

Planning Board Meeting Minutes

November 3, 2025

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, November 3, 2025, within the Fire Department Training Room at the Weaverville Fire Department, 3 Monticello Rd., Weaverville, NC.

1. Call to Order

Planning Board members present: Vice Chair Mark Endries, Donna Mann Belt, Jonathan Brown, Michael Sollazzo, Jennifer Young, Alternate Tom Flourney

Planning Board members Absent: Chair Jane Kelley

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

Vice Chair Endries called the meeting to order at 4:00 pm and recognized alternate member Jennifer Young as a voting member of the Board due to the absence of a regular member.

2. Adoption of Agenda

The motion to adopt the agenda was made by Sollazzo. All voted in favor and the motion carried 5-0.

3. Approval of Minutes – 10/6/2025 Regular Minutes

Young moved to approve the October 6, 2025, meeting minutes as presented. All voted in favor and the motion carried 5-0.

4. 10 Silverwood Farm Road Zoning Map Amendment Revision and Recommendation

Director Eller presented the board with the packet materials related to the proposed zoning map amendment revision. Director Eller noted the revised map shows an increase in R-12 zoning by about 3.5 acres and a reduction in the same amount from R-3.

The board noted that the changes were minor in nature and will have minimal impacts and in straw polls voted to keep their positive recommendations for reasonableness and plan consistency. The representative for the property owner(s), present at this meeting, stated that the reason for the change was mainly related to topographical challenges present on the property.

Mann Belt moved to send a favorable recommendation for the R-12, R-3, and C-2 shown on the revised map with findings that these zoning districts are consistent with the

Comprehensive Land Use Plan and reasonable for the reasons stated in the Board's previous recommendation on the matter dated 8 October 2025. Without further discussion, the motion carried 5-0.

5. Session Law 2025-94 Text Amendments

Director Eller presented the board with a draft of text amendments related to:

- (1) Vested rights and permit choice (Sec. 20-1116),
- (2) Waiting periods for subsequent requests (Sec. 20-1508),
- (3) Streets (Sec. 20-2403),
- (4) Quasi-Judicial zoning decisions (Sec. 20-3108), and
- (5) Authorized signs (Sec. 20-4102).

Jackson suggested some minor revisions to the proposed text amendments for clarity. Sollazzo motioned to approve the text amendments with the changes that were discussed in the meeting. Without further discussion the motion carried 5-0.

6. Other Business Comprehensive Land Use Plan Update

Director Eller explained to the board that Town Council has decided to pause any work on the CLUP update for 90 days due to the ongoing municipal election within the Town.

Vice Chair Endries asked for updates on a shared working drive for the board and the property commonly known as 21 Parker Cove Rd and the conditional zoning district that carries with the property.

7. Adjournment

Without objection Vice Chair Endries declared the meeting adjourned at approximately 4:39pm.



Chair, Jane Kelley



Clerk to the Board, Graham Crawford