

Planning Board Meeting Minutes

June 1, 2026

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, June 1, 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.

Planning Board members present: Chair Jane Kelley, Vice Chair Michael Sollazzo, Jonathan Brown, Donna Mann Belt, Tom Flournoy, Alternate Fred Borth, Alternate Brent Koenig

Planning Board members absent: None

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

2. Adoption of Agenda

Flournoy moved to adopt the agenda as presented. The motion carried 5-0.

3. Approval of Minutes – 5/4/2026 Regular Meeting Minutes

Sollazzo moved to approve the minutes for the 5/4/2026 Regular Meeting. The motion to adopt the minutes carried 5-0.

4. Zoning Text Amendment – Mobile Vendors

The zoning text amendments before the board at this meeting are an effort to address one of the stated goals that has a high priority designation from the recently updated and adopted Comprehensive Land Use Plan. The stated goal is to implement regulations related to mobile vendors.

Director Eller presented the board with proposed text amendments that largely removes the word “food” from the additional standards that currently apply to “Mobile Food Vendors” (Sec. 20-3315), as well as amends the definition of “Mobile food vendor” as shown below. By doing so the applicability of the ordinance will expand the ordinance’s applicability to all mobile vendors.

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 vendor absent the issuance of the requisite special event permit.

The board expressed unanimous support for these amendments and considered them to be forward-looking.

Sollazzo moved to approve the zoning text amendment with one spelling correction noted. The motion carried 5-0.

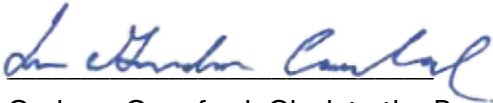
5. Other Business

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. For reasons unknown the status of the bill has remained unchanged since the last Planning Board meeting in May.

Assistant Manager Jackson made the board aware of an upcoming substantial text amendment to the Code of Ordinances in Chapter 20 - Planning and Development. These changes will address stormwater regulations as the town's intergovernmental agreement with Buncombe County is ending and the permitting, inspections and enforcement of those regulations will soon become the town's responsibility.

6. Adjournment

Without objection Chair Kelley declared the meeting adjourned at approximately 4:27pm.

A handwritten signature in blue ink, appearing to read "Graham Crawford", is written over a horizontal line.

Graham Crawford, Clerk to the Board