

Planning Board Meeting Minutes

May 4, 2026

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, May 4, 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 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, Alternate Brent Koenig

Planning Board members absent: Tom Flournoy

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 – 2/9/2026 Special Called Meeting and 4/6/2026 Regular Meeting

Sollazzo moved to approve the minutes with a correction to the 2/9/2026 special called meeting minutes noting a misspelling of his name. Chair Kelley asked for the minutes from the 4/6/2026 regular meeting to reflect that a conditional district was discussed and believed by some on the board to be the most desirable fit for the rezoning of 5 and Unaddressed Reagan Ln, the subject properties of the previous meeting.

The motion to adopt the minutes as amended carried 5-0.

4. Zoning map Amendment – 5 and Unaddressed Reagan

The zoning map amendments before the board today are a reiteration of the zoning map amendment that came before the board in the previous planning board meeting, April 6, 2026. The amended applications are to rezone both properties from R-1 to C-1. Director Eller recapped the role of the board when considering a rezoning; being that they should consider whether the rezoning is consistent with the Comprehensive Land Use Plan and reasonable but reiterates that these considerations should be framed around the C-1 zoning district rather than C-2.

Sollazzo asked whether the adoption of the CLUP by Town Council on April 27, 2026 changes anything related to this rezoning, Director Eller indicated there are no changes related to this case.

Koenig asked about the Weaver Village conditional district and whether the residential portion was always part of the plans, Director Eller confirmed that it was.

Kelley stated that she would be comfortable with this location being developed into many of the permitted uses in the C-1 zoning district, however a vehicle service station or a gas station would not be one she would be comfortable with for this location.

With permission of the board, Catherine Cordell addresses the board stating that these properties are surrounded by residentially zoned properties and rezoning them to C-anything could be detrimental to the surrounding residential uses.

Koenig questioned whether the property would be able to sell or be developed as a residential lot. Koenig states that every other four-way stop with a traffic light in the Town limits has a gas station, so the concern for one on this property is reasonable.

Koenig asked whether the dentist and chiropractor's office were opened prior to zoning was enforced and Director Eller confirmed they were.

Sollazzo stated that he would be most comfortable with a conditional zoning district but acknowledges the challenges of establishing a conditional district at the early stage of planning for commercial development the property owners are at.

Reese Lasher stated he has owned one of the two subject properties (Unaddressed Reagan Ln) for over 20 years, and the owners, between him and 5 Reagan Ln., have no intention or plans for a service station at this location. Mr. Lasher indicated their hope, and desire is to see light commercial use such as financial, or healthcare services occupy the subject properties. He also stated that he has never been approached by an interested buyer for residential use but has been approached several times with interest in commercial development. It is Mr. Lasher's belief that the highest and best use and value for the property is commercial.

The board's discussion continued, mostly supporting some type of transitional commercial use due to the subject properties' location between the surrounding residential area on Main St and the C-2 further west on Weaver Blvd. The board continued to express concern and discomfort with the permitted use of a gas station if the properties are rezoned to C-1 and wished to see any commercial development come in the form of a conditional district to protect the character of Main St. and to match the existing commercial uses on Main St.

Assistant Manager Jackson provided a recommendation to the board that they review all permitted uses in the C-1 zoning district and consider removing or amending some of the higher intensity uses such as gas stations as a future project.

Kelley states that she wished to take motions to rezone these properties as separate items.

Sollazzo moved to find Unaddressed Reagan Ln as consistent with the comprehensive land use plan and reasonable to be rezoned to C-1 and recommend C-1 zoning. The motion carried 5-0

Mann Belt moved to find 5 Reagan Ln as inconsistent with the comprehensive land use plan and unreasonable to be rezoned to C-1 and submit an unfavorable recommendation. The board believes conditional zoning is still the most effective and best use for the property as it serves as a transition from residential to commercial. The motion carried 5-0.

5. Other Business

After adoption at the last regular Town Council meeting on 4/27/2026, Director Eller presented the board with the Comprehensive Land Use Plan.

Director Eller, Chair Kelley and Vice Chair Sollazzo attended a workshop hosted by the UNC School of Government last week that was specific to legislative decisions and shared their notes and experience with the rest of the board.

Director Eller updated the board on the recently filed Senate Bill 811 which removes the 10% cap on satellite annexations for the Town of Weaverville.

6. Adjournment

Without objection Chair Kelley declared the meeting adjourned at approximately 5:00pm.