

Planning Board Meeting Minutes

October 6, 2025

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, October 6, 2025, within the Council Chambers at the Weaverville Town Hall, 30 S Main St., Weaverville, NC.

1. Call to Order

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

Planning Board members present: Chair Jane Kelley, Vice Chair Mark Endries, Donna Mann Belt, Jonathan Brown, Jennifer Young, Alternate Tom Flournoy

Planning Board members Absent: Michael Sollazzo

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

2. Adoption of Agenda

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

3. Approval of Minutes – 9/2/2025 Regular Minutes

Young moved to approve September 2, 2025, meeting minutes as presented. All voted in favor and the motion carried 5-0.

4. 10 Silverwood Farm Road Zoning Map Amendment

Director Eller presented the board with the packet materials related to the proposed zoning map amendment. Director Eller noted the consistency of the proposed zoning map amendment with the Town's current comprehensive land use plan and specifically the adopted resolution concerning growth areas, as well as the Town's current satellite annexation percentage cap of 10%. The board agreed that the comprehensive land use plan is clear and speaks to the specific zoning the proposal is seeking to achieve for this property.

The board moved on to discuss the reasonableness of the zoning map amendment. Discussions were related to the changing of zoning from the current county applied zoning 'OU' or Open Use to more limited zoning uses of C-2, R-12 and R-3, if the property is annexed. Discussion also included impacts to neighboring property owners and the increase of housing stock.

Young moved to send a positive recommendation on the C-2, R-12, and R-3 zoning shown on the revised zoning map layout and to make findings that such zoning is consistent with the comprehensive land use plan and reasonable. Without further discussion the motion carried 5-0.

5. Comprehensive Land Use Plan

Director Eller presented the board with a draft of the updated comprehensive land use plan for the board's review and to allow the opportunity to add any additional information or state new goals for the updated comprehensive land use plan. There was some discussion about the timeline for the next steps in the project. Staff will get some direction from Town Council on whether to hold to the current timeline or incorporate a slight delay in the process in order to allow new council members to have an opportunity to meaningfully review the plan.

6. Continued Review of Residential Uses/Districts

Director Eller presented the board with the R-6 and R-10 text amendments and asked for discussion and a recommendation on the R-10 zoning district. Young expressed concern for the side yard setbacks being put at 6ft and the risk of fire and the spread of such to neighboring homes. Endries noted the historical precedent that previous developments within Weaverville have achieved developmental approval with 5- or 6-foot setbacks, indicating the need for the R-10 zoning district.

After a full discussion on the issues related to the new R-10 district, Endries moved to provide a positive recommendation on adding a new R-10 zoning district as proposed with findings that it is consistent with the comprehensive land use land and reasonable in that it provides a higher density single family zoning district that will potentially provide a lower cost single family residential option to developers and help address the housing shortage and affordability issues in the area. The motion carried 3-2 with Endries, Kelley and Brown voting in favor. Mann Belt and Young voted against, noting their safety concerns.

7. Other Business

Director Eller noted that the November meeting as currently scheduled will conflict with the November elections, as they will occupy the space for the normal meeting location. The decision was made to wait on deciding whether to change the location of the November meeting or cancel the meeting until October 20.

Endries discussed the possibility of a shared electronic workspace that would allow for collaborative sharing of documents to help with meeting preparedness. Assistant Town Manager Jackson expressed concerns related to public records and open meeting laws and offered solutions.

Director Eller presented the board with the recently passed HB926 and the impacts to local governments jurisdiction related to road standards, flags, permit choice and quasi-judicial decisions.

8. Adjournment

Without objection Chair Kelley declared the meeting adjourned at approximately 5:40pm.

A handwritten signature in blue ink that reads "Jane Kelley". The signature is written in a cursive, flowing style.

Chair, Jane Kelley

A handwritten signature in blue ink that reads "Graham Crawford". The signature is written in a cursive, flowing style.

Clerk to the Board, Graham Crawford