



Town Council Regular Meeting Minutes for February 23, 2026

The Town Council regularly scheduled meeting was held on Monday, February 23, 2026, at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Mayor Gary "Dee" Lawrence called the meeting to order at 6:00 p.m.

Town Council Present: Gary "Dee" Lawrence, John Chase, Peter McGuire, Jennifer Young, Phil Barnett, Mark Endries, and Andrew Nagle.

Staff Present- Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Town Attorney Michael Frue, Planning Director James Eller, Public Works Director Angela Reece, Assistant Public Works Director Eric Cutshall, Water Treatment Plant Superintendent Randall Wilson, Finance Director Tonya Dozier, Town Clerk Tamara Mercer, Planner Graham Crawford, Community Center Manager Mike DeSerio, Police Chief Somer Oberlin, Interim Fire Chief Ken Briscoe, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Motion to approve the agenda as presented.

Moved by: Andrew Nagle

Aye: Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle

Carried unanimously. 7-0

3. Conflict of Interests Statement

Mayor Lawrence stated it is the duty of Town Councilmembers to avoid both conflicts of interest and appearances of conflicts. No member had any known conflict of interest or appearance of conflict with respect to any matters on the agenda for tonight's Town Council meeting.

4. Community Recognition – Rodney Edwards

Mayor Lawrence presented the Proclamation and Community Certificate to Mr. Rodney Edwards of Rodney's Auto Service upon his retirement.

5. Consent Agenda

Town Manager Harris briefly reviewed the consent agenda items and asked for approval on those items.

Motion to approve the consent agenda as presented.

Moved by: John Chase

Aye: Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle

Carried unanimously. 7-0

- A. Minutes of February 2, 2026 Meeting- approved as presented
- B. Monthly Tax Report, Refunds/Releases- approved as presented
- C. Budget Amendment Community Center and Police- approved as presented
- D. Board Appointments – Planning Board and Board of Adjustment- approved as presented
- E. Water Commitment Renewal – Northridge Farms- approved as presented
- F. Water Commitment Renewal – 75 Cole Road- approved as presented
- G. Road Closure/Social District Ordinances – WBA Shamrock Festival 3/15/26- approved as presented
- H. Renewal of Tailgate Market MOU- approved as presented

6. Town Manager's Report

Town Manager Harris provided his report on project updates and status, communications, and events calendar:

- Feb. 17th Community Conversations
- Duke Energy Improvements' Project
- Insurance Services Office (ISO) Inspection
- Countywide Fire Tax District
- I-26 Bridge Replacement Project
- Lead and Copper Rule Compliance
- Citizens Academy
- Stormwater Illicit Discharge Training
- Water Treatment Plant Projects Update
- Upcoming Town Meetings/Events

7. Public Comment

Ms. Darla LeTourneau, a Weaverville resident, addressed the annual budget process and requested more public input in the budget process to allow for additional opportunities for citizen engagement.

Mr. Alan Sheppard, a Weaverville resident addressed the new district zoning higher density standards and asked for clearer guidance.

Attorney Frue reviewed the online comments received by Hilary Hatch who was concerned with the R-12 development project located at 75 Cole Road with regards to vehicle traffic and environmental impact.

No others elected to speak, and Mayor Lawrence closed the public comment portion of the meeting.

8. Discussion & Action Items

A. Dry Ridge Historical Museum Presentation

Manager Harris noted Judy Craggs could not be at the meeting to present the Dry Ridge Museum Report but that it was included in the agenda packet and presentation slides were handed out.

B. Asheville Butterfly Trail – Weaverville Installation

Ms. Ruth Gonzalez and Phyllis Styles were present representing Bee City USA and the Asheville Butterfly Trail. They provided information concerning the Butterfly Trail project and the new Weaverville location at the Main Street Clock Lot. They explained the educational components of the program which engages the public and provides education concerning pollinators and wildlife conservation. Weaverville's butterfly species sculpture is the red-spotted purple butterfly, and the dedication for the installation is planned for Earth Day, April 22nd at the Main Street Clock lot.

C. Code Amendment–Chapter 20 New R-6 and R-10 Districts

Planning Director Eller reviewed the proposed draft for new R-6 and R-10 residential districts. The Planning Board's positive recommendations for the R-6 and R-10 districts were provided in the report. Eller noted that the public hearing was held on December 9, 2025, and the Town Council and Planning Board discussed these districts at their joint meeting on February 9, 2026. The code text amendment would create two new single-family residential districts and, if approved, could be implemented with map amendments and would not be an overlay district. Mr. Eller confirmed that these are development options that could be added to the Code. Mr. Eller stated that to implement an R-6 or R-10 district on a particular property, that a request for a map amendment would be submitted, that map amendment would be reviewed by the Planning Board, the Planning's Board's recommendation would be sent to Town Council for Town Council's review, and Town Council would hold a public hearing prior to any action being taken. Assistant Manager Jackson said these are traditional zoning districts, not an overlay district. As an example, just as an applicant for a residential development could request R-1, R-2, R-3, or R-12, these amendments would allow them to also consider R-6 or R-10.

Attorney Frue explained procedural examples for zoning requests for (CD) conditional districts and (SUP) special use permits. He reviewed spot zoning.

There was active discussion including Town Council's ability to review and negotiate zoning, fire safety and setbacks and lot dimensions, recent development examples and the process for permitting by-right and neighborhood characteristics. Mr. Eller reviewed the new legislation from the State concerning down-zoning a property's use and said we no longer have the ability to down-zone a property without consent of the property owner.

Councilmember McGuire said that he thought it could be a useful tool in the Code and was not against the proposal as it does not affect existing zoning but could be used in growth areas for housing such as by the hospital. This helps speed along development as needed for housing. He addressed risk, harm, and safety, noting that building code inspectors' regulations address fire retardant materials and they must be more stringent for fire retardant safety in higher density development. He was in favor of passing a motion to approve R-6 and R-10.

Motion to adopt the Ordinance Amending Code Chapter 20 to add new residential zoning districts identified as R-6 and R-10 as presented.

Moved by: Mark Endries

Aye: Peter McGuire, Dee Lawrence, Mark Endries, Phil Barnett, and Andrew Nagle

Nay: John Chase and Jennifer Young

Carried. 5-2

D. AdventHealth Hospital Planning Update

Councilmember Young provided the AdventHealth Hospital update with the latest artist rendering of the complex. She highlighted the six-story facility includes 129 patient care beds, physicians' services, emergency room, imaging center, cafe, etc. Councilmember Young also reviewed the intended tertiary center surgical suite, birth center and neonatal ICU facility and their amenities.

E. Town Council Operating Guidelines for High Quality Governance

Mayor Lawrence introduced the idea of adopting some Operating Guidelines for High Quality Governance that establish some strategic priorities to guide the work of Town Council and staff Mayor Lawrence requested members review the document for future consideration and adoption.

F. FY2026-2027 Budget – Town Council Priorities

Manager Harris noted the annual fiscal year budget timeline for upcoming budget schedule. Town Council to provide preliminary direction on budget priorities as the budget is developed. Topics of concern are employee recruitment and retention, and salaries, growth opportunities, capital projects and equipment need, resiliency and strategic planning, housing projects, and NCDOT projects. Mr. Harris requested the Council to provide their goals and priorities to the Manager's department. Staff will be addressing revenue projections as received from the County.

G. Quarterly Report Fire Department

Interim Fire Chief Briscoe provided the quarterly report for the Fire Department which included the Fire Marshal report, statistics on fire inspections, incidents report, fire prevention education, and staff training for the quarter.

H. Quarterly Report Police Department

Chief Oberlin reviewed the Police Department Quarterly Report including statistics on calls for service, incidents, larcenies, accidents, citations and warnings, Town violations and warnings, and arrests. She reviewed training and professional development of her staff and activities of interest Chief Oberlin also highlighted what they needed to get their Property and Evidence operations accredited through the International Association of Property and Evidence (IAPE).

9. Adjournment

Just prior to adjourning, Councilmember Barnett noted that the Weaverville Economic Development Committee (WEDAC) had compiled a list of top businesses and hiring companies in Weaverville.

There being no further business and without objections, Mayor Lawrence adjourned at 7:50 p.m.



Mayor



Town Clerk