

Planning Board Meeting Minutes

June 3, 2025

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00 pm on Tuesday, June 3, 2025, within the Fire Department Training Room at the Weaverville Fire Department, 3 Monticello Road, Weaverville, NC.

1. Call to Order

Chair Kelley called the meeting to order at 6:00pm.

Planning Board members present: Chair Jane Kelley, Vice Chair Mark Endries, Michael Sollazzo, Donna Mann Belt; Absent: Jennifer Young, Jonathan Brown

Staff present: Planning Director James Eller, Planner Graham Crawford, Assistant Town Manager Jackson

2. Adopt/Amend Agenda

Endries moved to adopt the agenda as presented. All voted in favor and the motion carried 4-0.

3. Approval of Minutes

Mann Belt moved to approve the May 6, 2025 meeting minutes as presented. All voted in favor and the motion carried 4-0.

4. Zoning Map Amendment – 21 College Crescent

See attached statement of consistency/reasonableness and recommendation.

5. Zoning Text Amendment – Residential District Signage

Eller provided background for the proposed text amendment. There being no text that addresses signage for permitted uses within residential districts. Endries moved to amend the ordinance as presented, carried 4-0.

6. Continued Discussion of Meeting Date and Time

The board to keep the July meeting at the originally scheduled time and date, July 1, 2025, 6:00pm. In August meetings will begin with the new time, at 4:00pm on the originally scheduled dates.

7. Other Business

Invitation to the board to attend the information session and public input meeting on the Comprehensive Land Use Plan.

8. Adjournment

Chair Kelley declared the meeting adjourned at approximately 7:32pm.

June 6, 2025

Mayor Patrick Fitzsimmons and
Weaverville Town Council

Re: *21 College Crescent*
Proposed Zoning Map Amendment - R-2 Zoning
Statement of Consistency/Reasonableness and Recommendation

Dear Mayor and Council –

At the direction of Town Council, the Planning Board reviewed the application for a zoning map amendment that was submitted for the property at 21 College Crescent, and submits this letter as its statement on plan consistency and reasonableness.

Town development regulations concerning zoning map amendments require the Planning Board to review the application for plan consistency and reasonableness. **At the meeting on June 4, 2025, the Planning Board reviewed the request for compliance with the Comprehensive Land Use Plan and the reasonableness factors contained in Town Code Section 20-1505(d).**

One single family residence is currently located on the property. The property owner proposes to subdivide the property so that one additional lot is created for one additional single family residence. The dimensional requirements of R-1 would not allow this subdivision, but the smaller lots sizes allowed within the R-2 would. For that reason, the zoning map amendment to rezone the property to R-2 was submitted.

The Planning Board was united in believing that two single family residences should be accommodated on the property since there are many small lots within the area that have single family residences on them. The Board is required to consider all permissible uses within a zoning district when looking at map amendments. The Board struggled with implementing R-2 zoning on this property given that the permissible uses within R-2 include multifamily projects and duplexes. While there are a few duplexes and multifamily uses within the area, the neighborhood is predominantly single family, and the Board did not want to jeopardize that neighborhood character.

In a unanimous the Planning Board found that R-2 zoning for this property is consistent with the Town's Comprehensive Land Use Plan (CLUP), but unreasonable due to the risk of duplexes and multifamily development within a part of Town that is traditionally single family.

In that same action, however, the Planning Board voted to offer a favorable recommendation for a conditional district on the property that allows the property to be subdivided into two

lots for two single family residences, if they both conform to the dimensional standards of R-2, but prohibits duplexes or multifamily development on the new lots created. To support this recommendation, the Board found that residential uses in this area are consistent with the Comprehensive Land Use Plan and reasonable in that single family residences are the prevalent use within the area and, therefore, compatible with the neighborhood. It was also noted that smaller lot sizes will result in smaller houses which may increase access to housing that is affordable to a wider range of buyers.

A conditional district was a creative solution that both honored the reasonableness of what the property owner wants to do with her property and addressed the Planning Board's concern about opening up this property and others to multifamily residential and duplex projects. The Board had to consider using a conditional district in this situation since the Town's zoning districts do not include a good option that allows for residential projects on small lots that are limited to single family residences.

While it provided a solution to this particular property, this is not what conditional districts should be used for. Conditional districts are meant to be for large and complex projects, and not for common residential uses within residential neighborhoods.

A new residential zoning district should be explored, especially for implementation within the downtown area where there are already numerous single family residences on smaller lots. **This is believed to be an urgent need and the Planning Board plans to undertake a high priority project to work on the creation of a new residential zoning district that would allow single family residential development on smaller lots but prohibit any other use.**

Please let me know if you need anything further from the Board on this matter.

Sincerely,

Jane Kelley
Planning Board Chairman

cc: James Eller, Town Planner
Scottie Harris, Town Manager
Michael Frue, Town Attorney

 Recoverable Signature

X *Jane Kelley*

Jane Kelley, Chair

Planning Board

Signed by: d683d97a-6e81-4c70-8aac-021fd5d5e06b

ATTEST:

 Recoverable Signature

X *James Graham Crawford*

James Graham Crawford

Town Planner/Clerk to the board

Signed by: d683d97a-6e81-4c70-8aac-021fd5d5e06b