

MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Regular Workshop
Tuesday, July 16, 2024**

The Town Council for the Town of Weaverville held its regular workshop meeting on July 16, 2024, at 6:00 p.m. in the Council Chambers/Community Room at 30 South Main Street, Weaverville, N.C.

Councilmembers present: Mayor Patrick Fitzsimmons, Vice Mayor John Chase and Council members Doug Jackson, Catherine Cordell, Michele Wood, and Dee Lawrence. Absent: Peter McGuire remote attendance but did not participate in any vote.

Staff members present: Acting Town Manager Scottie Harris, Town Attorney Jennifer Jackson, Town Clerk Tamara Mercer, and AV Operator Lauren Ward.

1. Call to Order – *Mayor Fitzsimmons called the meeting to order at 6:00 p.m.*

2. Planning for 8/20/2024 Joint Meeting with Planning Board

Attorney Jackson reviewed some proposed topics for the Joint Meeting with the Planning Board scheduled for August 20, 2024. Those included a Comprehensive Land Use Plan Update, Growth Areas Resolution/Future Land Use Map, and Short-Term Rental Regulation Discussion. Council agreed that these topics should be included.

Mayor Fitzsimmons noted the increase in land sales along Reems Creek corridor. He asked for Council's input for topics and other items. Possible changes to zoning categories/districts for Growth Areas 3, 4, and 5, and a discussion of potential new zoning districts were added as additional topics.

Councilmember Jackson suggested Weaverville contact Woodfin to collaborate together on common interests. There was general interest in hold a joint meeting between the Weaverville and Woodfin governing bodies.

Vice Mayor Chase addressed voluntary annexation requests. He said for existing developments requesting voluntary annexations, the town could implement a tiered approach with regards to town road standards and NCDOT roads. If a development was built years ago and roadway conditions are such that the town will be required to accept and repair them, then the staff and council could work with a decision tree and fees in lieu of repairs. Mayor Fitzsimmons agreed that a clear policy should be drafted for staff to use in assessing an annexation case.

Councilmember Wood and Councilmember Cordell suggested that the street standards conversation is probably best as its own meeting and, by consensus, it was decided that the September workshop will be used for that topic. Councilmember Cordell, who serves as the Town's representative on the MPO will work to bring an NCDOT representative to the Town Council September workshop in order to address the topic of roadway standards.

Mayor Fitzsimmons suggested that another topic for the Joint Meeting might be eliminating or reducing parking minimums at the Joint Meeting.

After no further suggestions, Mayor Fitzsimmons requested a motion to enter closed session.

3. Closed Session

At approximately 6:20 pm Councilmember Jackson made a motion to enter closed session as allowed by (1) N.C.G.S. §143-318.11(a)(3) in order to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged, (2) N.C.G.S. §143-318.11(a)(5) in order to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the amount of compensation and other material terms of an employment contract or proposed employment contract, and under N.C.G.S. §143-318.11(a)(6) in order to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. The motion carried unanimously (6 to 0) and Town Council entered closed session.

[CLOSED SESSION]

At approximately 7:07 pm Councilmember Lawrence made a motion to exit closed session and reenter open session. All voted in favor of the motion (6 to 0) and Town Council returned to open session.

4. Adjournment

There being no further business and without objection, *Mayor Fitzsimmons adjourned the workshop at 7:08 p.m.*

ATTEST:

Tamara Mercer