

MINUTES

Town of Weaverville

Town Council Regular Workshop Meeting
Joint Meeting Planning Board
Tuesday, August 20, 2024

State of North Carolina

The Town Council for the Town of Weaverville held a joint meeting of the Town Council and Planning Board at its regularly scheduled workshop meeting on August 20, 2024, at 6:00 p.m. in the Community Room/Council Chambers at Town Hall, 30 South Main Street, Weaverville, N.C.

Councilmembers present: Mayor Patrick Fitzsimmons, Vice Mayor John Chase, and Councilmembers Doug Jackson, Catherine Cordell, Michele Wood, Peter McGuire and Dee Lawrence.

Planning Board members present: Chair Jane Kelley, Donna Mann Belt, Mark Endries, Michelle Rippon and alternate members Michael Sollazzo and Jonathan Brown.

Staff members present: Acting Town Manager Scottie Harris, Town Attorney Jennifer Jackson, Planning Director James Eller, and Town Clerk Tamara Mercer.

1. Call to Order Mayor Fitzsimmons

Mayor Fitzsimmons and Chair Kelley called the meeting to order at 6:00 p.m.

2. Growth Areas

Planning Director Eller noted that Town Council had reviewed and updated the Growth Areas Resolution several times since its original adoption in October of 2023. He also noted that at the Planning Board July meeting the members provided their concerns about increased growth and the Future Land Use Map. Planning Board Chair Kelley agreed and stated the Board thought the Town should steer development to slow down and added that the Planning Board had particular apprehension of multi-family developments in the Reems Creek valley as there are already 250 townhomes that are slated for development.

2a. Growth Area 3 – Ollie Weaver Road Area

The anticipated hospital locating on Ollie Weaver Road and US Highway 25/70 will drastically change the development that is likely to occur in Growth Area 3. The minimum lot size for R-1, R-2, R-3, and R-12 was noted by Mr. Eller. Another factor influencing the development that will occur in this Growth Area 3 is public sewer availability if the 75 Cole Road project happens.

The commercial corridor along with industrial use, hospital and ancillary medical uses on Ollie Weaver Road and along the I-26 corridor for Growth Area 4 were discussed.

There was consensus that this Growth Area 3 be considered as two areas: (1) a commercial area near the intersection of Monticello Road and along US Highway 25/70 with light commercial uses; and (2) a residential area that is more removed from this busy intersection and the development that will occur related to the new hospital.

2b. Growth Area 4 – I-26 Corridor

Mr. Eller discussed Growth Area 4 and noted that with the installation of sewer and water infrastructure at 75 Cole Road commercial development is likely to follow the residential project and is desirable. *There was general consensus by the Planning Board members and the Town Council members to revise Growth Area 4 to include townhomes and duplexes.* [This amendment was adopted by Town Council in May 2024].

2c. Growth Area 5 – Reems Creek Corridor

The following topics were addressed for Growth Area 5: density, single-family and restricting multi-family or limiting high-density housing, zoning, Comprehensive Land Use Plan (CLUP) consistency and R-1, R-2, R-3.

Planning Director Eller noted the zoning uses, R-3 includes multi-family development, but no industrial uses as well as the Buncombe County zoning in the area. Council member Cordell noted that the MPO wish list does not include widening the Reems Creek roadway for 10 years, and the NCDOT plans for the population that exists in Weaverville area now and Weaverville is the second smallest town in the area.

Further concerns addressed infrastructure, growth and the availability of Woodfin water in this area. *Staff was asked to determine if Woodfin Water District is a potential water provider in this area.* The permitting process for Buncombe County allowed for higher density projects, Mr. Eller noted that growth and permitting by the county will continue. Attorney Jackson said that the Town cannot use the Town's water system to deny water as the USDA loan requires that water be extending to any request if there is sufficient capacity. The bonds are secured by the system water revenues. There can be incentives to fast tracking minor subdivisions and major subdivisions. Attorney Jackson indicated that she was unaware of any complaints with regard to the time it takes to get through the permitting process in Weaverville. Mr. Eller agreed, and he provided the locations of the water wells in the Reems Creek Club region.

Mayor Fitzsimmons identified that the preference is to discourage unwanted growth and remove R-12 zoning from Growth Area 5. He was concerned that would be inconsistent with the Comprehensive Land Use Plan as we cannot deny affordable housing, but the developers build luxury apartments such as in Growth Area 3.

There was consensus to remove high density residential development from the desirable uses within Growth Area 5 and focus on single family residential developments and lower density projects in this area.

2d. Possible New Zoning Districts for Use in Growth Areas

Mayor Fitzsimmons expressed a disinterest in big-box stores as they reduce the opportunities for small businesses. *There was consensus to study and consider implementation of a new zoning district that focuses on light commercial (similar to C-1) and/or neighborhood commercial uses and apply it areas such as along US Highway 25/70.*

Future areas of mixed-use development, with commercial uses on street level with residential above, in the downtown area and in the Reems Creek corridor for drug store and grocery stores were discussed.

2e. Updating Growth Area Resolution/Future Land Use Map

The procedures for updating the CLUP and Future Land Use Plan were reviewed by Attorney Jackson as the resolution would first be presented to the Planning Board for review and recommendation and finally to the Town Council for public hearing and action.

Staff was directed to work on updating the Growth Area Resolution based on the consensus expressed in the meeting. It was noted by Mr. Endries that growth area expansion in the US Highway 25/70 corridor and an expansion of the Growth Area 5 along the Reems Creek Road Corridor could be captured on the Future Land Use Map. *There was consensus to look at the Future Land Use Map with regard to these areas.*

3. Minimum Parking and Loading Requirements

Planning Director Eller reviewed the parking space requirements and dimensions from Code Sec. 20-3501 concerning off-street parking. The trend across the area is to reduce or eliminate some requirements. Discussed was benchmark city research, public commercial parking hours, and transportation needs. *There was consensus to work towards reducing required off-street parking where it makes sense to do so.* The topic will go before the Planning Board for revisions.

4. Regulation of Short-term Rentals (STRs)

There was discussion regarding: restricting short-term rentals, whole-house rentals and homestays, existing STRs as nonconforming uses, existing and future STRs, new structures, Town of Woodfin, Buncombe County and regulations, HOA restrictions, complaints and compliance, enforcement and costs to budget enforcement, selective enforcement of complaint driven issues, software identification, and scheduling a joint meeting with Woodfin. *There was general consensus to delay the topic of short-term rentals until further information gathering.*

Town Council indicated a desire to set up a joint meeting with the Town of Woodfin governing body to discuss STRs and other items of mutual interest.

5. Comprehensive Land Use Plan (CLUP)

Director Eller reviewed the #1 goals and priorities accomplished on the CLUP list from last year. There was discussion regarding non-conforming lots, minimum lot sizes and Board of Adjustment variance cases, and further study of the downtown district to allow for greater density and infill projects. Mr. Eller explained that the administrative permitting process allows for a pre-existing non-conforming lot in R-1 downtown and has characteristic infill permitted by-right.

There was consensus to remove "Study & consider downtown residential district with smaller lot size/width" and add "Study and reduce parking requirements", but otherwise the priorities and goals were deemed reasonable.

With no further business for the Planning Board, Mayor Fitzsimmons requested the Planning Board Chair adjourn the Planning Board.

Without objection, Chair Kelley adjourned the Planning Board meeting at 7:35 p.m.

Mayor Fitzsimmons requested a Town Council motion to enter closed session.

3. Closed Session

At approximately 7:35 Vice Mayor Chase moved to enter Closed Session pursuant to (1) 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, which privilege is hereby acknowledged, (2) 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 amount of compensation and other material terms of an employment contract or proposed employment contract, and (3) N.C.G.S. §143-318.11(a)6. To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. The motion carried unanimously. 7-0.

[Closed Session]

Mayor Fitzsimmons requested a motion and *Councilmember Jackson moved to exit closed session and reenter open session at approximately 8:46 p.m. The motion carried unanimously. 7-0.*

4. Adjournment

There being no further business and without objection, Mayor Fitzsimmons adjourned the workshop meeting at 8:48 p.m.

ATTEST:



Tamara Mercer