



Town Council Regular Meeting Minutes

The Town Council regularly scheduled meeting was held on Monday, November 17, 2025 at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Mayor Fitzsimmons called the meeting to order at 6:00 p.m.

Town Council Present: Patrick Fitzsimmons, John Chase, Michelle Wood, Doug Jackson, Catherine Cordell, Peter McGuire, and Gary "Dee" Lawrence.

Staff Present- Town Attorney Michael Frue, Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Planning Director James Eller, Public Works Director Angela Reece, Assistant Public Works Director Eric Cutshall, Water Treatment Plant Superintendent Randall Wilson, Finance Director Tonya Dozier, Town Clerk Tamara Mercer, Planner Graham Crawford, Community Center Manager Mike DeSerio, Police Chief Somer Oberlin, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Motion to approve the agenda as presented.

Moved by: John Chase

Aye Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, Patrick Fitzsimmons, John Chase, and Catherine Cordell

Carried unanimously. 7-0

3. Conflict of Interests Statement

Mayor Fitzsimmons stated it is the duty of Town Councilmembers to avoid both conflicts of interest and appearances of conflicts. No member had any known conflict of interest or appearance of conflict with respect to any matters on the agenda for tonight's Town Council meeting.

4. Consent Agenda

Town Manager Harris reviewed the consent agenda items and as correlated with the Strategic Plan's goals and priorities.

Motion to approve the consent agenda as presented.

Moved by: Doug Jackson

Aye

Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, Patrick Fitzsimmons, John Chase, and Catherine Cordell

Carried unanimously. 7-0

- A. Minutes of Oct. 27, 2025 Meeting - approved as presented
- B. Waterline Acceptance – Encore at Reems Creek (Phase 2) - approved as presented
- C. Monthly Tax Report, Refunds/Releases- approved as presented
- D. Budget Amendments for Police and Fire Dept.- approved as presented
- E. Helene Recovery Plan Adoption- approved as presented
- F. Source Water Resiliency and Response Plan- approved as presented
- G. Road Closure Ordinance – Florida Ave for Candlelight Stroll- approved as presented
- H. Code Amendments – Ch. 20 – Legal Compliance – Set PH for 12/9/25- approved as presented
- I. Resolution Supporting MPO Grant Application for Update to 2014 Reems Creek Greenway Feasibility Study- approved as presented
Town Council discussed the greenway for the Reems Creek corridor, noting the history of the 20% reserve funds, the Metropolitan Planning Organization Ten Year Plan and effects of Hurricane Helene, an updated Reems Creek Greenway study, and the design stage versus costs for the planning stage.

5. Town Manager's Monthly November Report

Town Manager Harris reviewed the following project updates, communication statuses', and events calendar:

- Town Manager School of Government scholarship course 'Leading for Results'
- AdventHealth Hospital update and meeting event Nov. 18th
- Veterans Day Observance host Council member Jackson and keynote speaker Major General Beck (retired)
- Main Street Nature Park Stormwater and Streambank Stabilization project grant & Invasive Plant Workshop & Removal Day Dec. 10th
- Holiday Season Events- Weaverville's Holiday Parade Dec. 6th, WBA Candlelight Stroll Dec. 12th with new Winter Wonderland
- Town Clock parking lot Spruce Tree- Arborist diagnoses is needle cast fungus & Town received a new replacement tree donation
- Financial System Upgrade- new accounting software rollout Jan. 31st
- I-26 Bridge Construction updates
- Food Pantry Donations temporarily placed in Clock lot by BeLoved Asheville
- Fire Department Helene Recovery grant
- Town Council Meetings, Organizational and Oath of Office meeting, and holiday closings calendar

6. Public Comment

Ms. Sylvia Landis, a Weaverville resident, addressed town growth and stated she was in favor of the Town trying to obtain entrepreneurial community certification and supporting entrepreneur leadership. Ms. Landis noted Mars Hill implements models to teach skills, innovation, and investing in human resources.

Ms. Janice Weaver, a Weaverville resident, introduced Forest Weaver.

Mr. Forest Weaver, a Weaverville resident, addressed the history and preservation of Weaverville's black community, Hillside School and Hillside Community Center. The Community Center is designated historic and in process of rehabilitation and renovations, which received the Dogwood Foundation grant.

Ms. Norma Reed presented a Hillside Community Certificate of Appreciation to Councilmember Michele Wood for her initiative promoting and preserving Weaverville's black community history.

Dr. Chip Lambert, a Buncombe County resident, was concerned with the proposed annexation located at 10 Silverwood Farm Road as his residence abuts the development. He expressed concerns regarding a residents' zoom meeting and not seeing site plans drawings for water and sewer line infrastructure.

Ms. Pamela McCurry, a Buncombe County resident, adjacent to requested annexation property located at 10 Silverwood Farm Road and was concerned about the impacts to her property, the development of high density and crime.

Mr. Kieth McCurry, a Buncombe County resident, adjacent to requested annexation property located at 10 Silverwood Farm Road was concerned with an environment and geological study, increase of density footprint, water capacity allocation, site grading and impacts to his water well and ground levels. Other concerns expressed were rights-of-way permissions, he said only one entrance would be detrimental to the surrounding neighborhood.

Mr. Brian Whitt – Withdrew his request to speak

No written comments were received at Town Hall or via email stated Town Clerk Mercer.

7. Discussion & Action Items

A. Annexation/Zoning/Water Request – 10 Silverwood Farm Road

Town Manager Harris reviewed the annexation and zoning request located at 10 Silverwood Farm Road. He said the voluntary annexation petition was for approximately 107 acres located at the subject site. The purpose is to obtain Town services, including water, the requested zoning to support an apartment complex, single family residential units/lots, and 10+ acres of commercial property, as submitted by the developer.

At Town Council's meeting on September 22, 2025, the Town Clerk was directed to investigate the sufficiency of the annexation petition. Town Clerk Mercer has done so and has found that the petition is sufficient. The petitioners requested R-12, R-3, and C-2 traditional zoning and the Planning Board recommendation was favorable as to the proposed districts shown on the map attached to their recommendation letter.

The Town received a water commitment request on this property on November 5th and the Public Works Director and her team are working on the water capacity analysis and will report to Town Council on her findings as soon as they are available, but not later than Town Council's December 15th meeting.

The developer Landon Cox and Attorney Bo Carpenter were in attendance and described the project that was proposed and the traditional zoning request and answered questions.

There was active discussion regarding this project and Town Council members expressed the following concerns: project density; preliminary site plan and zoning; fire, police and emergency services costs to the Town; satellite annexation and percentage of satellite annexation maximum which could restrict future growth of Weaverville; sewer, water and infrastructure. Further discussion regarding Buncombe County's zoning and permitting process, special use permit requirements and Town of Weaverville conditional district permitting. Government funding using housing bonds and federal tax credits, and the developers' funding deadlines. An economic feasibility study, adjacent property water wells and the water table, performing a geotechnical evaluation and site grading mitigation, and NCDOT traffic engineers' analysis.

Assistant Manager Jackson answered questions regarding approval procedures and the consequences of the traditional zoning request versus conditional district zoning.

Councilmember Cordell requested the applicant to withdraw the request and submit smaller scaled-down project proposal.

Planning Director Eller reviewed the annexation request procedures, noting that the project received a favorable recommendation by the Planning Board as to consistency with the zoning proposal provided, and is therefore eligible for a public hearing before the governing board. If the developer were to change this application to a conditional district request or increase the project density, those changes would have to go back before the Planning Board.

Vice Mayor Chase made a motion to set a public hearing regarding the request for annexation and zoning for December 9th for the property located at 10 Silverwood Farm Road. There was discussion about possible amendments to the motion, but after discussion Chase withdrew his motion.

There was Town Council consensus not to take any action to set the public hearings at this time and belief that they need additional information and specifics on the project, including a site plan and economic analysis. Landon Cox agreed to reconsider his application and provide additional information on a revised project.

B. Notice of Anticipated Vacancy on Town Council

Mayor Fitzsimmons stated that with the results of the 2025 municipal election for mayor now known, it is anticipated that when Councilmember Dee Lawrence is sworn in as Weaverville's next mayor a vacancy on Town Council will be created. Town Council has Rules of Procedure concerning the appointment process for filling such a vacancy on Town Council. Citizens may submit a Town Council vacancy application by December 8th at 5:00 p.m. Town Council may elect to take action to appoint and fill the vacancy at the Town Council December 15, 2025, meeting.

C. Fire Department Quarterly Report

Chief Davis provided the Fire Department quarterly report which included fire incidents, inspections, fire loss report including the apparatus loss, insurance claim of total loss, average response times and training, and the Fire Marshal's activities.

D. Police Department Quarterly Report

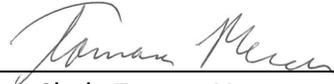
Chief Oberlin reviewed her Police Department quarterly report which included incidents, accidents, and other matters such as an older vehicle that was involved in an interstate accident being replaced with a used hybrid, police training, checkpoints, and a review of Senate Bill 300 which addresses law enforcement interventions and oversight compliance.

E. Community Center Quarterly Report

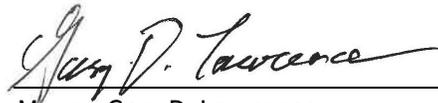
Community Center Manager DeSerio reviewed the quarterly report for private use rentals, facility updates, programs, volunteers, events, and outdoor activities.

9. Adjournment

There being no further business and without objection, Mayor Fitzsimmons adjourned the Town Council meeting at 7:45 p.m.



Town Clerk, Tamara Mercer



Mayor, Gary D. Lawrence