Town Council Regular Meeting Minutes of September 28, 2026

The Town Council regularly scheduled meeting was held on Monday, September 28, 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, Andrew Nagle, Jennifer Young. Council Member Peter McGuire arrived at 6:49 p.m.

Town Council Absent: Mayor Gary D. Lawrence

Staff Present- Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Finance Director Tonya Dozier, Public Works Director/Town Clerk Angela Reece, Assistant Public Works Director Eric Cutshall, Planner Graham Crawford, Police Chief Somer Oberlin, Police Captain Nicholas Shea, Community Center Director Mike DeSerio, Fire Chief Ray Canafax, and A/V Coordinator Lauren Ward

2. Approval/Adjustments to the Agenda

Town Manager Scottie Harris presented the agenda to Council; there were no changes.

> *Council Member Andrew Nagle moved to adopt the agenda as presented. A unanimous vote of the Council followed. Motion carried, 5-0.*

3. Conflict of Interest Statement

Vice Mayor Chase read the conflict-of-interest statement to the council. No members reported any conflicts of interest regarding the agenda items.

4. Community Recognition

On behalf of the Town Community Center Director Mike DeSerio recognized John Conley for his volunteer service around the Weaverville area and presented a certificate of appreciation for selfless acts of volunteerism. The Town deeply appreciates John and the many other residents who take the initiative to care for our shared spaces, parks, and grounds.

5. PUBLIC HEARING – Zoning Map Amendment – 21 Parker Cove Road

Vice Mayor John Chase opened the public hearing at 6:04 p.m. The hearing has been advertised in accordance with applicable state laws and municipal code.

Assistant Town Manager Jennifer Jackson presented information recalling Council previously adopting a conditional district ordinance for 21 Parker Cove on February 24, 2025, which provided for the development of 27 residential units on the property in a unique configuration. Manager Jackson stated the new property owner intends to abandon that particular development in favor of single-family homes and said they have requested a map amendment from conditional zoning to R-1 zoning which the Planning Board found to be consistent with the Comprehensive Land Use Plan and reasonable. The Planning Board offered a unanimous favorable recommendation on the map amendment requested. Vice Mayor Chase indicated no one has signed up for public comment on this matter. Assistant Manager Jackson stated she has received an email from a resident in the Maple Trace Subdivision regarding a buffer request. Council Member Andrew Nagle requested clarification and Manager Jackson stated there was a do not disturb area in place in the CZD previously and said the property owners are required to comply with normal setbacks and zoning regulations. Without further debate, the public hearing was closed at 6:08 p.m.

6. PUBLIC HEARING – Chapter 20 of the Code of Ordinances- Parking & Technical Amendments

Vice Mayor John Chase opened the public hearing at 6:09 p.m. The hearing has been advertised in accordance with applicable state laws and municipal code.

Assistant Town Manager Jennifer Jackson presented information on the recently enacted Session Law 2026-39 summarizing that the Town can no longer require off-street parking. She stated the Planning Board reviewed the proposed amendment on August 3 and September 8, and has provided a favorable recommendation which are consistent with the Comprehensive Land Use Plan (CLUP).

Council Member Phil Barnett asked for clarification regarding whether all off-street parking is going away and Manager Jackson stated the regulations apply to new development. She stated the Town cannot require a business to have an off-site/off-street parking area to support their business. Manager Jackson stated the Town, in conjunction with the Police and Public Works Departments, will need to consider where we are allowing parking and to make sure this will not cause issues in the future. Council Member Andrew Nagle clarified if someone wants to build a home that they do not have to have parking with this new law.

Manager Jackson added that Council should expect a larger amendment coming to address several text amendments for cost savings and efficiency. Several new laws affecting land use regulation go into effect on January 1, 2027.

Vice Mayor Chase indicated no one has signed up for public comment on this matter. Without further debate, the public hearing was closed at 6:15 p.m.

7. Consent Agenda

Town Manager Scottie Harris presented the consent agenda to council and briefly outlined each item.

Council Member Mark Endries moved to approve consent agenda items A-G as presented. A unanimous vote of the Council present followed. Motion carried, 5-0.

A. August 24, 2026, Town Council Regular Meeting Minutes ……. Approved as presented.
B. September 14, 2026, Town Council Workshop Meeting Minutes …….. Approved as presented.
C. Monthly Tax Report, Refunds/Releases ……. Approved as presented.
D. FY2026-2027 Budget Amendments – Fire and Community Center ……. Approved as presented.
E. WEDAC Economic Development Guidelines ……. Approved as presented.
F. Board Appointment – ABC Board ……. Approved as presented.
G. G. FY2026-2027 Fee Schedule Ordinance Amendments…….. Approved as presented.

8. Town Manager's Report

Town Manager Harris presented the monthly report to Council which included the following items: Music in the knoll, September 11th Remembrance Ceremony, Early Voting, and Newly Hired Positions, Fall Walk and Halloween, Water Treatment Plant Projects, Merchants Alley and other town events and updates. Manager Harris urged residents and visitors to use caution in the downtown area stating normal vehicle traffic is expected on Halloween but stated staff are on standby to address any issues that may arise. Manager Harris stated the chemical conversion has taken place at the treatment plant and said the project is nearly completed with a final walk through scheduled soon. He stated NC DEQ had not issued the permit on the expansion project but said it is expected any day. Manager Harris stated he is hopeful the project can go to bid by the end of the year. Manager Harris updated Council on Merchants Alley stating eleven (11) individuals signed up to participate in the committee in addition to Town representatives. He stated staff are looking at engaging Traffic Planning and Design to solicit professional input as this project proceeds. Manager Harris stated the Fire Department has recently hired 2 fully certified Firefighter/EMTs and 3 Firefighter Trainees, all of whom are expected to start in October and said the Fire Department is still actively recruiting for open positions. Council Member Jennifer Young requested clarification on the number of open positions and Manager Harris stated there are five (5) offers to fill eight (8) positions.

9. General Public Comments

Missy Parris addressed Council stating she is representing the taxpayers of the North Buncombe Fire District. Ms. Parris expressed concerns about the turnover at the Weaverville Fire Department over the past four (4) years and of the newly hired firefighters experience. Ms. Parris expressed further concerns of public safety and response times due to levels of staffing and asked Council to address the situation.

10. Discussion & Action Items

A. Zoning Map Amendment – 21 Parker Cove Road – CZD to R-1

Council Members discussed the amendment and exploring potential density of usable property as it relates to the flood plain and flood way. Council Member Andrew Nagle stated it is unlikely that the property owner would be able to build on at least one-third of the property due to the topography and flood plain. Council Member Jennifer Young stated she felt more comfortable with the R-1 due to the constraints of the property. Council

Member Mark Endries also agreed and noted that there are additional regulations which apply within flood plains and Manager Jackson clarified Buncombe County may not enforce additional restrictions above their current requirements. There was no further discussion.

Council Member Jennifer Young moved that Council adopt the Ordinance Amending the Town of Weaverville Zoning Map to Designate 21 Parker Cove Road (Pin 9752-44-2568) As R-1 Zoning. A unanimous vote of the Council present followed. Motion carried, 5-0.

B. Possible New Commercial District – C-1 Light

Assistant Town Manager Jennifer Jackson recalled previous Town Council and Planning Board discussions related to the proposed rezoning of two parcels at the intersection of North Main Street and Weaver Boulevard, and the possibility of adding a new commercial zoning district ("C-1 light") and said the Planning Board has requested Council direction on how to proceed. Council Member Jennifer Young stated she would like the Planning Board tasked with looking at different types of uses that would be allowed in this district which would avoid conflicts with neighborhood character. Council Member Young provided examples of uses which could be offensive to a neighborhood such as drive-thru establishments, gas stations, heavy traffic, noise, and lighting considerations. Council Member Mark Endries requested consideration for this type of use to be standard and not applicable to only one neighborhood. Vice Mayor John Chase requested the Planning Board to consider naturalized buffers and pedestrian accessibility. *The consensus of Council was for the Planning Board to proceed with the requests and provide recommendations.*

C. FY2026-2027 Installment Financing

Finance Director Tonya Dozier recalled Council direction from their spring budget workshop to finance several town fleet vehicles which included police and public works vehicles as well as two fire trucks. Director Dozier stated the financing amount requested totaled just over $2M and said a Request for Proposals (RFP) was sent out to 25 banks and institutions and the Town received 8 responses. Director Dozier stated United Community Bank had lowest fixed rate interest at 4.02% with more favorable terms such as no pre-payment penalty after year 3, and loan proceeds can be held in a bank of the Town's choice. Council Member Andrew Nagle praised Director Dozier for her stewardship of the Town's financial matters over the years and inquired if the Town currently has a bond rating. Director Dozier stated the town does not. Dozier also clarified that the debt service has already been budgeted in the current budget.

Council Member Phil Barnett moved that Council adopt the Resolution Approving an Installment Financing Agreement to Finance Vehicles and Providing for Certain Other Related Matters. A unanimous vote of the Council present followed. Motion carried, 5-0.

D. Town Council Meeting Schedule

Town Manager Scottie Harris recalled discussion concerning a possible change in the Council's regular meeting schedule to allow for more regular attendance by the Town Attorney at Council's regular meetings and said the Town Attorney's schedule is more open and he can more easily commit to attending a regular Town Council meeting if it is moved to the 4th Tuesday. Manager Harris suggested moving to a Tuesday meeting would also allow Council more time to review meeting materials and to enjoy their weekends. He stated the suggested change would also resolve the annual Monday holiday conflicts and further schedule adjustments. Council Member Phil Barnett stated he is in favor of the amendment and further proposed moving both Council

meetings to Tuesdays. Council Member Jennifer Young noted that the change may affect some citizens opportunities to attend meetings but said she is supportive of the amendment either way.

Council Member Phil Barnett moved that Council amend their rules of procedure to call for Town Council's regular workshop meetings to be held on the 2nd Tuesday at 6:00 p.m. and regular meeting to be held on the 4th Tuesday at 6:00 p.m. beginning in the month of October 2026. A unanimous vote of the Council present followed. Motion carried, 5-0.

E. Quarterly Report – Public Works & Water

Public Works Director Angela Reece presented the quarterly report to Council expressing gratitude to Council and leadership for supporting staff training and professional development in the Department. Director Reece highlighted significant staff achievements across several critical service areas.

Director Reece provided updates on several projects of interest including the now completed Stoney Knob Road waterline project, and the following pending new projects: Water System Modeling & Allocation, Street Condition Survey, and Stormwater Capital Improvements Plan. She summarized seasonal services and announced Leaf collection will begin on October 15th and continue through December 15th and reminded the public the town cannot pick up leaves in plastic bags, materials from lot clearing, building materials, stumps, dirt, rocks or gravel. Lastly, Director Reece provided performance highlights in all of the divisions of the Public Works Department.

11. Other Brief Updates from Town Council on Committees, Projects, and Business Outreach

Council Member Phil Barnett reminded everyone of the opening of the Ball Crank Arcade on October 24th which includes the Pickle Ball Club and Iron Fitness Center. Council Member Jennifer Young announced that HCA health CEO Sam Hazen came and talked with community leaders and said he vowed to do better. She stated there were over a dozen municipalities in WNC who also requested this by resolution.

12. Closed Session

At 6:55 p.m. Council Member Jennifer Young moved to enter into closed session to as allowed by N.C.G.S. 143-318.11(a)(3) – To consult with an attorney; N.C.G.S. 143-318.11(a)(5) – To establish or instruct Town staff on the price and other material terms of a proposed contract for the acquisition of real property; and N.C.G.S. 143-318.11(a)(6) – To discuss confidential personnel matters. A unanimous vote of the Council present followed. Motion carried, 6-0.

At approximately 10:00 p.m. Town Council exited Closed Session and returned to open session.

13. Adjournment

There being no further business and without objection, Vice Mayor John Chase adjourned the meeting at 10:00 p.m.

Angela L. Reece, Town Clerk

Gary D. Lawrence, Mayor