

# 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.