



Planning Board - Nov 07 2024 Minutes

Thursday, November 7, 2024 at 6:00 PM

Town Council Chambers, Town Hall

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Thursday, November 7, 2024.

1. Call to Order

Chair Jane Kelley, Vice Chair Mark Endries, Donna Mann Belt, Michael Sollazzo, Jonathon Brown, and alternate member Jennifer Young, who voted as a regular member.

Staff Present: Acting Town Manager Scottie Harris, Attorney Jennifer Jackson, Planning Director James Eller, Planner Graham Crawford and Town Clerk Tamara Mercer

1.1 Adopt or Amend Agenda

Without objection, Chairman Kelley moved to adopt the agenda as presented.

Carried unanimously.

1.2 Approval of Minutes for August 20, 2024 and September 3, 2024

Without objection, Mr. Sollazzo moved to approve and adopt the Minutes for August 20, 2024 and September 3, 2024.

Carried unanimously.

2. Discussion Related to Conditional District Request - 21 Parker Cove Road

2.1 Planning Director Eller reviewed the proposed conditional district application request located at 21 Parker Cove Road, for approximately 8.8 acres for a 45-unit single-family subdivision with a density of approximately 5 units per acre. He explained the process for compliance under a conditional use request, wherein the applicant shall hold a community meeting. The community meeting is scheduled for November 19th at 6:00 p.m. in Town Council Chambers, Town Hall. He said the Town Council has referred this conditional district request to the Planning Board for the full review process as required by N.C.G.S. Chapter 160D.

Mr. Eller presented the layout of the subject site located in the Reems Creek valley. The Planning Board review of the proposed conditional district and shall offer a recommendation statement addressing the plans consistency with comprehensive land use plan, and reasonableness of the proposed zoning amendment. Mr. Eller added that the Planning Board has a future opportunity to incorporate public comments from the upcoming community meeting at their next month's meeting.

He said it is the purview of the Planning Board to address the code under Section 20-1505 for a) New Development Regulations, b) zoning map amendments, c) plan consistency and d) reasonableness statement for rezonings. Mr. Eller reiterated the Planning Board considerations to address the statement for rezoning, size, benefits to neighbors and the community under the current code Sec. 20-1505. He noted that the upcoming community meeting to be held on November 19th, is open to the public, and the Planning Board members, however the board members may not speak or address the subject, they may observe only.

The Town Council Resolution concerning annexation had been provided. There was a question-and-answer period regarding the Conditional District application, site plan layout, 45 single-family homes, zero lot line, the common area and homeowner footprint of the dwellings, floodplain management and FEMA mapping.

In response to Mr. Sollazzo's question regarding the floodplain, Attorney Jackson reviewed the permitting process by the Buncombe County Inspections Department and floodplain regulations. The Buncombe County inspectors regulate the floodplain under the floodplain ordinance whether the subject site is annexed into the town or stays in Buncombe County's jurisdiction.

There was further discussion regarding the slope, grading, the portion of added fill and elevation, issued flood permit, density, R-12, R-1, R-2 and R-3 zoning requirements under the Town's code, the surrounding neighborhood and Maple Trace Subdivision.

In response to questions, Mr. Eller reviewed the Maple Trace subdivision (note: Maple Trace subdivision has requested voluntary annexation and upon meeting conditions expects to be annexed January of 2025) there are 134 single-family dwellings on 66 acres. But with retention ponds, steep slopes, and common areas, the build out of the 134 units is located on approximately 33 acres, therefore in staff's estimation the density is double compared to the current proposal.

Mr. Endries commented that on the FEMA floodplain on map, none of houses are proposed within the floodplain, to which Mr. Eller affirmed that

no houses are proposed within the floodplain. There was further discussion on the FEMA 100-year floodplain maps and the 1,000-year event and the flood zones in Buncombe County, Swannanoa and Woodfin. The developer is going to design and propose the development according to the regulations currently in place. Attorney Jackson reviewed the legal obligation to review the application as submitted.

Further discussion on zoning for R-1, R-2, and R-3 districts, the subject site lots sizes, and lot frontage area. Mr. Eller explained under the Buncombe County zoning; they could have higher density. This project is proposed to have less density, as the proposed project is below the Town's ordinance, they are requesting the conditional district. A conditional district it is not permitted under the administrative review process. Mr. Eller explained difference between special use permits and conditional district zoning requests, and he provided examples of such permits in the surrounding area developments.

Concerns expressed were ingress and egress, neighborhood character and impacts, multi-family developments, citizens in attendance who were opposed to annexation, and the citizens' input at the upcoming community engagement meeting, comprehensive plan consistency, affordable housing and housing stock, Hamburg Mountain subdivision discussed, conservation subdivision ordinance, parking, common space and open space, and zero-lot line concept.

Mr. Eller said that while under a conditional district request the Planning Board can address open space, parking allowance, and /or landscaping, the N.C.DOT dictates the ingress and egress off of the state road, Reems Creek Road, so they will address the entrance regulations and traffic speeds, as the Town does not control adding another lane to the roadway.

Chairman Kelley stated the Planning Board wished to hear from the developer to address the density and possible reduction in density, buffering, and other conditions.

There was general consensus for the Planning Board to wait until after the November 19th community input session and to continue this case to the December 3, 2024, Planning Board meeting.

3. Discussion Related to Conditional District Request -AdventHealth

- 3.1 Planning Director Eller reviewed the conditional district application request submitted by the applicant, AdventHealth. He said the community input meeting is scheduled for November 20th at 6:00 pm in Town Council Chambers Town Hall. Mr. Eller reviewed parcels and layout of the facility on the map, provided in the site plan application for the proposed hospital campus.

He pointed out that the proposed development is below the required parking requirements and above the height limitations of 75-feet, which is why the applicant is requesting a Conditional District, otherwise this would be a by-right building permit. The developers wish to have a maximum height of 120-feet, for patient in-care and patient focus. The reduction of parking spaces would be beneficial to the environment and for open space on the campus.

Chairman Kelley suggested a structured parking deck rather than surface parking and lessen impervious surface an opportunity for a covered structured deck is easier for patients' entry. There was further discussion regarding the helipad, landing pad, ingress and egress, Ollie Weaver Road, highway 70/26, emergency room location and greenspace.

AdventHealth Hospital engineer Steve Potter Director of Construction, said a parking structure may be consider upon the buildout, but not now. He reviewed the landscaping, the helipad approach per FAA guidelines and requirements, and the hospital must work with the State for ingress and egress. Most flights will be outbound as this is smaller community but annually, they expect to have approximately 50 flights a year. maybe one a week. He invited everyone to view their Hendersonville Hospital complex to view the open space plan.

Chairman Kelley said there was Planning Board general consensus that the proposed plan is consistent with Comprehensive Land Use Plan and is in the public interest as the area lacks a hospital, is therefore reasonable.

Mr. Eller confirmed that Staff will draft and provide a written recommendation and documents to Planning Board at the December 3, 2024 meeting.

4. Comprehensive Land Use Plan, Future Land Use Plan Map and Growth Area Resolution - Update Goals

- 4.1 Director Eller stated the Planning Board review and annual update of the Comprehensive Land Use Plan included and action plan follow-up with priorities and an updated Future Land Use Plan as provided in chart. It was noted staff will remove short-term rentals from the Planning Board list as that has already been decided and addressed by Town Council.

The Planning Board deliberations included the topic of the Town Manager search, new amendments to encourage open space or greenways, setbacks when a property line crosses the roadway, and growth areas were discussed. There was general consensus of agreement on the chart as presented.

Mr. Endries suggested there should be a change to the numbering sequence of the growth areas, such as reference Growth area 3C for commercial and 3R for residential as the town's borders expand, and other expansion scenarios, to which the Planning Staff will consider this suggestion.

Annexation satellites are capped at 10%, noted Attorney Jackson, Mr. Eller confirmed the percentages are accurately captured.

Mr. Brown moved to recommend with the updates aforementioned and approval of the updated Comprehensive Land Use Plan and to adopt the amended and restated Resolution Concerning Growth Areas as it is reasonable and in the public interest and is consistent with the Comprehensive Land Use Plan, and to include directing staff to amend the Future Land Use Plan as this is consistent with growth areas as presented.

Carried unanimously.

5. Adjournment

- 5.1 There being no further business and without objection, Chairman Kelley adjourned the meeting at 7:30 p.m.



Town Clerk
