



Planning Board - Jan. 07, 2025 Minutes

Tuesday, January 7, 2025, at 6:00 PM

The Planning Board held a regularly scheduled meeting in Council Chambers, Town Hall 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Planning Board members Present: Chair Jane Kelley, Donna Mann Belt, Michael Sollazzo, and Jennifer Young, who voted as a regular member.

Absent: Mark Endries, Jonathan Brown- excused

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

2. Adoption of Agenda

Moved to adopt the agenda as presented.

Moved by: Michael Sollazzo

Aye Jane Kelley, Donna Mann Belt, Michael Sollazzo, and Jennifer Young

Carried unanimously. 4-0

3. Approval of Minutes December 3, 2024 Regular Meeting

Moved to adopt and approve the Planning Board meeting minutes of December 3, 2024 as presented.

Moved by: Michael Sollazzo

Aye Jane Kelley, Donna Mann Belt, Michael Sollazzo, and Jennifer Young

Carried unanimously. 4-0

4. Tree Conservation Regulations

Planning Director Eller reviewed the current regulations and the proposed Tree Conservation text amendments. The current goals of the Comprehensive Land Use Plan (CLUP), last updated in November 2023, call for the consideration of tree conservation regulations. The goal of considering the tree conservation regulation was also given number 2 (medium) priority within the CLUP giving staff the direction to accomplish or address the stated goal within 24 months.

Continuing on the previous month's conversation, additional information is being provided related to recently enacted conservation subdivision standards and large undeveloped or underutilized parcels within our municipal borders. Tree conservation regulations could be coupled with the recently enacted conservation subdivision standards and therefore propose that the lot threshold where conservation subdivision standards are applicable be lowered as shown in the attached proposed ordinance.

Mr. Eller provided a chart listing the possible effected lots as examples of underutilized parcels. He added the listed units are a theoretical maximum based solely upon the minimum lot area of the zoning district and the acreage present on the subject parcel. Other variables such as minimum lot width, minimum street frontage, setbacks, existing easements, road construction or topography have not been accounted for.

There was discussion regarding the regulations and current lots affected. Mr. Eller explained the standards for 25 lots and new parcels, and existing lots for 25 versus 20 lots. He noted the regulations in benchmark cities and towns by our municipal borders, and the Buncombe County regulations. Continued discussion regarding zoning districts, water and permitting, vested rights and permits, the watersheds and steep slopes, area topography, County standards and comparisons, large parcels, external growth versus internal lots and Mr. Eller expounded on allowances for density bonuses. These maybe considered voluntary, and these would be applicable to all subdivisions of 25 lots or more.

The Tree Board and the Tree Board's purview was discussed as well as 1/2-acre lot buffers for vegetation and trees. Chairman Kelley suggested this apply to 10 or more lots and to lower the threshold, to which there was general agreement to amend the regulation to include 10 lots and staff will draft the recommendations.

Moved that the tree conservation regulations is a high priority within the CLUP priorities and the Planning Board has found that these proposed code amendments are consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments provide for regulations which encourage additional tree conservation measures and to amend the standards from 25 lots to 10 lots.

Moved by: Jennifer Young

Aye

Jane Kelley, Donna Mann Belt, Michael Sollazzo, and
Jennifer Young

Carried unanimously. 4-0

5. Parking Regulations

Planning Director Eller reviewed the Code Sec. 20-3501 and stated the goal of considering parking regulations will be given number 1, which is a high priority within the CLUP, thus giving staff the direction to accomplish or address the stated goal within 12 months.

He said the Board held conversations related to this goal in October and staff has updated the staff report and proposed ordinance revisions as a result of these discussions. Parking space reductions are being proposed for the enumerated uses: dwellings, multifamily, medical services, general retail, multi-tenant development, manufacturing, and warehousing and distribution. This would lower the requirements for dwellings from 2 spaces to 1.5. Examples given for hospital shift workers and employee requirement parking space requirements. Mr. Eller said it is easier to regulate dimensional space rather than people.

Deliberations included medical services, patient rooms and hospital beds, multi-tenant parking, gross square footage, and gross floor space, downtown requirements, and neighboring regulations, electric vehicle use and requirements, and commercial development.

Moved to approve the amended parking regulation ordinance as presented as the Planning Board found this to be reasonable and in the best interest of the public.

Moved by: Michael Sollazzo

Aye Jane Kelley, Donna Mann Belt, Michael Sollazzo, and Jennifer Young

Carried unanimously. 4-0

6. Setback Regulations

Planning Director Eller presented the proposed verbiage for setback regulations. He said goals of the Comprehensive Land Use Plan (CLUP), to be adopted in January 2025, call for the study and consideration of altered setback requirements for certain lots. The goal of considering these regulations is anticipated to be given a number 1 (high) priority within the CLUP giving staff the direction to accomplish or address the stated goal within 12 months.

Mr. Eller explained that the current regulations require that all setbacks are to be measured from the property line. This standard is typical but does not anticipate the scenario where a property line extends into or across a road and therefore, allowing construction closer to a road than would otherwise be allowed. Mr. Eller used an example of a parcel on Yost Street where a property line crosses into the roadway. And he explained setback calculations and measuring. This proposed verbiage addresses this example. The proposed draft language addresses and corrects the setback calculation. Setbacks would be measured from the parcel line nearest to the subject property.

Moved to approve the setback regulations as presented as the Planning Board found this to be reasonable and in the best interest of the public.

Moved by: Donna Mann Belt

Aye Jane Kelley, Donna Mann Belt, Michael Sollazzo, and Jennifer Young

Carried unanimously. 4-0

7. Adjournment

7.1 There being no further business, and without objection, Chair Kelley adjourned the meeting at 6:31 p.m.



Town Clerk
