

Planning Board Meeting Minutes

July 1, 2025

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00 pm on Tuesday, July 1, 2025, 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 6:00 pm.

Planning Board members present: Chair Jane Kelley, Michael Sollazzo, Jonathan Brown, Donna Mann Belt, Jennifer Young; Absent: Vice Chair Mark Endries

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

Jennifer Young was recognized as a voting member at this meeting.

2. Adopt/Amend Agenda

Sollazzo moved to adopt the agenda as presented. All voted in favor and the motion carried 4-0.

3. Approval of Minutes

Sollazzo moved to approve the June 3, 2025, meeting minutes as presented. All voted in favor and the motion carried 4-0.

4. Zoning Text Amendment – Residential District

Director Eller presented the board with an updated staff report from 2019 about a new residential district that allows for higher density single family development. The board discussed renaming all the zoning districts to correlate names with number of dwelling units allowed per acre. There was a consensus to move forward with creating a new zoning district (R-6) that would allow 6 units per acre with the residential uses limited to single family dwellings. The board discussed the various requirements and restrictions that would be applicable to this new zoning district. The board also discussed creating even more zoning districts that would help lessen the need for conditional districts for future developments.

Young moved to recommend the creation of a new R-6 zoning district with a 7,260 minimum lot area (6 units per acre), 75 minimum lot width, 30-foot front setback, 10 foot side and rear yard setbacks, 35 foot height limit, footnotes 1, 2, and 7 from the table of dimensional requirements being applicable, and with the table of uses information for the R-6 district mirroring those of the R-1 zoning district. Motion carried 4-0.

5. Adoption of New Meeting Schedule

After some brief discussion, Chair Kelley made a motion to adopt a new meeting date and time for the remainder of the 2025 calendar year as follows: 1st Monday of the month at 4:00 pm beginning August 4, 2025, with the September meeting being moved to Tuesday 9/2/2025 at 4:00pm due to Labor Day. Motion Carried 4-0

6. Results of CLUP Update Information Sessions

Director Eller shared with the board the results of community input/information sessions in regard to the Comprehensive Land Use Plan and its updates. The online survey was shared with the Board and the Board was encouraged to participate.

7. Adjournment

Without objection Chair Kelley declared the meeting adjourned at approximately 7:17 pm.