



Town Council Regular Workshop Meeting & Planning Board Meeting Joint Meeting Minutes for February 9, 2026

The Town Council regularly scheduled workshop and Planning Board special-called meeting was jointly held on Monday, February 9, 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 Deed Lawrence called the Town Council Workshop to order at 6:00 p.m.; Planning Board Vice Chair Michael Sollazzo called the Planning Board Special Called 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.

Planning Board Present: Michael Sollazzo, Donna Mann Belt, Jonathon Brown and Tom Flournoy. Planning Board Chair Jane Kelley was absent.

Staff Present: Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Planning Director James Eller, Fire Marshal Kile Davis, Planner Graham Crawford (serving as Planning Board Clerk), Town Clerk Tamara Mercer, and A/V Coordinator Lauren Ward.

2. Comprehensive Land Use Plan Update Project

A. Introduction and Overview of Comprehensive Land Use Plans

To exercise land use regulations a comprehensive land use plan must be adopted. Adoption and amendment of a comprehensive plan is a legislative decision and follows the process mandated for zoning text amendments set by G.S. 160D-601.

Assistant Manager Jackson provided an overview stating the current Comprehensive Land Use Plans was adopted by the Town Council in 2019 with a subsequent annual review by Town Council addressing the priorities and goals as provided in the action plan. She reviewed the process for adoption and the components which may be considered in the plan such as trends, future growth, goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction.

Jackson added that the proposed action plan table with priorities that has been reviewed annually, provides guidance to the Planning Board and staff on matters related to land use which have been deemed by the Town Council to be a priority. The Planning Board recommendations include the statements on whether or not something is consistent with the adopted comprehensive land use plan. This is one of the reasons that a comprehensive land use plan is so important.

B. Project to Update Weaverville's Comprehensive Land Use Plans

Planning Director Eller reviewed the steps, timeline, and overview of the project to update the 2019 version of the Town's comprehensive land use plan.

The action plan table with the various priority goals help to direct staff's focus for the next year and for longer-term goals in a two-year and three-year timeframe and is a key component to the comprehensive land use plan.

The next steps are to review the action plan table and establish priorities and make any other revisions to the table so that it can be included in the draft of the updated comprehensive land use plan. This draft will be reviewed by the Planning Board in a final draft format, after which those recommendations will be presented to Town Council. Town Council must hold a public hearing on the draft plan prior to discussion and adoption in the months to come.

C. Action Plan Table and Review of Updated Goals and Priorities

Mr. Eller said goals receiving priority #1 will become staff's higher priority, and as directed by Council should be accomplished within a one-year period. Priority #2 to implement in 24 months, and #3 to be addressed in a 36-month timespan.

The draft table included staff priorities and was reviewed with active conversation by both Town Council and the Planning Board.

Both Town Councilmembers and Planning Board members provided their rankings and ratings for the action plan by topic.

Further discussion ensued regarding a town throughfare analysis, timely enhancements for the new hospital facility and improved transportation mobility for emergency services and access routes, as well as long-term growth planning and main transportation routes to be coordinated with the French Broad River Metropolitan Planning Organization and NCDOT roadways. Events and special programs on Main Street were discussed noting concerns with emergency service calls and response times delays on streets and sidewalks and working with the Weaverville Business Association over these concerns and establishing emergency only lanes and access roads during events.

Staff will include the agreed upon goals and priorities chart in the proposed updated comprehensive land use plan.

3. Discussion on Proposed New Residential Districts – R-6 and R-10

Mr. Eller introduced the proposed draft for the two new family residential districts which would allow for single family development on smaller lots. The Planning Board recommendations for the R-6 and R-10 districts were provided in the materials, as was a staff report.

The public hearing on the proposed code amendment for the new districts was held on December 9, 2025.

Discussions on the topic included additional examples of residential development in the downtown area, downtown lot width, side setbacks, building code standards, flammable and fire-resistant materials, fire safety and public safety, higher-density residential units, costs and expenses, the real estate market, sidewalks and access, the permitting process, and review standards, conditional district permit process, versus permitted by-right zoning for multi-family housing. Other areas of concern were neighborhood character, and growth areas, one-way development entrances, ingress and egress access for emergency services. Included in the discussion was the private non-profit, Mountain Housing Opportunity as they develop

affordable community housing, old subdivision plats that allow development on smaller lots vs. new development.

Mayor Lawrence noted in a straw poll of members there was general consensus of Council in favor of R-6 district but can address appropriateness of R-10 in growth areas.

Staff was directed to place the proposed districts on the next agenda for possible Town Council action.

4. **Resolution Concerning Growth Areas [postponed]**
5. **Other Land Use Topics for Discussion [postponed]**
6. **Review of Development Approval Processes [postponed]**
7. **ADJOURNMENT**

Motion to adjourn the Council workshop at 8:19 p.m.

Moved by: Dee Lawrence

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

Carried unanimously. 7-0

Motion to adjourn the Planning Board at 8:19 p.m.

Moved by: Michael Sollazzo

Aye: Michael Sollozzo, Donna Mann Belt, Jonathan Brown, Tom Flournoy

Carried unanimously. 4-0



Gary D. Lawrence, Mayor



Tamara Mercer, Town Clerk

Jane Kelley, Planning Board Chair

Graham Crawford, Clerk to the Board