

**Town of Weaverville
Planning Board
Thursday, August 6, 2024, 2024
Meeting Minutes**

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, August 6, 2024.

Present: Vice Chair Jane Kelley, Donna Mann Belt, Mark Endries, Michelle Rippon and alternate members Michael Sollazzo and Johnathan Brown.

Absent: Stefanie Pupkiewicz Busch

Staff Present: Acting Town Manager Scottie Harris, Planning Director James Eller, and Town Clerk Tamara Mercer

1. Call to order Vice Chair Kelley

Vice Chair Kelley called the meeting to order at 6:00 p.m.

2. Election of Officers

Ms. Mann Belt nominated Jane Kelley as Chair, without objection the motion carried unanimously. 4-0.

Ms. Mann Belt nominated Mark Endries as Vice Chair, without objection the motion carried unanimously. 4-0.

Ms. Kelley nominated Tamara Mercer as secretary, without objection the motion carried unanimously. 4-0.

After establishing officers Chair Kelley recognized Michael Solazzo as a voting member in place of Stephanie Pupkiewicz Busch with new alternate member, Johnathan Brown attending.

3. Adoption of Agenda

Without objection Chair Kelley declared the agenda approved, the motion carried unanimously. 5-0.

4. Approval of Minutes – 6/6/2024 Regular Meeting

Ms. Rippon expressed that she did not agree with the minutes referring to the short-term rental topic.

Chair Kelley moved to approve the meeting minutes for June 6, 2024. The motion carried 4-1.

5. Downtown Residential Zoning Districts Discussion

Planning Director Eller presented the topic on downtown residential zoning districts and said the current goals of the Comprehensive Land Use Plan (CLUP) was last updated in November 2023, and at the direction of Council, the Planning Board is to study and consider a downtown residential district with smaller lot sizes and/or lot widths. The goal of studying a downtown residential district was also given number 1 (highest) priority within the CLUP giving staff the direction to accomplish or address the stated goal within 12 months.

At issue is the volume of lots within the downtown residential area which are preexisting nonconforming lots. As the Board of Adjustment had routinely been granting variances for construction on such lots, in early 2023 language related to nonconforming lots was amended to allow for more approvals of construction on nonconforming lots to be approved administratively rather than quasi-judicially.

Director Eller reviewed historic zoning map and the zoning ordinance which contained the standard recorded 50-foot by 50-foot lot width. He pointed out some are 100-feet, so they are non-conforming lots. The non-conforming lots contain non-conforming protections within the zoning map.

Mr. Eller pointed out the minimum lot areas and lot widths, property rights of owners due to lot protections, and BOA variances approved. Due to various discrepancies, he explained the reasons for achieving a variance for a buildable lot. This was addressed in 2023, so the change from 20% to 50% discrepancy allows the Planning Department to administratively approve the building permits to allow for buildable lots.

There was further question-and-answer period regarding density, the CLUP, large lots and large acreage, current zoning and pre-existing conditions on a property, R-1 residential, preserving and enhancing downtown, vacant parcels in-town versus built-out land around town, and residential character as well as reduction of minimum lot width for higher density.

Chief Harris stated that the departments are addressing economic and population growth and strategic planning to maintain infrastructure and services as necessary for double the population as well as funding, budget enhancements, and forecast planning that includes an increase of staffing positions for departments for the long-term planning.

In response to Mr. Brown's question regarding Fire Department services, Mr. Harris said the town is already planning to build a new fire house. The town has fire and emergency services agreements in place with other area departments such as the Reems Creek Fire Department which adheres to district guidelines for response times.

Director Eller continued to address zoning map and zoning text amendments for R-1, C-1, mixed-use development which has commercial on the bottom floor and housing above. Height restrictions were discussed as well looking at the downtown comprehensively and holistically as possible added Chair Kelley. Vice Chair Endries stated that he could provide a rendering of possible infill projects of higher density, pulling the historic plat with the existing lots as a template, and adding the higher density lot dimensions.

There was general consensus of the members that they were not comfortable increasing density without further specific directions from the Town Council.

No action was taken by the Planning Board.

6. Special Called Joint Town Council and Planning Board Meeting Chairman Pace

Chair Kelley noted that she would be able to attend the August 20th meeting.

7. Adjournment -

There being no further business and without objection, Chairman Kelley adjourned the meeting at 6:55 p.m. Carried Unanimously. 5-0

ATTEST:

Tamara Mercer, Town Clerk