



Town Council Agenda Workshop Meeting Minutes for July 13, 2026

The Town Council regularly scheduled workshop was held on Monday, July 13, 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

Vice Mayor John Chase called the meeting to order at 6:00 p.m.

Town Council Present: Vice Mayor John Chase, and Council Members Phil Barnett, Mark Endries, Peter McGuire and Jennifer Young

Town Council Absent: Mayor Gary D. Lawrence, Council Member Andrew Nagle

Staff Present- Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Finance Director Tonya Dozier, Planning Director James Eller, Public Works Director/Town Clerk Angela Reece, Assistant Public Works Director Eric Cutshall, Town Planner Graham Crawford, Police Chief Somer Oberline, Police Captain Nick Shea, Police Sergeant Andy Mace, Fire Chief Ray Canafax, and A/V Coordinator Lauren Ward

2. FY2026-2027 Budget

a. Legislative Updates

Town Manager Harris stated North Carolina recently adopted legislation that impacts the budget ordinance that Town Council adopted on June 8, 2026. The schedule of values based on the most recent real property reappraisal that was to be effective January 1, 2026, cannot be used until January 1, 2027, unless rates are set at the revenue neutral rate, which will result in a substantially reduced revenue than what was included in the adopted budget.

b. Required Amendment to FY2026-2027 Budget Ordinance

Due to the aforementioned legislative impacts, Town Manager Harris recommended that Town Council amend its budget pursuant to N.C.G.S. 159-15 to use the prior schedule of values and to set a tax rate of \$0.455 per \$100 in value to arrive at the tax revenue needed to balance the Town's general fund and fire fund budgets and provide for the operating and capital needs of the Town. There were no questions from the public or Council.

Council member Jennifer Young moved that Council adopt the Amended Budget Ordinance for Fiscal Year 2026-2027 for the General Fund and Special Revenue Fund as presented. A unanimous vote of Council present followed. The motion passed by a vote of 5-0.

3. Northridge Farms Project

Assistant Town Manager Jennifer Jackson provided a brief overview of the Northridge Farms project, which is a large residential project south of the Northridge Commons Shopping Center.

She presented the question of whether certain roads within Northridge Commons Shopping Center and throughout their development should remain private or be accepted by the Town into the public street system. The main roads through the shopping center include Northridge Commons Parkway and Northcrest

Road. She stated the developer, Forestar, previously submitted a request for the Town to take those roads into its public street system and said a roundabout concept design was proposed to more efficiently flow traffic through the 4-way stop that is currently in place. Forestar has also altered the crossing over Gill Branch from a bridge to a box culvert system and is requesting the main roads built within Northridge Farms receive a public street commitment from the Town. Manager Jackson requested Council direction on the new streets so that the Town can coordinate with the developer on inspections to ensure that the streets are constructed to NCDOT standards. She reminded everyone that the outcome of the street conversation could impact the public access through the project to the future Reems Creek Greenway that was contemplated in the development approval.

Forestar Division President, Ali Seabaugh, addressed Council and provided an update on the project. She stated they have begun phase 1 of the development and said sewer installation has also begun and said they expect to finish the project within 9-12 months. Ms. Seabaugh recalled Forestar's previous street acceptance request to accept Northcrest Road & Northridge Commons Parkway a year ago and said when the previous Council denied this request, Forestar abandoned the roundabout concept that was originally planned. There was much discussion regarding street conditions, and the costs of repaving and adding sidewalks as well as renewing the roundabout concept.

Assistant Town Manager Jackson stated there is approximately \$250,000 from the Meribel project to establish sidewalks in this area. Council Member Young clarified that the town would need to pursue core sampling to determine the condition of the roads. Ms. Seabaugh added that there is an ownership and maintenance agreement in place between Forestar and the businesses in the shopping center which could be of interest to Council. Vice Mayor John Chase advised he is favorable to accepting the streets and Northridge Commons with further information and core sampling. Ms. Seabaugh clarified she can facilitate a conversation with the owner regarding a roundabout.

Council Member Phil Barnett stated he does not like the idea of accepting private roads into the public road system unless they have been properly vetted and have emergency access.

Town Manager Harris reminded Council of recent legislation requiring the town not to exceed the roadway construction standards of NCDOT. Assistant Manager Jackson clarified that if the town accepts roads then we will have more control of quality and inspection.

Council Member Mark Endries stated he supports a greenway but expressed concerns of the town assuming a great expense up front by accepting the roads. He stated a roundabout is essential for maintaining control of the traffic and insisted a roundabout be built if the roads are accepted. He stated he preferred a sidewalk to be built before the town takes over the roads.

Council Member Jennifer Young recalled previous conversations regarding preservation of the police firing range and advised that she is supportive of a greenway connection in the area as long as the firing range is protected from pedestrian access for safety. There was much discussion about the width of a path and whether or not it should be asphalt or impervious surface as well as the associated costs. Andrew Basile of DR Horton addressed Council and added they cannot change the design due to years of permitting and stormwater requirements but said if Council is willing to take over the roads, then he is willing to spend funds to examine alternate surfaces and costs to vet a plan to move forward. Ms. Seabaugh recalled past commitments and significant expenditures for traffic studies, culverts, and the roundabout study and explained that she is supportive of moving forward if the Council commits.

Council Member Jennifer Young stated it is apparent to the entire community that there is a need to alleviate some of the traffic in this area and Ms. Seabaugh stated she has the traffic study and can submit it to Council for review. Mr. Basile agreed to look at the intersection on the parcel to the south which is the intersection to the town's property and said he wants to ensure there is a clear delineation of a path away from the police

firing range and stated they want to ensure public safety for pedestrians to get from their property line to a potential greenway connection

Jeff McKenna and Rachael Bronson of the Active Weaverville Committee provided a clarifying point for a connection across Monticello and reminded everyone it is a NCDOT crossing and said it will cost a significant amount of funding to implement a crossing there.

The consensus of the Council was to continue the conversation with Forestar with the goal of a beneficial solution to all and to come back at a future meeting to discuss.

4. Merchants Alley

Town Manager Harris discussed recent complaints from business owners regarding Merchants Alley, a street that runs parallel to Main Street from Central Avenue to Florida Avenue, being blocked and delivery drivers blocking the alley which is prohibiting access. He stated that on occasion sanitation services are delayed waiting on delivery trucks that are blocking the alley to move. Manager Harris added that citations may be issued for blocking service delivery and prohibiting emergency access and response, but a better solution needs to be found. Manager Harris discussed ideas of designating a delivery zone area or re-striping the area to indicate parking. He recalled local churches previously making arrangements to set aside spaces for business employee parking and stated it is not being utilized.

Captain Nick Shea and Sergeant Andy Mace addressed Council. Captain Shea indicated that this area is a difficult area to manage and said that they ticket people every day but said this is not a long-term solution as traffic and new visitors change and are increasing and getting worse. Sergeant Mace stated this area is not a parking area according to town ordinance which is in conflict with the way it has been used for years and said this causes a problem for enforcement actions.

Council Member Jennifer Young expressed her support of making the alley a one-way street with loading zones and proper signage as well as setting delivery times so that it is safe. Council Member Phil Barnett supported re-striping and said the current signage is confusing. Council Member Mark Endries stated he would like to propose creating a striping map to share with business owners to have a collaborative discussion with them to reimagine the alley way. Council Member Peter McGuire stated the diagonal parking is unacceptable.

Council Members Peter McGuire and Phil Barnett both questioned if the business owners have ever been notified or are aware that there are additional spaces available for local business employees at the church lots a block away. Assistant Town Manager Jackson clarified that there were approximately 60 spaces set aside in area church lots for downtown employees to park in.

The Council invited local business owners in attendance to comment.

Amy Barnette, owner of Artisans on Main stated she was not made aware of this meeting and asked for communication through the process. She stated her delivery vehicle has stuck out too far in Merchants Alley but stated there has not been an issue until the neighboring business has had issues with their customers being blocked in. Ms. Barnette stated it is difficult to ask employees to walk several blocks to a church to park and acknowledged parking three vehicles into two spots. She stated she believes the parking spaces fall within her property line and clarified her struggle loading and unloading.

Rob Mangum of Mangum Pottery stated some businesses are allowing customer parking in the alley and said he supports a one-way street with clearly marked loading zones for all businesses who need to use it. Mr. Mangum said he believes that one of the public safety issues is that Merchants Alley is being used to bypass Main Street and they drive extremely fast. He reiterated that making it into a one-way or prohibiting large vehicles (over 2 axels) would be beneficial and said he is receptive to working with the town to discuss possibilities.

Steve Quint of WNC Cabinet Solutions stated 18 wheelers deliver his cabinets and that they back in from the Central Avenue end. He said he understands making the road one way but doesn't know how the large trucks will get in there. Mr. Quint agreed that traffic is very bad and that it's moving very fast in the alley. Mr. Quint's wife addressed Council and stated she doesn't support a one-way and said people ignore the current one-way on Florida Ave. Mr. Quint stated that 18 wheelers cannot come in from Florida Ave. The Quint's expressed disappointment in communication to business owners.

Alan Sheppard addressed Council and expressed concerns that the Well-Bred Bakery employees are parking in the alley daily and said that the parking spaces at the church are clearly marked but are not being used. Mr. Sheppard stated he is opposed to any more traffic on Alabama Ave. He added that all business doors swing out into the alley for fire safety and said if parking is allowed it may be blocked.

Matthew Knauer, a resident of Alabama Ave., asked Council to consider what the impact of additional traffic would be to Alabama Ave. and Georgia Ave. He stated the area is already narrow and said there is rarely any vehicles parked at the church.

Council Member Phil Barnett clarified that the intent of this discussion was to engage the business owners and not to make a decision. Council Member Jennifer Young clarified that this discussion was to discuss whether or not the ordinance needs to be looked at and what will be beneficial to the town and business owners.

5. Closed Session N.C.G.S. 143-318.11(a)(3) and (6)

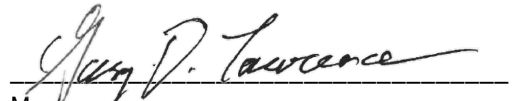
At 7:32 p.m. Council Member Jennifer Young moved to enter closed session pursuant to N.C.G.S. 143-318.11(a)(3) – To consult with an attorney and consider and give instructions on the handling of a claim; and N.C.G.S. 143-318.11(a)(6) – To discuss confidential personnel matters. A unanimous vote of Council present followed. The motion passed by a vote of 5-0.

At approximately 7:55 p.m. Council Member Jennifer Young made the motion to exit closed session. A unanimous vote of the Council followed.

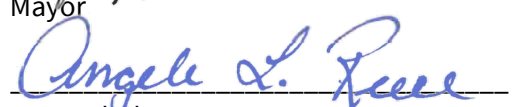
There were no further comments and no action was taken.

6. ADJOURNMENT

There being no further business and without objection, Vice Mayor Chase adjourned the meeting at 7:58 p.m.



Mayor



Town Clerk