

Planning Board Meeting Minutes

August 3, 2026

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, August 3, 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 Brent Koenig

Planning Board members absent: Alternate Fred Borth

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 – 6/1/2026 Regular Meeting Minutes

Sollazzo moved to approve the minutes for the 6/1/2026 Regular Meeting.

The motion to adopt the minutes carried 5-0.

4. Zoning Map Amendment – 21 Parker Cove Road

Director Eller introduced the zoning map amendment that is before the board, and stated that the desired rezoning will strip a previously adopted conditional district that governs the property commonly known as 21 Parker Cove Road, and change it to the conventional R-1 zoning district.

The rezoning comes before the planning board to receive recommendation on its consistency with the town's comprehensive land use plan and a statement of reasonableness.

The board found the rezoning application to be both consistent with the town's comprehensive land use plan as well as reasonable, as R-1 is specifically enumerated in the specific growth area that this property is within and is the least intense residential zoning district in the Town's ordinance.

Sollazzo moved to find the zoning map amendment for 21 Parker Cove Rd consistent and reasonable and also provide a positive recommendation to rezone the property to R-1. The motion carried 5-0.

5. Zoning Text Amendment – Parking Requirements Session Law 2026-39

Director Eller introduced the zoning text amendment which largely eliminates Section 20-3501 Off-street parking from the town's code of ordinances. The zoning text amendment stems from the recently enacted Session Law 2026-39 which in part will prohibit local jurisdictions from requiring off street parking places. This law becomes effective January, 1 2027. The zoning text amendment will also ensure the town's land use regulations are statutorily compliant.

Sollazzo moved to find the zoning text amendment reasonable and consistent and provide a positive recommendation to Town Council on the proposed zoning text amendment to ensure the town's land use regulations are compliant with state law. The board also noted that Session Law 2026-39 will potentially result in unintended consequences by limiting local government's ability to regulate off-street parking.

The motion carried 5-0.

6. Other Business

- Session Law 2026-22 Satellite Annexation

- Director Eller informed the board of the recently adopted local bill by the NC General Assembly that removed the Town's 10% cap on satellite annexations. The other constraints related to satellite annexations remain in effect.

- Buncombe/Madison RHM Plan

- Director Eller introduced the recently adopted Regional Hazard Mitigation Plan to the Planning Board, no action was requested from the board.

- Woodfin/Weaverville Greenway Feasibility Study

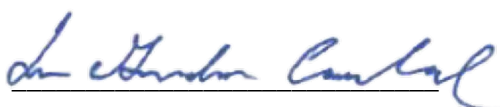
- Director Eller introduced the Woodfin to Weaverville Greenway Feasibility Study, no action was requested from the board.

- Next Meeting: September 8 due to Labor Day

- Director Eller reminded the board the next regular scheduled meeting will take place on Tuesday September 8th at the regular time of 4pm and location 30 S Main St.

7. Adjournment

Without objection Chair Kelley declared the meeting adjourned at approximately 4:36pm.



Graham Crawford, Clerk to the Board