



Planning Board Meeting – Dec. 03, 2024, Minutes

Tuesday, December 3, 2024, at 6:00 PM

The Planning Board met for a regularly scheduled meeting held on December 3, 2024, at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Planning Board members Present: Vice Chair Mark Endries, Donna Mann Belt, Michael Sollazzo, Jonathan Brown, and Jennifer Young.

Absent: Chair Jane Kelley (excused)

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

1.1 Adopt or Amend Agenda

Mr. Sollazzo moved to adopt the agenda.

Carried unanimously. 5-0.

1.2 Approval of Minutes- 11/7/2024 Regular Planning Board Meeting

Mr. Sollazzo requested a typo correction, to strike the word 'under' on page 4, paragraph 2, 'the proposed project is below/under the Town's ordinance for density'.

Mr. Sollazzo moved to approve the November 7, 2024, Planning Board meeting minutes with the correction.

Carried unanimously. 5-0.

2. Continued- Request for a Conditional District zoning located at 21 Parker Cove Road

2.1 Conditional District Request for 21 Parker Cove Road

Attorney Jackson reviewed protocol and procedures for this request noting the planning review process separate from the Town Council procedures for holding a Public Hearing.

Planner Eller provided a summary of the conditional district request, including the Resolution concerning annexation from Town Council, section 20-1505 and section 20-3203 review, the conditional district application, and site plan layout description. The subject site consists of approximately 8.8 acres and preliminary staff report was submitted for the record. The developer held the community meeting on November 19th per requirements for a conditional district request, and the Staff zoning analysis for 45 units proposed at a density of approximately five units per acre.

There was further discussion regarding Growth Area 5, mixed use, zoning districts R-1, R-2, R-3, R-12 residential, C-2 commercial, Conditional Districts, and special use permits, Comprehensive Land Use Plan updates, revised Growth area uses and Town Council goals, density in single-family developments, neighborhood characteristics, floodplain and floodplain regulations, wetland delineation, stormwater runoff, Buncombe County inspections and regulations, County zoning districts, quasi-judicial hearings under special use permits, calculating density, current standards in the code, affordable housing and PUD (Planned Unit Developments), setbacks, and zero lot line use, which Mr. Eller stated is the catalyst for the subject site conditional district zoning request.

Mr. Eller explained the administrative procedure for minor development modifications such as changes to the footprints of homes. The ordinance allows a Conditional District minor or small adjustments, but cannot allow a higher density, so no zoning increased impacts stated Attorney Jackson.

Vice Chair Endries called the question as to the conditional district zoning consistency with Comprehensive Use Plan.

Mr. Endries moved that the conditional district zoning as presented for 21 Parker Cove Road is consistent with the Comprehensive Land Use Plan.

Motion Carried. 4-1, with Mr. Endries, Mr. Sollazzo, Ms. Young and Mr. Brown voted 'aye'. Ms. Mann Belt voted 'no'.

In response to Ms. Young's question regarding water service, Attorney Jackson reviewed the procedure for utility easements prior to receiving water and sewer service. She explained the infrastructure in the public rights-of-way.

There was renewed discussion regarding the appropriateness and reasonable under zoning for higher density in an area surrounded by R-1 and R-2 zoning or under the conditional district request, and if it is compatible with the surrounding communities such as the Maple Trace subdivision.

Deliberations continued regarding Growth Area 5 corridor, density in the surrounding communities, zero lot line development, conservation in the sensitive Reems Creek area, the intent of this proposal for affordable housing, traffic, NCDOT future improvements on Reems Creek Road, floodplain, multi-family residential zoning, growth and development, and the future precedent for higher density in the area.

It was noted there were numerable Maple Trace subdivision residents in attendance who appeared to be against the project's annexation into the Town of Weaverville and that the Planning Board members recognized and considered the Maple Trace citizens.

Mr. Endries moved that the conditional district zoning request located at 21 Parker Cove Road is reasonable as proposed.

Motion Failed. Mr. Endries who voted 'aye'. Ms. Mann Belt, Mr. Sollazzo, Ms. Young and Mr. Brown who voted 'no'.

As a Conditional District zoning located at 21 Parker Cove Road is not reasonable, said Mr. Sollazzo, he moved that the Planning Board recommends traditional R-2 zoning as is reasonable and consistent with the Comprehensive Land Use Plan and is a compatible use within the town and outside its municipal limits for R-2 zoning.

Motion carried unanimously, with Mr. Endries, Mr. Sollazzo, Ms. Young, Mr. Brown, and Ms. Mann who voted 'aye'.

2.2 Conditional District Findings and Recommendations of the Planning Board

Town of Weaverville development regulations concerning zoning map amendments and North Carolina law require the Planning Board to review proposed zoning for plan consistency and reasonableness.

The property involved consists of approximately 8.80 acres located at the intersection of Parker Cove Road (SR 2106) and Water Leaf Drive. This property is currently in the unincorporated portion of Buncombe County and zoned R-1. No development approval has been obtained yet on this property so vested rights have not been claimed.

The developer has requested conditional district zoning on this property and the Planning Board has reviewed that request and provides its findings and recommendations. The Planning Board also thought it might be beneficial to Town Council to provide findings and recommendation on a traditional zoning district for this property as well and that is also contained in this letter so that Town Council could legally consider both without having to initiate a second Planning Board review. The Planning Board met on November 7 and December 3 to conduct its review and considered both options and reports the following findings and recommendations.

The conditional district request is for a development consisting of 45 residential dwelling units with small lots and reduced setbacks as shown on the Rezoning Plan dated 29 August 2024 that is attached to this recommendation. It is noted that the proposed unit density is approximately 5 per acre. The dwelling units are clustered and have lot sizes and setbacks that are smaller than what would be allowed under traditional

zoning districts. This provides a reason to consider conditional district zoning for the properties.

The Planning Board reviewed the project and, with a majority vote of 4 to 1, finds that the adoption of the conditional district with the suggested conditions noted below is consistent with the Comprehensive Land Use Plan. The Comprehensive Land Use Plan and Future Land Use Plan both contemplate single family residential development in the area. Both the current and anticipated version of the Resolution Concerning Growth Areas indicate that single family residential use would be appropriate for this area (Growth Area 5) and include conditional districts, R-1 and R-2 as desirable zoning districts in the Reems Creek Road Corridor. Additionally, the stated goals within the CLUP of “consider ways to increase housing affordability” was taken into account. The voluntary annexation petition states an anticipated average sales price of \$300,000 and the reduced lot area will aid in affordability.

The Planning Board failed to find that the conditional district as presented was reasonable and declined to provide a favorable recommendation on its adoption. To support this position, the Planning Board finds that a conditional district that incorporates the proposed rezoning plan is not reasonable in that the density is too high and that the small lot configuration that is proposed for the project is not consistent with the other residential uses within the area. It was also noted that Parker Cove Road connects to Reems Creek Road at an extreme angle and the Planning Board expressed concern that this intersection cannot safely handle the traffic load that is expected to be associated with this project. It was noted by some members that this project feels similar to multifamily projects and higher density zoning which were recently removed from the desirable uses in this Growth Area 5.

Concern was also expressed about the impact of this high density on the existing infrastructure and Town resources, and the tight clustering of the dwelling units was found to be undesirable in this location.

Traditional District Findings and Recommendation

As an alternative to the proposed conditional district the Planning Board also considered which traditional zoning district was most appropriate for this property. When considering a traditional district the Planning Board was urged to consider the appropriateness of all uses allowable within a requested zoning district. With this in mind the Planning Board focused on the R-2 zoning districts as it seemed to be most closely aligned to the existing residential development in the Reems Creek Road corridor, including Maple Trace Subdivision.

In a unanimous vote, the Planning Board found that R-2 zoning for this property is consistent with the Town’s Comprehensive Land Use Plan (CLUP) and reasonable and forwards a favorable recommendation to Town Council on R-2 zoning. In making this finding the Board considered the

future land use map, current and proposed uses within the area, including the mix of residential uses. This proposed R-2 zoning district represents a consistent and compatible use when considering the zoning and current uses in the area, including properties within the Town and just outside its municipal limits. To support the finding that R-2 zoning is reasonable the Board found that the R-2 zoning district is compatible with the current residential uses of the properties within the area, including existing and permitted single-family residences.

It is noted that this recommendation was largely based on this property being within the Town's identified Growth Area 5 and Town Council Resolution Concerning Growth Areas which indicates that R-2 zoning is consistent with Town Council's desired zoning for this property.

3. Continued - Conditional District Request for AdventHealth

Planning Director Eller presented the conditional district request as provided by the application for AdventHealth Hospital facility and the Town Council adopted Resolution concerning the voluntary annexation petition. The Planning Board shall provide a recommendation on whether the conditional district is consistent with the Comprehensive Land Use Plan as to the reasonableness of the proposed zoning amendment and address findings in the analysis.

The subject site consists of approximately 33 acres located along Ollie Weaver Road (SR 1730) near the intersection of US Highway 25/70. The developer has requested conditional district zoning on these properties. The Planning Board conducted an initial review at the November 7th meeting.

The conditional district request is for a healthcare facility complex consisting of a 67-bed hospital with an additional 26-bed hospital wing, emergency department, medical office buildings, and ambulatory surgery center. The project is proposed to be developed in phases, and developmental approval is sought on the master plan. Medical services facilities, such as what is proposed, are permitted by right in the Town's C-2 zoning district; however, the plan shows parking spaces that are below the minimum of what is permitted within the C-2 district and the proposed building height exceeds what would be permitted under C-2. For these two reasons a conditional district has been proposed for this project.

In response to questions regarding connectivity and pedestrian access, Mr. Steve Potter representative for AdventHealth Buncombe Campus, noted that they can provide a conduit and commit to walkability, but do not want to install sidewalks that go nowhere. They are agreeable to commit to connectors along the Ollie Weaver Road extension. Mr. Burwell described the campus and pedestrian paths for patients and employees as planned for the facility. He said accessibility is strongly encouraged and connectors to and from the hospital campus are planned.

There were further discussions regarding the Comprehensive Land Use Plan and Growth Area 3 and supporting medical uses, the conditions for minimum parking standard reductions, and building height code increase of the maximums. The hospital plans to mitigate any negative aspects of increase traffic but must work with NCDOT and noted the discussion of long-term planning for construction of sidewalks along 25/70.

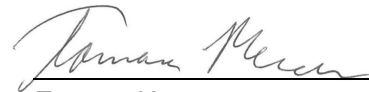
Ms. Young moved to approve the Conditional District request for AdventHealth as it is consistent with the Town's Comprehensive Land Use Plan and is appropriate and

reasonable for rezoning and in the public interest for the surrounding regional medical complex as an AdventHealth Buncombe County Hospital.

Carried Unanimously, 5-0.

4. Adjournment

- 4.1 There being no further business, and without objection, Vice Chair Endries adjourned the meeting at 7:17 p.m.



Tamara Mercer
