



Town Council Regular Meeting Minutes for June 22, 2026

The Town Council regularly scheduled meeting was held on Monday, June 22, 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 D. Lawrence called the meeting to order at 6:00 p.m.

Town Council Present: Mayor Gary D. Lawrence, Vice Mayor John Chase, and Council Members Phil Barnett, Mark Endries, Peter McGuire, Andrew Nagle and Jennifer Young

Staff Present- Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Town Attorney Michael Frue, Finance Director Tonya Dozier, Planning Director James Eller, Public Works Director Angela Reece, Town Clerk Tamara Mercer, Planner Graham Crawford, Police Chief Somer Oberlin, Community Center Director Mike DeSerio, and Deputy Fire Chief Michael Hunter, AV Coordinator Lauren Ward

2. Approval/Adjustments to the Agenda

Council Member Phil Barnett asked that the WEDAC Update be moved to Item 7. Council Member McGuire moved to approve the agenda with Item 11D of the Discussion Items moved to Item 7. A unanimous vote of the Council followed. Motion carried, 7-0.

3. Conflict of Interest Statement

Mayor Lawrence read the conflict-of-interest statement to the Council. No members reported any conflicts of interest regarding the agenda items.

4. Citizens Academy Graduation

Mayor Lawrence, Town Council, and Town Manager Harris congratulated this year's graduates of Weaverville's Citizens Academy and presented certificates and a token of appreciation.

5. Consent Agenda

Town Manager Harris reviewed the consent agenda.

Council Member Andrew Nagle moved to approve consent agenda items as presented. A unanimous vote of the Council followed. Motion carried, 7-0

A. May 11, 2026, Town Council Workshop Meeting Minutes – Approved as presented.

B. May 18, 2026 Town Council Regular Meeting Minutes – Approved as presented.

- C. Monthly Tax Report, Refunds/Releases - Approved as presented.
- D. Budget Amendments – Police- Approved as presented.
- E. Strategic Plan Update – Information Only.
- F. Road Closure Ordinance – Fourth of July Celebration - Approved as presented.
- G. Waterline Acceptance – Windsor Built Homes – Reems Creek Village - Approved as presented.
- H. Waterline Acceptance – Meribel Apartments - Approved as presented.
- I. FY2026-2027 Pay Plans - Approved as presented.
- J. Fire Protection and Medical and Rescue Services Agreement with County – Approved as presented.
- K. Amendment to Automatic Aid Agreement with Reems Creek FD – Approved as presented.

6. Town Manager's Report

Town Manager Harris presented his monthly report to Council. His reports included the following items: NC Legislative Representation, Fourth of July Celebration, Music in the Park, New Fire Engine, Speaking and Teaching Event, Tree Giveaways, Recreation Complex Updates, Regional Hazard Mitigation Plan, and Upcoming Town Meetings/Events.

7. Updates from Town Council on Committees and Projects

Council Member Endries noted that MSD is fiscally sound, has rates that are lower than most, and has adopted its new budget. Endries mentioned that the MPO will be voting on a cyclist safety initiative known as Lennie's Law and would like to get Town Council input and a letter of support at next month's meeting.

On behalf of WEDAC, Council Member Barnett thanked Town Council and staff for their support. He noted that there are about 40 active volunteers. An Economic Development Policy was included for Town Council review. They are in talks with ThermoFisher concerning use of some of their campus for a regional museum. The Balcrank building may be completely filled. Weaverville Economic Development Foundation has been incorporated as a fundraising arm to support economic development initiatives. A 9/11 golf tournament has been planned as a fundraiser.

Council Member Young updated Town Council on AdventHealth's Weaverville Hospital and indicated that they are still on track with the approved 93 beds but also seeking additional beds. The Patriotic Committee has been active in planning some activities for the Fourth of July Celebration. The Memorial Day event was well attended with about 180 people, which did create some parking problems. She is continuing her work with LOSRC and serves on the Buncombe County Audit Committee to help oversee the fiscal responsibility of the County.

Council Member McGuire said that he would be speaking at an upcoming WBA meeting.

8. General Public Comments

Matt Ruffing mistakenly signed up for general public comment but had comments for the public hearing. His comments were deferred to the public hearings.

9. Public Hearings on Zoning Map Amendments for Unaddressed Reagan Lane and 5 Reagan Lane

The public hearings for zoning map amendments on the unaddressed Reagan Lane parcel PIN 9742-29-7577 and 5 Reagan Lane PIN 9742-29-9584 were combined as there were overlapping comments.

Matt Ruffing – His father is the owner of 5 Reagan Lane and applicant seeking C-1 zoning for this property; he is looking for options and likes the idea of healthcare or financial offices; he does believe that the property may need to be combined with the unaddressed parcel on Reagan Lane to be more marketable

Sylvia Pardo – Lives just behind these properties; Indicated her concern about traffic and ingress/egress of potential businesses from both properties; she fears many backups; concerned about noise associated with bars, restaurants, outdoor dining

Robert Woodson – Lives in the Reems Creek golf community; encouraged thoughtful and appropriate commercial development focused on quality commercial uses that protect the local character; supports C-1 for both unaddressed Reagan Lane and 5 Reagan Lane

Jeremy Laster – Echoed Woodson's comments and indicated that times have changed and we need responsible growth and development; these properties are on the commercial corridor with adjoining properties being commercially zoned; R-1 no longer reflects current reality; supports C-1 zoning on both parcels

Joe Sabol – Had questions about what the entrance/exit plan would be on Main Street; lives in Weaver Village so uses Reagan Lane to walk to Main Street

Jill Totman – Lives on North Main Street 2 blocks north of the intersection of Main Street and Weaver Boulevard; thinks that the Town needs a transitional space or buffer between residential and commercial uses; opposed to C-1 on the 5 Reagan Lane parcel and would be okay with medical offices at 5 Reagan Lane but against food businesses with drive-throughs and against gas stations at that location; not opposed to C-1 on the unaddressed Reagan Lane parcel but did indicate some concern with all of the uses within the C-1 district

Reese Lasher – Owner of the unaddressed Reagan Lane parcel and application for C-1 zoning; he hasn't had a residential inquiry for this parcel in the last 20 years and believes commercial zoning is appropriate; he indicated that traffic will not be directed off of Reagan Lane and a driveway cut on Weaver Boulevard will have to be approved by NCDOT

Ernie and Becky Lasher – support C-1 zoning for unaddressed Reagan Lane and believe it is a nice compromise to the C-2 zoning and commercial uses on Weaver Blvd; the anticipated hospital and emphasis on tourism are giving rise to a needs for additional commercial businesses and medical offices

Amy Green – Her property will be impacted by commercial uses on 4 Reagan Lane; thinks that the Comprehensive Land Use Plan is not being complied with; she can't think of a commercial business

that is so needed that it is worth the risk of C-1 zoning on 5 Reagan Lane; she wants the Planning Board recommendation followed and the property to be kept residential

Julia Daggerhart – Opposed to C-1 zoning for 5 Reagan Lane; encourages Town Council to hold off on allowing commercial development within residential areas; traffic problems exist now; said that we have vacant commercial property; requested Mr. Lasher to donate his property to the Town for green space

The applications, and Planning Board recommendations were included in the packet and it was noted that the public hearings had been properly noticed.

There were some procedural irregularities with the public hearings but all people in attendance were offered an opportunity to provide comments on the zoning map amendments for the unaddressed Reagan Lane parcel and the 5 Reagan Lane parcel.

10. Discussion & Action Items

A. Zoning Map Amendment – Unaddressed Reagan Lane – R-1 to C-1

After a brief review of the request by Planning Director Eller and brief conversation amongst Town Council, there was consensus that some commercial use on this property should be allowed but a conditional district would be more appropriate, especially with the challenges associated with ingress and egress from the property. *Council Member Nagle made a motion that the zoning map amendment request that the unaddressed property on Reagan Lane bearing PIN 9742-29-7577 be rezoned from R-1 to C-1 be denied. Without further discussion all voted in major of the motion and the motion passed 7-0.*

B. Zoning Map Amendment – 5 Reagan Lane – R-1 to C-1

After a brief review of the request by Planning Director Eller and brief conversation amongst Town Council, *Council Member Nagle made a motion that the zoning map amendment request for 5 Reagan Lane bearing PIN 9742-29-9584 be denied. Without further discussion all voted in major of the motion and the motion passed 7-0.*

C. Legislative Updates

The Town Manager report that he and staff have been actively tracking several important legislative bills during this session. SB474, as currently written, will exempt Buncombe County and others from the reappraisal moratorium in SB889 and will govern whether Buncombe County can use the reappraised values for the FY2026-2027 tax year. SB811 will provide the Town and others with relief from a 10% cap on satellite annexation area. Manager Harris inquired whether Town Council had any interest to move to even-year elections due to the increasing cost of holding odd-year elections. *There was consensus to keep Town elections on odd years.*

D. Police Department Firearms Range Presentation

In response to some questions that have been submitted by the public, Chief Oberlin and Firearms Master Brandon Parris presented information concerning the firearms range facility located on

Town property off of Quarry Road, its history, laws that protect its continued operations, laws that require and emphasize the need for firearms training, and efforts to minimize impacts on the community.

E. Quarterly Report – Public Works and Water

Public Works Director Angela Reece presented a quarterly report on the projects and operations of the various divisions of Public Works including: streets, grounds maintenance, sanitation, stormwater, water distribution, and water production. Director Reece highlighted training and development, upcoming events, key accomplishments and highlights of operational performance. It was noted that the following is guiding the Public Works Department:

Safe in our actions. **United** in our teamwork. **Respectful** in our interactions. **Transparent** in our decisions. **Efficient** in our stewardship. Committed to **Excellence**.

11. Closed Session

At approximately 8:28 p.m. Council Member Endries moved to enter closed session pursuant to N.C.G.S. 143-318.11(a)(3) – To consult with an attorney and consider and give instructions on the handling of a claim; and N.C.G.S. 143-318.11(a)(6) – To discuss confidential personnel matters. A unanimous vote of Council present followed. The motion passed by a vote of 7-0.

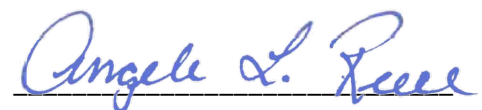
At approximately 9:05 p.m. Vice Mayor Chase made the motion to exit closed session and return to open session. A unanimous vote of the Council followed and Council returned to open session.

There were no further comments and no action was taken.

12. Adjournment

There being no further business and without objection, Mayor Gary D. Lawrence adjourned the meeting at 9:06 p.m.


Mayor


Town Clerk