

# Planning Board Meeting Minutes

April 6, 2026

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, April 6, 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, Tom Flournoy, Alternate Fred Borth

Planning Board members absent: 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 – 3/2/2026 Regular Meeting

Sollazzo moved to approve the minutes with a correction to remove additional characters that were added upon conversion of the minutes document from Word to PDF for the board's agenda packet. The motion carried 5-0.

4. Zoning map Amendment – 5 and Unaddressed Reagan

Director Eller highlights for the board the process for a proposed map amendment, specifically the role the planning board plays in that process. Director Eller also presents the prepared staff report regarding the proposed rezoning. Property owners of 5 and Unaddressed Reagan Lane simultaneously applied for a zoning map amendment to rezone their respective properties from R-1 to C-2. Additionally, Director Eller highlights the conditional district located directly to the West of the subject properties known as Weaver Village where the shopping center including Goodwill, Aldi, Zaxby's, etc. are located. This conditional district most closely resembles the traditional C-1 zoning district.

Chair Kelley asks where the closest C-2 zoned property is to the subject properties, the nearest being to the west on Weaver Blvd at Weaverville Crossing and the Ingles grocery store and to the north near Tommy's Family Restaurant and the business center at Monticello Village Dr.

Assistant Manager Jackson explains to the board the factors of what the board should base their decision on. The board should look for consistency with the comprehensive land use plan as well as formulating a reasonableness statement for the rezoning.

Sollazzo notes some of the differences between the traditional zoning districts C-1 and C-2 and the permitted uses in each. It was noted the importance for the board to consider all permitted uses in a zoning district when considering a rezoning.

Kelley offers the opinion that these properties would be better suited to be rezoned C-1 if rezoned at all.

Brown states he would be open to rezoning these properties to either C-1 or C-2 and that these properties are generally suited for commercial uses.

Mann Belt states she would prefer the properties to front Weaver Blvd as opposed to Main St. if rezoned, as the current properties that front on that section of Main St. is mostly residential.

Flournoy states he would oppose a rezoning to these properties due to the concern of traffic and vehicular access to the properties, stating that the intersection of Main St. and Weaver Blvd. is a chokepoint for the Town's traffic.

The board conducted a series of straw polls to rezone the properties to both C-1 and C-2, considering both the consistency with the comprehensive land use plan (CLUP) and the reasonableness of those zoning districts.

- C-2 consistency with CLUP – 5-0 no
- C-2 Reasonableness – 5-0 no
- C-1 consistency with CLUP -5-0 yes
- C-1 Reasonableness – 5-0 yes

Sollazzo motions to find that C-2 is not consistent nor reasonable due to the desire of the preservation of the Downtown district, it being a dramatic shift from R-1, and some of the permitted uses in the requested zoning district .

The motion carried 5-0

## 5. Adjournment

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