

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).

Sollazzo 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.



Chair, Jane Kelley



Clerk to the Board, Graham Crawford