREAS**, municipal growth through annexation is essential to sound urban development and continued economic stability in the Town of Weaverville; and

**WHEREAS**, managing growth by extending municipal services makes sense and annexation of properties ensures that new development is built to Town of Weaverville standards;

**WHEREAS**, influencing where and what commercial development occurs within the Weaverville area and providing balanced residential development is desirable to the Town of Weaverville;

**WHEREAS**, the Town of Weaverville would like to see growth that is well-designed and that complements the development that is already within the Town;

**WHEREAS**, the Town of Weaverville has identified certain properties along its municipal borders as having a high likelihood of development due to the presence of public water and sewer and has identified them as growth areas as described below;

**WHEREAS**, the Town wishes to indicate its willingness to consider the voluntary annexation of the properties included within these growth areas and to inform the public of the types of development that the Town believes is consistent with its Comprehensive Land Use Plan and reasonable when considering the surrounding area;

**WHEREAS**, Town Council now wishes to amend and restated such resolution;

**WHEREAS**, a public hearing was held on 20 May 2024 on the amendments set out herein and Town Council wishes to amend the Town’s Comprehensive Land Use Plan to include the amendments adopted herein;

**NOW, THEREFORE, BE IT RESOLVED**, the Weaverville Town Council hereby declares and resolves as follows:

1. The Town has identified the following growth areas which are now shown on the Town’s GIS map, a copy of which is attached hereto:
  - a. Growth Area 1 – Gill Branch Valley Area
  - b. Growth Area 2 – Monticello Road West Area
  - c. Growth Area 3 – Ollie Weaver Road Area
  - d. Growth Area 4 – I-26 Corridor
  - e. Growth Area 5 – Reems Creek Road Area
2. The Town is likely to favorably consider voluntary annexation petitions received for the properties shown within these growth areas. It is noted, however, that some development, especially in Growth Area 3, may best proceed without annexation as

the provision of municipal services may be difficult in certain locations and some areas may be ineligible for annexation by the Town of Weaverville due to legal requirements regarding satellite annexation.

3. The following is valued, and as proposed development is considered on these properties, the Town would like to see an emphasis on:
  - a. Great streets and gathering places, where the pedestrian is prioritized;
  - b. Connections between adjoining developments and to gathering places;
  - c. Walkability through the installation of sidewalks, greenways, and other multi-modal trails, especially those that will connect to the existing or planned pedestrian network within Weaverville;
  - d. Preservation of natural spaces for public use;
  - e. Establishment of open spaces that provides recreational opportunities in the form of greenways, playing fields and/or playgrounds;
  - f. Protection of streams and creeks;
  - g. Preservation of mature trees and planting of street trees;
  - h. Landscape buffering and screening to protect views;
  - i. Reduction of stormwater runoff which threatens our water quality;
  - j. Energy conservation measures, such as EV charging stations and solar;
  - k. Inclusion of commercial uses that support compatible development.
4. Consistent with Town Council's prior discussions and consensus, the following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 1 [Gill Branch Valley Area]**:
  - a. mixed use development;
  - b. single family residential development;
  - c. duplexes;
  - d. townhouses;
  - e. multifamily development;
  - f. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are most consistent with the following zoning districts: R-1, R-2, R-3, R-12, C-2, and conditional district zoning.

5. Consistent with Town Council's prior discussions and consensus, the following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and Future Land Use Map, and may be desirable within **Growth Area 2 [Monticello Road West Area]**:
  - a. mixed use development;
  - b. single family residential development;
  - c. duplexes;

- d. townhouses;
- e. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are consistent with the following zoning districts: R-1, R-2, R-3, C-2, and conditional district zoning.

6. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 3 [Ollie Weaver Road Area]:**

- a. single family residential development;
- b. duplexes;
- c. commercial development (especially those supporting residential neighborhoods).

These uses are consistent with the following zoning districts: R-1, R-2, R-3, C-2, and conditional district zoning.

7. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 4 [I-26 Corridor]:**

- a. mixed use development;
- b. single family residential development;
- c. duplexes;
- d. townhouses;
- e. multifamily development;
- f. commercial development (especially medical services such as healthcare facilities and medical offices, small general retail, restaurants, hotels);

These uses are most consistent with the following zoning districts: R-1, R-2, R-3, R-12, C-2, and conditional district zoning.

8. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 5 [Reems Creek Road Area]:**


- a. mixed use development;
- b. single family residential development;
- c. duplexes;
- d. townhouses;
- e. multifamily development;
- f. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are most consistent with the following zoning districts: R-1, R-2, R-3, R-12, C-2, and conditional district zoning.

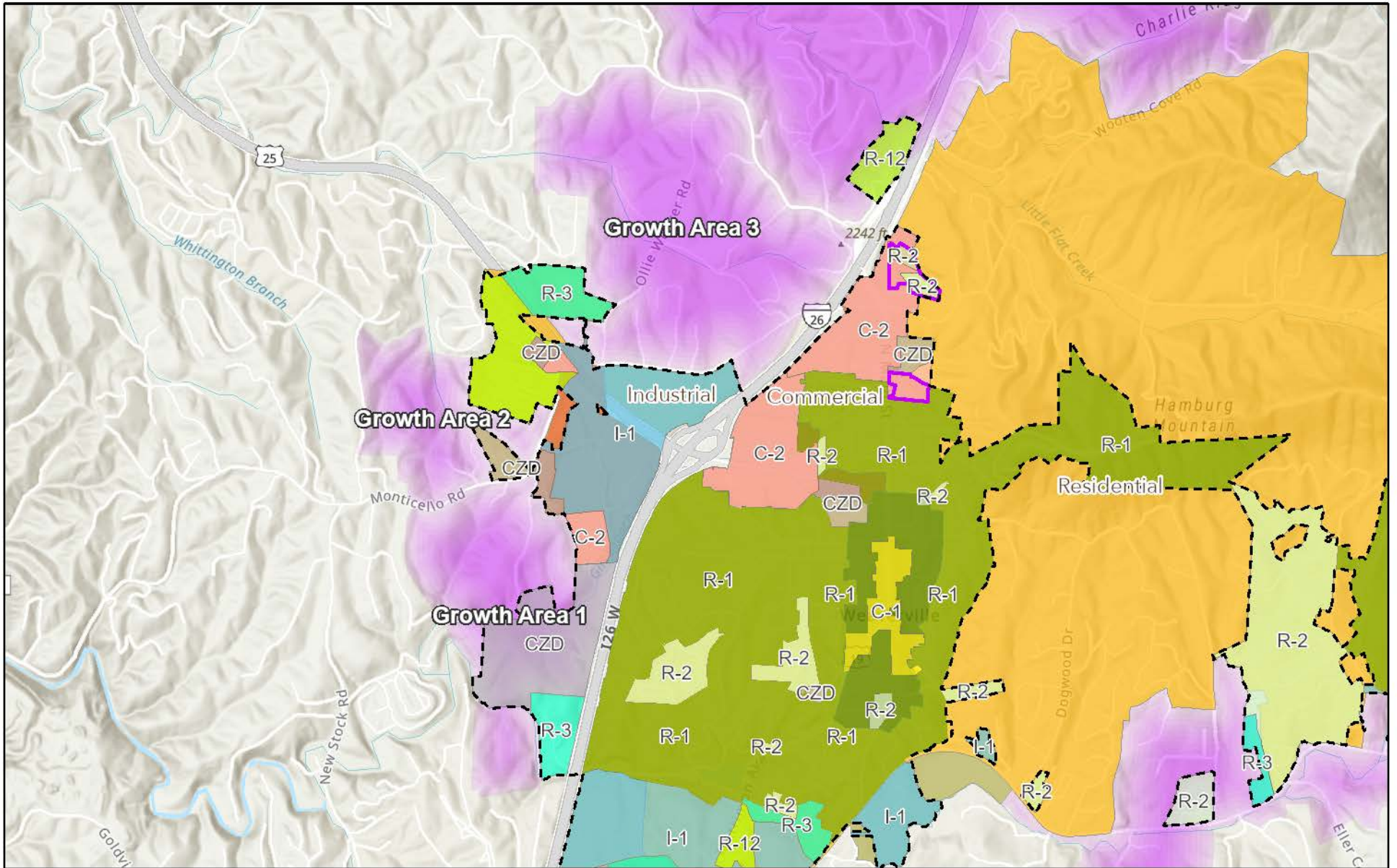
9. The Town is willing to support compatible development within these growth areas by considering approval of public water requests for such development if current or anticipated capacity is available and such approval is in the best interest of the Town and/or its water system.
10. Town Council's recommended procedure for approvals is for property owners to present voluntary annexation petitions either prior to or simultaneously with a water request and zoning request. Some deviations from this recommendation are anticipated in situations where a property is ineligible for municipal annexation or where provision of municipal services will prove difficult.
11. Nothing herein is binding on the Town of Weaverville and the review and approval of all annexation petitions, land use applications, and water extension or commitment requests will be made in Town Council's discretion following procedures as required by North Carolina law and local ordinance.
12. The Town's Comprehensive Land Use Plan is hereby automatically amended to include this amended and restated resolution concerning growth areas.

**ADOPTED** this the 20th day of May, 2024.

  
**TAMARA MERCER**, Town Clerk

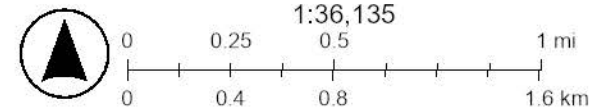
  
**PATRICK FITZSIMMONS**, Mayor

# Town of Weaverville Zoning



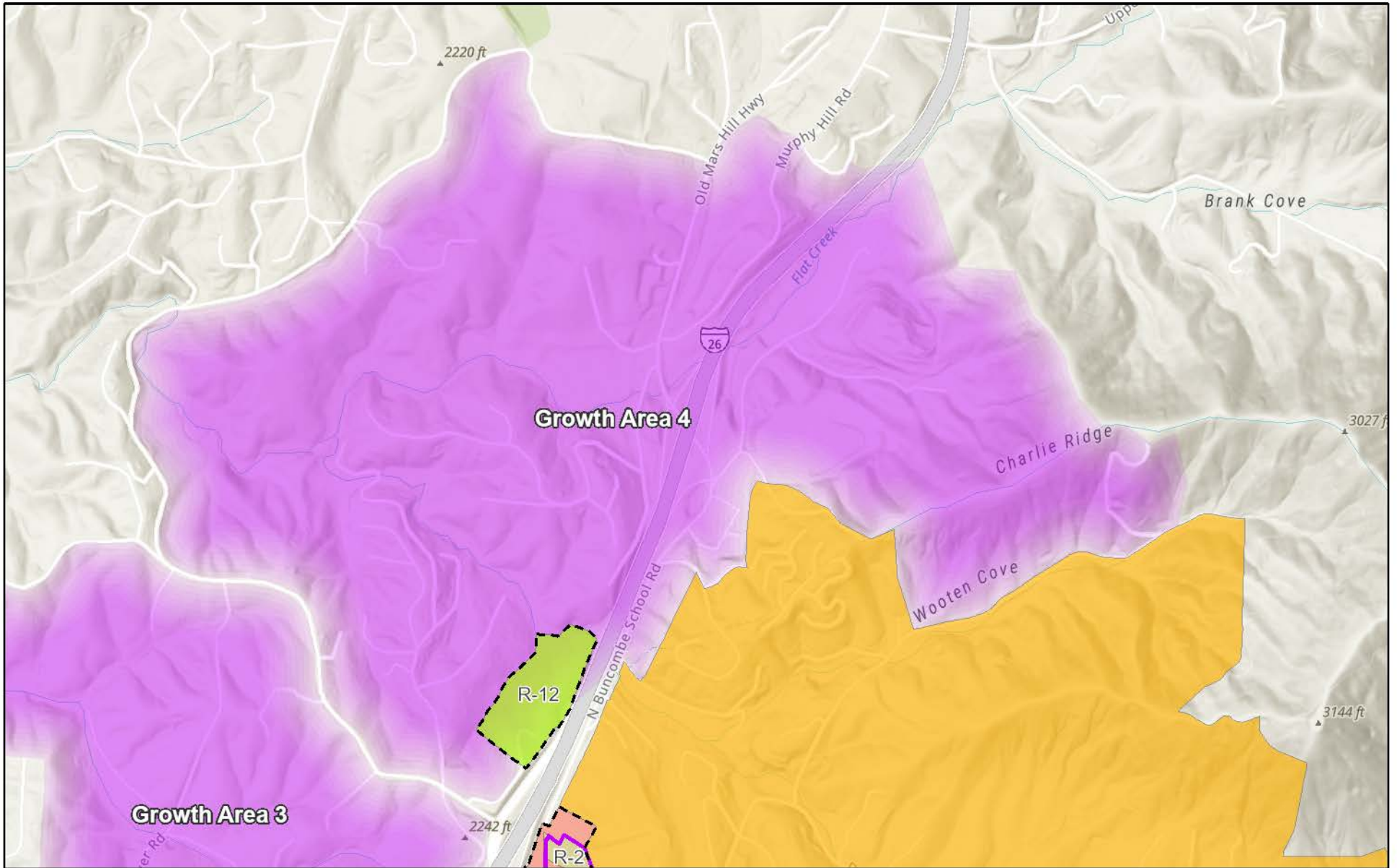
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- Weaverville Town Limits
- Manufactured Home Overlay District
- Weaverville Zoning General**
- C-1
- C-2
- I-1
- R-1
- R-2
- R-3
- R-12
- CZD
- Weaverville Future Land Use**
- Weaverville Future Land Use
- Commercial
- Downtown
- Weaverville Growth Areas



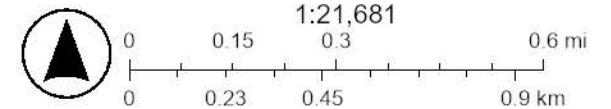
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# Town of Weaverville Zoning



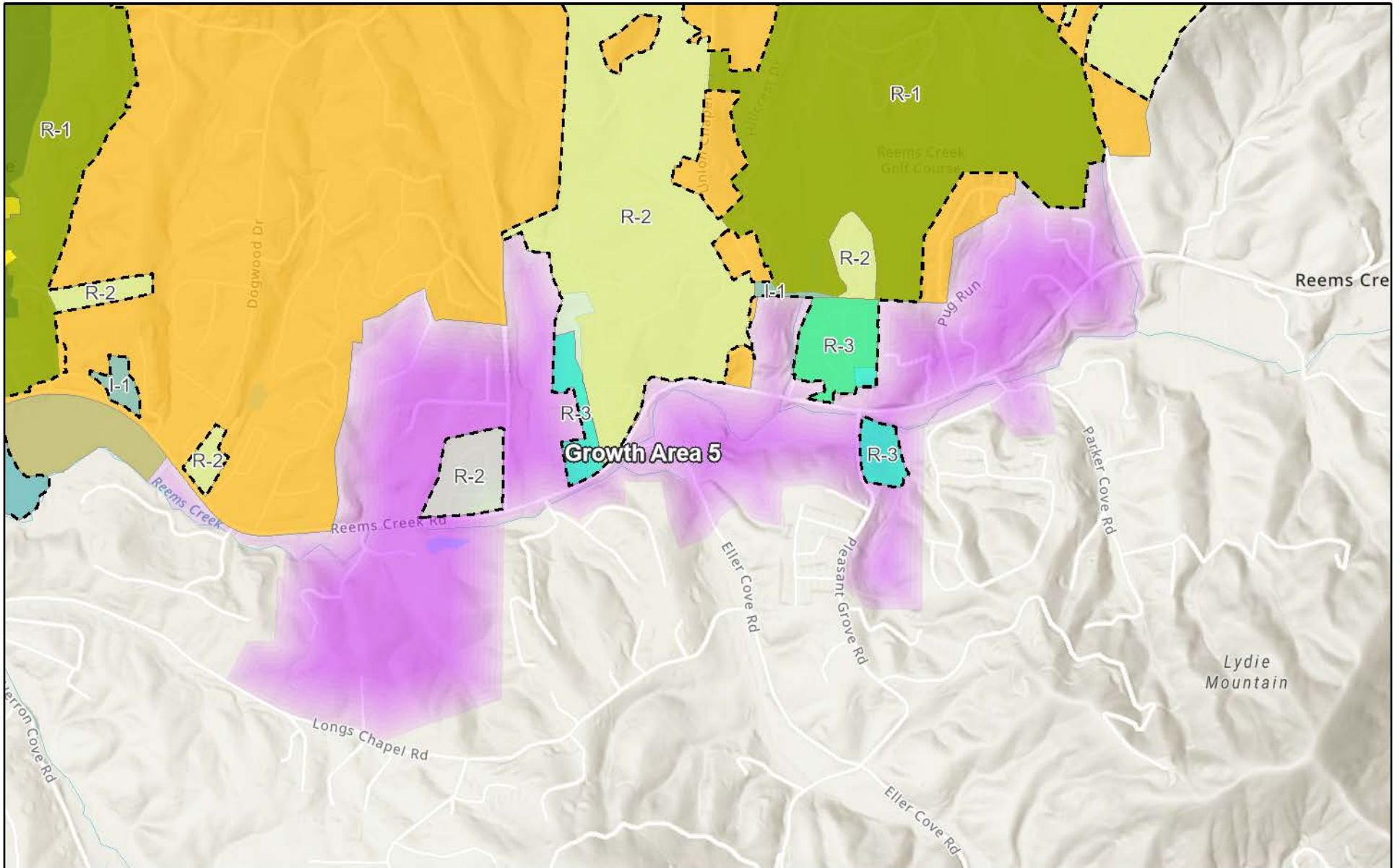
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- |                                    |  |                          |
|------------------------------------|--|--------------------------|
| Weaverville Town Limits            | R-2                                    | Residential              |
| Manufactured Home Overlay District | R-12                                   | Weaverville Growth Areas |
| Weaverville Zoning General C-2     | Weaverville Future Land Use Commercial |                          |



Buncombe County, NC, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

# Town of Weaverville Zoning



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--- Weaverville Town Limits

Weaverville Zoning General

■ C-1

■ I-1

■ R-1

■ R-2

■ R-3

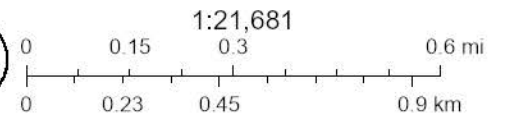
Weaverville Future Land Use

■ Downtown

■ Industrial

■ Residential

■ Weaverville Growth Areas



Buncombe County, NC, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US



**Sec. 20-3205. Table of uses.**

The following notes shall be applicable to the Table of Uses established herein.

- (1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.
- (2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator shall make a determination on which use most closely resembles the proposed use and shall apply those regulations and restrictions. Such determination may be made as a formal interpretation, or as part of an issuance or denial of a zoning permit or a notice of violation. The zoning administrator's determination is subject to an appeal of an interpretation which shall be heard by the board of adjustment.
- (3) The abbreviations and symbols shown in the Table of Uses have the following meanings:  
 "C" = Conditional District required  
 "P" = Permitted  
 "PS" = Permitted with Standards  
 "-" = Not Permitted

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
<b>RESIDENTIAL</b>								
Dwelling - Single Family	P	P	P	-	-	-	-	-
Dwelling - Duplex	-	P	P	P	-	-	-	-
Dwelling - Multifamily (4 or fewer units/building)	-	P	P	P	-	-	-	-
Dwelling - Multifamily (more than 4 units/building)	-	-	PS	PS	-	-	-	-
Dwelling - Secondary	PS	PS	PS	-	-	-	-	-
Family Care Home (6 or fewer residents)	PS	PS	PS	-	-	-	-	-
Child Care Home (6 or fewer children)	PS	PS	PS	-	-	-	-	-
Home Occupation	PS	PS	PS	PS	PS	PS	PS	-
Manufactured Home	-	-	-	-	-	-	-	PS
Manufactured Home Park	-	-	-	-	-	-	-	-
Recreational Vehicle	-	-	-	-	-	-	-	-
Recreational Vehicle Park, Campground	-	-	-	-	-	C	C	-
Bed & Breakfast	P	P	P	-	-	-	-	-
Hotel, Motel, Inn	-	-	-	-	C	C	C	-
<b>OFFICE / SERVICE</b>								
Animal Services, Veterinary Clinic	-	-	-	-	P	P	P	-
Automated Teller Machines	-	-	-	P	P	P	P	-
Automobile Services, Gas Station	-	-	-	-	P	P	P	-
Automobile Services, Repair	-	-	-	-	PS	PS	PS	-
Banks, Credit Unions, Financial Services	-	-	-	-	PS	P	P	-
Child Care Center (more than 6)	-	-	-	-	C	PS	PS	-
Community Service Organization	-	-	-	-	-	P	P	-

Equipment Rental (Exterior Storage)	-	-	-	-	-	-	P	-
Equipment Rental (Interior Storage)	-	-	-	-	-	P	P	-
Funeral Home	-	-	-	-	P	P	P	-
Group Care Facility (more than 6 residents)	-	-	-	-	C	P	P	-
Government Services	C	C	C	C	C	P	P	-
Kennels	-	-	-	-	-	PS	PS	-
Medical Services - Clinic, Urgent Care Center, Hospital	-	-	-	-	-	P	P	-
Medical Services - Doctor Office	-	-	-	-	P	P	P	-
Personal Services	-	-	-	-	P	P	P	-
Post Office	-	-	-	-	-	P	P	-
Professional Services	-	-	-	-	P	P	P	-
Studio - Art, Dance Martial Arts, Music	-	-	-	-	P	P	P	-
<b>RETAIL / RESTAURANTS</b>								
Accessory Retail	-	-	-	-	P	P	P	-
Alcoholic Beverage Sales Store	-	-	-	-	P	P	P	-
Auto / Mechanical Parts Store	-	-	-	-	P	P	P	-
Bar / Tavern / Night Club	-	-	-	-	P	P	P	-
Drive-Thru Retail / Restaurant	-	-	-	-	-	P	P	-
General Retail (Under 5,000 sq. ft.)	-	-	-	-	P	P	P	-
General Retail (5,000 - 9,999 sq. ft.)	-	-	-	-	C	P	P	-
General Retail (10,000 - 24,999 sq. ft.)	-	-	-	-	C	PS	PS	-
General Retail (25,000 sq. ft. or more)	-	-	-	-	C	C	C	-
Multi-tenant Development (Under 25,000 sq. ft.)	-	-	-	-	C	PS	PS	-
Multi-tenant Development (25,000 sq. ft. or more)	-	-	-	-	C	C	C	-
Pawn Shop	-	-	-	-	-	P	P	-
Restaurant	-	-	-	-	P	P	P	-
Vehicle / Heavy Equipment Sales - Indoor	-	-	-	-	P	P	P	-
Vehicle / Heavy Equipment Sales - Outdoor	-	-	-	-	-	P	P	-
<b>ENTERTAINMENT / RECREATION</b>								
Amusements - Indoor	-	-	-	-	P	P	P	-
Amusements - Outdoor	-	-	-	-	-	P	P	-
Cultural or Community Facility	C	C	C	C	C	C	C	-
Recreation Facilities - Indoor	PS	PS	PS	PS	P	P	P	-
Recreation Facilities - Outdoor	PS	PS	PS	PS	PS	PS	PS	-
Theater - Motion Picture	-	-	-	-	-	P	P	-
<b>MANUFACTURING / WHOLESALE / STORAGE</b>								
Manufacturing, Heavy	-	-	-	-	-	-	C	-
Manufacturing, Light	-	-	-	-	-	P	P	-
Manufacturing, Neighborhood	-	-	-	-	P	P	P	-
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	-	-	-	-	-	-	P	-
Mini-Warehouses	-	-	-	-	-	-	P	-
Outdoor Storage Yard	-	-	-	-	-	-	C	-

Warehousing and Distribution - Exterior Storage	-	-	-	-	-	-	P	-
Warehousing and Distribution - Interior Storage	-	-	-	-	-	P	P	-
<b>CIVIC / INSTITUTIONAL</b>								
Cemeteries	-	-	-	-	-	-	C	-
Public Safety Facilities	C	C	C	C	C	P	P	-
Religious Institutions	C	C	C	C	C	C	C	-
Schools	C	C	C	C	C	C	C	-
<b>UTILITIES</b>								
Solar Collector System - Primary Use	-	-	-	-	-	-	PS	-
Wireless Telecommunication Facility - Stealth	PS	PS	PS	PS	PS	PS	PS	-
Wireless Telecommunication Facility - Tower	-	-	-	-	-	PS	PS	-
<b>MISCELLANEOUS USES</b>								
Accessory Structures	PS	PS	PS	PS	P	P	P	-
Adult Establishment	-	-	-	-	-	C	C	-
Agriculture - Commercial	-	-	-	-	PS	PS	PS	-
Agriculture - Neighborhood	PS	PS	PS	PS	PS	PS	PS	-
Crematories	-	-	-	-	-	-	C	-
Event Center	-	-	-	-	C	C	C	-
Gaming Terminals	-	-	-	-	-	PS	PS	-
Mixed-Use Building or Structure	-	-	-	PS	PS	PS	-	-
Noxious Uses	-	-	-	-	-	-	C	-
Solar Collector System - Roof Mounted - Accessory Use	P	P	P	P	P	P	P	P
Solar Collector System - Ground Mounted - Accessory Use	PS	PS	PS	PS	PS	PS	PS	PS
Tattoo Parlors	-	-	-	-	-	P	P	-
<b>TEMPORARY USES</b>								
Farmers Market	PS	PS	PS	PS	PS	PS	PS	-
Mobile Food Vendor	-	-	-	-	PS	PS	PS	-
Temporary Use	PS	PS	PS	PS	PS	PS	PS	-

(Ord. of 5-24-2021(1), § 5; Ord. of 10-24-2022(2), § 2; Ord. of 5-23-2022(2), § 3; Ord. of 1-22-2024(1), § 2)

**Sec. 20-3206. Table of dimensional requirements.**

Zoning District	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO <sup>11</sup>
Minimum Lot Area (sq. Ft.)	10,000 <sup>2,7</sup>	7,500 <sup>1, 2,3,4,7</sup>	5,445 <sup>1,2,3,4,7</sup>	7,500 <sup>4,7,8</sup>	0	0	0	5,445 <sup>1,2,3,4,7</sup>
Minimum Lot Width(ft.)	100	75	75	75	0	50	0	75
Minimum Front Yard (ft.)	30	30	30	30	0	0	0	30
Major Thoroughfare	30	30	30	30 <sup>5</sup>	0	60	35 <sup>5</sup>	30
Minor Thoroughfare	30	30	30	30 <sup>5</sup>	0	25 <sup>5</sup>	35 <sup>5</sup>	30
With Parking in Front	-	-	-	-	-	60	-	-
Without Parking in Front	-	-	-	-	-	40	-	-

Minimum Side Yard (ft.) Abutting Residential District	10	10 <sup>6</sup>	10 <sup>6</sup>	10 <sup>6</sup>	0	30	40	10 <sup>6</sup>
Minimum Side Yard (ft.) Abutting Commercial or Industrial District	10	10 <sup>6</sup>	10 <sup>6</sup>	10 <sup>6</sup>	0	0	40	10 <sup>6</sup>
Minimum Rear Yard (ft.) Abutting Residential District	10	10 <sup>6</sup>	10 <sup>6</sup>	10 <sup>6</sup>	0	30	40	10 <sup>6</sup>
Minimum Rear Yard (ft.) Abutting Commercial or Industrial District	10	10 <sup>6</sup>	10 <sup>6</sup>	10 <sup>6</sup>	0	0	40	10 <sup>6</sup>
Height Limit (ft.)	35	35	35	45 and no more than 3 stories	Note 10	75	75	18
Buffer if Abutting a Residential District (ft.)	0	0	0	20	Note 9	20	20	0

The following notes apply to the Table of Dimensional Requirements set out above:

See sections on dwelling setbacks (Code section 20-3208(h) and (i)), nonconforming lots (Code section 20-1602); and right-of-way (Code section 20-3208(b)).

Additional Notes corresponding to the table:

1. 10,000 square feet if no public sewerage is available.
2. 20,000 square feet if neither public water or sewerage is available.
3. 5,000 additional square feet for each additional dwelling unit when public water and/or sewer is available, but in no event may density exceed 8 units per acre.
4. 10,000 additional square feet for each additional dwelling unit when public water and/or sewer is not available.
5. 40 feet if property directly across the right-of-way is zoned residential.
6. 15 feet for duplexes; 25 feet for all other multi-family dwelling units.
7. Additional square footage may be required by the authority having jurisdiction over private water and/or sewerage systems located on individual lots.
8. 3,280 additional square feet for each additional dwelling unit when public water and/or sewer is available, but in no event may density exceed 12 units per acre.
9. Where a lot in the C-1 district abuts a residential district, either directly or across a street (on the side of the C-1 lot), and any use is hereafter established on the C-1 lot by the construction of a new building thereon or by the enlargement of an existing building on the C-1 lot which enlargement exceeds by 25 percent the floor area of the existing building, such building and such lot shall be screened from the lot in the residential district by a vegetative screen on the side of the building or lot facing the residential lot shall require screening. Exceptions to this buffering requirement in C-1 are as follows:
  - (a) These provisions shall not apply to any lot which is used for a use which would be permitted in the adjacent residentially zoned district.

- 
- (b) The vegetative screen required shall be omitted along the street where the C-1 lot fronts.
  - (c) The board of adjustment shall have the authority to alter or eliminate the required vegetative screen where the lot requiring the vegetative screen and the adjacent lot zoned residential are in single ownership or upon receipt of a notarized statement waiving or modifying the screening provisions of this section, between the owner of the lot requiring the vegetative screen and the owner of the adjacent lot zoned residential. Any such agreements shall be attached to the application for zoning permit and retained by the town.
10. In the C-1 district, every building or structure hereafter erected or structurally altered to exceed 35 feet in height, shall, above such 35-foot height, be set back from the front line of the property on which the building or structure is located on the ratio of one set back foot for each two-foot rise above such 35-foot height. In no case shall the height be greater than 57 feet (which would require a setback of 11 feet).

Where more than one-half of the street frontage in a particular street block is zoned residential and the remaining frontage on the same side of that street block is zoned C-1, the height regulations for the residential district shall apply to the lots zoned for commercial uses on that side of the street block.

11. The dimensional standards for the MHO district only apply to manufactured homes. To the extent that a dimensional requirement for a manufactured home in the MHO district is inconsistent with the corresponding dimensional requirement of the underlying use district, the more restrictive dimensional requirement shall apply to that manufacture home.

(Ord. of 5-24-2021(1), § 5; Ord. of 4-24-2023(1), § 3)

**Sec. 20-3501. Off-street parking.**

- (a) Off-street automobile storage or parking space shall be provided on every lot on which any of the following uses are hereafter established. Each parking space shall have an all-weather surface with minimum dimensions of nine by 18 feet. The number of parking spaces provided shall be at least as great as the number specified below for various uses. Each space shall be provided with vehicular access to a street or alley.

Uses	Required Parking
<b>Residential</b>	
Dwelling - Single Family	Two spaces
Dwelling - Duplex	Two spaces for each dwelling unit
Dwelling - Multifamily (four or less units/building)	Two spaces for each dwelling unit
Dwelling - Multifamily (more than four units/building)	Two spaces for each dwelling unit
Dwelling - Secondary	One space
Family Care Home (6 or fewer residents)	Two spaces
Child Care Home (6 or fewer children)	-
Home Occupation	-
Manufactured Home	Two spaces
Manufactured Home Park	-
Recreational Vehicle	-
Recreational Vehicle Park, Campground	One space for each RV/camp site
Bed & Breakfast	One space for each bedroom
Hotel, Motel, Inn	One space for each room plus one space for each employee working on the shift of greatest employment
<b>Office / Service</b>	
Animal Services, Veterinary Clinic	One space for each 200 square feet of gross floor space
Automated Teller Machines	Two spaces
Automobile Services, Gas Station	One space for each 300 feet of gross floor space
Automobile Services, Repair	Five spaces for each service bay
Banks, Credit Unions, Financial Services	Five spaces for each employee
Child Care Center (more than 6 children)	One space for each room plus one space for each employee working on the shift of greatest employment
Community Service Organization	One space for each 200 square feet of gross floor space
Equipment Rental (Exterior Storage)	One space for each 300 feet of gross floor space
Equipment Rental (Interior Storage)	One space for each 300 feet of gross floor space
Funeral Home	One space for each four seats in the principal assembly room
Group Care Facility (more than 6 residents)	One space for each room plus one space for each employee working on the shift of greatest employment
Government Services	One space for each room plus one space for each employee working on the shift of greatest employment
Kennels	One space for each 200 square feet of gross floor space

Medical Services - Clinic, Urgent Care Center, Hospital	One space for each 200 square feet of gross floor space
Medical Services - Doctor Office	Five spaces for each office
Personal Services	One space for each 200 square feet of gross floor space
Post Office	One space for each 200 square feet of gross floor space
Professional Services	One space for each 200 square feet of gross floor space
Studio - Art, Dance Martial Arts, Music	One space for each 200 square feet of gross floor space
<b>Retail / Restaurants</b>	
Accessory Retail	One space for each 300 feet of gross floor space
Alcoholic Beverage Sales Store	One space for each 300 feet of gross floor space
Auto / Mechanical Parts Store	One space for each 300 feet of gross floor space
Bar / Tavern / Night Club	One space for each 300 feet of gross floor space
Drive-Thru Retail / Restaurant	One space for each 200 square feet of gross floor space
General Retail (Under 10,000 sq. ft.)	One space for each 300 feet of gross floor space
General Retail (10,000 - 24,999 sq. ft.)	One space for each 300 feet of gross floor space
General Retail (25,000 sq. ft. or more)	One space for each 300 feet of gross floor space
Multi-tenant Development (Under 25,000 sq. ft.)	One space for each 300 feet of gross floor space
Multi-tenant Development (25,000 sq. ft. or more)	One space for each 300 feet of gross floor space for the entire facility
Pawn Shop	One space for each 300 feet of gross floor space
Restaurant	One space for each three seats plus one space for each employee working on the shift of greatest employment
Vehicle / Heavy Equipment Sales - Indoor	One space for each 300 feet of gross floor space
Vehicle / Heavy Equipment Sales - Outdoor	One space for each 300 feet of gross floor space
<b>Entertainment / Recreation</b>	
Amusements - Indoor	One space for each 200 square feet of gross floor space
Amusements - Outdoor	One space for each 200 square feet of gross floor space
Cultural or Community Facility	One space for each two hundred square feet within the principal assembly room
Recreation Facilities - Indoor	One space for each seven feet of seating capacity dedicated to patron use and one space for each employee working on the shift of greatest employment
Recreation Facilities - Outdoor	One space for each seven feet of seating capacity dedicated to patron use and one space for each employee working on the shift of greatest employment
Theater - Motion Picture	One space for each four seats in the principal assembly room
<b>Manufacturing / Wholesale / Storage</b>	
Manufacturing, Heavy	One space for each 200 square feet of gross floor space
Manufacturing, Light	One space for each 200 square feet of gross floor space
Manufacturing, Neighborhood	One space for each 200 square feet of gross floor space
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	One space for each 200 square feet of gross floor space
Mini-Warehouses	One space for each 300 square feet of gross floor space
Outdoor Storage Yard	One space for each 200 square feet of gross floor space

Warehousing and Distribution - Exterior Storage	One space for each 300 feet of gross floor space
Warehousing and Distribution - Interior Storage	One space for each 300 feet of gross floor space
<b>Civic / Institutional</b>	
Cemeteries	-
Public Safety Facilities	One space for each 200 square feet of gross floor space
Religious Institutions	One space for each four seats in the principal assembly room
Schools	Two spaces for each classroom and for each administrative office or one space for each four pupils for high schools or higher.
<b>Utilities</b>	
Wireless Telecommunication Facility - Stealth	-
Wireless Telecommunication Facility - Tower	-
<b>Miscellaneous Uses</b>	
Adult Establishment	One space for each 200 square feet of gross floor space
Agriculture - Commercial	One space for each 200 square feet of gross floor space
Agriculture - Neighborhood	-
Crematories	One space for each 200 square feet of gross floor space
Event Center	One space for each four seats in the principal assembly room
Gaming Terminals	-
Tattoo Parlors	One space for each 200 square feet of gross floor space
Mixed-Use Building or Structure	Match parking requirements with closest uses
Noxious Uses	One space for each 200 square feet of gross floor space
<b>Temporary Uses</b>	
Farmers Market	-
Mobile Food Vendor	-
Temporary Use	-

- (b) Extension of parking space into a residential district. Required parking space may not extend from a commercial district (C-1 and C-2) or from a conditional district that contains any commercial or office use into any residential use district.
- (c) Notwithstanding the foregoing, no additional off-street parking other than the parking currently available in the C-1 district shall be required except where the structures currently located on an existing lot of record containing more than 1,875 square feet are razed and the lot of record is put to a new use in which event the parking regulations of this section shall be fully applicable to said property.
- (d) Joint use of parking lots. The required parking space for any number of separate uses may be combined in one lot, but the required number of spaces assigned to one use may not be assigned to another for use during the same hours.
- (e) Remote parking. For any use except residential, if the off-street parking spaces required by this division cannot be reasonably provided on the same lot on which the use is located, such spaces may be provided on any land within 800 feet walking distance of any entrance to such use, provided that the district use regulations for the district in which the remote parking spaces are located permit the use which the parking space serves.

(Ord. of 5-24-2021(1), § 5)



**COMPREHENSIVE LAND USE PLAN**  
**STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

(1=high priority, addressed in 12 months; 2=medium priority, addressed in 24 months; 3=lower priority, addressed in 36 months; 0=proposed deletion)

Approved –October 2023

1		2023	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
2	PRIORITIZATION							RESPONSIBILITY		
3		<b>WATER</b>								
4	N/A	1	1	1	1	Update Plan and regulations to slow land use development if water treatment plant expansion is postponed or terminated and water usage and commitments reach 70% of available water supply	WTP Expansion project underway; commitments and usage reported quarterly	✓	✓	✓
5	✓	1	1	1	1	Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
6	✓	1	1	1	1	Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
7	✓	2	1.5	2	2	Development of Water System GIS Layer	Anticipated FY2025; in progress	✓		
8		<b>STREETS AND SIDEWALKS</b>								
9	✓	1	1	1	1	Continue the Street Improvement Program	Program funded FY2024	✓		✓
10	✓	1	1	1	1	Establish/support committee on Bike-Ped Plan	Bike-Ped Plan adopted 6/26/23; committee formed 11/23	✓		✓
11		1	1	1	1	Develop priorities/timeline for Bike-Ped Plan	Bike-Ped Plan adopted 6/26/23; committee working on this	✓		✓
12		2	2	2	2	Establish/continue funding a Sidewalk Improvement Program for Bike-Ped priorities	Bike-Ped Plan adopted 6/26/23			✓
13		2	2.5	2	3	Review annual progress towards implementation of the Bike-Ped Plan	Bike-Ped Plan adopted 6/26/23	✓	✓	✓
14		3	2.5	3	2	Study possible adoption of driveway construction standards – steep slope, reduction of curb cuts, common driveways		✓	✓	✓

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1		2023	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
15		<b>HOUSING</b>								
16		2	2	2	2	Consider broadening allowable housing types (duplexes, quadplexes) in residential. districts by allowing multifamily or establishing new districts		✓	✓	✓
17		3	3	3	2	Consider ways to increase housing affordability	TC considered in 2020	✓		✓
18		3	3	3	3	Consider expansion of the MH Overlay District		✓	✓	✓
19		<b>GENERAL POLICY MATTERS</b>								
20		1	1		1	Review & update economic development goals	WEDAC/TC working on this			✓
21	✓	1	1		1	Continue to annex properties along the Town's borders in order to impose the Town's land use regulations	TC consensus on 5/14/22 and resolution dtd 12/13/22 & last amended 5/20/24			✓
22	✓	1	1	1	1	Continue to work with Buncombe County on planning issues, esp. in areas near Town limits	TC consensus on 5/14/22	✓		✓
23	✓	1	1		1	Engage in conversations with NCDOT about long-term planning for growth	TC consensus on 5/14/22	✓		✓
24	✓	1	1		1	Engage in conversations with MSD about long-term planning for growth	TC consensus on 5/14/22; MSD Update on ???	✓		✓
25	✓	1	1	1	1	Comprehensive review of Future Land Use Map	TC workshop 5/14/22; adopted 11/20/23	✓	✓	✓
26	✓	1	1		1	Make decisions on annexation based on the ability to provide quality municipal services to proposed land uses to same extent and under current policy	TC consensus on 5/14/22 and resolution dtd 10/23/23			✓
27		2	2	2	2	Increase recreational opportunities, especially on Town properties	Eller Cove Watershed (study complete 2/24, grant application pending 3/24); Reems Creek Greenway (study pending)	✓		✓
28		3	3		2	Investigate possibility of reestablishing direct bus route between Weaverville and Asheville		✓		✓
29		3	3	3	2	Review of overlapping land use authority	Take up when County initiates	✓		✓

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1		2023	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
30		3	2.5	3	2	Negotiate interlocal agreement(s) with County (Building Permits and Inspections)	Take up when County initiates	✓		✓
31		3	3	3	3	Evaluate need to strengthen regulations with regard to hazard mitigation	Buncombe-Madison Hazard Mitigation Plan dated 6/21	✓	✓	✓
32		<b>LAND DEVELOPMENT REGULATIONS</b>								
33	✓	1	2	1	1	Review sign regulations for legal compliance and policy objectives	Code Amendments adopted 6/24/24	✓	✓	✓
34	✓	1	1.5	1	1	Review hillside/steep slope regulations for legal compliance and policy objectives	Code Amendments adopted 3/25/24	✓	✓	✓
35		1	1	1	1	Study & consider downtown residential district with smaller lot size/width	PB wants to broaden to review all residential uses 5/24; PB initial discussion 8/24 and TC guidance needed	✓	✓	✓
36	✓	1	1	1	1	Study & consider regulation of short-term rentals	PB recommendation 5/24; TC discussion/direction pending	✓	✓	✓
37	✓	1	1	1	1	Consider regulations that encourage open space or greenway dedication, conservation measures	Planning Board discussion 5/23, 7/23; some adopted 3/25/24	✓	✓	✓
38		2				Consider regulations concerning tree conservation/tree canopy preservation	First priority 2 item to be addressed after priority 1s! Tree Board reestablished 5/24	✓	✓	✓
39		2	1.5	2	1	Study & consider regulations on min/max parking and loading areas	TC/PB discussion 8/24	✓	✓	✓
40		2	2	2	2	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	Focusing on long dormant properties	✓	✓	✓
41		2	2	2	2	Undertake a comprehensive review of zoning regulations		✓	✓	✓
42		2	2	2	2	Determine need or desire for Town grading regulations for projects between 1 acre and ½ acre		✓	✓	✓

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1		2023	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
43		3	3	2	2	Revise wireless telecommunication facility regulations for legal compliance and policy objectives		✓	✓	✓
44		3	3	3	3	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning for unique development	Areas improved: Mixed Use Development Apartments	✓	✓	✓
45	✓	3	3	3	3	Study mountain ridge protection regulations for possible implementation	Code Amendments adopted 3/25/24	✓	✓	✓
46				1	1	Review residential uses for consistency and compatibility with policy directives	PB recommended this 5/24	✓	✓	✓
47										
48										
49	<b>PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED</b>									
50		-		-	-	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓
51		-		-	-	Consult the Future Land Use Map and use descriptions for Plan consistency review	Legally required	✓	✓	✓
52		-		-	-	Consult Action Plan and stated goals for Plan consistency review	Legally required	✓	✓	✓
53		-		-	-	Consult additional approved plans for Plan consistency review	Legally required	✓	✓	✓
54	<b>MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY</b>									
55		-		-	-	Conduct an annual review of progress towards accomplishment of Plan goals	July/August each year	✓	✓	✓
56		-		-	-	Update appendix to this Plan when new plans or amendments are adopted	To keep Plan up-to-date and usable	✓		
57		-		-	-	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
58		-		-	-	Undertake annual review of the Table of Uses	For legal compliance	✓		

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1	2023	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
59	-		-	-	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
60	-		-	-	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓
61	-		-	-	Undertake a comprehensive update to the Plan in 2025 or at such time as substantial legislative or other changes are experienced	2025 is proposed in order to provide for 5-year updates that better align w/ Census	✓	✓	✓