

**Town of Weaverville
 Planning Board
 Regular Monthly Meeting
 Monday, June 1, 2026, 4:00pm
 Town Hall Council Chambers
 Agenda**

	Pg#	
1. Call to Order		Chair Kelley
2. Adoption of Agenda		Chair Kelley
3. Approval of Minutes – 5/4/26 Regular Meeting Minutes....	2	Board Clerk Crawford
4. Zoning Text Amendment – Mobile Vendors.....	6	Planning Director Eller
5. Other Business		
• Senate Bill 811 – Satellite Annexation.....	9	Planning Director Eller
6. Adjournment.....		Chair Kelley

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Monday, June 1, 2026

Subject: Minutes

Presenter: Board Clerk

Attachments: Minutes from the May 4, 2026 Meeting of the Board

Description:

Attached you will find proposed minutes from the May 4, 2026 meeting of the Board.

Action Requested:

Staff is requesting that the Planning Board adopt the aforementioned minutes as presented or amended by motion of the Board.

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.

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Monday, June 1, 2026
Subject: Text Amendment Related to Mobile Vendors
Presenter: Planning Director
Attachments: Proposed Text Amendments

Description:

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in April 2026, call for the implementation of regulations related to mobile vendors. This goal was given a number one rank within the action plan which carries the expectation of being addressed within twelve months.

In this case the town already has regulations in place for mobile food vendors but a couple mobile vendors which do not sale food have been experienced. When these situations occur, the zoning administrator must determine the closest enumerated use and apply those regulations or standards, which for these mobile vendors, would be mobile food vendors.

These newly proposed regulations intend to broaden the scope of the currently defined and regulated mobile food vendor to include all mobile vendors.

Action Requested:

Staff is seeking a recommendation from the Board to Town Council on the proposed text amendment related to the regulation of mobile vendors.

Sec. 20-1202. Specific definitions.

Unless otherwise provided in this chapter or any other development regulations adopted by the town, the following definitions shall apply in the administration of all development regulations adopted by the town:

Mobile food vendor. Any mobile food unit, pushcart or motor vehicle, including all machines designed or intended to travel over land by self-propulsion or while attached to any self-propelled vehicle, which is purposed for the sale for consumption of food, and beverages, or any other retail items. The sale of alcoholic beverages shall not be permitted by any mobile food vender absent the issuance of the requisite special event permit.

Sec. 20-3205. Table of uses.

The following notes shall be applicable to the Table of Uses established herein.

- (1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.
- (2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator shall make a determination on which use most closely resembles the proposed use and shall apply those regulations and restrictions. Such determination may be made as a formal interpretation, or as part of an issuance or denial of a zoning permit or a notice of violation. The zoning administrator's determination is subject to an appeal of an interpretation which shall be heard by the board of adjustment.
- (3) The abbreviations and symbols shown in the Table of Uses have the following meanings:

"C" = Conditional District required

"P" = Permitted

"PS" = Permitted with Standards

"-" = Not Permitted

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
TEMPORARY USES								
Mobile Food Vendor	-	-	-	-	PS	PS	PS	-

(Ord. of 5-24-2021(1), § 5; Ord. of 10-24-2022(2), § 2; Ord. of 5-23-2022(2), § 3; Ord. of 1-22-2024(1), § 2)

Sec. 20-3315. Mobile food vendors.

- (a) No waste, wastewater or grease shall be distributed into the sanitary sewer system, stormwater system, or other public spaces.
- (b) Mobile food vendors:
 - (1) Shall be situated at least ten feet from all property lines, excepting those separating contiguous parcels under common ownership, and
 - (2) Shall not encroach onto any street or sidewalk, and
 - (3) Shall not obstruct any loading zone or parking space required by this chapter, and

- (4) Shall not create a sight line obstruction.
- (c) Mobile ~~food~~ vendors shall be located at least 150 feet from any primary residential structure located within the R-1, R-2, or R-3 district.
 - (d) Mobile ~~food~~ vendors shall not be located within ten feet of any fire hydrant.
 - (e) Hours on site shall be consistent with the hours of operation of the principal building or use of the property on which the mobile ~~food~~ vendor is located but in no instance shall such hours exceed 7:00 a.m. to 11:00 p.m.
 - (f) Each mobile ~~food~~ vendor shall supply at least one receptacle for waste which must be emptied regularly and removed upon conclusion of hours of operation. Town waste receptacles shall not be used.
 - (g) In addition to signage displayed directly on the vehicle, one sign attached to the ground, or menu board sign, which shall not exceed four feet in height or eight square feet of surface area, is permitted. Such a sign shall be placed within ten feet of the ~~mobile food unit or vehicle vendor~~ and shall only be displayed during hours of operation.
 - (h) The sale of alcoholic beverages shall not be permitted by any mobile ~~food~~ vendor absent the issuance of the requisite special event permit.
 - (i) Mobile ~~food~~ vendors are only permitted on public property, including but not limited to any real property, parking spot or lot, or road or right-of-way under municipal or state control and ownership, in conjunction with the issuance of a special event permit. Mobile ~~food~~ vendors operating in conjunction with a special event permit issued by the town are not subject to these regulations but are governed by the conditions placed upon the permit for approval.
 - (j) Mobile food vendors are also subject to standards of the Buncombe County Health Department as it relates to the permitting, inspection and grading of all regulated food service establishments.
 - (k) In no instance shall a mobile ~~food~~ vendor be permitted to be the primary or principal use of a parcel of land.
 - (l) A zoning permit is required for each parcel which proposes to establish a mobile ~~food~~ vendor. The fee for said permit may be found within the schedule of fees.

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Monday, June 1, 2026

Subject: Other Business, S811

Presenter: Planning Director

Attachments: S811

Description:

Senate Bill 811 – Satellite Annexation Percentage

On April 21, 2026 Senators Daniel, Moffitt and Mayfield filed a bill which seeks to remove the cap on satellite annexations for the Town of Weaverville. While the bill has passed over from the Senate to the House, it has not yet been ratified.

Staff will continue to monitor and inform the Board of any additional information related to this bill and the following is a link to the page where the bill may be tracked.

<https://ncleg.gov/BillLookup/2025/S811>

Action Requested:

No action requested as these items are presented for information.

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025**

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**SENATE BILL 811
State and Local Government Committee Substitute Adopted 4/28/26**

Short Title: Various Local Provisions VIII. (Local)

Sponsors:

Referred to:

April 22, 2026

1 A BILL TO BE ENTITLED
2 AN ACT REMOVING THE CAP ON SATELLITE ANNEXATIONS FOR THE TOWN OF
3 WEAVERVILLE AND THE CITY OF CHERRYVILLE AND DEANNEXING CERTAIN
4 DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE TOWN OF
5 VASS.

6 The General Assembly of North Carolina enacts:

7
8 **TOWN OF WEAVERVILLE/CITY OF CHERRYVILLE SATELLITE ANNEXATION**
9 **CAP REMOVAL**

10 **SECTION 1.** G.S. 160A-58.1(b) reads as rewritten:

11 "(b) A noncontiguous area proposed for annexation must meet all of the following
12 standards:

13 ...

14 (5) The area within the proposed satellite corporate limits, when added to the area
15 within all other satellite corporate limits, may not exceed ten percent (10%)
16 of the area within the primary corporate limits of the annexing city.

17 This subdivision does not apply to the Cities of Archdale, Asheboro,
18 Belmont, Cherryville, Claremont, Concord, Conover, Durham, Elizabeth
19 City, Gastonia, Greenville, Hickory, Kannapolis, Kings Mountain, Locust,
20 Lowell, Marion, Mount Airy, Mount Holly, New Bern, Newton, Oxford,
21 Randleman, Roanoke Rapids, Rockingham, Saluda, Sanford, Salisbury,
22 Shelby, Southport, Statesville, and Washington and the Towns of Ahoskie,
23 Angier, Apex, Ayden, Belville, Benson, Bladenboro, Bridgeton, Bunn,
24 Burgaw, Calabash, Carthage, Catawba, China Grove, Clayton, Columbia,
25 Columbus, Cramerton, Creswell, Dallas, Dobson, Four Oaks, Franklin,
26 Franklinton, Franklinville, Fuquay-Varina, Garner, Godwin, Goldston,
27 Granite Quarry, Green Level, Grimesland, Harrisburg, Holly Ridge, Holly
28 Springs, Hookerton, Hope Mills, Huntersville, Jamestown, Kenansville,
29 Kenly, Knightdale, Landis, Laurel Park, Liberty, Lillington, Louisburg,
30 Madison, Maggie Valley, Maiden, Mayodan, Maysville, Middlesex, Midland,
31 Mocksville, Morrisville, Mount Pleasant, Nashville, North Wilkesboro,
32 Norwood, Oak Island, Oakboro, Ocean Isle Beach, Pembroke, Pine Level,
33 Pollocksville, Princeton, Ramseur, Ranlo, Richlands, Rockwell, Rolesville,
34 Rutherfordton, Shallotte, Siler City, Smithfield, Spencer, Spring Lake,
35 Stanley, Stem, Stovall, Surf City, Swansboro, Taylorsville, Troutman, Troy,
36 Vass, Wallace, Warsaw, Watha, Waynesville, Weaverville, Weldon, Wendell,



1 West Jefferson, Wilson's Mills, Windsor, Wingate, Yadkinville, Youngsville,
2 and Zebulon."
3

4 **TOWN OF VASS DEANNEXATION**

5 **SECTION 2.(a)** The following described property, identified by Moore County Tax
6 Property Identification Numbers, is removed from the corporate limits of the Town of Vass:
7 950300365918, 950300363850, 950300362794, and 950300361693.

8 **SECTION 2.(b)** This section has no effect upon the validity of any liens of the Town
9 of Vass for ad valorem taxes or special assessments outstanding before the effective date of this
10 section. Such liens may be collected or foreclosed upon after the effective date of this section as
11 though the property were still within the corporate limits of the Town of Vass.

12 **SECTION 2.(c)** This section becomes effective June 30, 2026. Property in the
13 territory described in this section as of January 1, 2026, is no longer subject to municipal taxes
14 for taxes imposed for taxable years beginning on or after July 1, 2026.

15
16 **EFFECTIVE DATE**

17 **SECTION 3.** Except as otherwise provided, this act is effective when it becomes
18 law.