

Planning Board Meeting Minutes

September 8, 2026

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Tuesday, September 8, 2026, within the Council Chambers at the Weaverville Town Hall, 30 S Main St., Weaverville, NC.

1. Call to Order

Vice Chair Sollazzo called the meeting to order at 4:01 pm and recognized Fred Borth as a regular member due to the end of former member Chair Kelley's term. He also recognized Alternate Brent Koenig as a voting member due to absences of a regular member.

Planning Board members present: Vice Chair Michael Sollazzo, Jonathan Brown, Tom Flournoy, Fred Borth, Alternate Brent Koenig, Alternate Therese Schuele

Planning Board members absent: Donna Mann Belt

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 – 8/3/2026 Regular Meeting Minutes

Brown moved to approve the minutes for the 8/3/2026 Regular Meeting.

The motion to adopt the minutes carried 5-0.

4. Election of Officers

The planning board shall elect a chair and a vice-chair from its membership, who shall serve for one year or until reelected or until their successors are elected. The planning board shall appoint a secretary, who may be a municipal officer, an employee of the town, or a member of the board.

Sollazzo nominated Sollazzo to serve as chair to the board.

The motion carried 5-0

Sollazzo nominated Tom Flournoy to serve as vice chair to the board.

The motion carried 5-0

Sollazzo nominated James Eller to serve as secretary to the board.

The motion carried 5-0.

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

Director Eller brought the Session Law 2026-39 related to parking requirements before the board again today to clean up some overlooked parking requirements found in Weaverville's Code of Ordinances Article III – Additional Standards for Certain Uses. The board is reminded that this being state law and the current goals of the comprehensive land use plan calling for an ongoing review of the land use regulation to ensure statutory compliance, it is fitting to provide a positive recommendation on the text amendment.

Flournoy 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. Zoning Text Amendment – Session Law 2026-51 – No Impact Home Based Businesses

Director Eller presented the board with recently adopted Session Law 2026-51 No Impact Home Based Businesses and is seeking direction from the board on how to address this in the Weaverville Code of Ordinances. The Ordinance currently addresses Home Occupation and is closely related to No Impact Home Based Businesses, so staff would like the board to provide recommendation on how they would like a proposed zoning text amendment to read. The board discussed options regarding a text amendment. The board provided recommendation to staff that a text amendment could combine the two uses, or remove "Home Occupation" and insert the text and definitions for Home Based Business and No Impact Home Based Business from the Session Law 2026-51.

7. Discussion Related to a New Commercial District

In the recent conversations related to the proposed rezoning of two parcels at the intersection of North Main Street and Weaver Boulevard, the possibility of a new commercial zoning district ("C-1 light") was discussed by both the Board and Town Council. However, no formal direction to explore such a district has been given.

The Board is asked to reach a consensus on exploring a new commercial district or to seek direction from Town Council on same.

Chair Sollazzo will write a letter asking Council for direction on the potential C-light zoning district as another option to have in the toolbox.

8. Other Business

A. Session Law 2026-59 – Regulatory Relief

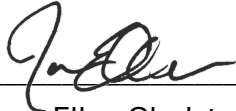
- a. Director Eller informed the board of the recently adopted Session Law 2026-59 which will result in several additional zoning text amendments to come before the board in the coming months.

B. Stormwater

- a. Assistant Manager Jackson updated the board on the upcoming zoning text amendment related to Stormwater.

9. Adjournment

Without objection Chair Sollazzo declared the meeting adjourned at approximately 4:51pm.

A handwritten signature in black ink, appearing to read 'James Eller', is written above a horizontal line.

James Eller, Clerk to the Board