

**Town of Weaverville
Planning Board
Regular Monthly Meeting
Monday, April 6, 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 – 3/2/2026 Regular Meeting	2	Chair Kelley
4. Zoning Map Amendment – 5 and Unaddressed Reagan.....	6	Planning Director Eller
5. Adjournment.....		Chair Kelley

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Monday, April 6, 2026

Subject: Minutes

Presenter: Board Clerk

Attachments: Minutes from the March 2, 2026 Meeting of the Board

Description:

Attached you will find proposed minutes from the March 2, 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

March 2, 2026

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, March 2, 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 4:02 pm and recognized alternate member Fred Borth as a voting member of the Board due to regular member absences.

Planning Board members present: Chair Jane Kelley, Vice Chair Michael Sollazzo, Jonathan Brown, Donna Mann Belt, Alternate Fred Borth

Planning Board members absent: Tom Flournoy, Alternate Brent Koenig

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

2. Adoption of Agenda

Sollazzo moved to adopt the agenda as presented. The motion carried 5-0.

3. Approval of Minutes – 1/5/2026 Regular Meeting

Mann Belt moved to approve the minutes with a spelling correction noted for board member Sollazzo's name. The motion carried 5-0.

4. Zoning Text Amendment – Crypto Mining / Data Center

Director Eller presents the board seeking a recommendation to Town Council on a proposed text amendment related to the regulation of crypto mining and/or data centers. Director Eller recommends adding these specific uses to the current code under 'Noxious Uses'. The specific definition for 'Noxious Uses' found in Sec. 20-1202 reads as follows.

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, 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.

Staff proposes to add crypto mining and data centers to the specific definition as follows.

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;

Currently any application for the development of a 'Noxious Use' triggers a requirement for a conditional district, which allows for a more thorough review process to achieve approval. The board agrees with this amendment in order to require a proposed crypto mining or data center application to be scrutinized more stringently rather than be permitted by right in any zoning district. Sollazzo recommends an amendment to the definition as follows.

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?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;

Sollazzo motions to approve the text amendment as amended. The motion carried 5-0

5. Comprehensive Land Use Plan Review and Recommendation

Director Eller presented the board with the updated comprehensive land use plan seeking the board's feedback and a recommendation on adoption to town council. Director Eller notes the biggest changes from the previous versions of the CLUP to this current version.

Feedback from the board included topics such as:

- Future population estimates
- Newly adopted residential districts and their reflections in the CLUP
- Growth areas and the zoning districts that should be applicable to each. As well as the naming of the growth areas.
- MSD infrastructure improvement project
- Industrial sites transitioning to multi-tenant occupancy
- Town water system
- Reems Creek Greenway
- Active Weaverville Bicycle and Pedestrian Plan
- Ensuring the attachments are dated reflecting last adoption

Sollazzo motions to provide a favorable recommendation for adoption of the Comprehensive Land Use Plan to Town Council. The motion carries 5-0.

6. Review of Growth Resolution

Director Eller presented the board with the Growth Areas Resolution noting that with the adoption of R-6 and R-10, an update reflecting those zoning districts would be suitable. The board recommends specifically enumerating R-6 to all residential growth areas and providing a general statement on the applicability of R-10 to growth areas.

Mann Belt motions to edit the growth areas resolution adding R-6 to all residential growth areas and to add a general statement related to R-10 as to when and where it will be considered. Motion carries 5-0.

7. Discussion Related to Spot Zoning

Director Eller explains to the board the legality of spot zoning in North Carolina as recent public conversations related to the newly adopted R-6 and R-10 zoning districts have brought concerns over potential spot zoning occurring.

8. Adjournment

Without objection Chair Kelley declared the meeting adjourned at approximately 5:15pm.

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Monday, April 6, 2026
Subject: Zoning Map Amendment for Reagan Lane Parcels
Presenter: Planning Director
Attachments: Section 20-1504 and Section 20-1505, Zoning Map Amendment Applications, Staff Report

Description:

Staff is in possession of a zoning map amendment application for two parcels southwest of the intersection of Weaver Boulevard and North Main Street. Given that the amendment does not involve a conditional district or overlay district, initial review by Town Council is not required and the application may originate at the Planning Board level.

Action Requested:

The Board asked to review and offer a recommendation to Town Council as per Sections 20-1504 and 20-1505.

Sec. 20-1504. Procedure for approval of zoning map amendments.

Except for petitions for a conditional zoning which must follow the procedures set out in Code section 20-3203, proposed zoning map amendments may be initiated by town council, the planning board, the board of adjustment, town staff, any owner of a legal or equitable interest in land located within the town, or any resident of the town.

Development regulations shall be adopted, amended, or repealed, in accordance with a comprehensive plan and pursuant to the following procedures:

- (a) *Initial review by town council.* All proposed map amendments involving conditional districts or overlay districts shall be presented to town council for initial review. Initial consideration by town council is intended to provide town council with the opportunity to express preliminary thoughts related to the map amendment and any comments made are advisory only and shall not serve as a final determination on the matter.
- (b) *Planning board review and comment.* The planning board shall review and comment on all proposed development regulations and amendments thereto as set out in Code section 20-1505.
- (c) *Hearing with mailed and posted notice.* Before adopting, amending, or repealing any ordinance or development regulation authorized by G.S. 160D, the governing board shall hold a legislative hearing. Notice of the legislative hearing shall be provided as follows:
 - (1) *Mailed notice.* The owners of affected parcels of land and the owners of all parcels of land abutting that parcel of land shall be mailed a notice of the hearing on a proposed zoning map amendment by first-class mail at the last addresses listed for such owners on the county tax abstracts. For the purpose of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor. This notice must be deposited in the mail at least ten but not more than 25 days prior to the date of the hearing. If a zoning map amendment is being proposed in conjunction with an annexation petition, separate hearings on the zoning map amendment and the annexation must be held.
 - (2) *Notice for large-scale zoning map amendments.* The first-class mail notice required by subsection (1) above is not required if the zoning map amendment proposes to change the zoning designation of more than 50 properties, owned by at least 50 different property owners, and the town elects to use the expanded published notice provided for in this subsection. In this instance, the town may elect to make the mailed notice provided for subsection (1) or, as an alternative, elect to publish the notice of the hearing as required by G.S. 160D-601, provided that each advertisement shall not be less than one-half of a newspaper page in size. The advertisement is effective only for property owners who reside in the area of general circulation of the newspaper that publishes the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent property tax listing for the affected property, shall be notified according to the provisions of subsection (1) above.
 - (3) *Posted notice.* When a zoning map amendment is proposed, the town shall prominently post a notice of the hearing on the site proposed for the amendment or on an adjacent public street or highway right-of-way. The notice shall be posted within the same time period specified for mailed notices of the hearing. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required but the town shall post sufficient notices to provide reasonable notice to interested persons.
 - (4) *Optional communication requirements.* When a zoning map amendment is proposed, a zoning regulation may require communication by the person proposing the map amendment to neighboring property owners and residents and may require the person proposing the zoning map amendment to report on any communication with neighboring property owners and residents.

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- (5) *Citizen comments.* If any resident or property owner in the town submits a written statement regarding a proposed amendment, modification, or repeal to a zoning regulation, including a text or map amendment that has been properly initiated as provided in G.S. 160D-601, to the town clerk at least two business days prior to the proposed vote on such change, the town clerk shall deliver such written statement to the governing board. If the proposed change is the subject of a quasi-judicial proceeding under G.S. 160D-705 or any other statute, the town clerk shall provide only the names and addresses of the individuals providing written comment, and the provision of such names and addresses to all member of the board shall not disqualify any member of the board from voting.
 - (6) *Governing board statement and action.* Town council shall adopt plan consistency and reasonableness statements as required by G.S. 160D-605 and Code section 20-1506, prior to taking action on proposed zoning map amendments.
 - (7) *Ordinance adoption.* A development regulation adopted pursuant to G.S. Chapter 160D shall be adopted by ordinance.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-1505. Planning board review and comment.

- (a) *New development regulations.* The planning board shall review and comment upon a proposed development regulation, including the full text of such regulations and any proposed zoning maps associated with the regulations. The planning board may hold public meetings and legislative hearings in the course of preparing the regulation. Upon completion, the planning board shall make a written recommendation regarding adoption of the regulation to the governing board. The governing board shall not hold its required hearing or take action until it has received a recommendation regarding the regulation from the planning board. Following its required hearing, the governing board may refer the regulation back to the planning board for any further recommendations that the board may wish to make prior to final action by the governing board in adopting, modifying and adopting, or rejecting the regulation. The governing board is not bound by the recommendations, if any, of the planning board.
- (b) *Development regulation and zoning map amendments.* Subsequent to initial adoption of a any development regulation, all proposed amendments to the development regulation or zoning map shall be submitted to the planning board for review and comment. Upon completion, the planning board shall make a written recommendation regarding adoption of the regulation to the governing board. The governing board shall not hold its required hearing or take action until it has received a recommendation regarding the regulation from the planning board. Following its required hearing, the governing board may refer the regulation back to the planning board for any further recommendations that the board may wish to make prior to final action by the governing board in adopting, modifying and adopting, or rejecting the regulation. If no written report is received from the planning board within 90 days of referral of the amendment to the board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board.
- (c) *Plan consistency.* When conducting a review of proposed zoning text or map amendments pursuant to G.S. 160D-604 and this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement

describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

- (d) *Reasonableness statement for rezonings.* When conducting its review of proposed zoning map amendments, the planning board shall, as part of its plan consistency statement or separately, provide a statement analyzing the reasonableness of the proposed rezoning. Such analysis should consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If the zoning map amendment qualifies as a large scale rezoning the analysis of reasonableness may address the overall rezoning.
- (e) *Separate board required.* Notwithstanding the authority to assign duties of the planning board to the governing board as provided in G.S. Chapter 160D, the review and comment required by this section shall not be assigned to the governing board and must be performed by the planning board.

(Ord. of 5-24-2021(1), § 5)

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervilleenc.org
Application Fee Based Upon Size of Property

OWNER/APPLICANT NAME: THOMAS RUFFING APPLICATION DATE: 2-27-2020

PHONE NUMBER: (203) 895-2687 MAILING ADDRESS: P.O. BOX 45, WEAVERVILLE NC 28787

Application is made to the Town Council of Weaverville to amend:

The Zoning Map

The text of the Zoning Ordinance (Chapter 20 Planning and Development)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: 5 REAGAN LANE, WEAVERVILLE, NC 28787

PIN: 97422995840000

LOT AREA (acres): 1.16 or 1.39

CURRENT ZONING DISTRICT: R1

PROPOSED ZONING DISTRICT: C2

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING: SURVEY PROVIDED

Total acreage

Current owner(s) and date of survey

Property location relative to streets

North arrow

Existing easements, rights of way, or other restrictions on the property

Areas located within the floodplain

Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 TO AMEND:

PROPOSED CHANGE TO TEXT (attach additional documentation if necessary):

JUSTIFICATION OF PROPOSED AMENDMENT(S):

- 1) ABILITY FOR WEAVERVILLE TO LOCALLY PROVIDE MUCH NEEDED FUTURE COMMERCIAL REQUIREMENTS SUCH AS HEALTH CARE AND FINANCIAL TO CITIZEN
- 2) OPPORTUNITY TO "DEMAP" REAGAN LANE AND PROVIDE PEDESTRIAN CONNECTIVITY TO DOWNTOWN WEAVERVILLE AND WEAVER VILLAGE,

The Town of
Weaverville
NORTH CAROLINA

- 3) OPPORTUNITY TO CLARIFY OWNERSHIP OF NORTH MAIN STREET'S WESTERN LANE. SURVEY SHOWS OWNERSHIP OF PORTION OF N MAIN STR. BELONGS TO TOM RUFFING.

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

Application Fee Based Upon Size of Property

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

SIGNATURE OF APPLICANT

DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

Application fees are due at the time of submittal. Withdrawal of an application after the public hearing has been advertised will result in the forfeiture of the application fee.

REZONING FEE SCHEDULE:

< 1 acre	\$250.00
1-3 acres	\$500.00
4-9 acres	\$750.00
10 + acres	\$1,000.00

Text Amendment

Fees..... \$500.00

OFFICE USE ONLY

FEE: \$	DATE PAID:	CHECK	CASH
DATE OF INTIAL COUNCIL MEETING:	ACTION TAKEN:		
DATE OF PLANNING BOARD MEETING:	ACTION TAKEN:		
DATE OF PUBLIC HEARING & COUNCIL DECISION:	FINAL ACTION:		

EXHIBIT "A"

BEGINNING at a point that is the Beginning corner of Deed Book 1576, Page 244; thence N 87-49-11 W 22.94 feet to a 3/4" iron pipe; thence with the Martha E. McPhail property recorded in Deed Book 1716, Page 531, Buncombe County Deed Registry and with the right-of-way of Reagan Street, N 16-45-36 W 33.46 feet to a 3/4" iron pipe; thence N 29-04-06 W 95.01 feet to a 3/4" iron pipe; thence N 84-04-57 W 188.39 feet to a 3/4" iron pipe; thence with a new line, N 06-46-19 E 217.31 feet to a 3/4" iron pipe; thence S 79-16-26 E 162.22 feet to a NCDOT Right of Way Monument; thence S 35-52-05 E 103.42 feet to a NCDOT Right of Way Monument; thence N 02-10-49 E 172.54 feet to a point; thence S 87-49-11 E 29.53 feet to a point; thence S 02-10-49 W 408.75 feet to the point of BEGINNING.

Said parcel containing 1.39 acres and being a portion of Deed Book 1256, Page 687 and Book 1576, Page 244.

BEING a one-half undivided interest in the above-described property.

I, BOBBY C. MCDONALD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE IN THE MONTH OF _____, 19____, PAGE _____ OF _____ PAGES. THE BOUNDARIES NOT SURVEYED ARE CLEARLY AND ACCURATELY DRAWN FROM INFORMATION IN DEED BOOK _____ PAGE _____ THAT THE MATTER PERTAINS AS ACCURATELY AS THE MATTER PERMITS.

WITNESS MY ORIGINAL SIGNATURE, REGISTERED SEAL THIS 21ST DAY OF FEBRUARY, 1999, AT _____, NORTH CAROLINA. SUPERVISOR *Bobby C. McDonald* REGISTRATION NUMBER 3179



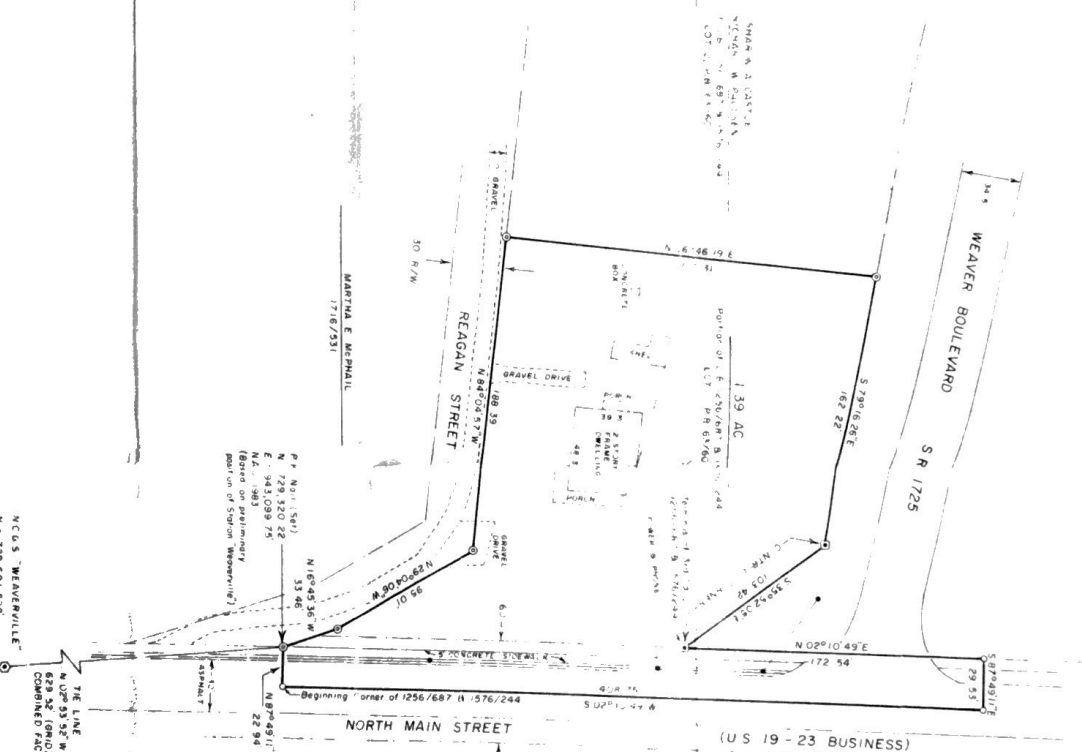
A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED TO ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT THIS THE _____ DAY OF _____, 1999.

STATE OF NORTH CAROLINA, COUNTY OF _____ THE FOREGOING CERTIFICATE OF _____ A NOTARY PUBLIC OF THE STATE AND COUNTY DESIGNATED IS CERTIFIED TO BE CORRECT THIS _____ DAY OF _____, 1999.

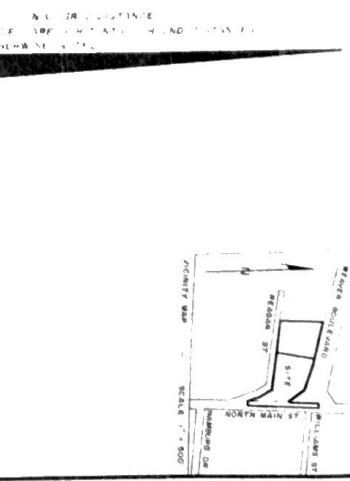
REGISTERED OF DEEDS _____ COUNTY OF _____ DEPUTY _____ AT _____ O'CLOCK _____ M., AND RECORDED IN _____ COUNTY _____ AT _____ O'CLOCK _____ M., AND RECORDED IN _____ COUNTY _____ DEPUTY _____

THOMAS RUFFING
AND WIFE
KAREN K. RUFFING

McMAHAN & ASSOCIATES, P.A.
TOWN OF WEAVERVILLE
REEMS CREEK TOWNSHIP
BUNCOMBE COUNTY
NORTH CAROLINA 28787
P.O. BOX 1296
WEAVERVILLE, N.C. 28787
704-643-5554



WEAVER BOULEVARD SR 1725
REAGAN STREET
NORTH MAIN STREET (US 19-23 BUSINESS)
GRAVEL DRIVE
1.39 AC
N 78°16'22\"/>



- 1. N.C.S. CONTROL MONUMENT
- 2. N.C.S. R/W MONUMENT
- 3. 5/4\"/>

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002— fax (828) 645-4776 — jeller@weavervillenc.org
Application Fee Based Upon Size of Property

OWNER/APPLICANT NAME: *REESE LASHER* APPLICATION DATE: *2/25/2006*
PHONE NUMBER: *(828) 242-5294* MAILING ADDRESS: *19 MEADOW GLEN DRIVE
WEAVERVILLE, NC 28787*

Application is made to the Town Council of Weaverville to amend:

- The Zoning Map
 The text of the Zoning Ordinance (Chapter 20 Planning and Development)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: *REAGAN LANE / WEAVER BLVD.*

PIN: ~~9742-29-7577~~
9742-29-7577-0000

LOT AREA (acres): *1*

CURRENT ZONING DISTRICT:

PROPOSED ZONING DISTRICT: *C-2*

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING: *EXHIBIT A*

- Total acreage
 Current owner(s) and date of survey
 Property location relative to streets
 North arrow
 Existing easements, rights of way, or other restrictions on the property *N/A*
 Areas located within the floodplain *N/A*
 Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 TO AMEND:

PROPOSED CHANGE TO TEXT (attach additional documentation if necessary):

JUSTIFICATION OF PROPOSED AMENDMENT(S):

*Allows for commercial development, preferably medical or financial
increases property taxes
Allows for possible closure of Reagan Lane and problem turnout to
Main Street.
Allows for better turn lane from Weaver Blvd to Main Street*

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org
Application Fee Based Upon Size of Property

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

Brian A. Lasker
SIGNATURE OF APPLICANT

2/25/2026
DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

Application fees are due at the time of submittal. Withdrawal of an application after the public hearing has been advertised will result in the forfeiture of the application fee.

REZONING FEE SCHEDULE:

< 1 acre	\$250.00
1-3 acres	\$500.00
4-9 acres	\$750.00
10 + acres	\$1,000.00

Text Amendment

Fees..... \$500.00

OFFICE USE ONLY

FEE: \$	DATE PAID:	CHECK	CASH
DATE OF INTIAL COUNCIL MEETING:		ACTION TAKEN:	
DATE OF PLANNING BOARD MEETING:		ACTION TAKEN:	
DATE OF PUBLIC HEARING & COUNCIL DECISION:		FINAL ACTION:	

EXHIBIT A

TOWN OF WEAVERVILLE
D.B. 2445 PG. 397

9742.06-29-7715
ROBT W GRAHAM & JANE E
D.B. 1237 PG. 365

9742.06-29-7757
GLENN P BRANK
D.B. 1262 PG. 380



9742.06-29-7502
MAURICE A LASHER & JAN
D.B. 2296 PG. 210
SHARON A CASTLE & RICHARD PAULSEN

9742.06-29-9408
THOMAS L RUFFING & KAREN W
D.B. 1837 PG. 711

9742.06-29-8246
MARTHA E MCPHAIL
D.B. 1716 PG. 531
P.B. 154 PG. 178
MILES EYERLY & BECTON PROP

AL DEVELOPMENT

9742.06-29-8251
D PARTNERSHIP
D.B. 1563
PG. 478
BECTON PROP

MAIN STREET

MAIN STREET
2 lane asphalt

EXISTING TRAFFIC

APPROXIMATE LOCATION OF SEWER

MAIN STREET

N 84° 30' W

S 87° 50' E

N 2° 28' E

100.00'

187.46'

306.67'

2200

2205

2210

2215

2215

2190

2195

2195

2195

Town of Weaverville, North Carolina

Staff Report: Proposed Rezoning

Reagan Lane

Prepared March 2026

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

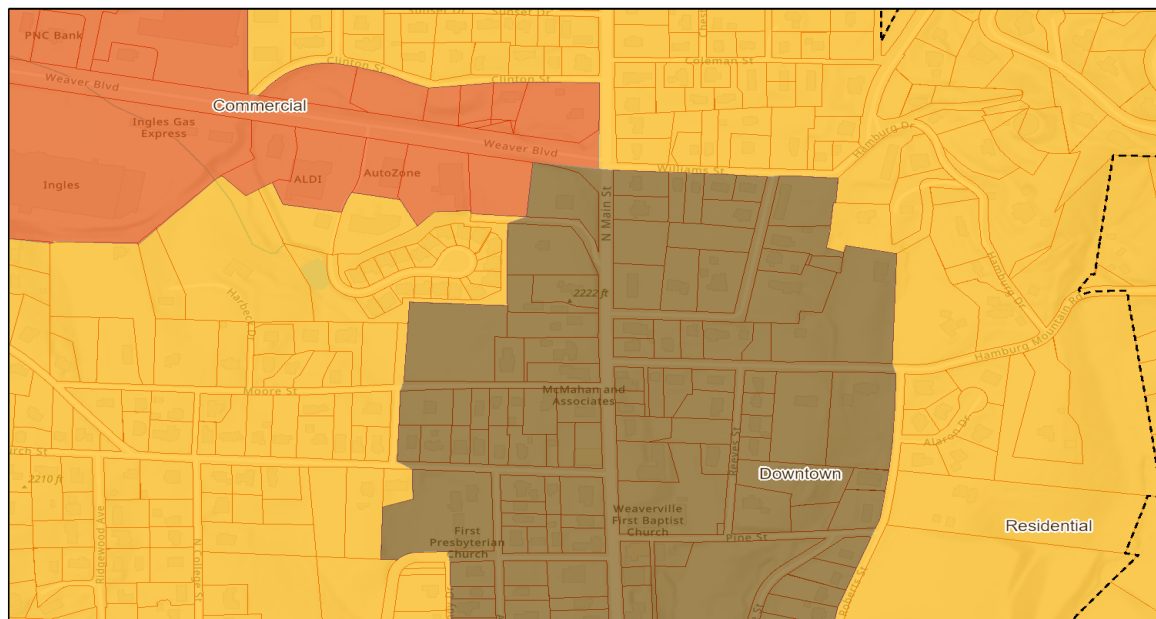
Street and Five Points, Northridge Commons, Weaver Boulevard and Sothern Merrimon near the intersection of Merrimon Avenue and Garrison Road. These defined areas serve different roles for the community with Northridge Commons serving a regional retail role with national retail establishments, Weaver Boulevard serving a mix of local and regional retail role and North Main Street and Five Points and Southern Merrimon who have a smaller local retail role.

Downtown:

This land use classification represents the original core of the town including the central business district and adjacent residential neighborhoods and transitional areas. A variety of businesses and uses exist within this area to serve the needs of the community while simultaneously drawing a larger population including tourists to the area. In the downtown core restaurants, retail establishments, service establishments, specialty stores and galleries, and civic and institutional are woven together within historic buildings with active streets and creating an atmosphere conducive to pedestrian activity. This core commercial area is often referenced for its “small town charm” which is called to be specially protected and preserved within previous iterations of the Town’s comprehensive land use plans.



Town of Weaverville Zoning



3/30/2026, 2:05:24 PM

Weaverville Town Limits	Downtown	Weaverville Growth Areas
Weaverville Future Land Use	Residential	Buncombe County Parcels - Property
Commercial		World_Hillshade

1:5,834

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Town of Weaverville, North Carolina

Staff Report: Proposed Rezoning

Reagan Lane

Prepared March 2026

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

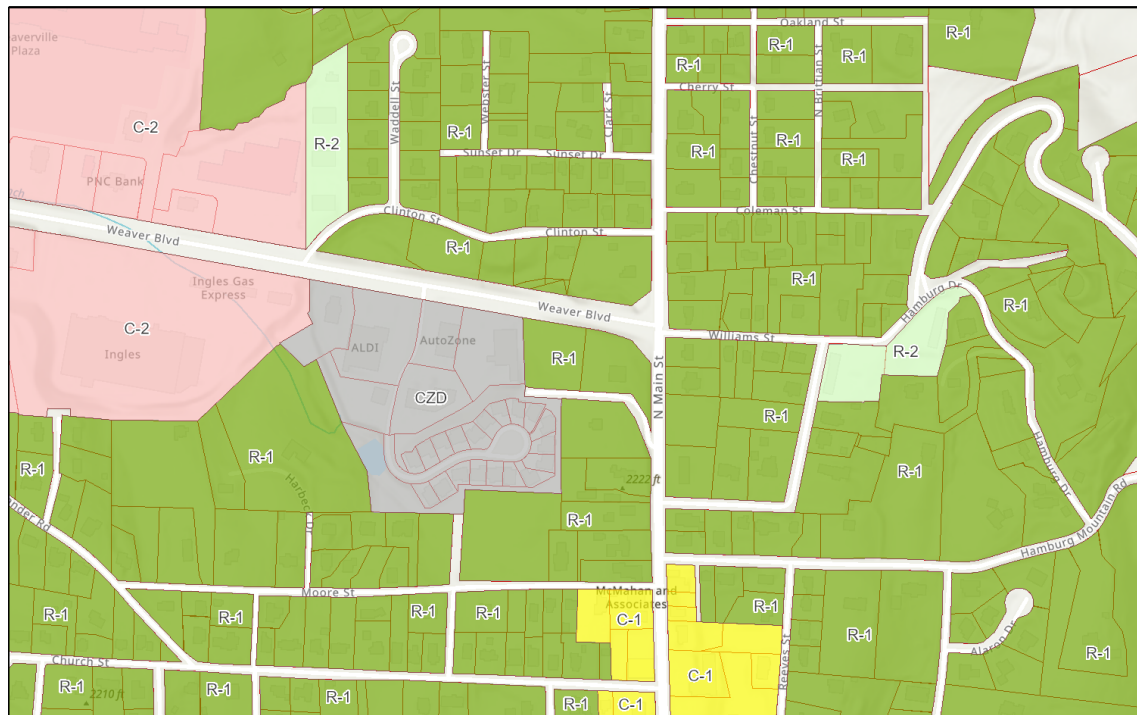
Zoning Analyst

When the Planning Board and Town Council consider a zoning map amendment which proposes a change to a standard zoning district, all uses permitted in the desired standard zoning district should be considered.

Given that most of the downtown core is zoned C-1, and C-2 zoning is desired for this map amendment, staff will be prepared to describe uses, such as drive-thru retail or restaurant, that differentiate the zoning districts, and the following is a link to the table of uses for your review.

https://library.municode.com/nc/weaverville/codes/code_of_ordinances?nodeId=PTIICOOR_CH20PLDE_PTIIIZORE_ARTIICODIOVDICODITAUSTADIREZOMADIBOMI_S20-3205TAUS

Town of Weaverville Zoning



4/1/2026, 8:44:16 AM

- Manufactured Home Overlay District
- Weaverville Zoning Parcels
- C-1
- C-2
- I-1
- R-1
- R-2
- R-3
- R-12
- C-12
- Buncombe County Parcels - Property
- World_Hillshade

1:5,834
0.08
0 0.04 0.08 0.16 mi
0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

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
RESIDENTIAL								
Dwelling - Single Family	P	P	P	-	-	-	-	-
Dwelling - Duplex	-	P	P	P	-	-	-	-
Dwelling - Multifamily (4 or fewer units/building)	-	P	P	P	-	-	-	-
Dwelling - Multifamily (more than 4 units/building)	-	-	PS	PS	-	-	-	-
Dwelling - Secondary	PS	PS	PS	-	-	-	-	-
Family Care Home (6 or fewer residents)	PS	PS	PS	-	-	-	-	-
Child Care Home (6 or fewer children)	PS	PS	PS	-	-	-	-	-
Home Occupation	PS	PS	PS	PS	PS	PS	PS	-
Manufactured Home	-	-	-	-	-	-	-	PS
Manufactured Home Park	-	-	-	-	-	-	-	-
Recreational Vehicle	-	-	-	-	-	-	-	-
Recreational Vehicle Park, Campground	-	-	-	-	-	C	C	-
Bed & Breakfast	P	P	P	-	-	-	-	-
Hotel, Motel, Inn	-	-	-	-	C	C	C	-
OFFICE / SERVICE								
Animal Services, Veterinary Clinic	-	-	-	-	P	P	P	-
Automated Teller Machines	-	-	-	P	P	P	P	-
Automobile Services, Gas Station	-	-	-	-	P	P	P	-
Automobile Services, Repair	-	-	-	-	PS	PS	PS	-
Banks, Credit Unions, Financial Services	-	-	-	-	PS	P	P	-
Child Care Center (more than 6)	-	-	-	-	C	PS	PS	-
Community Service Organization	-	-	-	-	-	P	P	-

Equipment Rental (Exterior Storage)	-	-	-	-	-	-	P	-
Equipment Rental (Interior Storage)	-	-	-	-	-	P	P	-
Funeral Home	-	-	-	-	P	P	P	-
Group Care Facility (more than 6 residents)	-	-	-	-	C	P	P	-
Government Services	C	C	C	C	C	P	P	-
Kennels	-	-	-	-	-	PS	PS	-
Medical Services - Clinic, Urgent Care Center, Hospital	-	-	-	-	-	P	P	-
Medical Services - Doctor Office	-	-	-	-	P	P	P	-
Personal Services	-	-	-	-	P	P	P	-
Post Office	-	-	-	-	-	P	P	-
Professional Services	-	-	-	-	P	P	P	-
Studio - Art, Dance Martial Arts, Music	-	-	-	-	P	P	P	-
RETAIL / RESTAURANTS								
Accessory Retail	-	-	-	-	P	P	P	-
Alcoholic Beverage Sales Store	-	-	-	-	P	P	P	-
Auto / Mechanical Parts Store	-	-	-	-	P	P	P	-
Bar / Tavern / Night Club	-	-	-	-	P	P	P	-
Drive-Thru Retail / Restaurant	-	-	-	-	-	P	P	-
General Retail (Under 5,000 sq. ft.)	-	-	-	-	P	P	P	-
General Retail (5,000 - 9,999 sq. ft.)	-	-	-	-	C	P	P	-
General Retail (10,000 - 24,999 sq. ft.)	-	-	-	-	C	PS	PS	-
General Retail (25,000 sq. ft. or more)	-	-	-	-	C	C	C	-
Multi-tenant Development (Under 25,000 sq. ft.)	-	-	-	-	C	PS	PS	-
Multi-tenant Development (25,000 sq. ft. or more)	-	-	-	-	C	C	C	-
Pawn Shop	-	-	-	-	-	P	P	-
Restaurant	-	-	-	-	P	P	P	-
Vehicle / Heavy Equipment Sales - Indoor	-	-	-	-	P	P	P	-
Vehicle / Heavy Equipment Sales - Outdoor	-	-	-	-	-	P	P	-
ENTERTAINMENT / RECREATION								
Amusements - Indoor	-	-	-	-	P	P	P	-
Amusements - Outdoor	-	-	-	-	-	P	P	-
Cultural or Community Facility	C	C	C	C	C	C	C	-
Recreation Facilities - Indoor	PS	PS	PS	PS	P	P	P	-
Recreation Facilities - Outdoor	PS	PS	PS	PS	PS	PS	PS	-
Theater - Motion Picture	-	-	-	-	-	P	P	-
MANUFACTURING / WHOLESALE / STORAGE								
Manufacturing, Heavy	-	-	-	-	-	-	C	-
Manufacturing, Light	-	-	-	-	-	P	P	-
Manufacturing, Neighborhood	-	-	-	-	P	P	P	-
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	-	-	-	-	-	-	P	-
Mini-Warehouses	-	-	-	-	-	-	P	-
Outdoor Storage Yard	-	-	-	-	-	-	C	-

Warehousing and Distribution - Exterior Storage	-	-	-	-	-	-	P	-
Warehousing and Distribution - Interior Storage	-	-	-	-	-	P	P	-
CIVIC / INSTITUTIONAL								
Cemeteries	-	-	-	-	-	-	C	-
Public Safety Facilities	C	C	C	C	C	P	P	-
Religious Institutions	C	C	C	C	C	C	C	-
Schools	C	C	C	C	C	C	C	-
UTILITIES								
Solar Collector System - Primary Use	-	-	-	-	-	-	PS	-
Wireless Telecommunication Facility - Stealth	PS	PS	PS	PS	PS	PS	PS	-
Wireless Telecommunication Facility - Tower	-	-	-	-	-	PS	PS	-
MISCELLANEOUS USES								
Accessory Structures	PS	PS	PS	PS	P	P	P	-
Adult Establishment	-	-	-	-	-	C	C	-
Agriculture - Commercial	-	-	-	-	PS	PS	PS	-
Agriculture - Neighborhood	PS	PS	PS	PS	PS	PS	PS	-
Crematories	-	-	-	-	-	-	C	-
Event Center	-	-	-	-	C	C	C	-
Gaming Terminals	-	-	-	-	-	PS	PS	-
Mixed-Use Building or Structure	-	-	-	PS	PS	PS	-	-
Noxious Uses	-	-	-	-	-	-	C	-
Solar Collector System - Roof Mounted - Accessory Use	P	P	P	P	P	P	P	P
Solar Collector System - Ground Mounted - Accessory Use	PS	PS	PS	PS	PS	PS	PS	PS
Tattoo Parlors	-	-	-	-	-	P	P	-
TEMPORARY USES								
Farmers Market	PS	PS	PS	PS	PS	PS	PS	-
Mobile Food Vendor	-	-	-	-	PS	PS	PS	-
Temporary Use	PS	PS	PS	PS	PS	PS	PS	-

(Ord. of 5-24-2021(1), § 5; Ord. of 10-24-2022(2), § 2; Ord. of 5-23-2022(2), § 3; Ord. of 1-22-2024(1), § 2)