

**Town of Weaverville**  
**Planning Board**  
**Regular Monthly Meeting**  
**Monday, February 2, 2026, 4:00pm**  
**Town Hall Council Chambers**  
**Agenda**

	Pg#	
1. Call to Order .....		Chair Kelley
2. Adoption of Agenda .....		Chair Kelley
3. Approval of Minutes – 1/5/2026 Regular Meeting .....	2	Chair Kelley
4. Zoning Text Amendment – Crypto Mining / Data Centers....	5	Planning Director Eller
5. Comprehensive Land Use Plan Priorities.....	7	Planning Director Eller
6. Set Special Called Meeting.....	14	Planning Director Eller
7. Adjournment.....		Chair Kelley

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, February 2, 2026

**Subject:** Minutes

**Presenter:** Board Clerk

**Attachments:** Minutes from the January 5, 2026 Meeting of the Board

**Description:**

Attached you will find proposed minutes from the January 5, 2026 meeting of the Board

**Action Requested:**

Staff is requesting that the Planning Board adopt the aforementioned minutes as presented or amended by motion of the Board.

# Planning Board Meeting Minutes

## January 5, 2026

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, January 5, 2026, 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 Tom Flournoy as a voting member of the Board due to vacancies of regular planning board seats.

Planning Board members present: Chair Jane Kelley, Jonathan Brown, Michael Sollazzo, Tom Flournoy

Planning Board members absent: Donna Mann Belt

Staff present: Planning Director James Eller, Planner Graham Crawford

### 2. Election of Officers – Vice Chair

Due to the recent municipal elections last November, the planning board has created new vacancies that resulted in the need for the board to appoint a Vice Chair.

Chair Kelley nominates Michael Sollazzo as the new Vice Chair. All voted in favor and none opposed. The motion carries 4-0.

### 3. Adoption of Agenda

Sollazzo moved to adopt the agenda as presented. The motion carried 4-0.

### 4. Approval of Minutes – 11/3/2025 Regular Meeting

Sollazzo moved to approve the minutes as presented. The motion carried 4-0.

### 5. 6 Pleasant Grove Major Subdivision Preliminary Plans

Director Eller presented the board with the preliminary plans for the major subdivision on the property commonly known as 6 Pleasant Grove Road. The Planning Board previously reviewed and approved preliminary plans related to a major subdivision on this property for 43 units to be developed, the plans before the planning board today show an increase in units up to 51 to be developed. Director Eller notes that the technical review committee has met and reviewed these plans and has given a positive recommendation for approval of these plans to the planning board. While the plans do reflect an increase in units, the 51 is still within the allowable 8 units per acre that is applicable in the property's R-3 zoning

classification. There will be the same number of buildings and they are also roughly the same size as shown on the previous version of plans with each unit narrowing to allow for the additional 8 units (1 additional unit per building).

Sollazo moved to approve the Major Subdivision Preliminary Plans for 6 Pleasant Grove/Fox Property – the motion carried 4-0.

6. Session Law 2025-94 Text Amendments.....Waiting Period on Minor Subdivisions  
Director Eller presented the board with information on newly passed state law that conflicts with current town ordinance related to waiting periods for minor subdivisions. Code amendments are necessary to ensure legal compliance with current state law.

Flournoy moved to provide a positive recommendation on the text amendment as presented. The motion carried 4-0.

7. Adjournment

Without objection Chair Kelley declared the meeting adjourned at approximately 4:27pm.

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, February 2, 2026  
**Subject:** Text Amendment Related to Crypto Mining / Data Centers  
**Presenter:** Planning Director  
**Attachments:** Proposed Text Amendments

**Description:**

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations to ensure statutory compliance and consistency with stated goals. Rather than having a rank, as many other priorities do, this goal can be found within the portion of the table reserved for legal compliance and accountability.

In this case with crypto mining or data centers, when new uses are encountered they should be enumerated and addressed by the land development regulations. Due to this use closely resembling “noxious uses” due to power and water consumption, as well as noise generation, staff proposes the attached text amendment to include crypto mining / data center in this category. As such the establishment of this use will be subject to conditional district review.

**Action Requested:**

Staff is seeking a recommendation from the Board to Town Council on the proposed text amendment related to the regulation of crypto mining / data centers.

**Sec. 20-1202. Specific definitions.**

Unless otherwise provided in this chapter or any other development regulations adopted by the town, the following definitions shall apply in the administration of all development regulations adopted by the town:

*Noxious uses.* Any use that could be harmful to health or the environment if not properly regulated. Noxious uses include, but are not limited to, the following: power plants, crypto mining or data centers, water and sewage plants, landfills or recycling facilities, outdoor firing ranges, junk yards or salvage yards, rendering plants and slaughterhouses, asphalt or concrete plants or any extractive industry.

**Sec. 20-3205. Table of uses.**

The following notes shall be applicable to the Table of Uses established herein.

- (1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.
- (2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator shall make a determination on which use most closely resembles the proposed use and shall apply those regulations and restrictions. Such determination may be made as a formal interpretation, or as part of an issuance or denial of a zoning permit or a notice of violation. The zoning administrator's determination is subject to an appeal of an interpretation which shall be heard by the board of adjustment.
- (3) The abbreviations and symbols shown in the Table of Uses have the following meanings:

"C" = Conditional District required

"P" = Permitted

"PS" = Permitted with Standards

"-" = Not Permitted

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
<b>MISCELLANEOUS USES</b>								
Noxious Uses	-	-	-	-	-	-	C	-

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, February 2, 2025

**Subject:** Update of Comprehensive Land Use Plan – Table of Stated Goals, Responsibilities, and Priorities

**Presenter:** Planning Director

**Attachments:** Table of Stated Goals, Responsibilities, and Priorities

**Description:**

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a comprehensive update to the CLUP in 2025 or at such time as substantial legislative or other changes are experienced.

A portion of this update will include a review of the table of stated goals, responsibilities, and priorities. Staff and the Board will collaborate in scoring existing stated goals and including any desired new goals.

**Action Requested:**

Staff and the Board will collaborate in scoring existing stated goals and including any desired new goals.

# COMPREHENSIVE LAND USE PLAN

## STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1=high priority, addressed in 12 months; 2=medium priority, addressed in 24 months; 3=lower priority, addressed in 36 months; 0=proposed deletion)  
 Proposed – February 2026

1	2026	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
2	PRIORITIZATION								
3	<b>WATER</b>								
4				1	Expand water infrastructure and capacity to support the growth needs of the Town	Strategic Plan Goal 1.4 WTP Expansion project underway; commitments and usage reported quarterly	✓	✓	✓
5				1	Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
6				1	Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
7									
8									
9	<b>STREETS AND SIDEWALKS</b>								
10				1	Continue the Street Improvement Program	Program funded FY2026	✓		✓
11				1	Conform Code to HB926 that removes authority to have different standards from min. NCDOT stds	Legally required; Ch. 20 amdmts completed; Ch. 24 (Streets) amdmts pending	✓	✓	✓
12				2	Study possible adoption of driveway construction standards – steep slope, reduction of curb cuts, common driveways		✓	✓	✓
13				2	Develop attainable goals and priorities for Town streets related to bike-ped accessibility	Bike-Ped Plan adopted 6/26/23; plan of action needed	✓		✓
14				2	Establish/continue funding a Sidewalk Improvement Program and/or Bike-Ped priorities	Strategic Plan Goal 5.1 Bike-Ped Plan adopted 6/26/23			✓
15				2	Work with NCDOT on pedestrian crossing over Reems Creek on Merrimon	Strategic Plan Goal 5.4			
16				3	Improve pedestrian and cyclist connectivity	Strategic Plan Goal 5.7, 5.8			
17				0	Review annual progress towards implementation of the Bike-Ped Plan	Bike-Ped Plan adopted 6/26/23; WEDAC	✓	✓	✓
18									

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1	2026	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
19					<b>HOUSING</b>				
20				1	Consider broadening allowable housing types (duplexes, quadplexes) in residential districts by allowing multifamily or establishing new districts	PB recommended new R-6 and R-10; TC action needed	✓	✓	✓
21				2	Consider ways to increase housing affordability	Strategic Plan Goal 1.5	✓		✓
22				3	Consider expansion of the MH Overlay District	Strategic Plan Goal 1.5	✓	✓	✓
23									
24									
25									
26					<b>GENERAL POLICY MATTERS</b>				
27				1	Review & update economic development goals	WEDAC/TC working on this			✓
28				1	Continue to annex properties along the Town's borders in order to impose the Town's land use regulations	TC consensus on 5/14/22 and resolution dtd 12/13/22 & last amended 5/20/24			✓
29				1	Continue to work with Buncombe County on planning issues, esp. in areas near Town limits	TC consensus on 5/14/22	✓		✓
30				1	Engage in conversations with NCDOT about long-term planning for growth	TC consensus on 5/14/22	✓		✓
31				1	Engage in conversations with MSD about long-term planning for growth	TC consensus on 5/14/22; MSD Update on 9/22/25	✓		✓
32				1	Annual or as-needed review of Future Land Use Map and Resolution Concerning Growth Areas	Strategic Plan Goal 1.1 Resolution review and adopted 1/25	✓	✓	✓
33				1	Make decisions on annexation based on the ability to provide quality municipal services to proposed land uses to same extent and under current policy	TC consensus on 5/14/22 and resolution dtd 1/25			✓
34				1	Increase recreational opportunities, especially on Town properties	Eller Cove Watershed; Reems Creek Greenway; Quarry Rd	✓		✓

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	2026	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
1									
35				1	Evaluate need to strengthen regulations with regard to hazard mitigation	Strategic Plan Goal 2; Hazard Mitigation Plan update in progress	✓	✓	✓
36				1	Review of overlapping land use authority (Floodplain, Stormwater, Sedimentation/Erosion Control, Building Permits & Inspections)	Strategic Plan Goal 1.3	✓		✓
37				2	Investigate possibility of reestablishing direct bus route between Weaverville and Asheville	Strategic Plan Goal 5.5	✓		✓
38				2	Negotiate interlocal agreement(s) with County (Building Permits and Inspections)	Take up when County initiates	✓		✓
39				2	Enhance planning efforts in floodplain areas to reduce local flood risks	Strategic Plan Goal 1.8	✓	✓	✓
40				2	Study parking in downtown area and expand if needed	Strategic Plan Goal 3.5	✓	✓	✓
41				3	Incentivize mixed use development and development near transit lines in areas with affordable housing and near new hospital	Strategic Plan Goal 1.7	✓	✓	✓
42				3	Prioritize green infrastructure and connectivity	Strategic Plan Goal 1.6	✓	✓	✓
43									
44									
45	<b>LAND DEVELOPMENT REGULATIONS</b>								
46				1	Review residential uses for consistency and compatibility with policy directives	PB recommendation complete; TC action needed	✓	✓	✓
47				1	Monitor any changes to down-zoning restriction and report if municipal authority reestablished		✓		
48				1	Study & consider regulations that encourage neighborhood parks and open space	Strategic Plan Goal 4.1	✓	✓	✓
49				1	Implement regulations on Crypto Mining/Data Centers		✓	✓	✓
50				1	Implement regulations related to mobile vendors		✓	✓	✓

## COMPREHENSIVE LAND USE PLAN

### STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

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1	2026	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
51				1	Study & consider a greenway overlay district	Strategic Plan Goal 6.2, 1.8, 1.6, 5.7	✓	✓	✓
52				2	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	Strategic Plan Goal 3.1	✓	✓	✓
53				2	Undertake a comprehensive review of zoning regulations		✓	✓	✓
54				2	Determine need or desire for Town grading regulations for projects between 1 acre and ½ acre		✓	✓	✓
55				2	Revise wireless telecommunication facility regulations for legal compliance and policy objectives		✓	✓	✓
56				3	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning for unique development	Areas improved: Mixed Use Development Apartments; Condos & SFR	✓	✓	✓
57				3	Study & consider regulation of short-term rentals	HOLD due to legal authority change in 12/24; TC Consensus to Delay 8/20/24;	✓	✓	✓
58									
59									
60									
61	<b>PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED</b>								
62	-		-	-	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓
63	-		-	-	Consult the Future Land Use Map and Resolution Concerning Growth Areas for Plan consistency review	Legally required	✓	✓	✓
64	-		-	-	Consult Action Plan and stated goals for Plan consistency review	Legally required	✓	✓	✓

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	2026	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
1									
65	-	-	-	-	Consult additional approved plans for Plan consistency review	Legally required	✓	✓	✓
66					<b>MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY</b>				
67	-	-	-	1	Undertake a comprehensive update to the Plan in 2025/2026 or at such time as substantial legislative or other changes are experienced	2025 update is underway with 3/26 adoption the goal	✓	✓	✓
68	-	-	-	-	Conduct an annual review of progress towards accomplishment of Plan goals	Staff conducted 9/25	✓	✓	✓
69	-	-	-	-	Update appendix to this Plan when new plans or amendments are adopted	To keep Plan up-to-date and usable	✓		
70	-	-	-	-	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
71	-	-	-	-	Undertake annual review of the Table of Uses	For legal compliance	✓		
72	-	-	-	-	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
73	-	-	-	-	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓
74	-	-	-						
75	-	-	-						

## COMPREHENSIVE LAND USE PLAN STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

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COMPLETED										
✓	1	1	1	1	1	1	Review sign regulations for legal compliance and policy objectives (HB926)	Completed June 2024	✓	✓
✓	1	1.5	2	1	2	1	Development of Water System GIS Layer	Completed in 2024	✓	
✓	1	1	1	1	1	1	Continue the Street Improvement Program	Program funded FY2025	✓	✓
✓	1	1	1	1	1	1	Establish/support committee on Bike-Ped Plan	Bike-Ped Plan adopted 6/26/23; committee formed 11/23; WEDAC	✓	✓
✓	1	1	1	1	1	1	Comprehensive review of Future Land Use Map (and Resolution Concerning Growth Areas)	Resolution adopted 1/25	✓	✓
✓	1	1	1	1	1	1	Determine how to regulate condominiums	Code Amendment adopted 3/25	✓	✓
✓	1	1	1	1	1	1	Consider regulations that encourage open space or greenway dedication, conservation measures / Link with Tree Conservation	Code Amendments 3/25	✓	✓
✓	1	1	1	1	1	1	Consider regulations concerning tree conservation/tree canopy preservation			
✓	1	1	1	1	1	1	Setbacks when property line crosses a road	Code Amdmt adopted 3/25	✓	✓
✓	1	1	1	1	1	1	Study & consider regulations on min/max parking and loading areas	Code Amendment adopted 3/25	✓	✓
✓	3	3	3	3	3	3	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning for unique development	Areas improved: Mixed Use Development Apartments; Condos & SFR	✓	✓
✓	2	1	1	1	1	1	Review sign regulations for legal compliance and policy objectives	Code Amendments adopted 6/24/24	✓	✓
✓	1.5	1	1	1	1	1	Review hillside/steep slope regulations for legal compliance and policy objectives	Code Amendments adopted 3/25/24	✓	✓
✓	1	1	1	1	0	0	Study & consider downtown residential district with smaller lot size/width	TC and PB consensus 8/20/24 Continue to treat as nonconforming lots	✓	✓

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, February 2, 2026  
**Subject:** Joint Meeting of Town Council and Planning Board  
**Presenter:** Planning Director  
**Attachments:** None

**Description:**

Town Council is slated to hold a joint meeting with the Planning Board during the regularly scheduled workshop meeting on February 9, 2026. It will be necessary for the Board to hold a special called meeting, and staff to advertise said meeting for this purpose.

**Action Requested:**

A motion establishing a special called meeting of the Planning Board for the purpose of a joint meeting with Town Council.

## **Notice of Special Called Meeting of the Planning Board**

This notice of meeting is to inform the public that the **Planning Board** of the Town of Weaverville will hold a special call meeting on **Monday, February 9, 2026 at 6:00p.m.** within **Council Chambers located at 30 South Main Street, Weaverville, NC.** The purpose of this meeting is for the Planning Board to participate in a joint meeting with Town Council to discuss land use regulations and the comprehensive land use plan. Action may be taken.

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Jane Kelley, Chair  
Town of Weaverville Planning Board