

**Town of Weaverville  
Planning Board  
Regular Monthly Meeting  
Tuesday, September 3, 2024, 6:00pm  
Agenda**

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Tuesday, September 3, 2024.

Present: Chair Jane Kelley, Vice Chair Mark Endries, Michelle Rippon and Michael Sollazzo and alternate member Jennifer Young, who voted as a regular member.

Absent: Jonathon Brown and Donna Mann Belt

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

1. Call to Order

Chair Kelley called the meeting to order at 6:00 p.m. and recognized newly appointed alternate member Jennifer Young as regular voting member.

2. Adoption of Agenda

*Without objection, Chair Kelley declared adoption of the agenda. The motion carried unanimously. 6-0.*

3. Approval of Minutes – 8/6/2024 Regular Meeting

*Mr. Sollazzo moved to approve the August 6, 2024, meeting minutes, and without objection the motion carried unanimously. 6-0.*

4. Discussion Related to Parking Regulations

Planning Director Eller reviewed the topic of 'parking regulations' and noted that during the recent joint meeting of Town Council and the Planning Board, the Town's land use regulations currently require more parking spaces for certain uses than other jurisdictions. The current goals of the Comprehensive Land Use Plan (CLUP), last updated in November 2023, call for the study and consideration of parking regulations. The goal of considering parking requirements was also given number 2, which has a medium priority within the CLUP giving staff the direction to accomplish or address the stated goal within twenty-four months.

Mr. Eller provided examples of non-conforming and existing facilities which generally have more impervious surface due to excess parking spaces, such as the Walmart parking lot. In the downtown commercial business district where parking is an issue there are no new spaces required. There was discussion about a limited specific district in general and new construction parking requirements such as in C1, commercial.

Mr. Eller said the code addresses this as: 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.

There was a review of the benchmark city table for: Black Mountain, Brevard, and Buncombe County's regulations. Further discussion by the Planning Board noted multi-family residential, density, lower minimum requirements, conditional district zoning, the requirements for the new hospital, medical use accessory businesses, variances and the Board of Adjustment cases, parking standards and objective variables.

There was a general consensus that Brevard's standards would be applicable to Weaverville. Mr. Eller use Brevard and present further verbiage to the Planning Board addressing parking standards for consideration. will pull the hospital and medical use stats to present next month

There was additional discussion regarding the construction and standards used for Ingles, variances which there were three from the BOA. The Administrative permitting process, reduction of parking standards based on objective variables, such as tree preservation and landscaping, and buy on-line pickup at box stores and EV station requirements. Such spaces should probably should not count towards required spaces, added Mr. Eller.

## **5. Discussion Related to Tree Conservation**

Town Clerk Mercer presented updates from the Tree Board thus far since the re-establishment of Tree Board by Town Council. She provided a timeline from June through August, noting that the Board is working on their priorities and goals.

There was discussion regarding pollinator habitats, ecosystem benefits from birds and butterflies, heat islands versus, plantings and tree islands in parking lots. Conservation subdivisions applicable to smaller areas, lots and acreage density, bonuses if certain open space is preserved, impervious surfaces and pavers, and benchmark city research. It was noted by Ms. Mercer that the Tree Board has been addressing the preferred tree species list as well as the vegetative list as provided by the Planning Department.

Mr. Endries noted the Buncombe County watershed protection regulations and to extend conservation subdivision regulations to existing R-1, R-2 districts without construction on them and to lower the threshold for conservation subdivision in large undeveloped parcels. He estimated it could approximate 146 acres of undeveloped land and to look to recommendations from the Tree Board.

## **6. Adjournment**

*There being no further business and without objection, Chairman Kelley adjourned the meeting at 7:12 p.m. Carried Unanimously. 5-0*

ATTEST:

*Tamara Mercer*

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Tamara Mercer, Town Clerk