

**Town of Weaverville
Planning Board
Regular Monthly Meeting
Monday, October 5, 2026, 4:00pm
Town Hall Council Chambers
Agenda**

	Pg#	
1.		Call to Order Chair Sollazzo
2.		Adoption of Agenda Chair Sollazzo
3.	2	Approval of Minutes – 9/8/26 Regular Meeting Minutes.... Chair Sollazzo
4.	5	Discussion of New Commercial District – C-1 Light Planning Director Eller
5.		Other Business Planning Director Eller • Changes to Town Council Meeting Schedule • Legislative Update
6.		Adjournment..... Chair Sollazzo

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.

James Eller, Clerk to the Board

TOWN OF WEAVERVILLE

PLANNING BOARD AGENDA ITEM

Date of Meeting: Monday, October 5, 2026

Subject: New Commercial District – C-1 Light

Presenter: Planning Director

Attachments: Letter to Town Council with Attachment
Code Sec. 20-3201 – Conventional Districts (Descriptions)

Description:

In follow-up to the Planning Board's last meeting, on September 28 Town Council received the Planning Board's letter requesting some direction on a possible new commercial district. That letter is attached with a copy of the Table of Uses that is referenced in the letter and Code Sec. 20-3201 which defines the conventional districts that are currently codified.

Town Council reached a unanimous consensus in support of the Planning Board studying a potential C-1 Light district and any recommendations for text amendments coming out of that work.

In developing a proposed light commercial district they would like for the permitted uses to be centered on business and medical offices, professional services, and other light uses that do not have odors, noise, or other attributes that would be inconsistent with a residential area, and that do not generate a lot of traffic. They also specifically indicated that they are not interested in drive-throughs, gas stations, auto repair businesses. Other comments included encouraging or requiring naturalized buffers, walkability and accessibility. They anticipate that this new light commercial district might be a good fit where commercial corridors and areas adjoin or expand towards residential areas and around multi-family development.

Action Requested:

Planning Board discussion concerning this possible new commercial district and any direction to staff on the development of the text for that district.

The Town
Weaverville
NORTH CAROLINA

Hello, Town Council,

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 nor is this item described in the action plan with stated goals which is incorporated into the Comprehensive Land Use Plan.

The Board is willing to study an additional commercial zoning district should this project be supported by Town Council. Should Town Council wish to consider this new district, the Board would like guidance on which uses that are currently allowed in the C-1 zoning district should not be permissible or which should be permitted only with higher scrutiny through additional standards or conditional zoning.

The following is a link to the current table of uses for your review and comment.
https://library.municode.com/nc/weaverville/codes/code_of_ordinances?nodeId=PTIICOR_CH20PLDE_PTIIIZORE_ARTIICODIOVDICODITAUSTADIREZOMADIBOMI_S20-3205TAUS

In light of recent legislation prohibiting down-zoning of parcels without the permission of each property owner in the zoning district affected, the Board believes this new commercial district can be beneficial for property owners to opt into, especially in areas where current commercial areas border residential uses.

Any direction from Town Council on this will be greatly appreciated.

Thank you,



Michael Sollazzo
Planning Board Chair

Sec. 20-3205. Table of uses.

The following notes shall be applicable to the Table of Uses established herein.

- (1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.
- (2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator shall make a determination on which use most closely resembles the proposed use and shall apply those regulations and restrictions. Such determination may be made as a formal interpretation, or as part of an issuance or denial of a zoning permit or a notice of violation. The zoning administrator's determination is subject to an appeal of an interpretation which shall be heard by the board of adjustment.
- (3) The abbreviations and symbols shown in the Table of Uses have the following meanings:
"C" = Conditional District required
"P" = Permitted
"PS" = Permitted with Standards
"-" = Not Permitted

USES	R-1	R-2	R-3	R-6	R-10	R-12	C-1	C-2	I-1	MHO
RESIDENTIAL										
Dwelling - Single Family	P	P	P	P	P	-	-	-	-	-
Dwelling - Duplex	-	P	P	-	-	P	-	-	-	-
Dwelling - Multifamily (4 or fewer units/building)	-	P	P	-	-	P	-	-	-	-
Dwelling - Multifamily (more than 4 units/building)	-	-	PS	-	-	PS	-	-	-	-
Dwelling - Secondary	PS	PS	PS	PS	PS	-	-	-	-	-
Family Care Home (6 or fewer residents)	PS	PS	PS	PS	PS	-	-	-	-	-
Child Care Home (6 or fewer children)	PS	PS	PS	PS	PS	-	-	-	-	-
Home Occupation	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Manufactured Home	-	-	-	-	-	-	-	-	-	PS
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-

Recreational Vehicle	-	-	-	-	-	-	-	-	-	-	-
Recreational Vehicle Park, Campground	-	-	-	-	-	-	-	C	C	-	-
Bed & Breakfast	P	P	P	P	P	-	-	-	-	-	-
Hotel, Motel, Inn	-	-	-	-	-	-	C	C	C	C	-
OFFICE / SERVICE											
Animal Services, Veterinary Clinic	-	-	-	-	-	-	P	P	P	P	-
Automated Teller Machines	-	-	-	-	-	P	P	P	P	P	-
Automobile Services, Gas Station	-	-	-	-	-	-	P	P	P	P	-
Automobile Services, Repair	-	-	-	-	-	-	PS	PS	PS	PS	-
Banks, Credit Unions, Financial Services	-	-	-	-	-	-	PS	P	P	P	-
Child Care Center (more than 6)	-	-	-	-	-	-	C	PS	PS	PS	-
Community Service Organization	-	-	-	-	-	-	-	P	P	P	-
Equipment Rental (Exterior Storage)	-	-	-	-	-	-	-	-	-	P	-
Equipment Rental (Interior Storage)	-	-	-	-	-	-	-	P	P	P	-
Funeral Home	-	-	-	-	-	-	P	P	P	P	-
Group Care Facility (more than 6 residents)	-	-	-	-	-	-	C	P	P	P	-
Government Services	C	C	C	C	C	C	C	C	P	P	-
Kennels	-	-	-	-	-	-	-	PS	PS	PS	-
Medical Services - Clinic, Urgent Care Center, Hospital	-	-	-	-	-	-	-	P	P	P	-
Medical Services - Doctor Office	-	-	-	-	-	-	P	P	P	P	-
Personal Services	-	-	-	-	-	-	P	P	P	P	-
Post Office	-	-	-	-	-	-	-	P	P	P	-
Professional Services	-	-	-	-	-	-	P	P	P	P	-

Studio - Art, Dance Martial Arts, Music	-	-	-	-	-	-	P	P	P	-
RETAIL / RESTAURANTS										
Accessory Retail	-	-	-	-	-	-	P	P	P	-
Alcoholic Beverage Sales Store	-	-	-	-	-	-	P	P	P	-
Auto / Mechanical Parts Store	-	-	-	-	-	-	P	P	P	-
Bar / Tavern / Night Club	-	-	-	-	-	-	P	P	P	-
Drive-Thru Retail / Restaurant	-	-	-	-	-	-	-	P	P	-
General Retail (Under 5,000 sq. ft.)	-	-	-	-	-	-	P	P	P	-
General Retail (5,000 - 9,999 sq. ft.)	-	-	-	-	-	-	C	P	P	-
General Retail (10,000 - 24,999 sq. ft.)	-	-	-	-	-	-	C	PS	PS	-
General Retail (25,000 sq. ft. or more)	-	-	-	-	-	-	C	C	C	-
Multi-tenant Development (Under 25,000 sq. ft.)	-	-	-	-	-	-	C	PS	PS	-
Multi-tenant Development (25,000 sq. ft. or more)	-	-	-	-	-	-	C	C	C	-
Pawn Shop	-	-	-	-	-	-	-	P	P	-
Restaurant	-	-	-	-	-	-	P	P	P	-
Vehicle / Heavy Equipment Sales - Indoor	-	-	-	-	-	-	P	P	P	-
Vehicle / Heavy Equipment Sales - Outdoor	-	-	-	-	-	-	-	P	P	-
ENTERTAINMENT / RECREATION										
Amusements - Indoor	-	-	-	-	-	-	P	P	P	-

Amusements - Outdoor	-	-	-	-	-	-	-	P	P	-
Cultural or Community Facility	C	C	C	C	C	C	C	C	C	-
Recreation Facilities - Indoor	PS	PS	PS	PS	PS	PS	P	P	P	-
Recreation Facilities - Outdoor	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Theater - Motion Picture	-	-	-	-	-	-	-	P	P	-
MANUFACTURING / WHOLESALE / STORAGE										
Manufacturing, Heavy	-	-	-	-	-	-	-	-	C	-
Manufacturing, Light	-	-	-	-	-	-	-	P	P	-
Manufacturing, Neighborhood	-	-	-	-	-	-	P	P	P	-
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	-	-	-	-	-	-	-	-	P	-
Mini-Warehouses	-	-	-	-	-	-	-	-	P	-
Outdoor Storage Yard	-	-	-	-	-	-	-	-	C	-
Warehousing and Distribution - Exterior Storage	-	-	-	-	-	-	-	-	P	-
Warehousing and Distribution - Interior Storage	-	-	-	-	-	-	-	P	P	-
CIVIC / INSTITUTIONAL										
Cemeteries	-	-	-	-	-	-	-	-	C	-
Public Safety Facilities	C	C	C	C	C	C	C	P	P	-
Religious Institutions	C	C	C	C	C	C	C	C	C	-
Schools	C	C	C	C	C	C	C	C	C	-
UTILITIES										
Solar Collector System - Primary Use	-	-	-	-	-	-	-	-	PS	-

Wireless Telecommunication Facility - Stealth	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Wireless Telecommunication Facility - Tower	-	-	-	-	-	-	-	-	PS	PS	-
MISCELLANEOUS USES											
Accessory Structures	PS	PS	PS	PS	PS	PS	P	P	P	P	-
Adult Establishment	-	-	-	-	-	-	-	-	C	C	-
Agriculture - Commercial	-	-	-	-	-	-	-	PS	PS	PS	-
Agriculture - Neighborhood	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Crematories	-	-	-	-	-	-	-	-	-	C	-
Event Center	-	-	-	-	-	-	-	C	C	C	-
Gaming Terminals	-	-	-	-	-	-	-	-	PS	PS	-
Mixed-Use Building or Structure	-	-	-	-	-	-	PS	PS	PS	-	-
Noxious Uses	-	-	-	-	-	-	-	-	-	C	-
Solar Collector System - Roof Mounted - Accessory Use	P	P	P	P	P	P	P	P	P	P	P
Solar Collector System - Ground Mounted - Accessory Use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Tattoo Parlors	-	-	-	-	-	-	-	-	P	P	-
TEMPORARY USES											
Farmers Market	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Mobile Food Vendor	-	-	-	-	-	-	-	PS	PS	PS	-
Temporary Use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-

(Ord. of 5-24-2021(1), § 5; Ord. of 10-24-2022(2), § 2; Ord. of 5-23-2022(2), § 3; Ord. of 1-22-2024(1), § 2; Ord. of 2-23-2026(1), § 2(Att. A))

Sec. 20-3201. Conventional districts.

The following conventional districts are hereby established:

- (a) *R-1 district.* The primary residential district is established in which the principal use of the land is for single family residential purposes and the regulations for the R-1 district are established in order to protect the existing residential development and promote a suitable environment for residential life in a low density community.
- (b) *R-2 district.* The transitional residential district is established in which the principal use of the land is for residential purposes and the regulations for the R-2 district are established in order to protect the existing residential development and protect and promote a suitable environment for residential life in a moderate density community.
- (c) *R-3 district.* The general residential district is established in in which the principal use of the land is for residential purposes and the regulations for the R-3 district are established in order to protect the existing residential development and protect and promote a suitable environment for residential life with a higher allowable density than the R-1 and R-2 districts.
- (d) *R-6 district.* The residential district is established in which the principal use of the land is for single-family residential purposes. The regulations for the R-6 district are established to provide an opportunity for higher density single-family development in areas where such development is compatible with the surrounding environment. With smaller dimensional requirements compared to the R-1 district, the R-6 district allows for a more efficient use of land while still maintaining a residential character and promoting a suitable environment for family living in a low-density residential community.
- (e) *R-10 district.* The residential district is established in which the principal use of the land is for single-family residential purposes. The regulations for the R-10 district are established to accommodate slightly higher-density single-family residential development through reduced lot area requirements, while still ensuring the preservation of the character of the neighborhood. The R-10 district provides flexibility for development while promoting a suitable environment for residential life within a moderately dense, single-family residential area.
- (f) *C-2 district.* The general business district is established in which the principal use of the land is for commercial development and the regulations for the C-2 district are established in order to promote current and future development of businesses which are required to serve the needs of residents of the town with convenience shopping, goods and services.
- (g) *I-1 district.* The light industrial district is established in which the principal use of the land is for light industrial development and the regulations for the I-1 district are established in order to promote industrial development but provide that the noise, dust, glare, and odor of each such industrial operation be kept to a minimum.

(Ord. of 5-24-2021(1), § 5; Ord. of 2-23-2026(1), § 2(Att. A))