Town Council

SEPTEMBER 15, 2026

Consent Agenda

Public Comment

Presentations & Reports

MSD-Metropolitan Sewer District Report

TOM HARTYE, GENERAL MANAGER

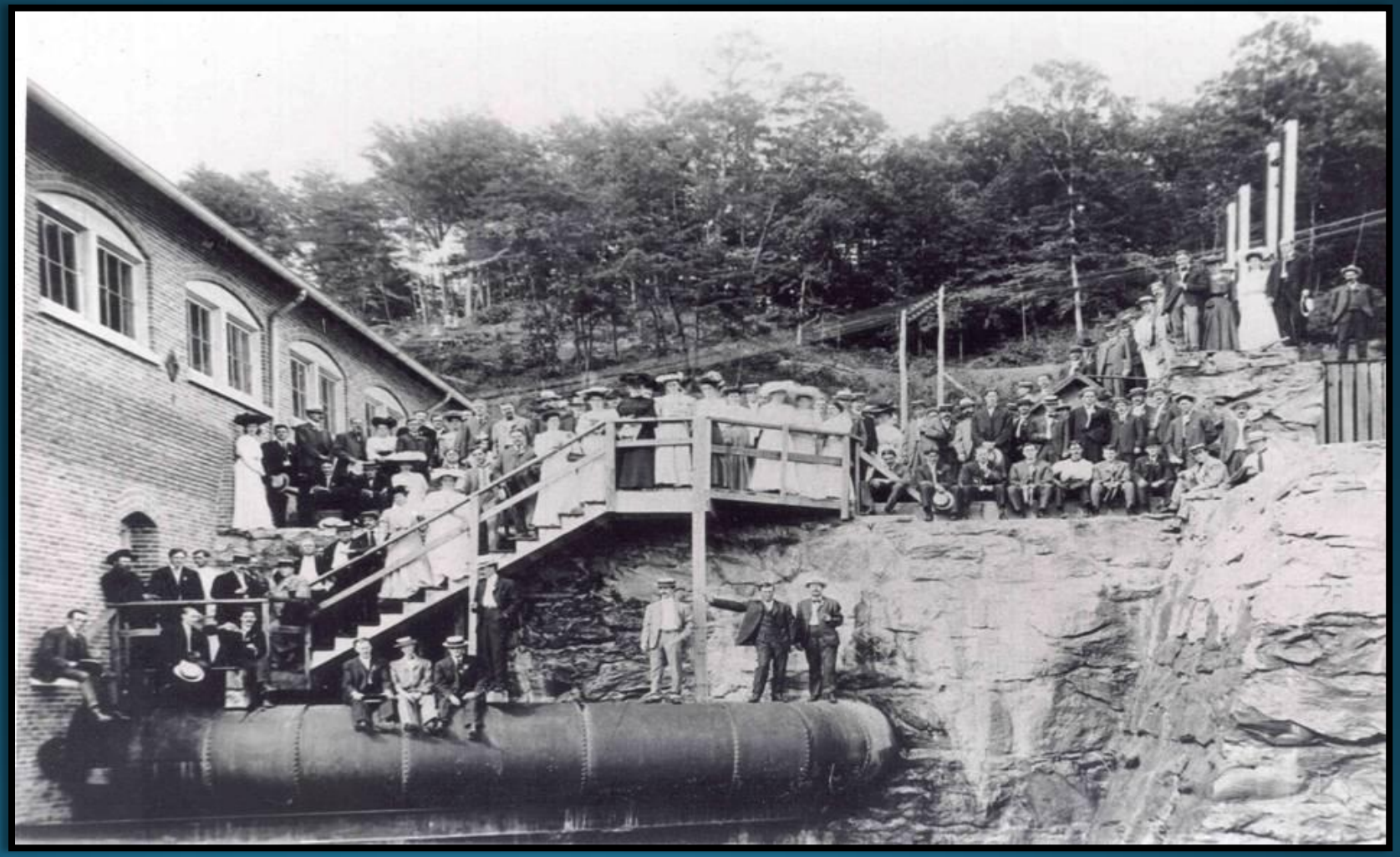
MSD
History, Operation & Capital Improvements Plan

Town of Woodfin

September 2026

MSD History

- ***1962*** –MSD created by State Statute as a Special District to eliminate direct discharges and to replace ailing sewer infrastructure.
- ***1967 – New Regional Treatment Plant***
- ***1984*** – New Hydroelectric Facility 2880 KW.
- ***1991*** – Consolidation of collection system lines from Cities, Towns and Sanitary Districts.



Above: Hydro Dedication ceremony, 1904

Consolidation of Fifteen Separate Sewer Systems in 1991

Five Municipalities

- City of Asheville
- Town of Biltmore Forest
- Town of Black Mountain
- Town of Montreat
- Town Of Weaverville



Over 170,000 people

Ten Special Districts

- Beaverdam Water and Sewer District
- Busbee Sanitary Sewer District
- Caney Valley Sanitary Sewer District
- Crescent Hill Sanitary Sewer District
- Enka-Candler Water and Sewer District
- Fairview Sanitary Sewer District
- Venable Sanitary District
- Skyland Sanitary Sewer District
- Swannanoa Water and Sewer District
- Woodfin Sanitary Water and Sewer District

MSD Board of Directors

- Governed by a fourteen-member Board appointed by the following entities:

City of Asheville (3)
Buncombe County(3)
Henderson County (2)
Biltmore Forest
Black Mountain
Montreat
Weaverville
Woodfin Sanitary Water and Sewer District
Town of Woodfin

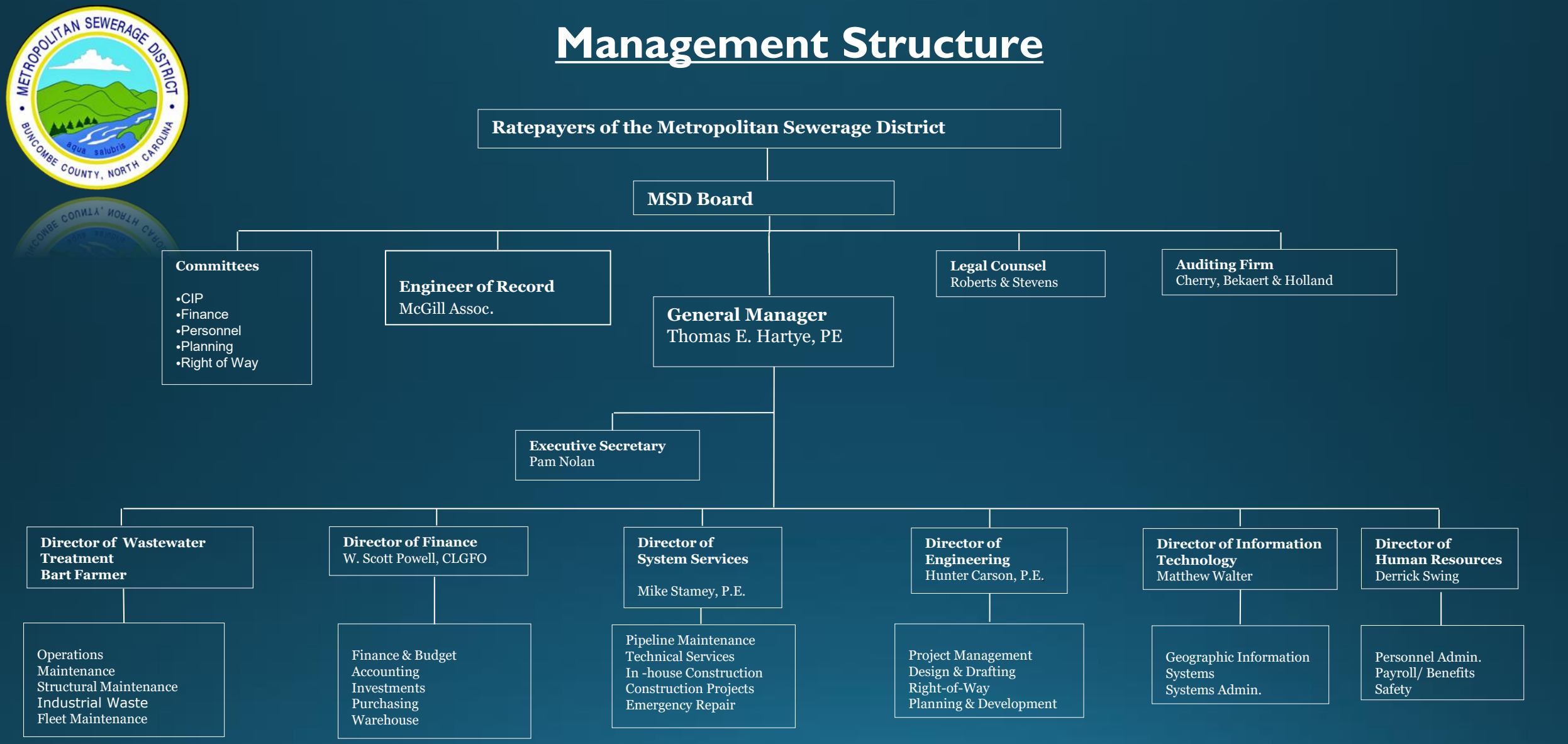
- Board solely responsible for setting rates and fees for service.
- Chairman, Vice-chairman and Secretary-Treasurer are elected annually by the Board.
- Members serve staggered three-year terms and may be re-appointed.

- Active subcommittees:

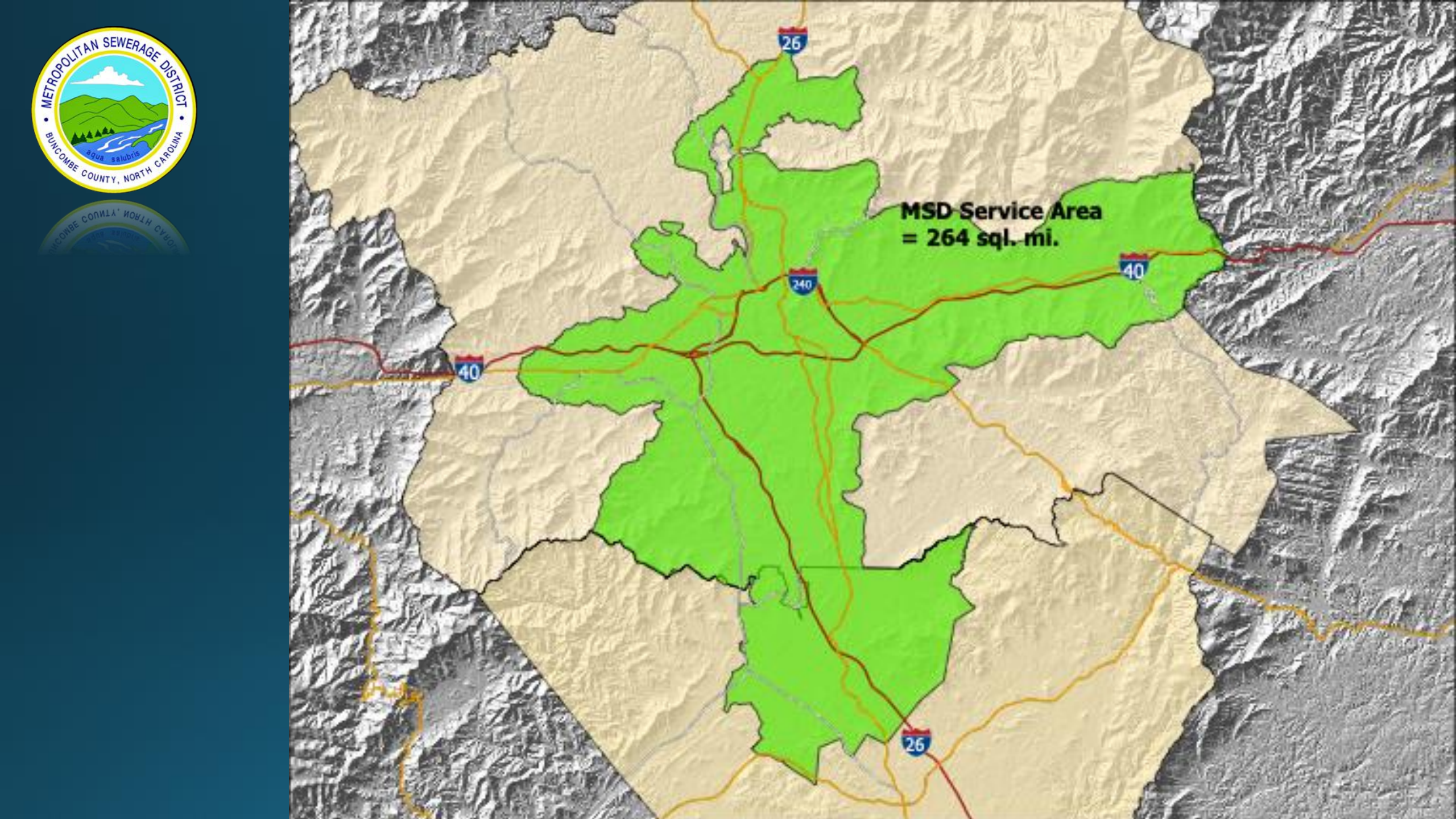
Capital Improvement Program
Planning
Right of Way
Personnel
Finance

- The Board employs a General Manager, P.E., who is responsible for managing all District operations.

Management Structure



Employees FY 2001 -- 167
Employees FY 2026 -- 153


METROPOLITAN SEWERAGE DISTRICT
BUNCOMBE COUNTY, NORTH CAROLINA
aqua salubris
MSD Service Area
= 264 sql. mi.
26
240
40
40
26

MSD System

- MSD serves 277,210 people via 60,000 customer accounts

- 1,175 miles of sewer lines
- 35,400 manholes
- 39 pump stations



MSD Mission

- MSD is publicly owned regional utility with a mission to eliminate direct discharges and to replace ailing sewer infrastructure.
- MSD uses equal shares of revenue and Bond funds to fund an aggressive Construction Program to replace and upgrade the Treatment Plant and sewer system.
- MSD has spent $ 502 Million since Consolidation in 1991 – replacing 33% (1.5 Million lineal feet)of the original system.

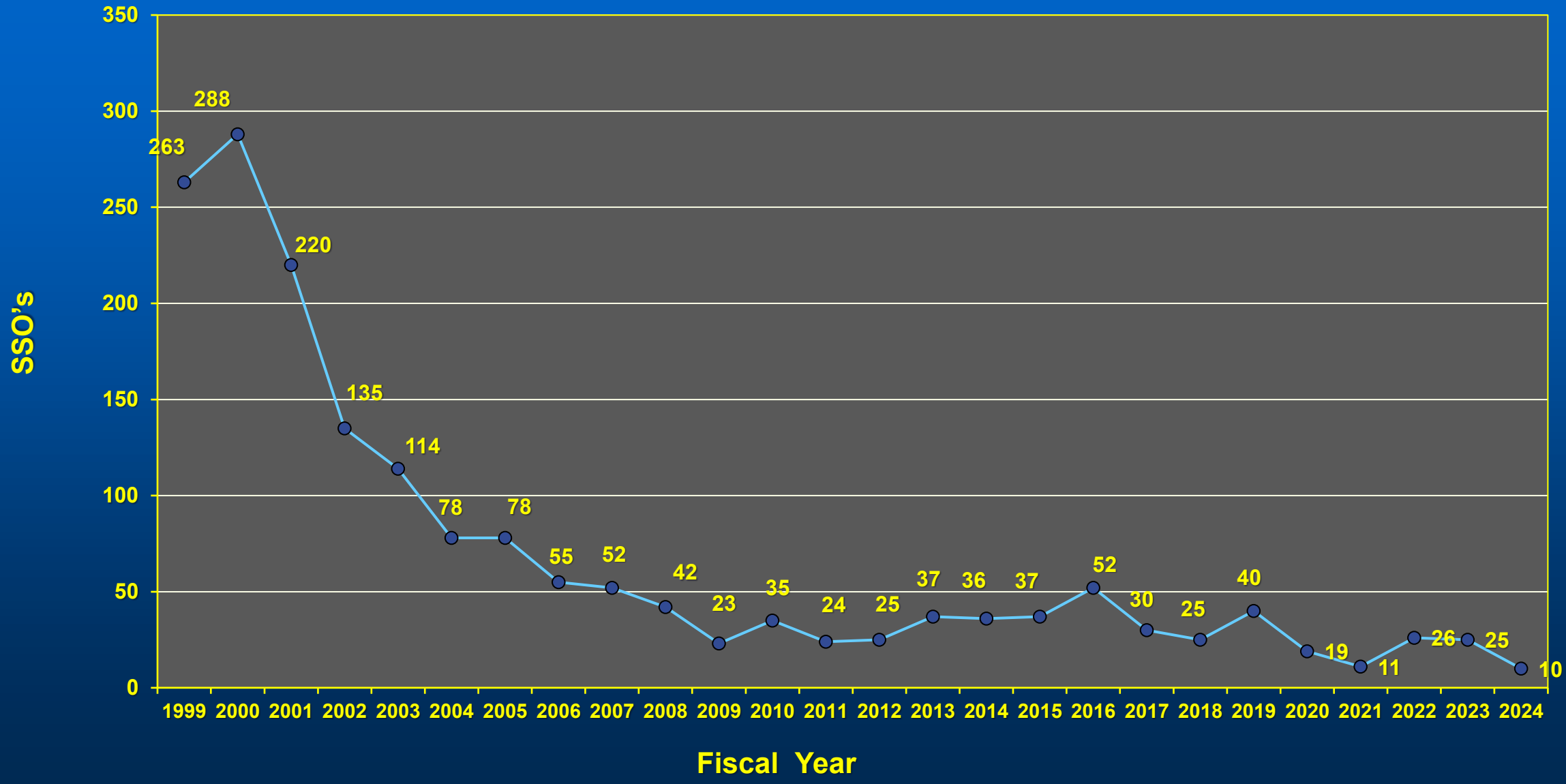
Customer Service Response

The MSD service area is over 264 square miles.

- MSD created a First Response Team to cut down in response time to customer calls and system emergencies.
- MSD tracks both response times and the time spent on each job.
- In FY 2026 the average response time of 23 minutes to customer service requests during regular working hours.
- During this same time period the average response time was 29 minutes to service after hours with for the On-Call Night Crew.

Significant Progress

Sanitary Sewer Overflows



MSD Treatment Plant

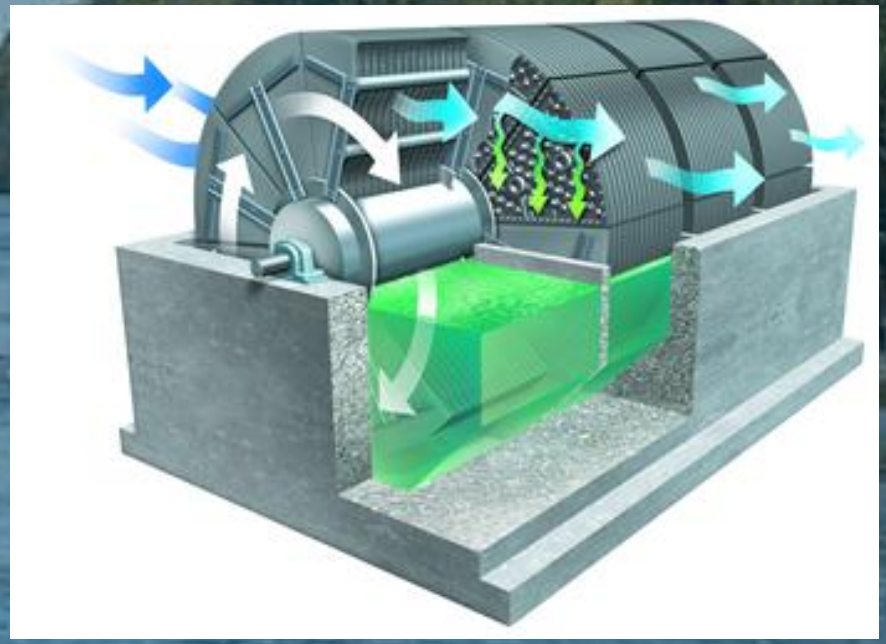


Treatment Plant

- 1987 Plant expansion to 40 MGD completed (65 MGD Peak)
- Current Average Daily Flow 19.5 MGD
- 152 Rotating Biological Contactors (RBC)—largest in world
- 2880 KW Hydroelectric Generation Facility
- 4 MW Diesel Generator Back-up
- New $10 million Aqua Disk Polishing Filters
- $17 Million High-Rate Primary Treatment Facility

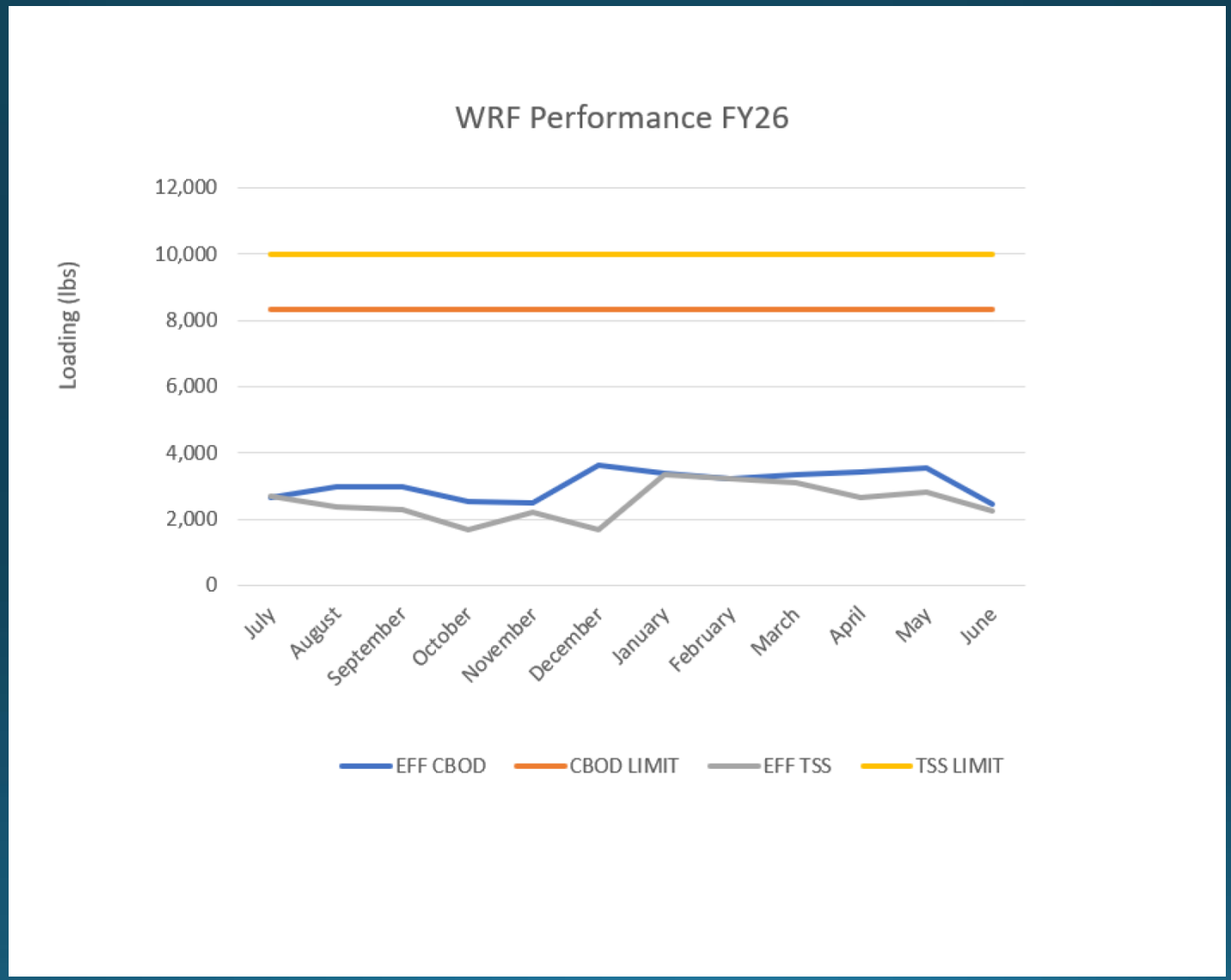
MSD's Water Reclamation Facility

- Plant is permitted for 40 mgd
- Average Daily Flow last FY = 19.5 mgd
- Our biological treatment system is considered "attached growth"
  - Microorganisms grow in the surface of the RBCs
  - The RBCs provide over 400 acres of surface area for growth.
- Fluidized bed incinerator for solids disposal




Rotating Biological Contactors (152)
12ft. Diam. By 27 ft.
1988

Regulatory Compliance at the Treatment Plant



Current Hydroelectric Production





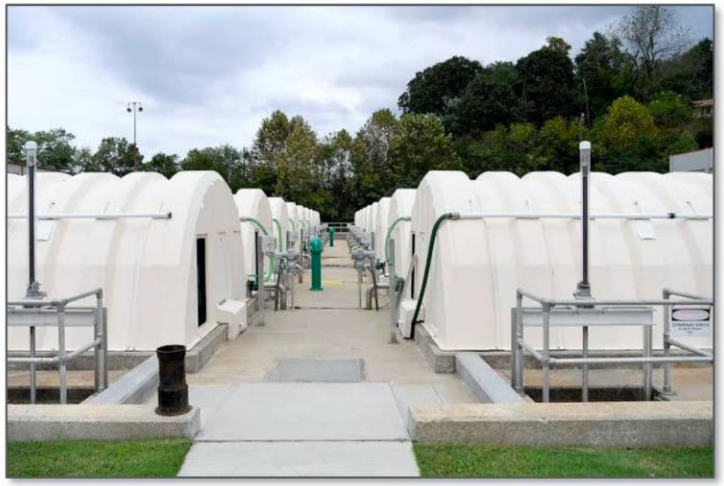
- Can Generate 2880 KW
- FY 2015 Avoided Power Cost $435,000

Existing Powerhouse and Flume



WRF Overview & Emergency Preparedness

- The District maintains 24/7/365 on call status. A Code Red Crew is a specifically trained response crew for emergency pump around.
- The District has 4 Emergency portable pumps (2 x 7 MGD, 1 x 1 MGD, 1 x 0.5 MGD)
- Treatment Plant Electrical Backup:
  - Two separate power circuits from Duke Energy, with an Automated Transfer Switch if one fails.
  - Loop distribution lines throughout the plant.
  - 4-Megawatt total back up generation from 3 diesel generators. In the event of a power outage, these generators will maintain the full treatment processes.
- The District Maintains a Critical Creek / River crossing Emergency Response Action Plan.
- In September 2024, Hurricane Helene moved through western North Carolina. The District's WRF and collection system experienced minimal impact due to the storm. The WRF continued treating throughout / after the storm and there were no breaches to any of the main interceptors in the collection system.





Capital Improvement Program

Background

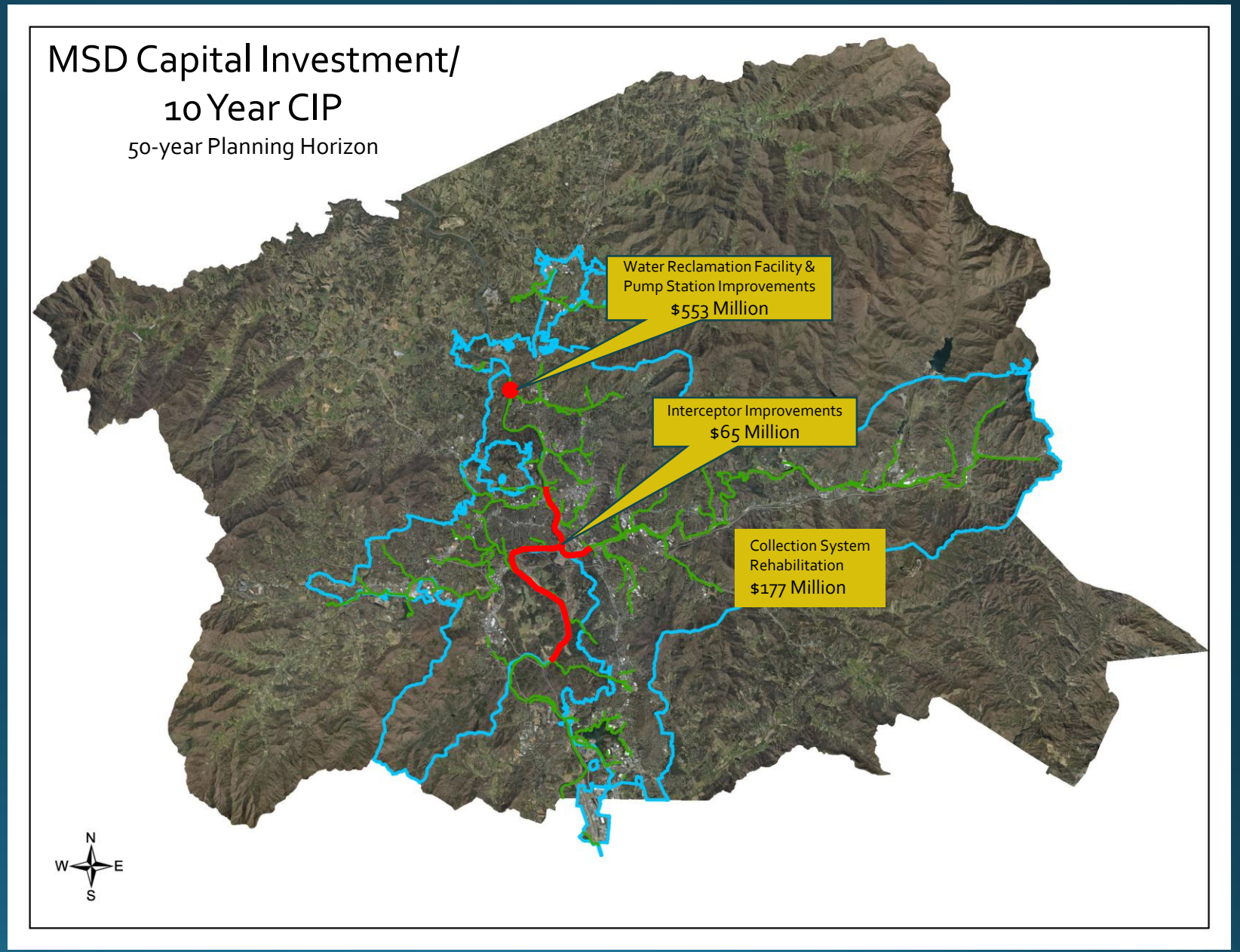
- A Capital Improvement Program Committee comprised of representatives of all of our member agencies makes annual recommendations to the Board regarding program priorities.
- The District has replaced or rehabbed nearly 33% of the entire system and typically replaces between 40,000 and 50,000 feet of sewer per year.
- Since Consolidation in 1990 the District has reinvested over $ 617 Million on Capital Improvements for the system.

Capital Reinvestment of $795 Million over next 10 years for Growth and Future Regulations

$553 Million– Upgrade Treatment Plant and Major Pump Stations

$65 Million– Interceptor Improvements

$ 177 Million – Collection System replacement



District Planning

2008/2021 Collection System Master Plans – McGill & Assoc.

- Incorporated Buncombe County Land Use Plan and Zoning Ordinance
- Incorporated all member agency planning/zoning efforts
- Plan for orderly growth of sewer system
- Master Plan Extensions sized for future growth
- 2021 "Addendum" incorporated CCWSD
- The District anticipates updating the 2008 Collection System Master Plan beginning this fiscal year

2015 Facilities Plan Update - HDR

- Evaluated all "liquid" processes at WRF
- Headworks Facility (bar screen upgrade, new grit removal and fine screens) - Complete
- Equalization Storage - Complete
- High-rate ballasted flocculation primary treatment system – Complete
- Biological Treatment Upgrade

2019 French Broad Interceptor – Carrier Bridge PS PER – CDM Smith

- Future growth projections within CBPS service area (~50% of entire service area)
- Provided sizing recommendations for new CBPS and interceptor improvements

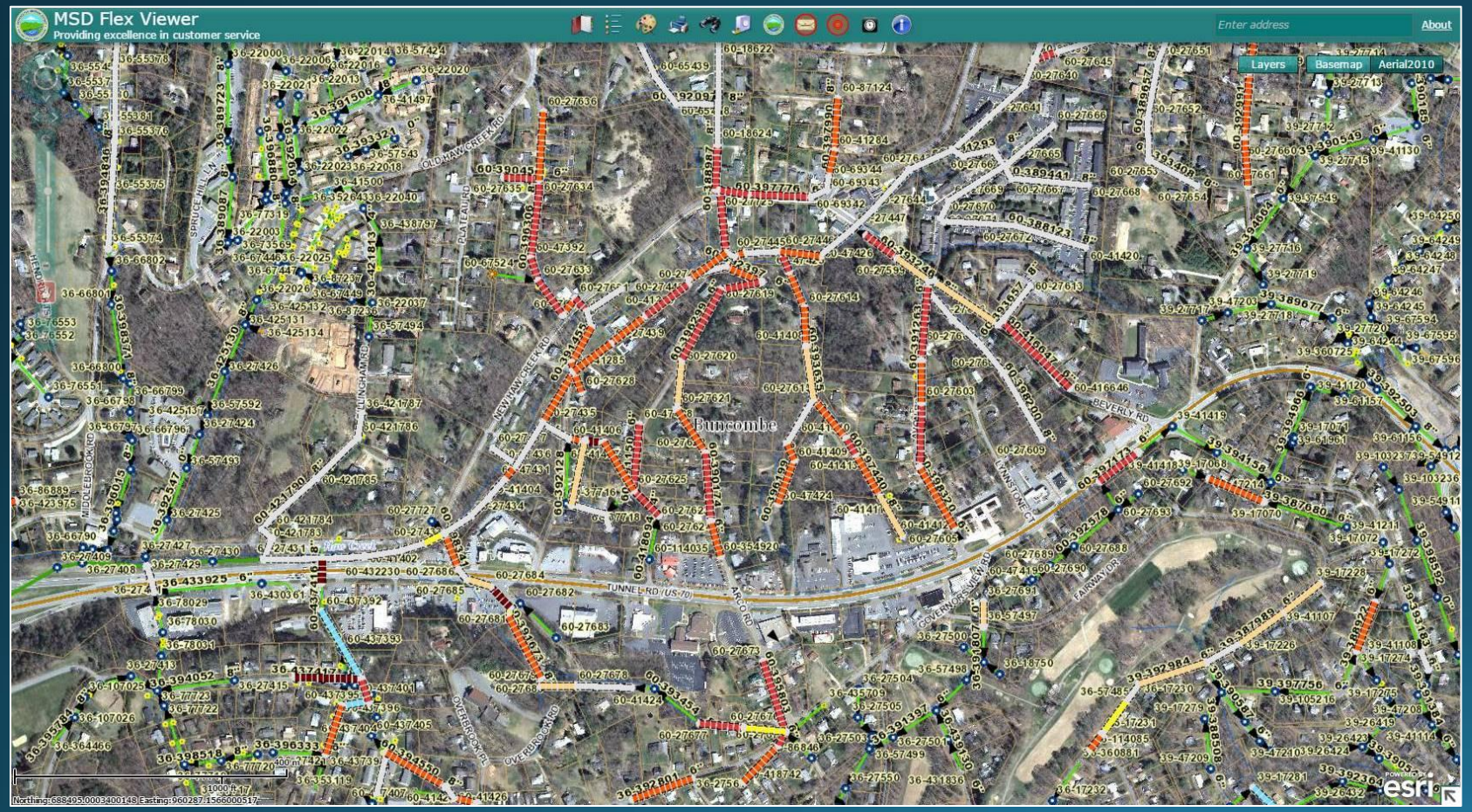
2026 Solids Handling PER – Hazen & Sawyer

- Condition and capacity assessment of all WRF "solids" processes
- Future solids loading projections
- Alternatives evaluation for thickening, dewatering and disposal
- Recommended new thermal drying facility

Biological Treatment PER – Hazen & Sawyer (Ongoing)

- Condition and capacity assessment of existing biological treatment system
- Technology assessment for future biological treatment process
- Pilot study evaluation
- Constructability and Maintenance of Plant Operations (MOPO)
- Recommendations for phased improvements to meet Ammonia compliance deadline

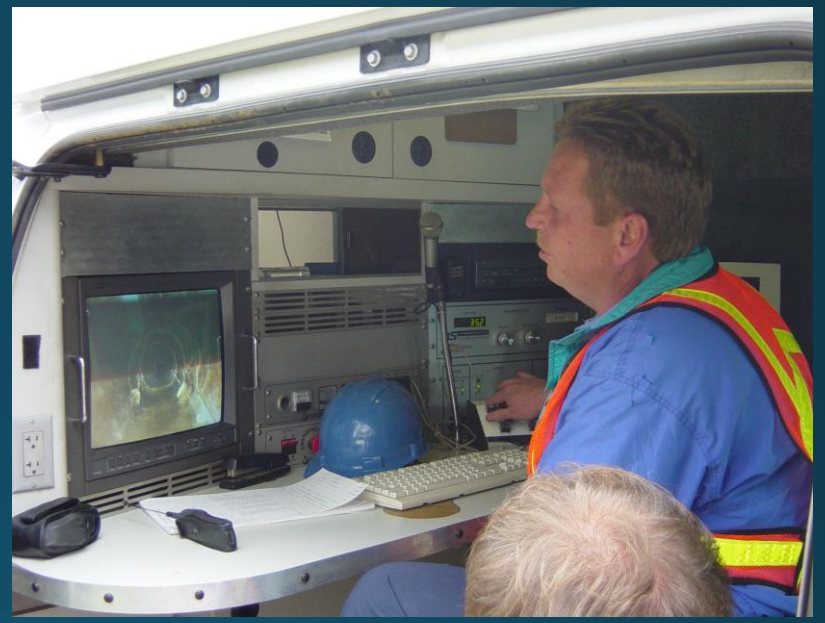
Pipe Rating Program



- Proactive program to focus rehabilitation dollars where most needed
- Featured in February 2004 issue of “Water Environment & Technology” magazine
- Developed by interdepartmental team using off-the-shelf software

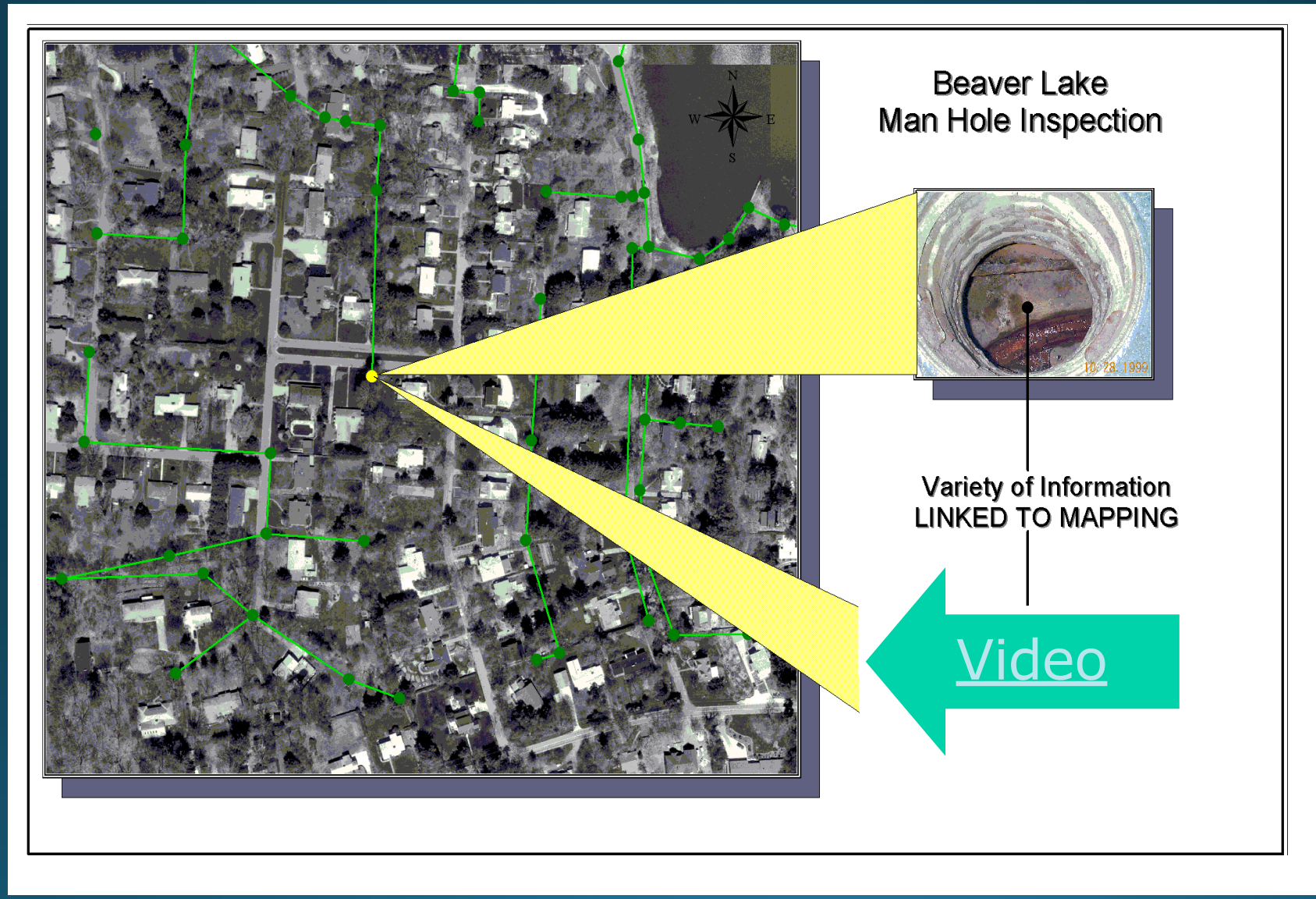
Line cleaning and CCTV & Defect Coding



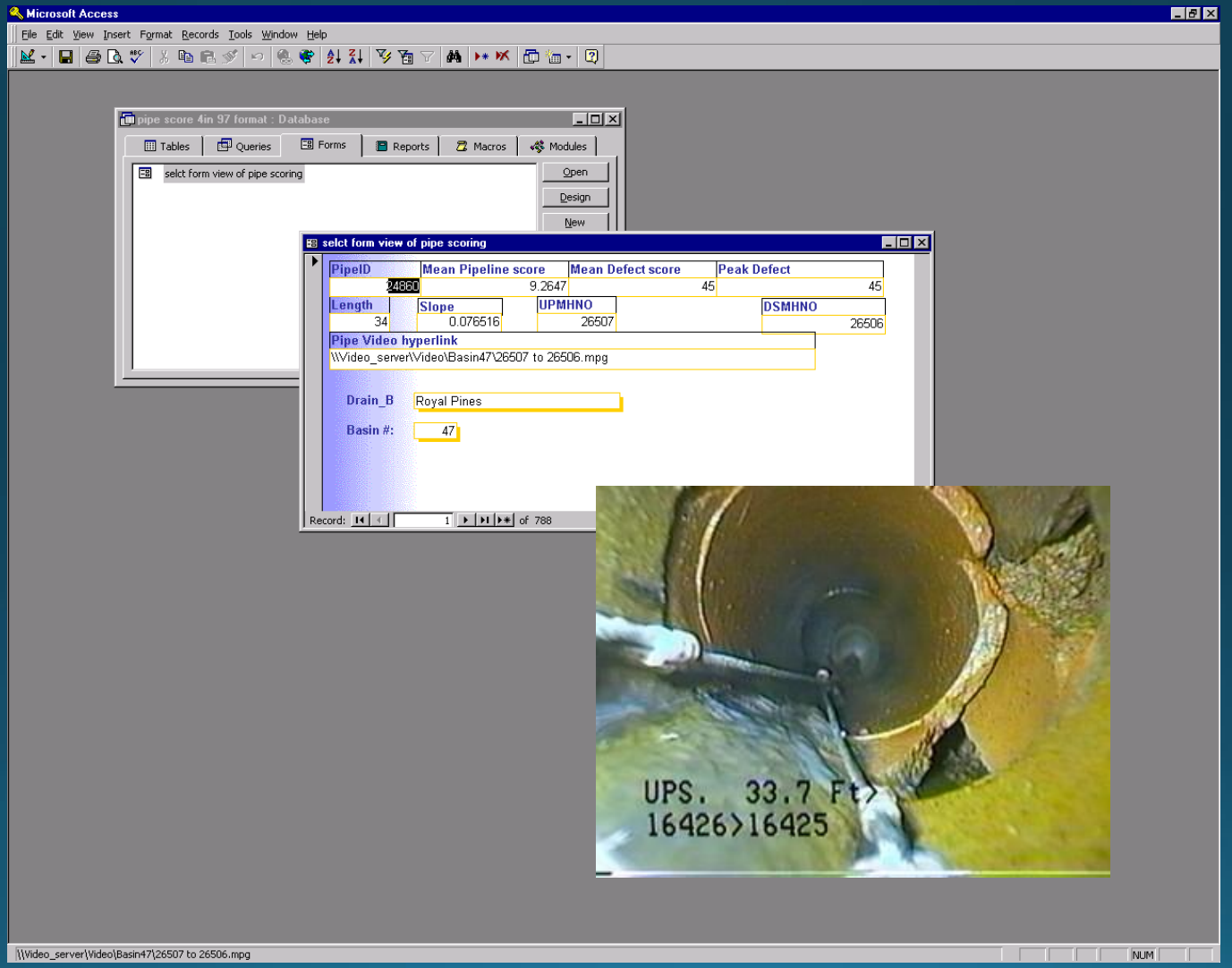




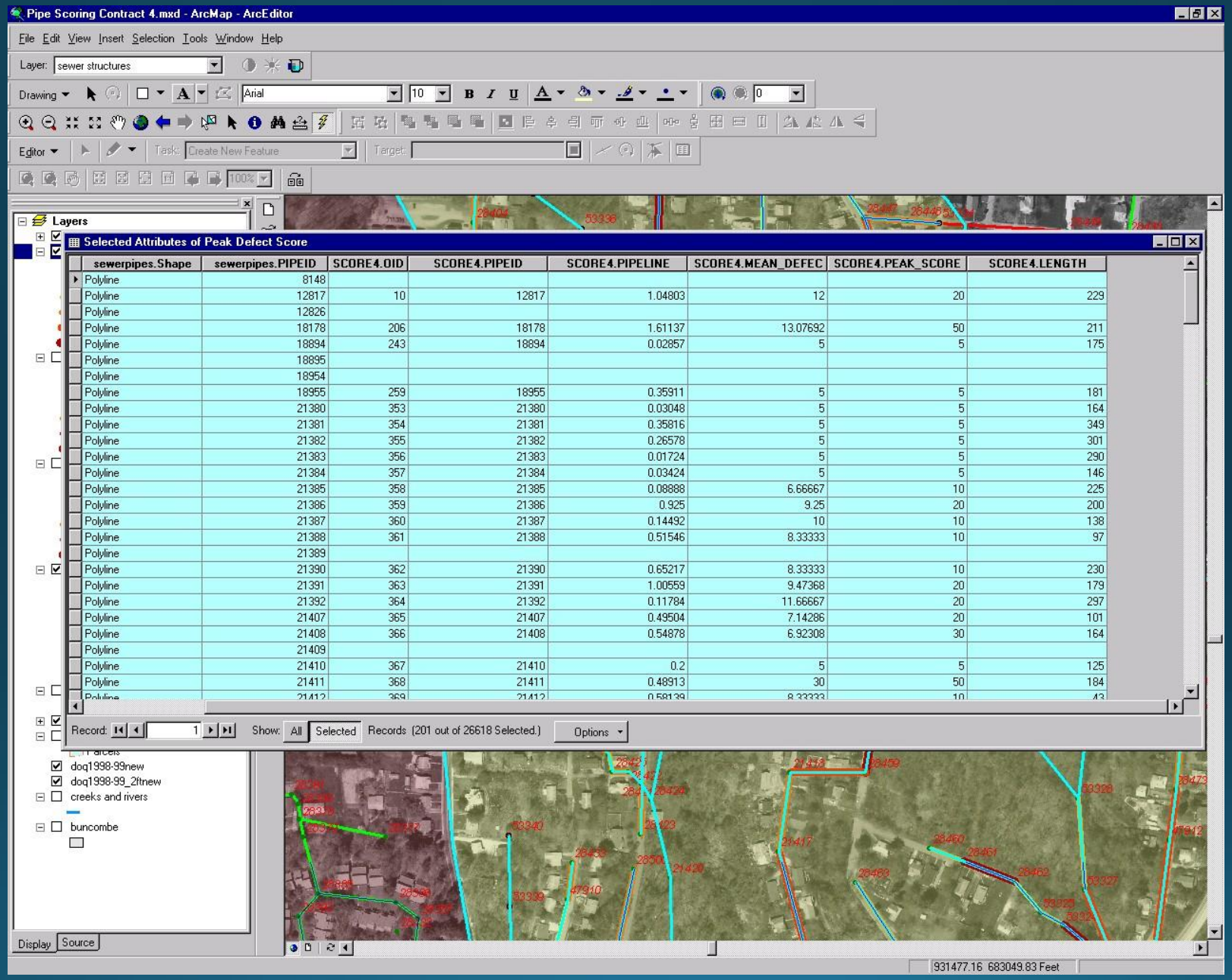
GIS Capabilities



CCTV, Defects, SSO's, Work Orders



Integrated Data



Pipe Rating Program



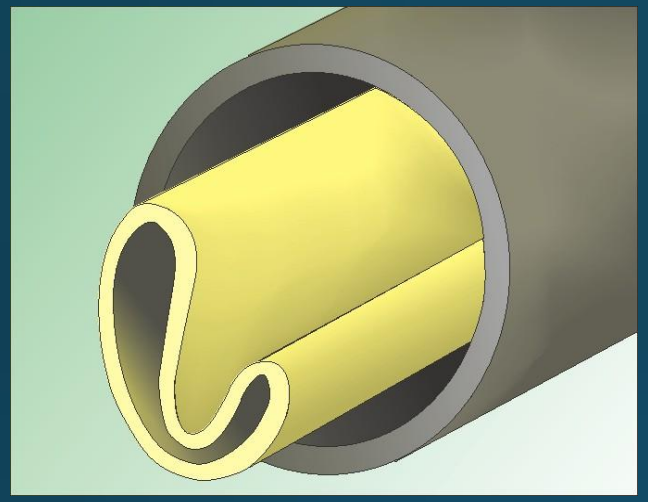
Proactive program to focus rehabilitation dollars where most needed

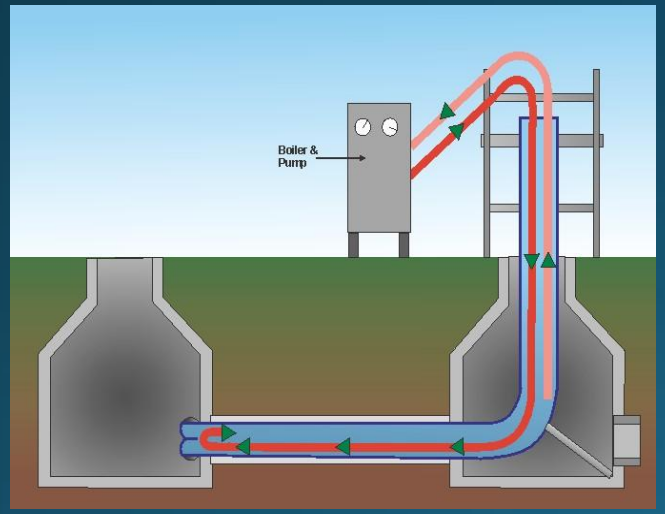
AMSA Award for Pipe Rating Project

- In May of 2003, MSD received an AMSA National Environmental Achievement Award for the Pipe Rating Program
- Developed in-house with a vertical team using off-the- shelf software
- MSD and Los Angeles only two US utilities to receive this award



Trenchless Technologies
Pipe Lining

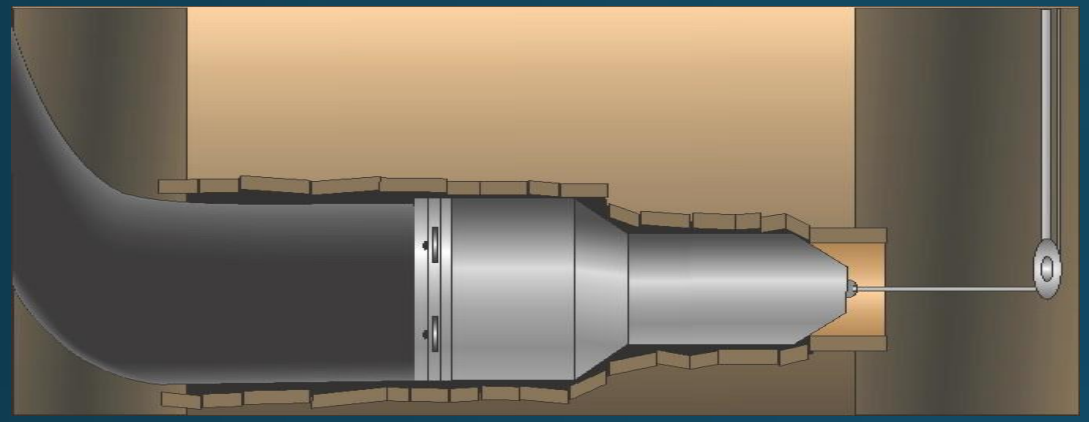


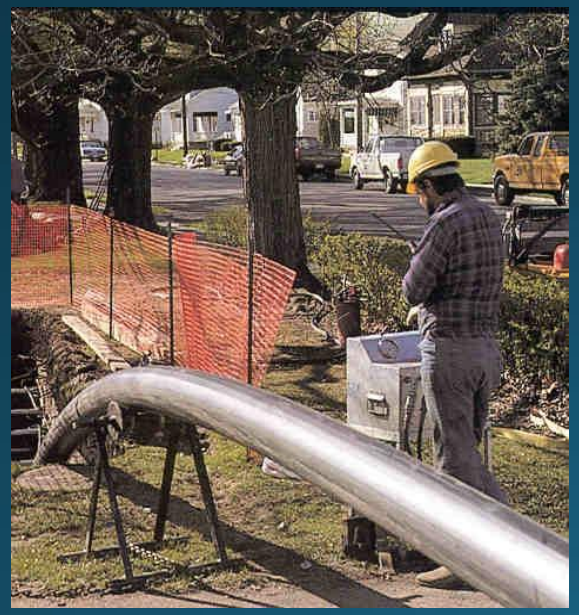






Trenchless Technologies
Pipe Bursting





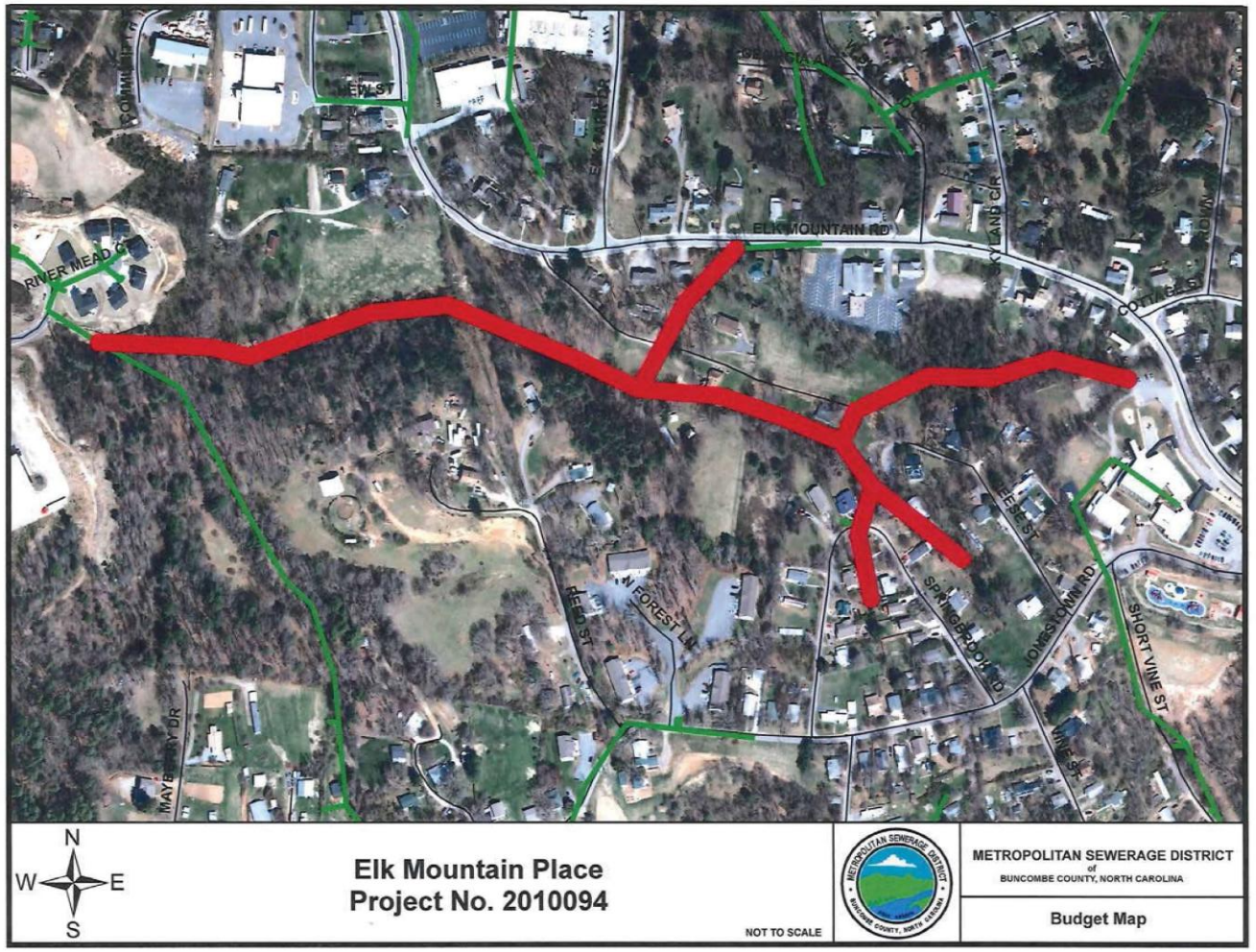




ELK Mountain Place

Project Specifics:

- Located in Woodfin, adjacent to Elk Mountain Road
- Length: 4,137 LF
- 6” with major structural defects, history of SSOs
- Project cost $1.17 Million







Typical service line connection (left) and precast MH base (right)










CAT







Future Woodfin Sewer Line Projects

- Parkwood Ave. ($536,000 - FY29)
- Riverside Dr. @ Woodfin Ave.($645,000 - FY 29)
- Elkwood Ave. @Norman Austin Dr. ($317,350 - FY 29)
- Middle Beaverdam Creek @ I 26($ 1.571 Million -FY 33)
- Elk Park Dr. ($842,446 - FY 34)
- Riverside Dr. @ Silverline Plastics ($208,670 - FY 35)

Future Growth Potential
System Capacity

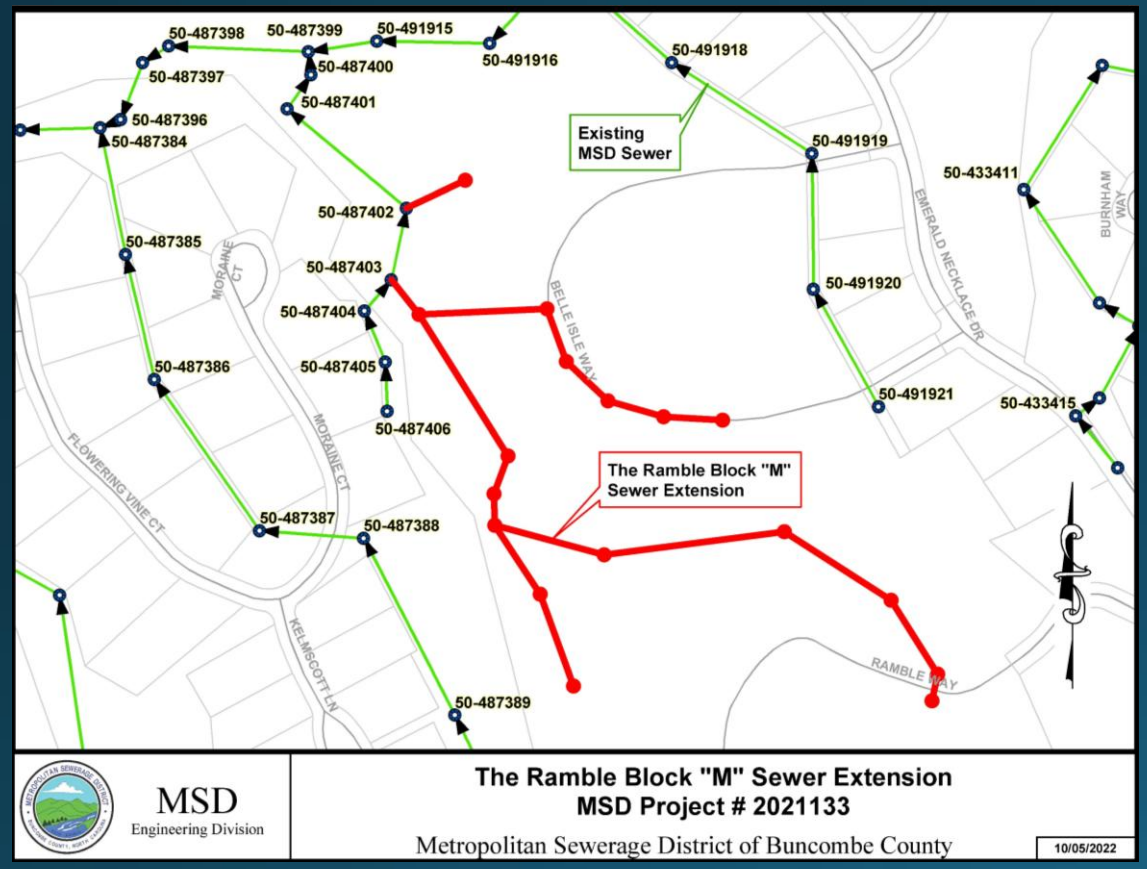
- Currently using about 19.5 MGD of 40 MGD capacity at the Treatment Plant.
- MSD's aggressive program of rehabilitation and replacement of existing lines include upgrades of lines sizes to provide for future growth.
- The MSD Collection System Master Plan has mapped out all the lines necessary to serve areas that are identified by our Member Agencies for future growth.

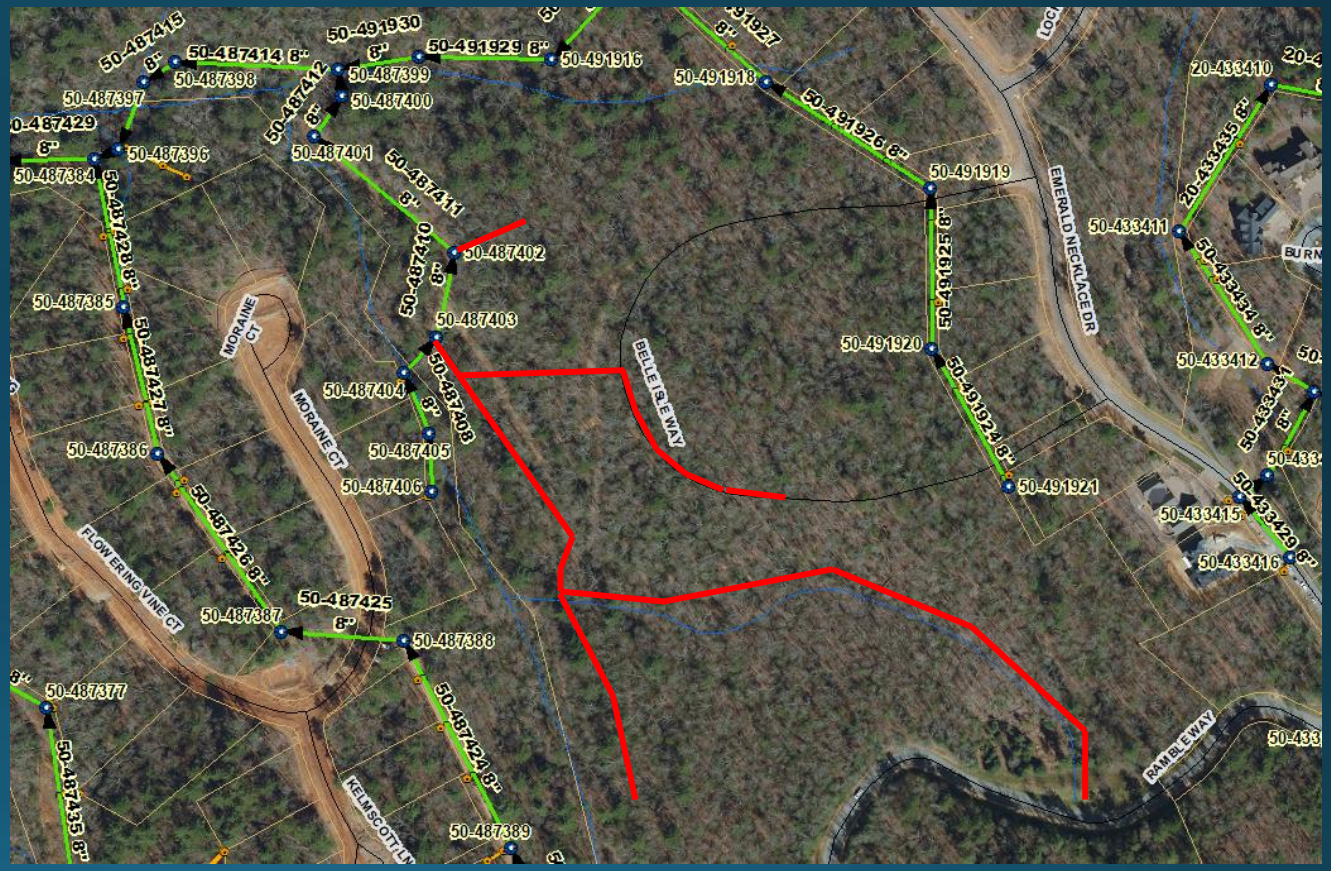


Collection System Master Plan

- Incorporates all Member Agency Land Use Plans and Zoning
- Plans for orderly growth of the system.
- Replacement of existing sewers sized for future growth.

“Normal” 8-inch Extension





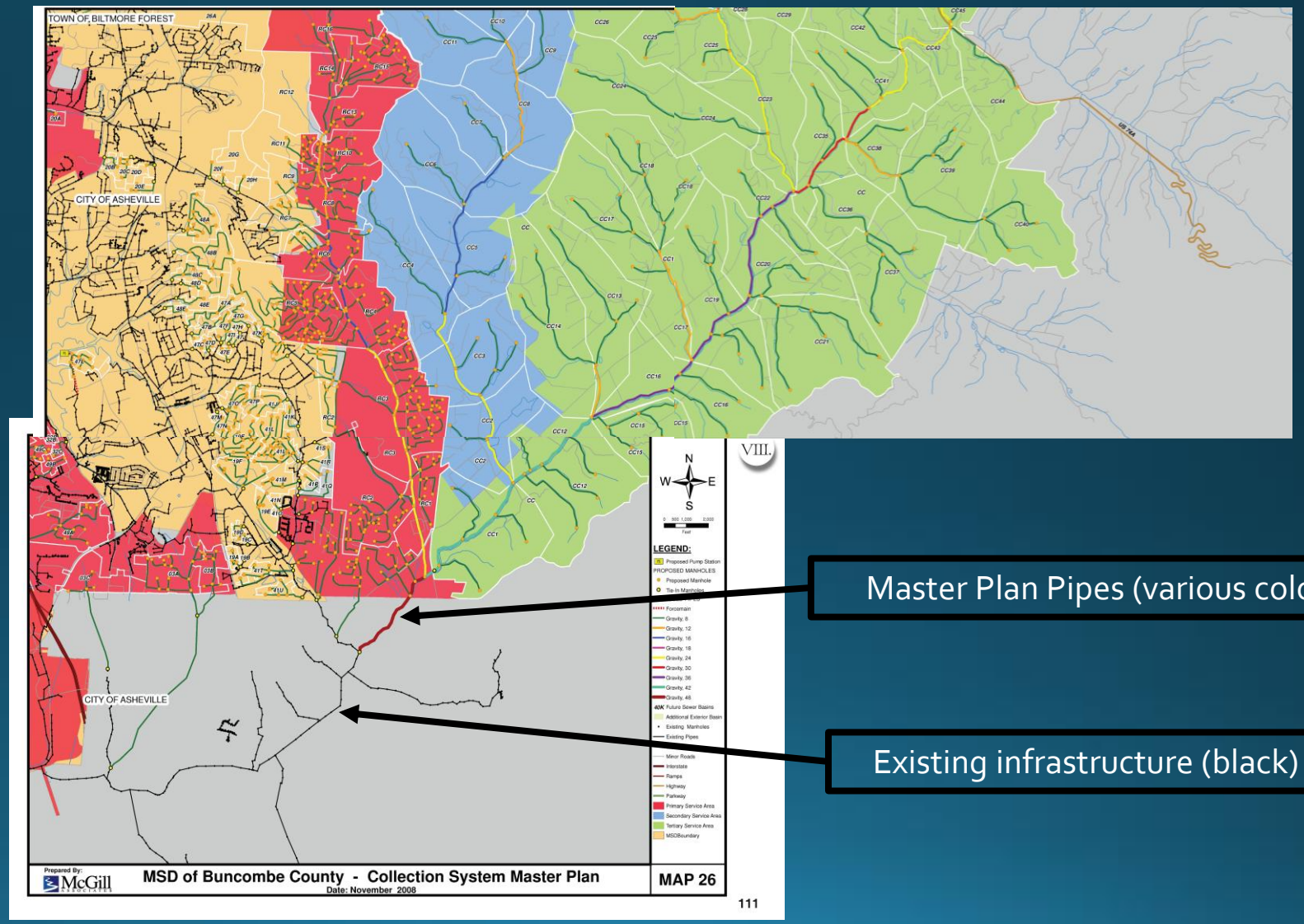
Ramble Block “M” extension

Developer-constructed sewer extension approved by MSD Board Oct. 19

Master Plan Extension

<u>Ex: Master Plan Routes for Cane Creek basin</u>

- Interceptors ("Trunk Lines") from 12-inch to 48-inch
- Sized to service the entire basin



Master Plan Pipes (various colors)

Existing infrastructure (black)

Development / Expansion

- MSD is not a land planning/zoning decision-making body.
- MSD relies upon local governments planning and zoning efforts and development activity to identify expansion opportunities.
- MSD does not do speculative expansions of the system.
- Sewer Expansions for particular developments are "Developer Driven."

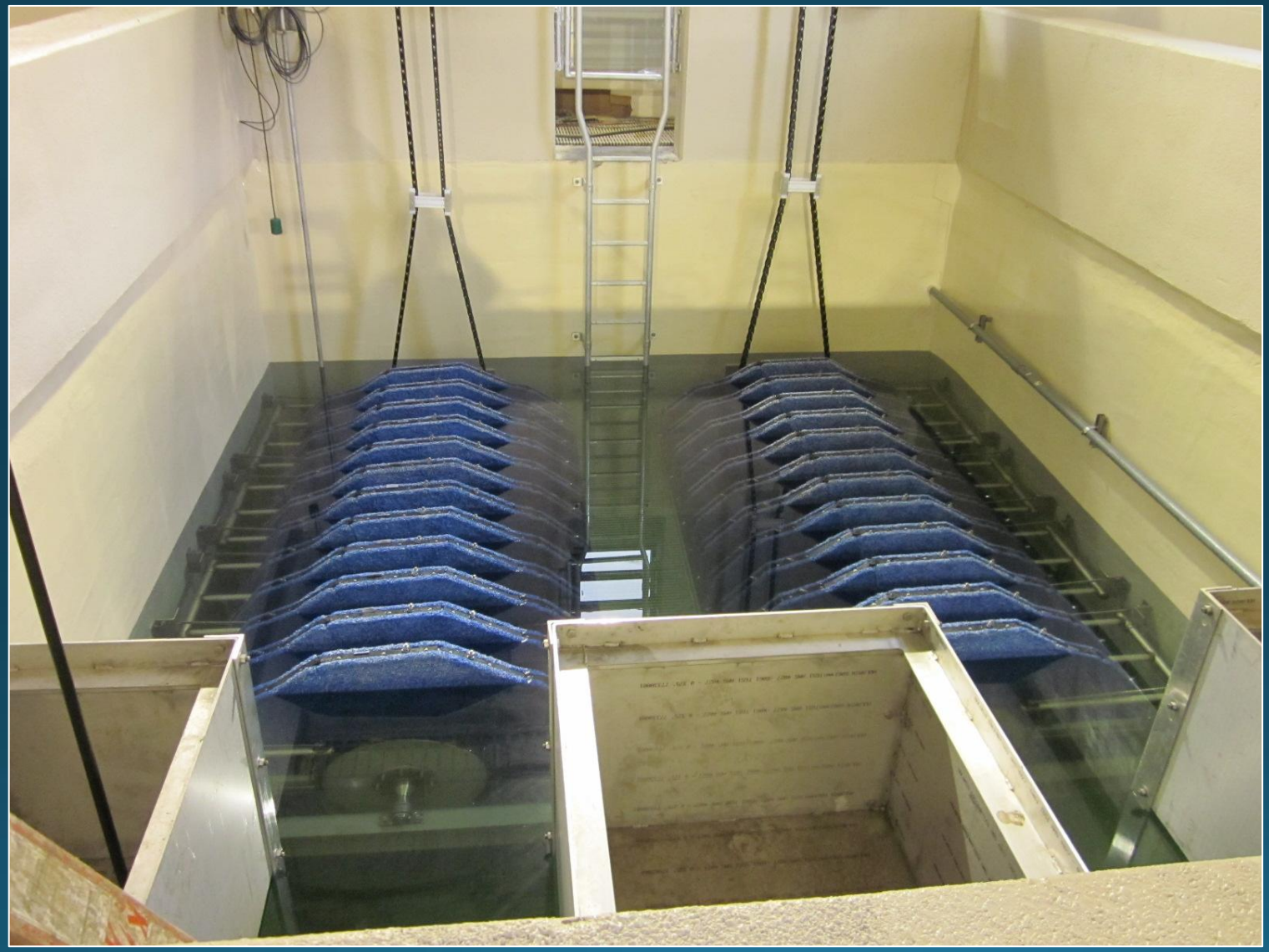
Development / Expansion

- MSD does not have "Special Assessment Authority" like Cities and Counties do.
- Why is this Important?
- So that existing customers don't fund (with rate increases) new speculative lines - these costs should be largely borne by those who will benefit.

Recently Completed Plant Projects


New $10 Million Aqua Disk Filters

Initial Testing of New Filters



Filter Installation Project

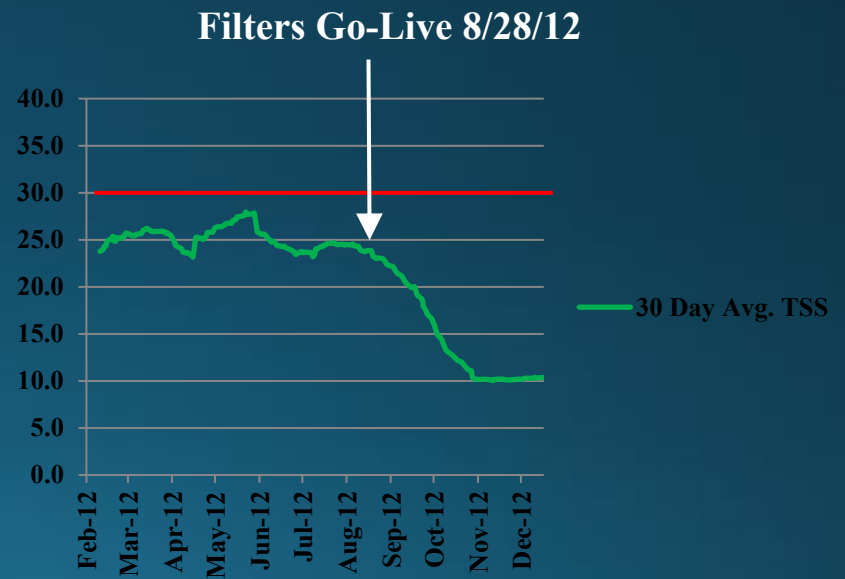
Old System

- *18 existing "Microscreens" – all problematic.*
- *Performance failure – very little suspended solids removal*

New System

- *Board awarded construction contract in October 2010.*
- *$9.2M construction cost, over three fiscal years.*
- *Facility startup August 2012.*

Excellent Results

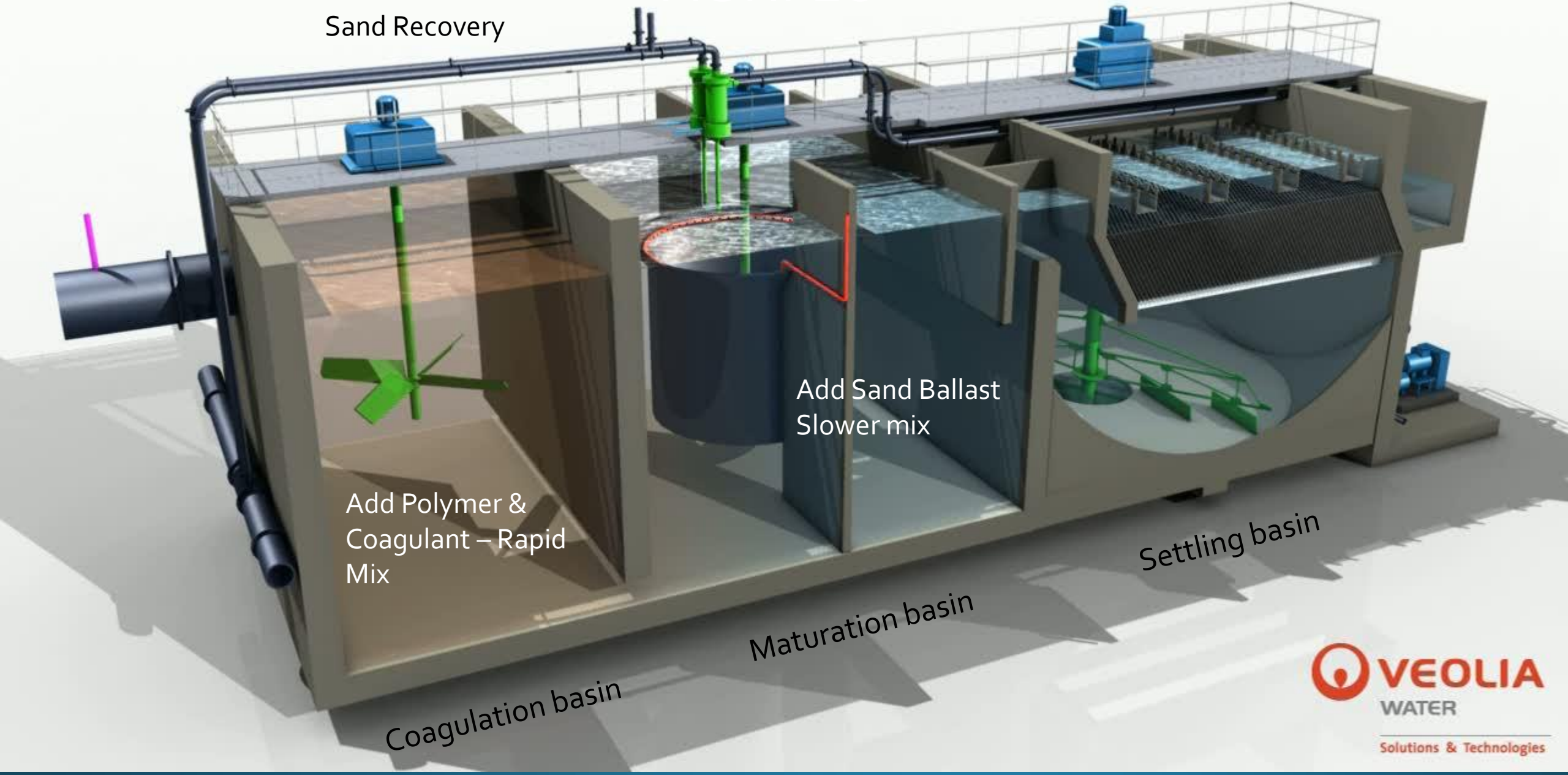


$17 Million High-Rate Primary Treatment Process



$17 Million High-Rate Primary Treatment Process

ACTIFLO®



VEOLIA WATER
Solutions & Technologies

Hydrocyclones







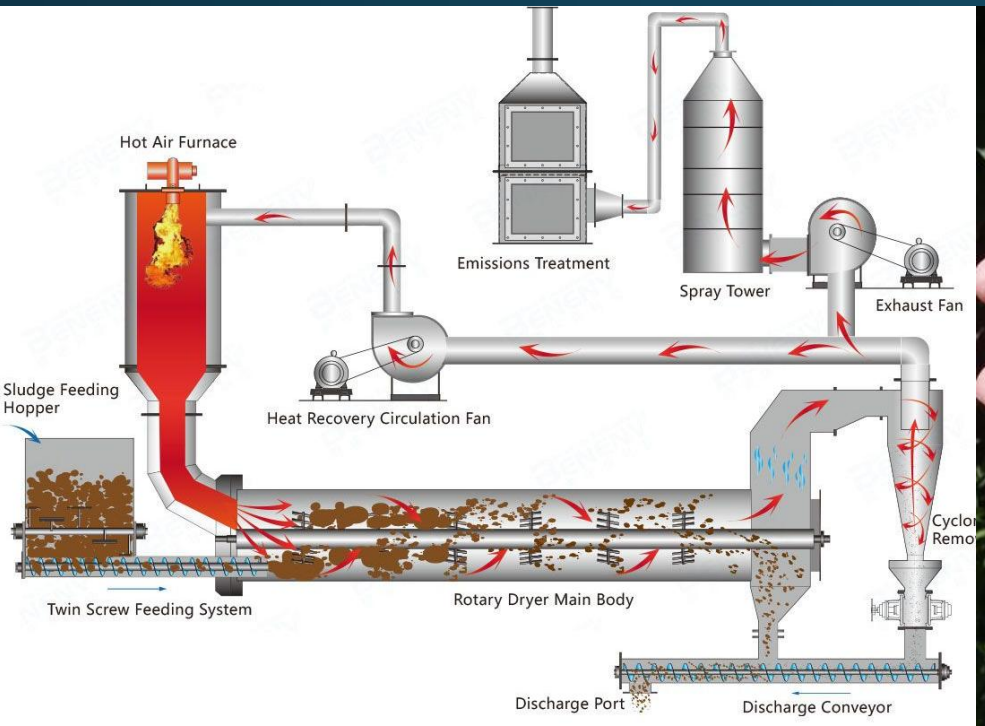


Future Plant Projects

- $171 Million Sludge Drying Facility FY 2027
- $250 Million Biological Process Upgrade FY 2029- 2037

Thermal drying

- Biosolids are heated by direct contact with hot air (800⁰ -1,000⁰C). *Water vapor is only emission*.
- Creates uniform pellets, 92-95% solids (Class A product)
- Product can be land applied (slow-release fertilizer) or taken to landfill











Fluidizing Bed Incinerator

Almost 35 years old

- Undergone multiple rehab and upgrade projects
- Internal rebuild completed spring 2026

…in the meantime, we need to keep burning







Above: Photos of the Fluidizing Bed Incinerator being rehabilitated in early 2026



Biological treatment replacement



- NPDES permit requires compliance with ammonia limits by Dec. 2037
- RBCs are 35 yrs old and will not meet proposed target levels

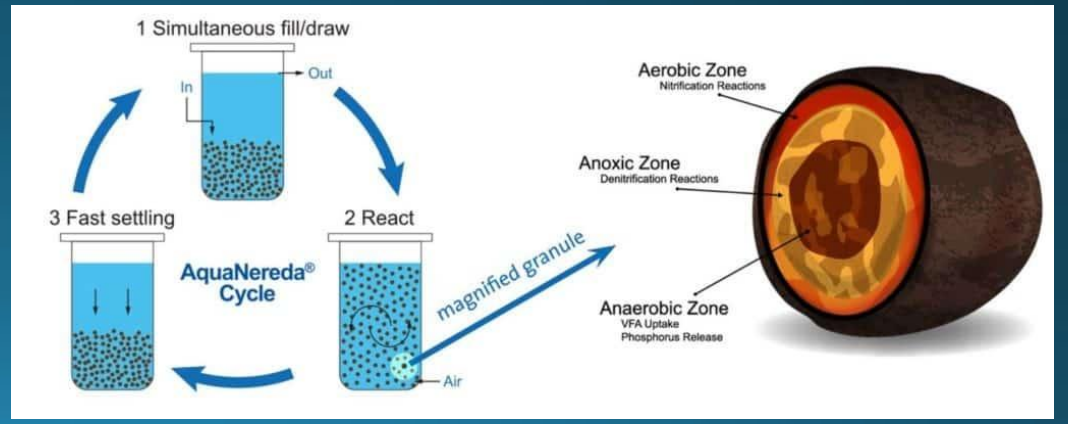
Total Project Budget = $247M

Pilot testing

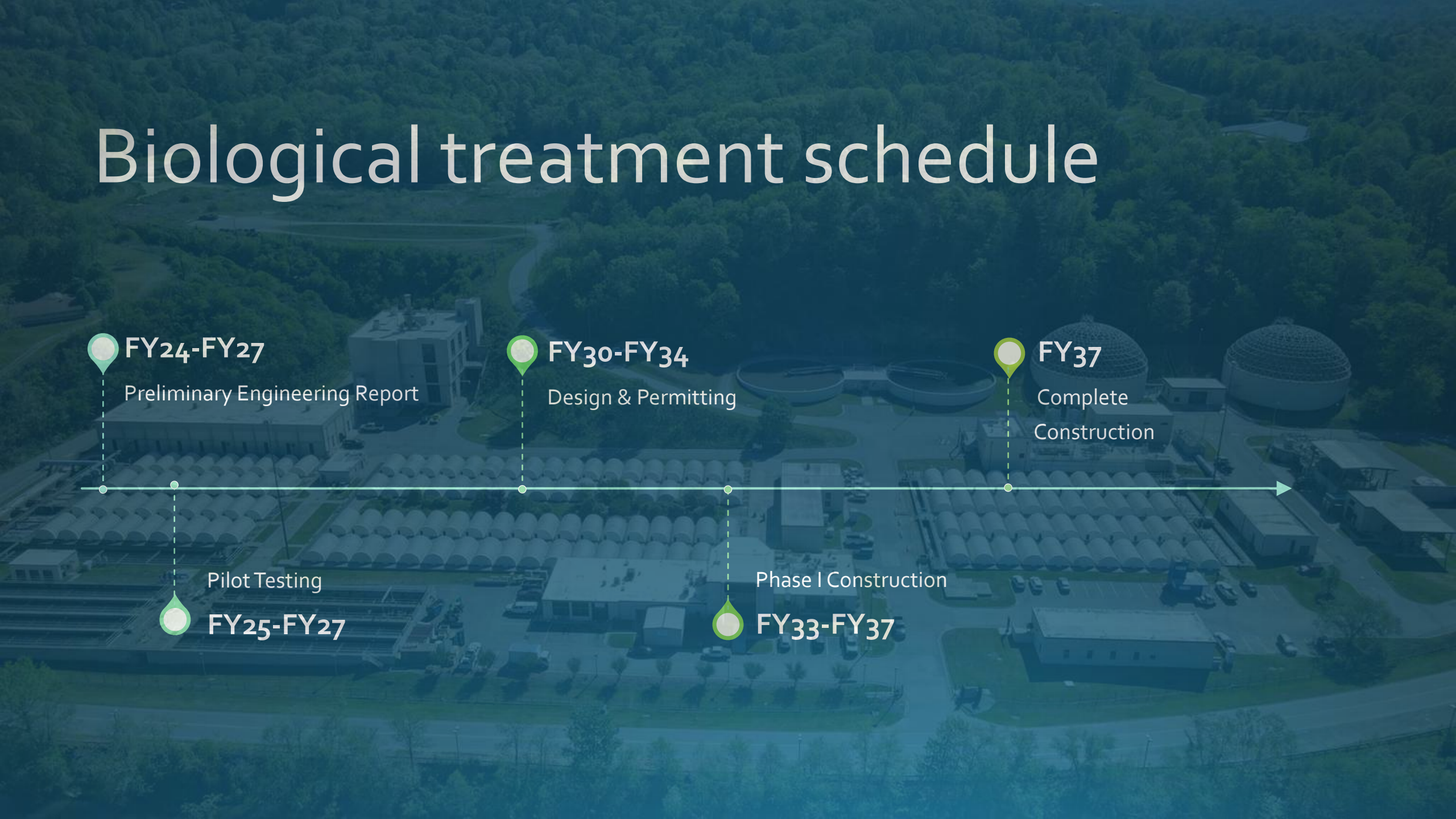




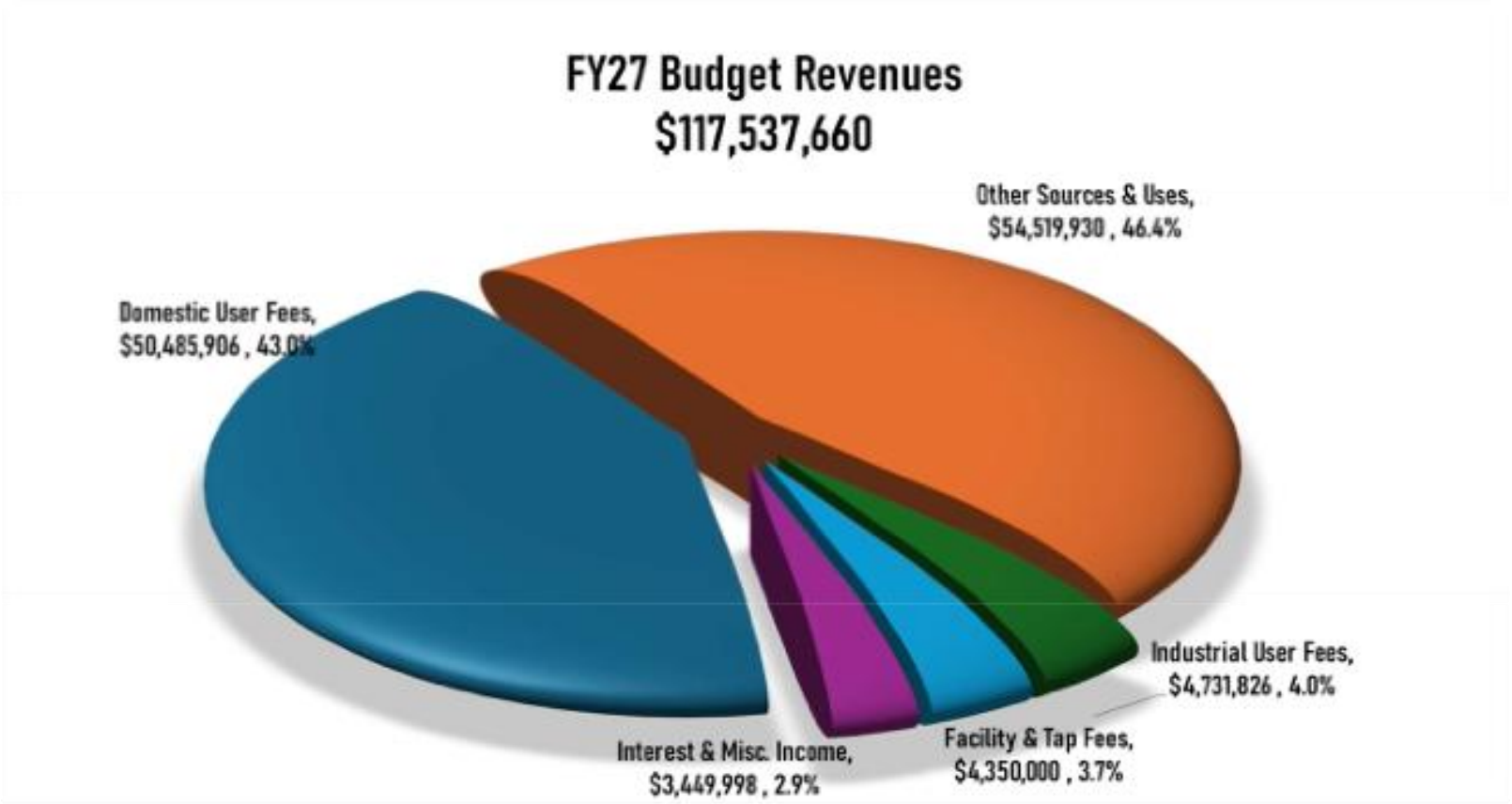


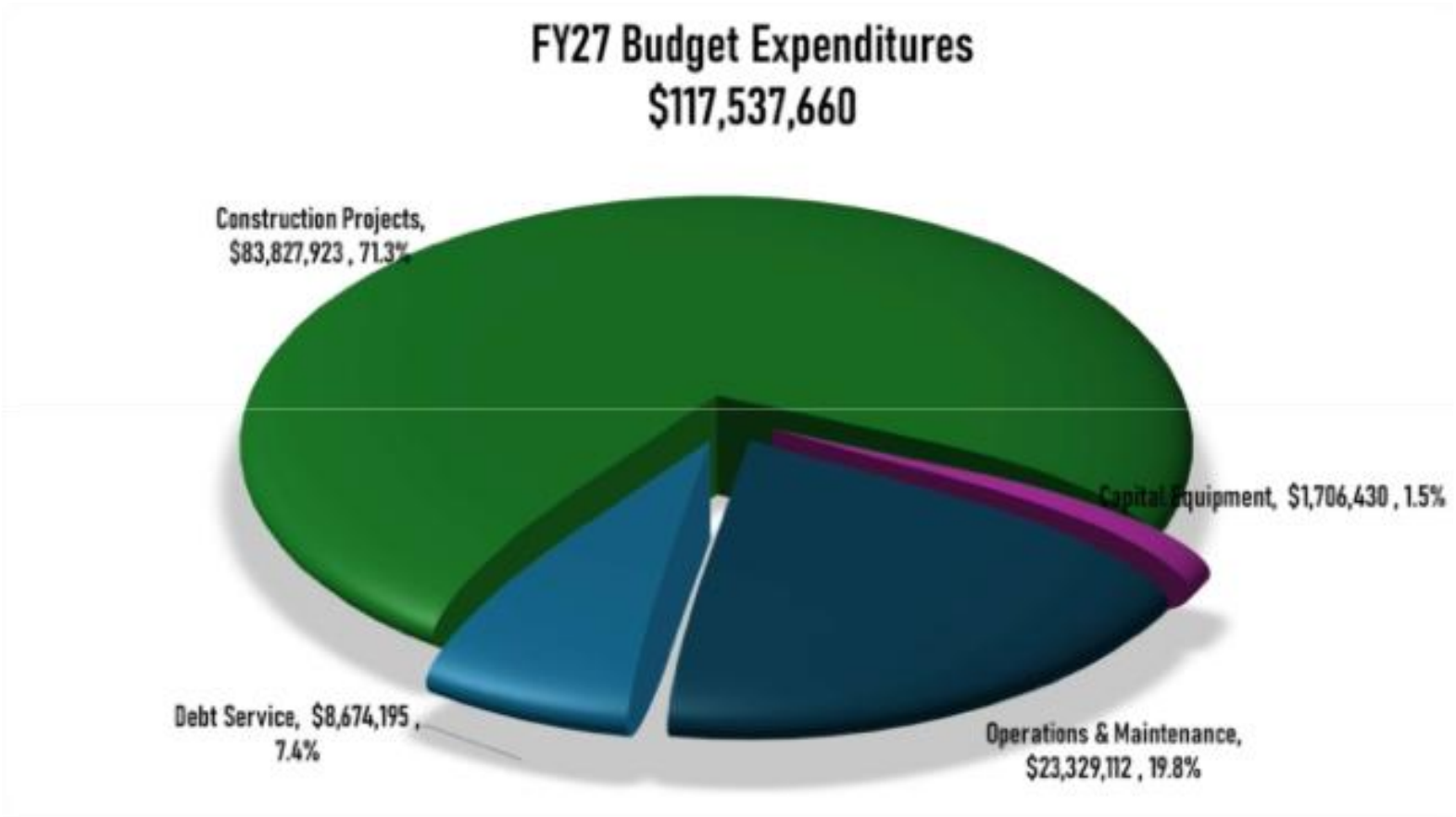


Biological treatment schedule



Financial Overview of District

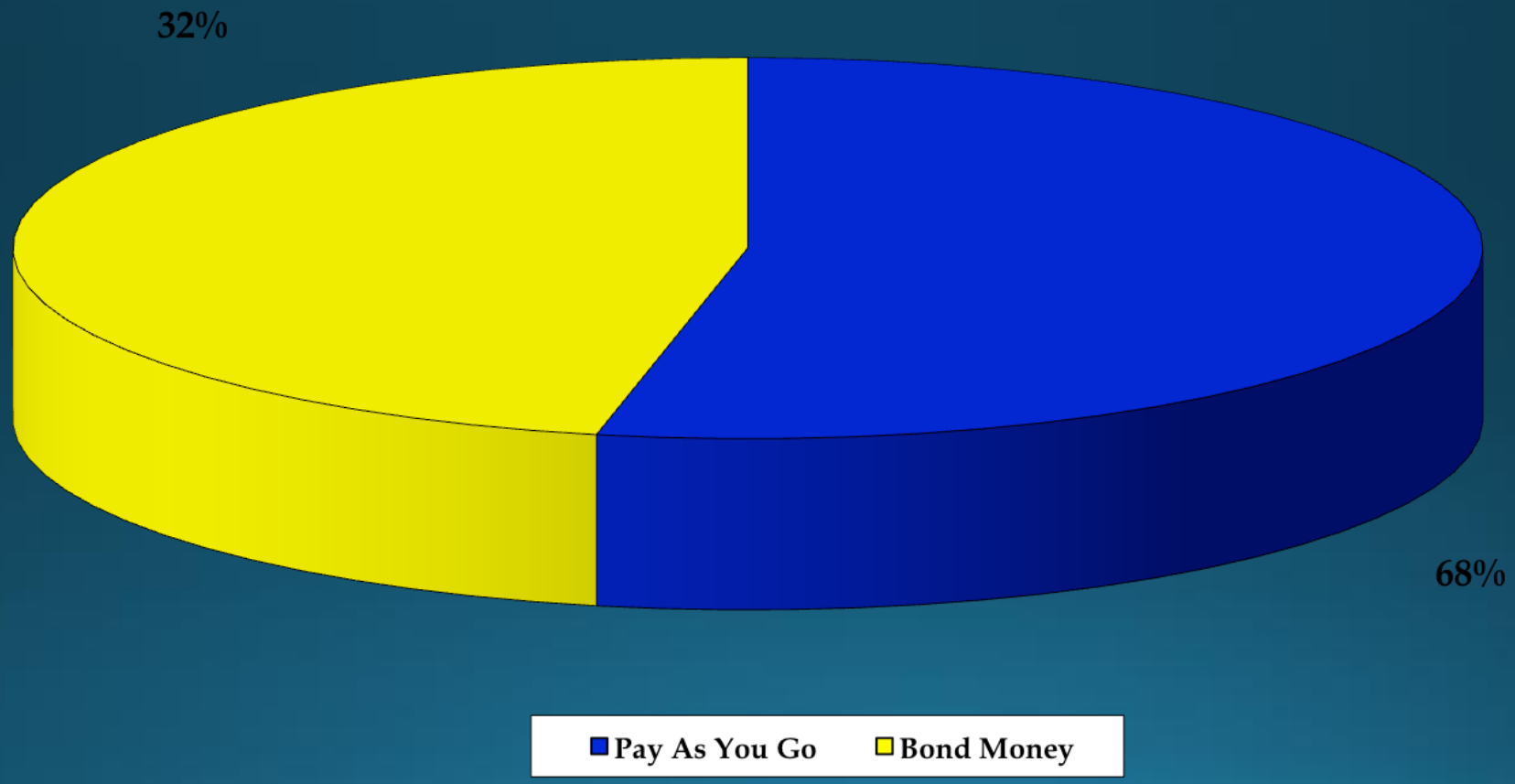

FY27 Budget Revenues
$117,537,660
Other Sources & Uses,
$54,519,930 , 46.4%
Domestic User Fees,
$50,485,906 , 43.0%
Industrial User Fees,
$4,731,826 , 4.0%
Facility & Tap Fees,
$4,350,000 , 3.7%
Interest & Misc. Income,
$3,449,998 , 2.9%


FY27 Budget Expenditures
$117,537,660
Construction Projects, $83,827,923 , 71.3%
Capital Equipment, $1,706,430 , 1.5%
Debt Service, $8,674,195 , 7.4%
Operations & Maintenance, $23,329,112 , 19.8%

Capital Improvements and Sources of Funding

FY 2012 to FY 2021

$148.6 Million



MSD Business Plan
Future Projection

Business Plan - FY27	3.00%	5.00%	5.00%	5.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	Sewer Rate Increase
	$34.10	$35.83	$37.59	$39.46	$42.18	$45.04	$48.11	$51.43	$54.95	$58.73	$62.78	$67.09	$71.73	$75.54	Average Monthly Bill
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	Assumptions
July 1- Available for Construction	72,841,917	75,632,264	88,260,172	86,743,741	52,556,366	110,528,331	36,249,330	83,724,033	46,597,876	28,228,154	117,033,380	90,830,873	30,854,696	87,602,087	Minimum of 365 Days Cash on Hands
REVENUE:															
Domestic Users	38,556,584	40,739,250	40,652,288	45,647,839	49,235,906	53,046,292	57,153,079	61,632,893	66,427,986	70,746,857	75,403,445	79,889,132	84,719,873	91,356,562	Consumption and Account Growth
Industrial Users (No growth)	3,805,064	3,987,537	4,051,632	4,678,365	4,731,826	4,967,720	5,220,126	5,490,201	5,779,181	6,088,390	6,419,243	6,773,256	6,773,256	7,152,050	
Billing and Collections (User Fee)	1,060,478	1,120,845	1,099,178	1,212,306	1,250,000	1,287,500	1,326,125	1,365,909	1,406,886	1,449,093	1,492,565	1,537,342	1,583,463	1,630,966	
Tap Fees	693,708	495,868	609,701	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	0.75% Increase
Facility Fees	4,649,553	9,045,356	6,988,133	9,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	
Interest & Non-operating Revenues	2,970,822	4,269,030	3,768,554	2,750,000	2,446,270	2,201,665	1,799,600	1,954,829	1,122,390	2,178,923	3,117,964	1,825,284	1,776,852	1,320,117	
City of Asheville (annex.-Enka)	27,962	8,610	0	0	0	0	0	0	0	0	0	0	0	0	
Rental Income	100,255	97,837	99,936	88,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	
Transfer from Reserves (to / from)	(987,965)	(111,655)	(336,004)	0	0	0	0	0	0	0	0	0	0	0	
Miscellaneous	-	-	307,525	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	
Total Revenues	50,876,459	59,652,678	57,240,943	63,866,510	62,179,003	66,018,177	70,013,931	74,958,632	79,251,444	84,978,263	90,948,217	94,540,013	99,368,444	105,974,694	Bond Issues figured at: 5.0% yield FY27 5.0% yield FY29 5.0% yield FY32 5.0% yield FY35
State and Federal (FEMA) Grants			730,391	3,219,655	1,000,000										
Revenue Bonds/Stimulus					120,000,000		120,000,000			100,000,000			120,000,000		
Total Funds Available	123,718,376	135,284,942	146,231,507	153,829,906	235,735,369	176,546,508	226,263,261	158,682,665	125,849,320	213,206,417	207,981,597	185,370,886	250,223,139	193,576,781	
EXPENSES:															
Operations & Maintenance	17,167,722	18,697,499	20,089,324	22,581,617	23,160,782	24,070,348	25,032,413	26,041,284	27,099,303	28,222,342	29,401,175	30,639,027	31,939,331	33,305,736	3% inflation in O & M Replacement Funds and Engineering Force Account
Replacement Funds (WRF & Fleet)	850,000	905,000	905,000	905,000	905,000	1,120,000	1,120,000	1,120,000	1,130,000	1,230,000	1,230,000	1,230,000	1,230,000	1,230,000	
Debt Service	8,829,772	8,801,718	8,780,245	8,805,081	17,313,333	17,312,074	25,818,093	22,756,181	22,742,080	28,511,961	28,513,511	28,516,661	28,516,661	35,963,281	ENR 10-year Construction Index @ 3.33%
CIP (including Bond Projects)	21,238,618	18,620,553	29,713,197	68,981,842	83,827,923	97,794,756	90,568,722	62,167,323	46,649,783	38,208,734	58,006,038	94,130,502	100,935,060	122,672,078	General Sewer Rehab to cover approx. 40,000 lineal ft / year
Total Expenses	48,086,112	47,024,770	59,487,766	101,273,540	125,207,038	140,297,178	142,539,228	112,084,788	97,621,166	96,173,037	117,150,724	154,516,190	162,621,052	193,171,095	
Pay-as-you-go (Current Revenue only)	24,878,965	32,153,461	28,371,374	32,479,813	21,704,888	24,635,755	19,163,425	26,161,166	29,410,061	28,243,960	33,033,531	35,384,325	38,912,452	36,705,677	
Debt Coverage (User Fees only)	3.2	3.6	3.1	3.6	2.0	2.2	1.6	1.9	2.1	1.8	2.0	2.1	2.2	1.9	Target Debt Coverage 1.5
Debt Coverage with Total Revenue	3.8	4.6	4.2	4.7	2.3	2.4	1.7	2.1	2.3	2.0	2.2	2.2	2.4	2.0	

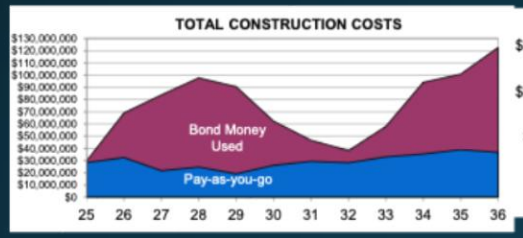
April 11, 2026

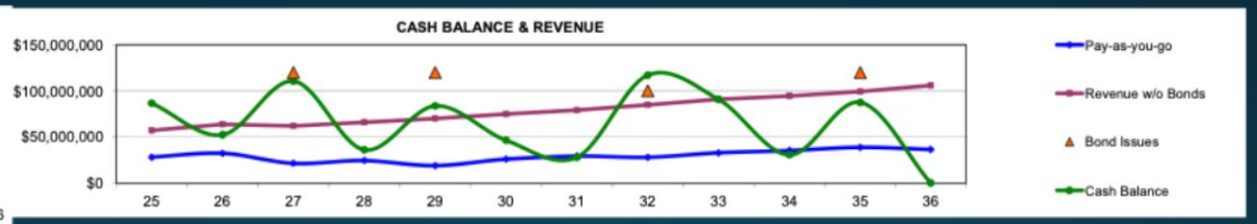
10-Year Capital Improvement Program

Active Plan CIP	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
Interceptor/Wet Weather Rehabilitation	3,229,164	3,193,803	422,392	75,000	120,400	631,845	714,938	1,580,370	11,971,905	19,066,236	4,681,117	8,544,844	474,226	17,413,333
General Sewer Rehabilitation	9,319,001	6,145,658	9,348,195	9,837,617	14,184,840	21,416,856	19,252,851	21,173,283	19,748,601	13,876,874	15,902,027	15,413,144	22,862,739	13,320,833
Private Sewer Rehabilitation	210,250	177,900	74,000	3,109,650	270,771	596,472	13,346	2,868	13,680	6,243	1,503,230	0	295,335	0
Treatment Plant / Pump Stations	5,363,362	5,679,202	12,380,772	52,444,348	64,482,650	70,347,064	66,685,641	35,406,487	10,741,671	985,367	31,342,657	65,689,615	72,710,961	87,215,488
Engineering Force Account	3,076,816	3,281,040	3,404,838	3,415,227	3,569,262	3,702,519	3,801,946	3,904,315	4,073,926	4,174,014	4,277,007	4,382,899	4,491,799	4,622,424
Reimbursements	40,025	142,950	183,000	100,000	200,000	1,100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Contingency	0	0	3,900,000	0	1,000,000									
Capital Improvement Program Totals	21,238,618	18,620,553	29,713,197	68,981,842	83,827,923	97,794,756	90,568,722	62,167,323	46,649,783	38,208,734	58,006,038	94,130,502	100,935,060	122,672,078

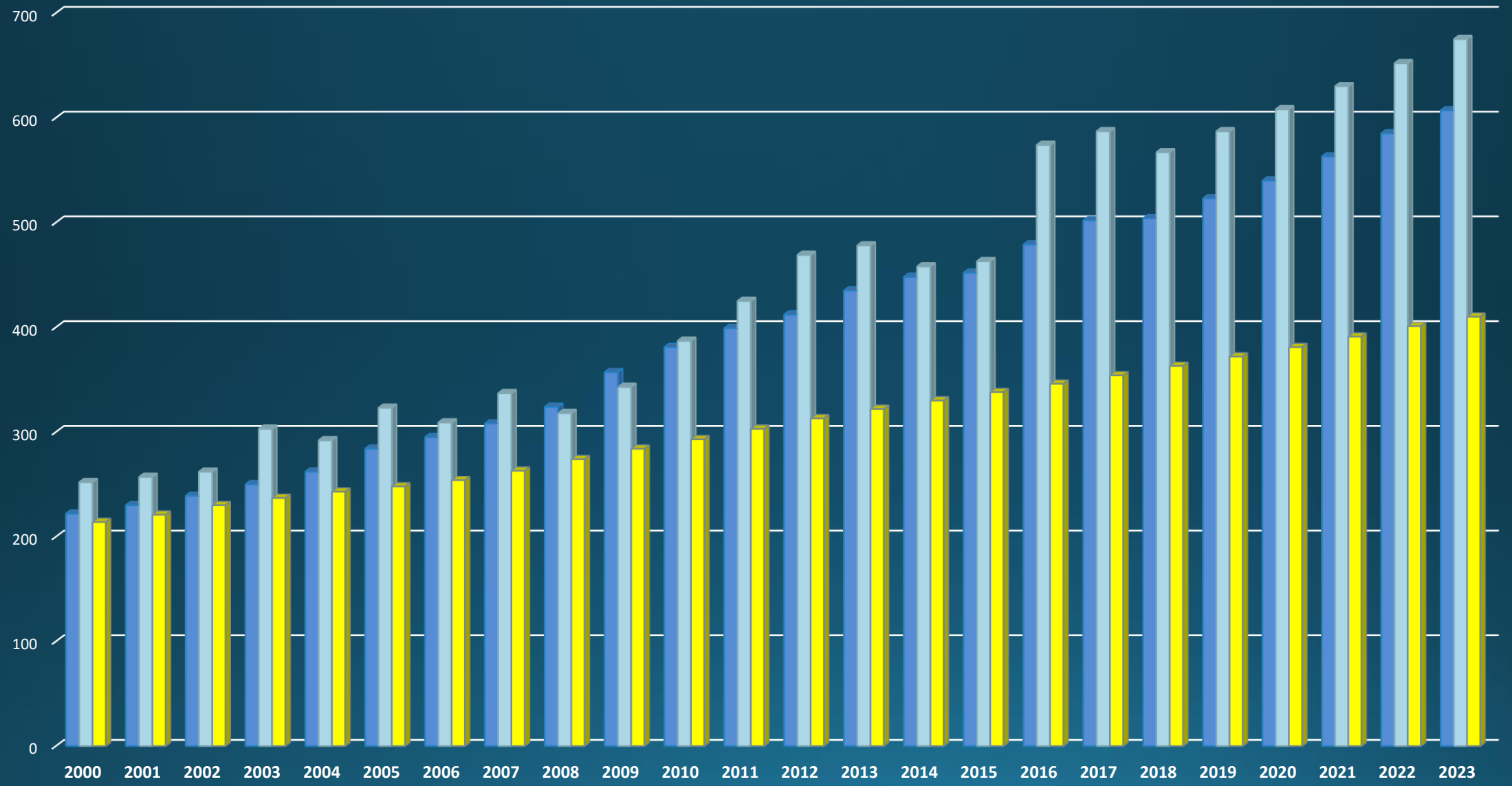
District 10yr CIP $794.9 Million

District total 10yr Budget $1.3 billion



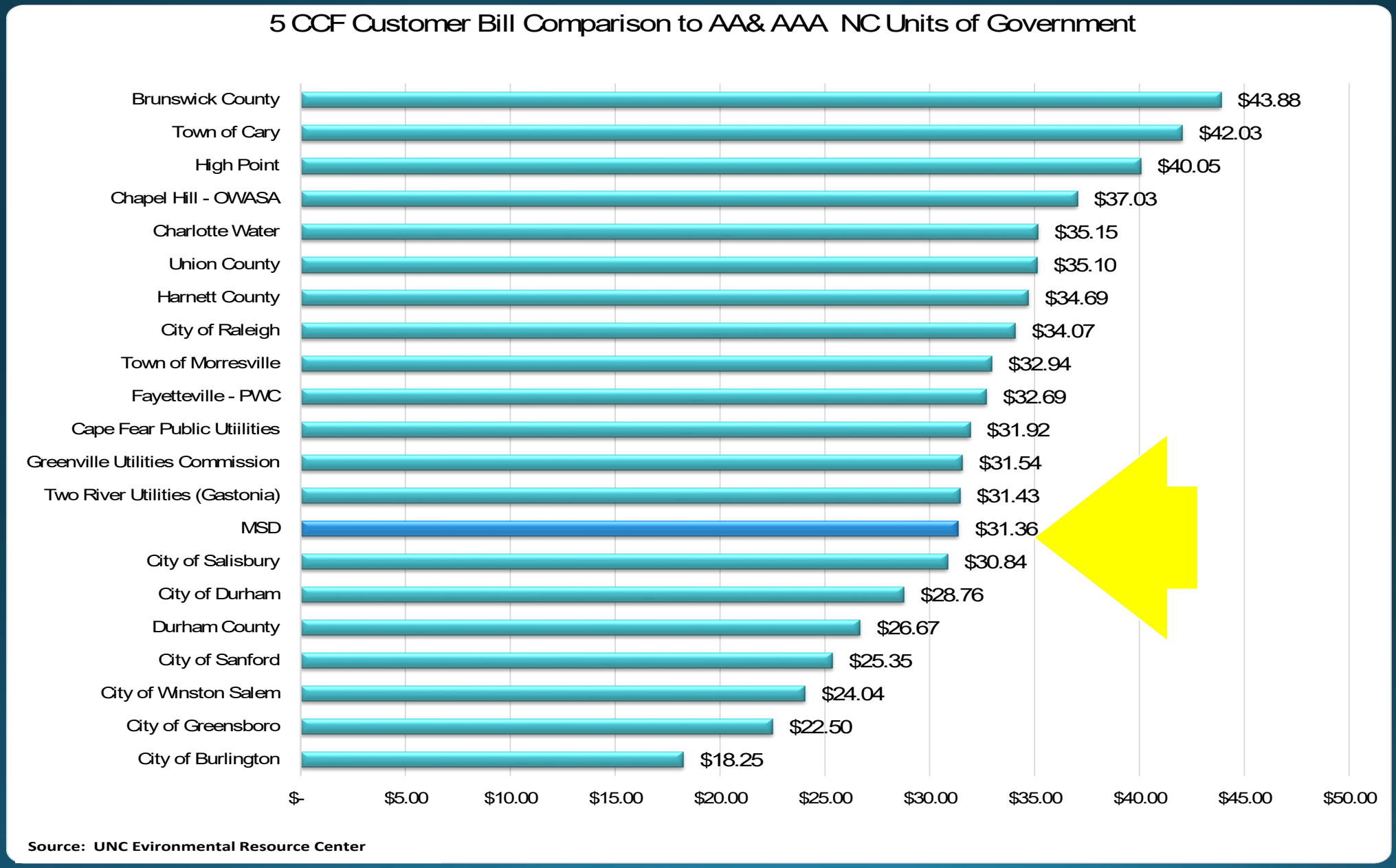


Average Annual Service Charge



Source: NACWA

Comparative Monthly Residential Bills

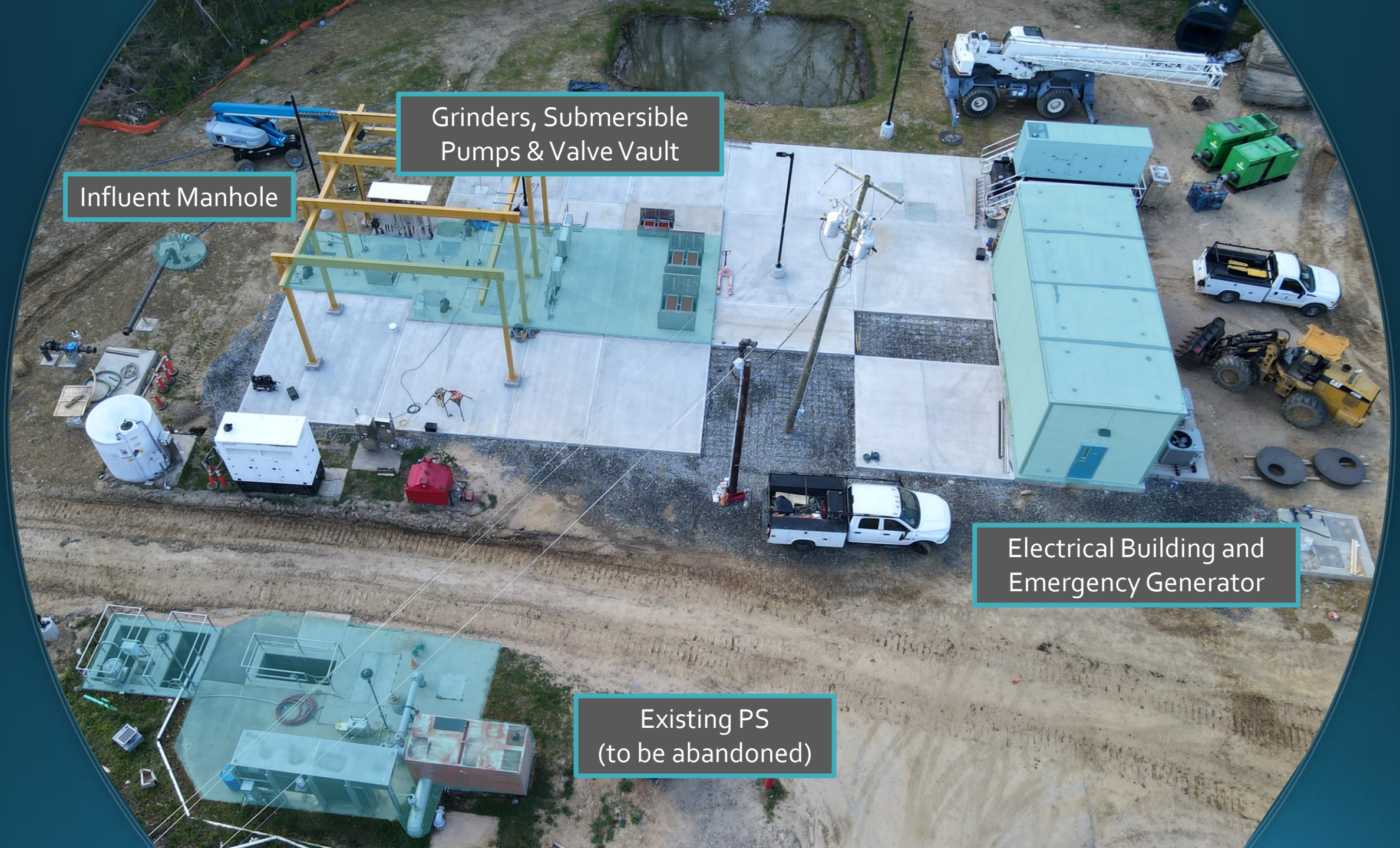


Weaverville pump station replacement

- Capacity increase 2.8 mgd to 5.0 mgd, expandable to 6mgd
- New station sized for 50-year flow projections + wet weather events (5-yr storm PHF)
- 18,174 LF of new 24” force main (replace exist. 12”)
- Construction is ongoing – Haren Construction Co.
- Substantial completion – August 2026
- Total Project Cost: $25.9M

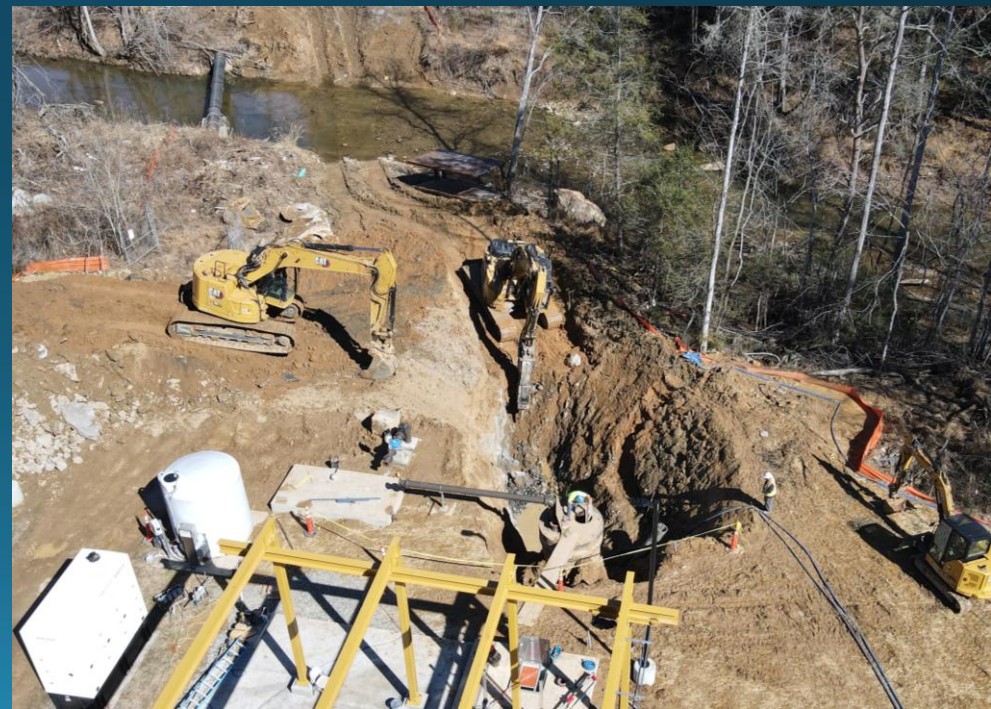





Grinders, Submersible Pumps & Valve Vault
Influent Manhole
Electrical Building and Emergency Generator
Existing PS (to be abandoned)

Rock excavation has been the “name of the game”. Installation of the head manhole. Polymer concrete manholes for corrosion resistance.





Realignment of 30" interceptor







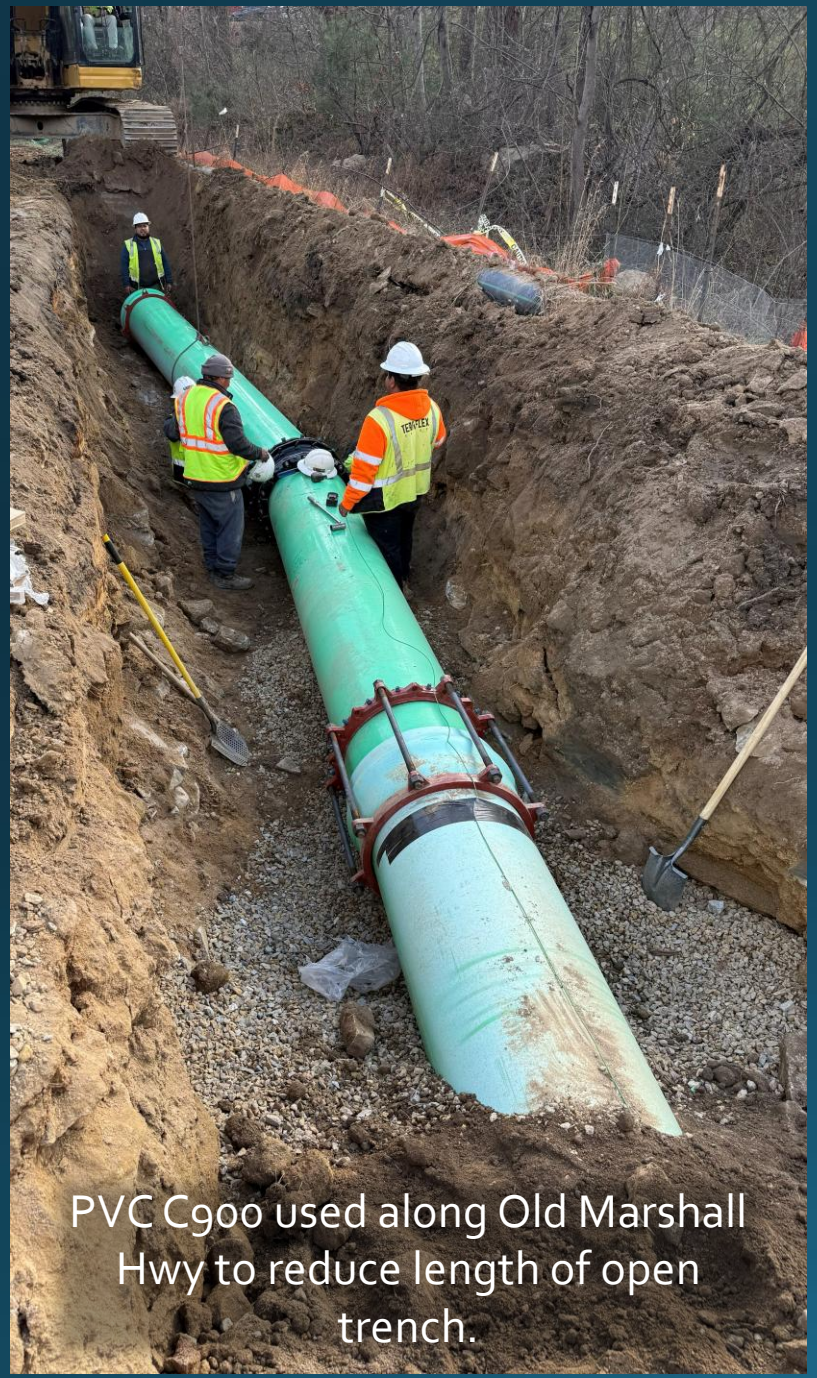
Left: Existing 30" DIP aerial creek crossing

Right: New 30" FRP (installed subaqueously)

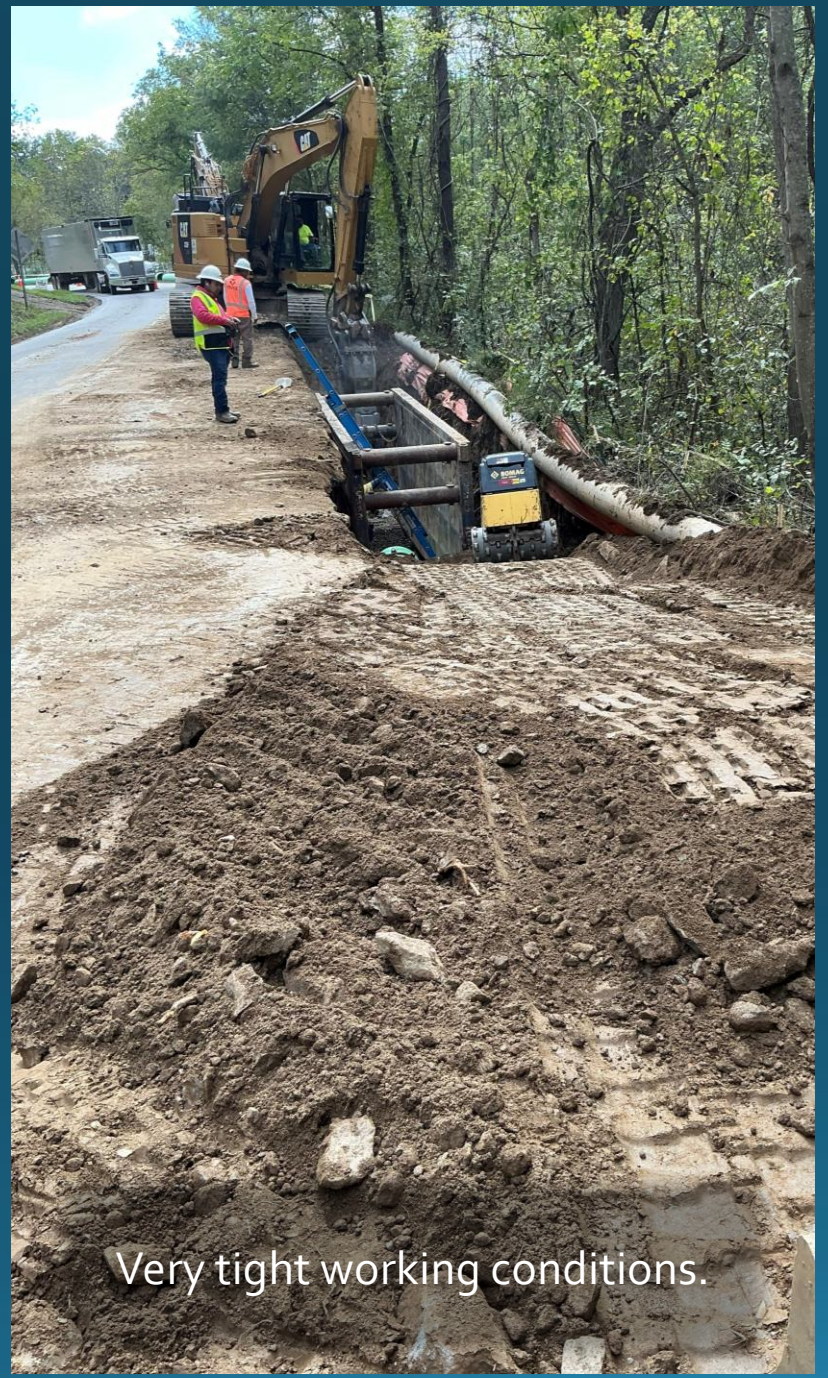
Force main

- >18,000LF of new 24" force main
- HDPE and PVC C900 Pipe Materials (corrosion resistant)
- New pipe primarily follows same alignment as existing (*requires bypass pipe*)

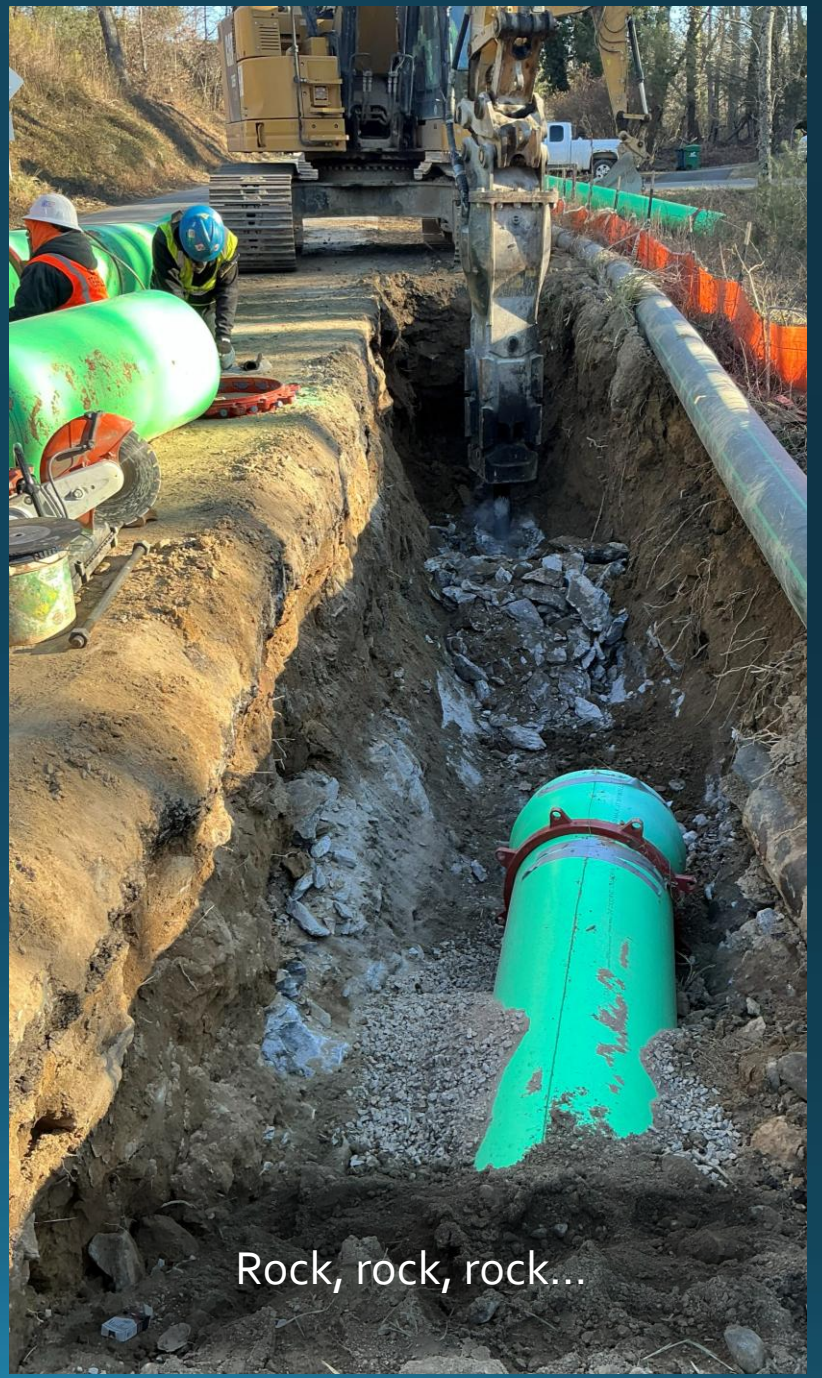




PVC C900 used along Old Marshall Hwy to reduce length of open trench.



Very tight working conditions.



Rock, rock, rock…



Cofferdam across Reems Creek



HDPE pipe used for “cross-country” sections of force main. Conforms to bends without the use of fittings.

Almost to the finish line…

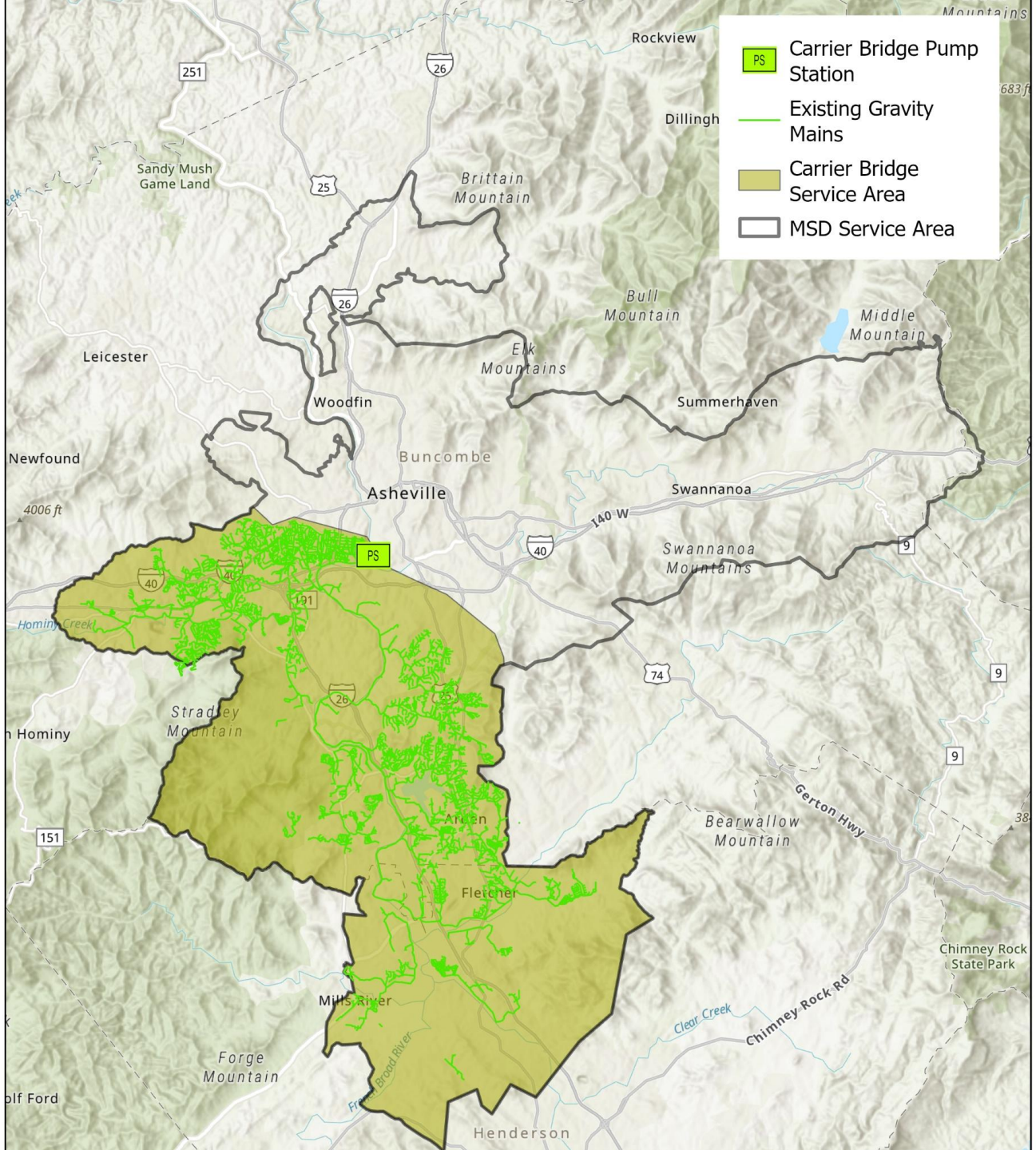


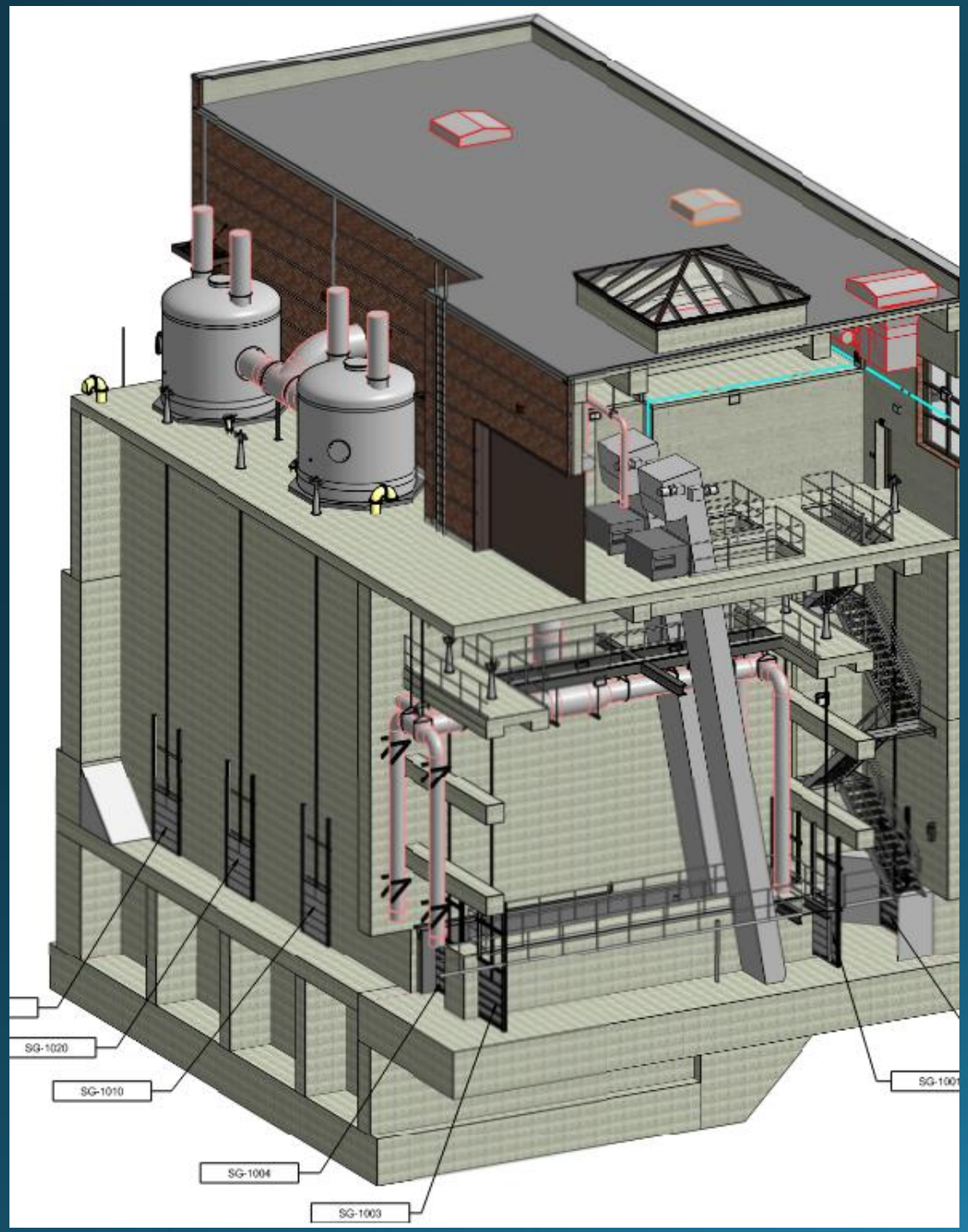
Carrier Bridge Pump Station Replacement



- MSD's largest pump station, constructed in 1966
- Serves large portions of South & West Buncombe, North Henderson
- Capacity increase from 22mgd to 40mgd (2070 flow projection)

CBPS Service Area Map





Summary of Work

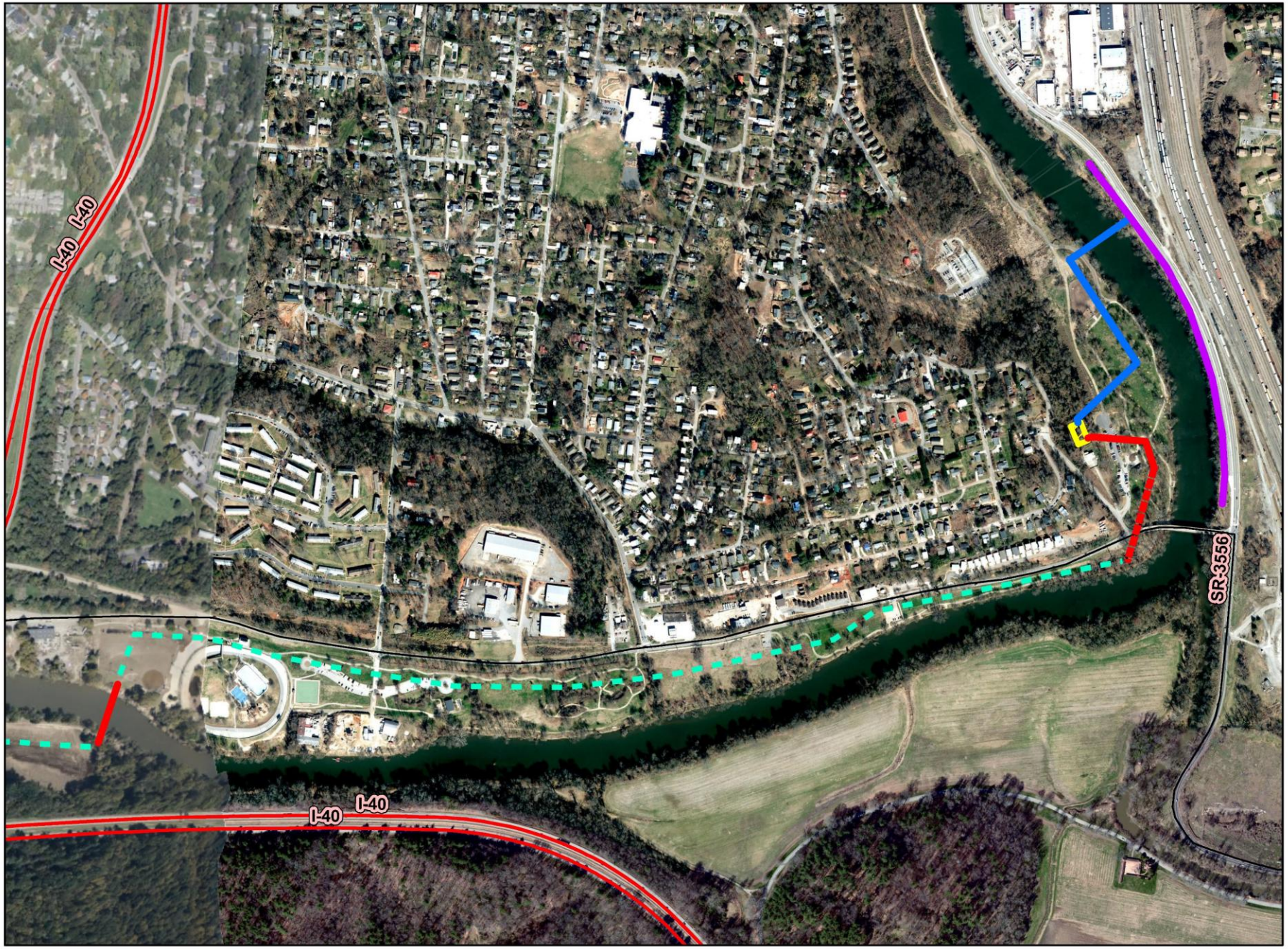
- 40 MGD Wastewater Pump Station
- 70’ deep excavation to bottom level
- 100’ x 40’ at grade building
- Site development (underground stormwater detention, 2 retaining walls)
- ~800 LF of 60-inch inlet pipe
- ~1,500 LF of parallel 36-inch force mains
- Two (2) river crossings

~$120M Cost Estimate

Project summary map

Legend:

- New 60" gravity sewer pipe
- New 36" sewer force mains
- Rehab of existing 54" pipe
- Future 60" gravity sewer



Carrier Bridge Pump Station Replacement - Overall Project Map


New CBPS site
Riverview Drive
Joyner Ave.
Existing CBPS
French Broad River Park





Pipeline River crossings

- Construction began in August 2025
- Two (2) pipeline installations - *COMPLETE*
  - French Broad River Park – (2) 42" force mains
  - Carrier Park – (1) 60" gravity crossing
- Four (4) cofferdam installations total
- Anticipated Project Completion - June

Drilling and blasting








CLEARY




CAT
CLEARY



Crossing at French broad river park

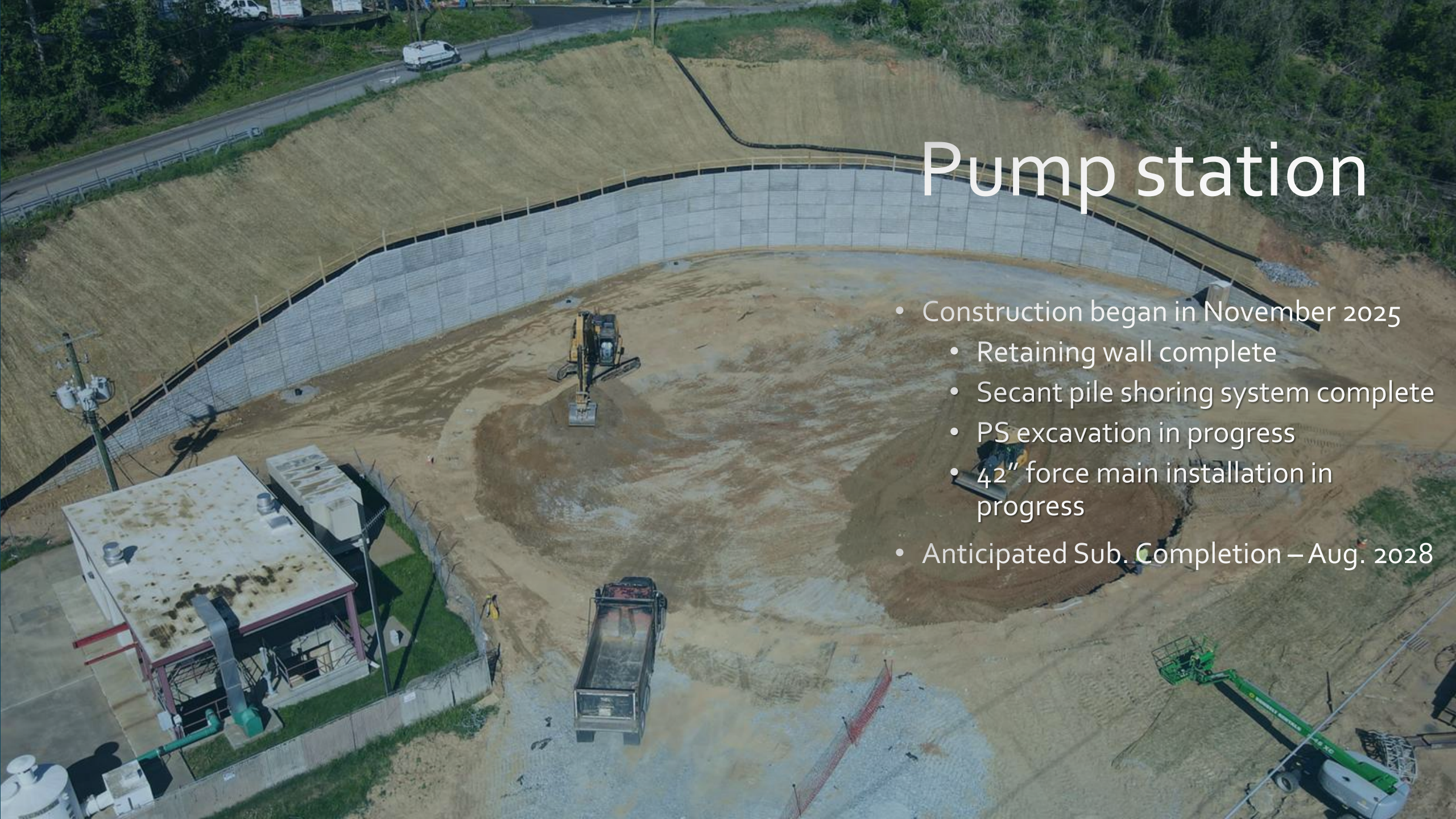
(Photo April 9, 2026)

- Two (2) 42” HDPE force mains installed
- Final restoration in progress
- Greenway expected to reopen in May

Crossing at Carrier Park

- 60” FRP gravity line installed
- Manhole installation on Biltmore Estate in progress
- Cofferdam materials removal to begin this week
- Final restoration on Carrier Park in progress





Pump station

- Construction began in November 2025
  - Retaining wall complete
  - Secant pile shoring system complete
  - PS excavation in progress
  - 42” force main installation in progress
- Anticipated Sub. Completion – Aug. 2028

42-inch Force mains

- 42-inch fused HDPE force mains
- Anticipated Completion - July 2026






CAT
CAT

District Management

Select Recognitions and Awards

ISO 14001 Registration



- The District is committed to environmental quality through ongoing continual improvement with conformance to the ISO 14001 Standard.
- The entire organization is ISO 14001 registered encompassing the Treatment Plant, Collection System, Engineering and Administration.
- The District is the largest public utility in North Carolina to be registered.

Excellence in Management Award

Excellence in Management
RECOGNITION PROGRAM

- In 2015, the District received the Excellence in Management Award from the National Association of Clean Water Agencies (“NACWA”).
- The award signifies the District’s commitment to both its customers and its employees through efficient operations, teamwork, long term planning, and effective management.

Peak Performance Award

Peak Performance
AWARDS

- The District was recognized for outstanding wastewater treatment efforts by NACWA.
- The District has received a Peak Performance Award 21 of the last 25 years, representing continued excellence in environmental protection.

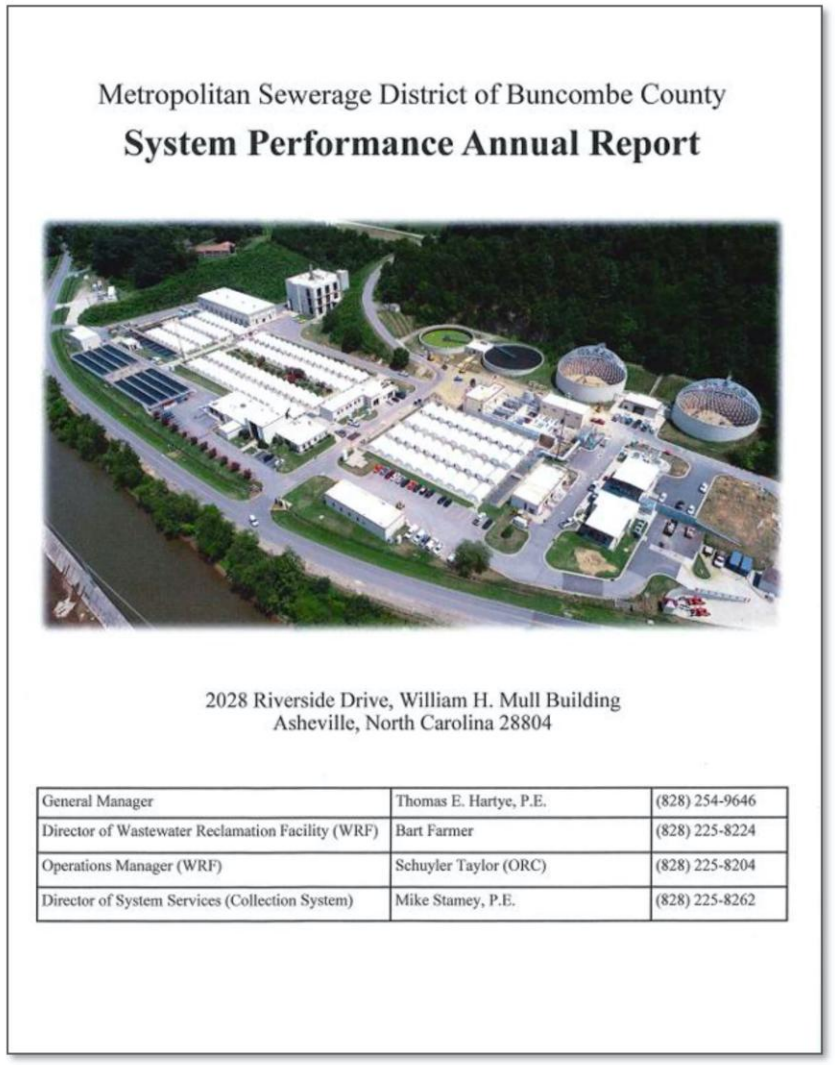
National Environmental Achievement Award

National Environmental Achievement
AWARDS

- In 2017, the District received a National Achievement Award from NACWA for its Incinerator System Emission Upgrades Project.
- This award recognizes individuals and NACWA member agencies that have made outstanding contributions to environmental protection and the clean water community.

Operational Reporting and Transparency

System Performance Annual Report



Metropolitan Sewerage District of Buncombe County

System Performance Annual Report

2028 Riverside Drive, William H. Mull Building
Asheville, North Carolina 28804

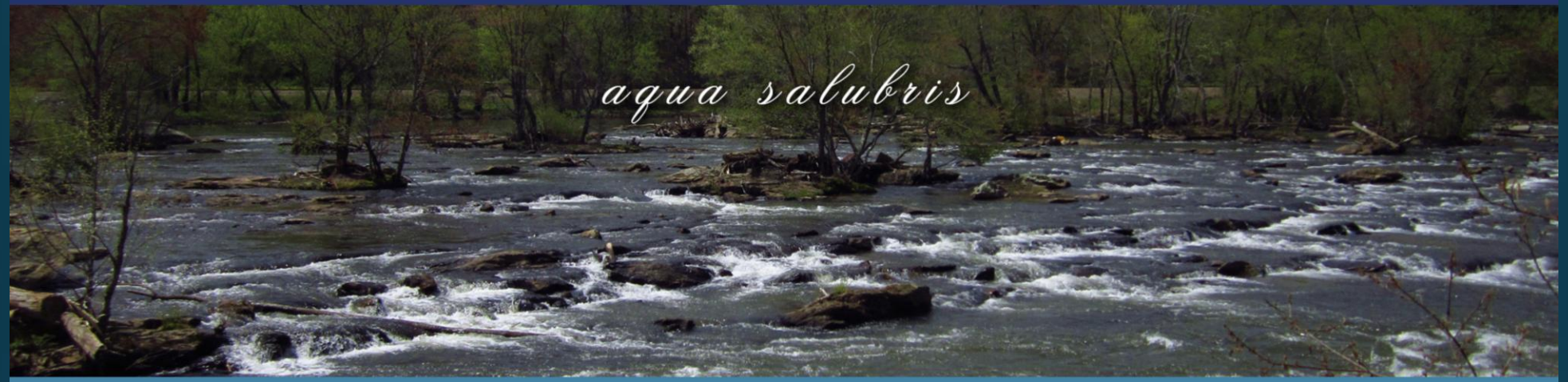
General Manager	Thomas E. Hartye, P.E.	(828) 254-9646
Director of Wastewater Reclamation Facility (WRF)	Bart Farmer	(828) 225-8224
Operations Manager (WRF)	Schuyler Taylor (ORC)	(828) 225-8204
Director of System Services (Collection System)	Mike Stamey, P.E.	(828) 225-8262

Observations

- MSDBC prepares and publishes an annual System Performance Report. This report includes:
  - General Information of the System with a Map of the Water Reclamation Facility.
  - Description of Facilities including the Collection System, Water Reclamation Facility, Water Reclamation Facility Components, and Sludge Management Plan.
  - Recent Improvements to Facilities including, Collection System Improvements, Water Reclamation Facility Performance Measures, Water Reclamation Facility Improvements, and Construction metrics for the previous fiscal year.
  - Performance Measures including Sanitary Sewer Overflows, Customer Requests and Average Response Time, Pipeline Maintenance Completed, Hydroelectric Performance Measures, and more.
- The FY 2026 System Performance Report can be found at the following link: System Performance Report

MSD

HOME ABOUT CAREERS CONTACT DEVELOPMENT INDUSTRY MAPS PUBLIC NOTICES



MAIN CONTACTS

Emergency Call #: 828-255-0061

Administrative Offices Main #: 828-254-9646
Monday-Friday, 7:30 am to 4:30 pm

VIRTUAL PLANT TOUR



MSDBC.ORG

New Business

Approval of Resolution #2026-09 Recognizing the 25th Anniversary of the Roadless Area Conservation Rule

MAYOR MCALLISTER & VICE MAYOR ERVIN

Planning Board of Adjustment Interview

WOODFIN TOWN COUNCIL

-Public Hearing-

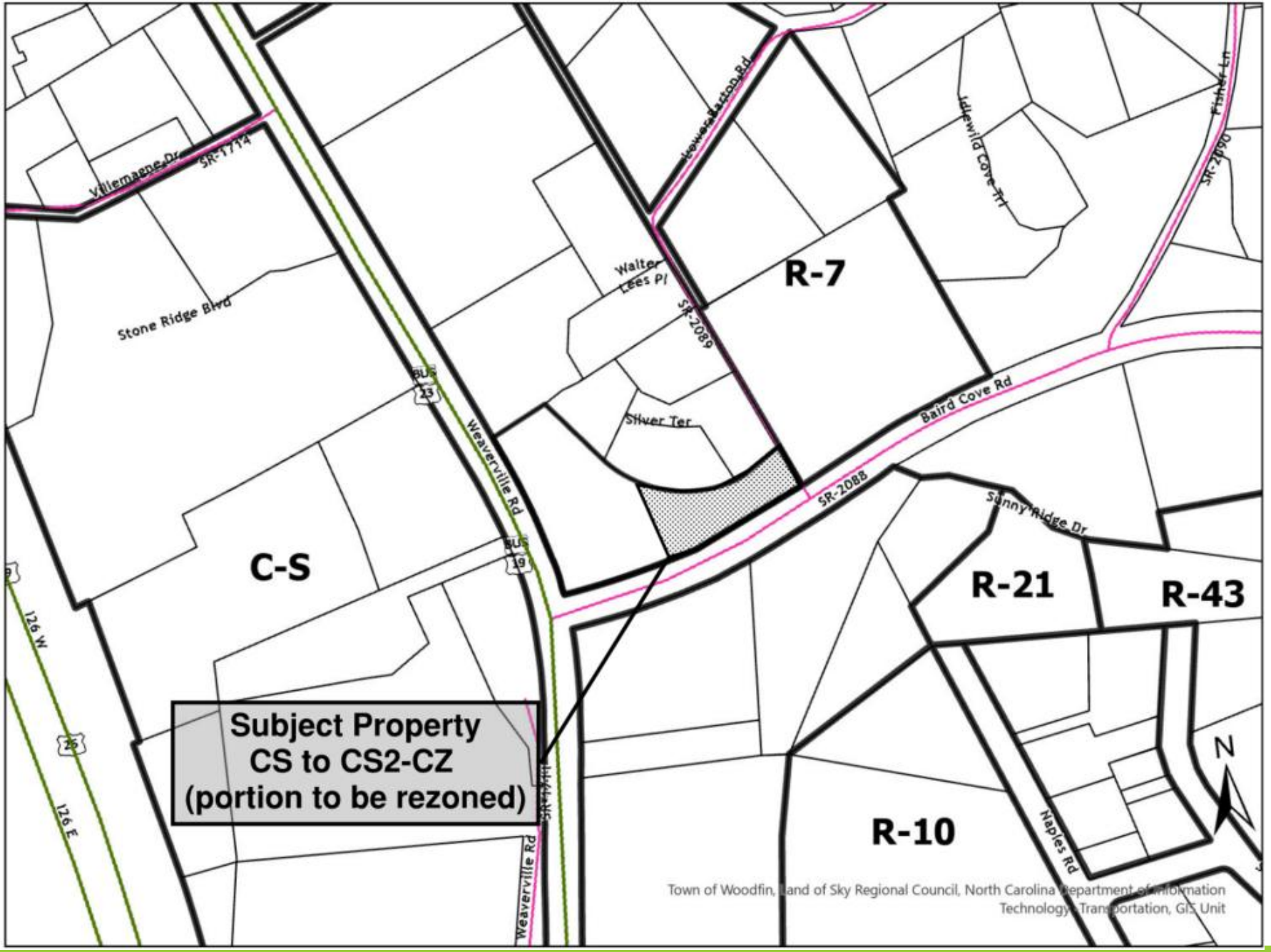
Consideration of Ordinance #2026-11 Conditional Rezoning

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request:

A conditional zoning review for a 0.5-acre portion of 1.67 acres located at 291 Weaverville Road from Community Shopping District (CS) to Community Shopping 2 District-Conditional Zone (CS2-CZ) for the development of minor containing 4 single family home sites. The subject property is identified in the Buncombe County tax record as PIN 9731-73-0523.

Exhibit A - Zoning Map



Zoning Map

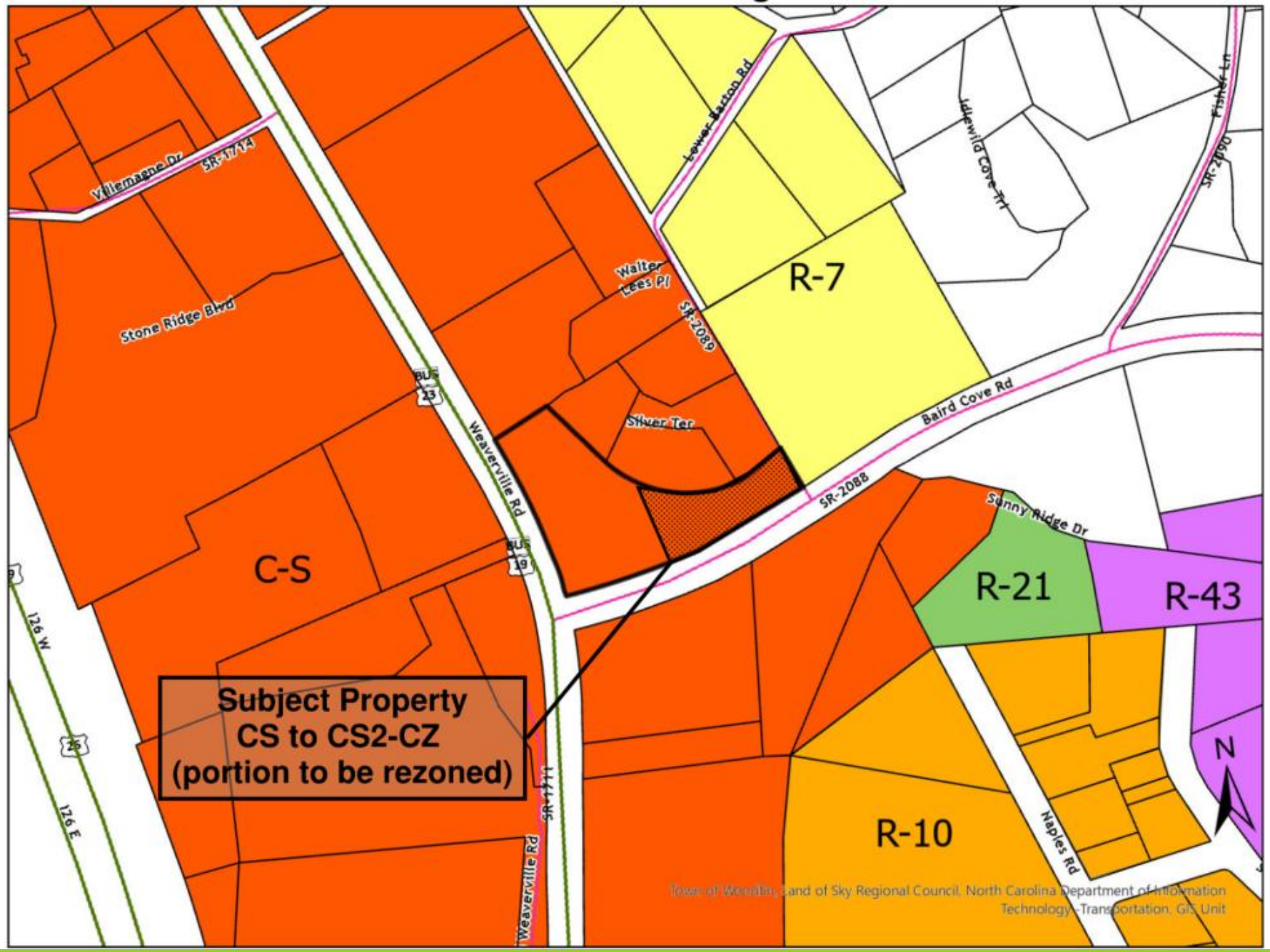
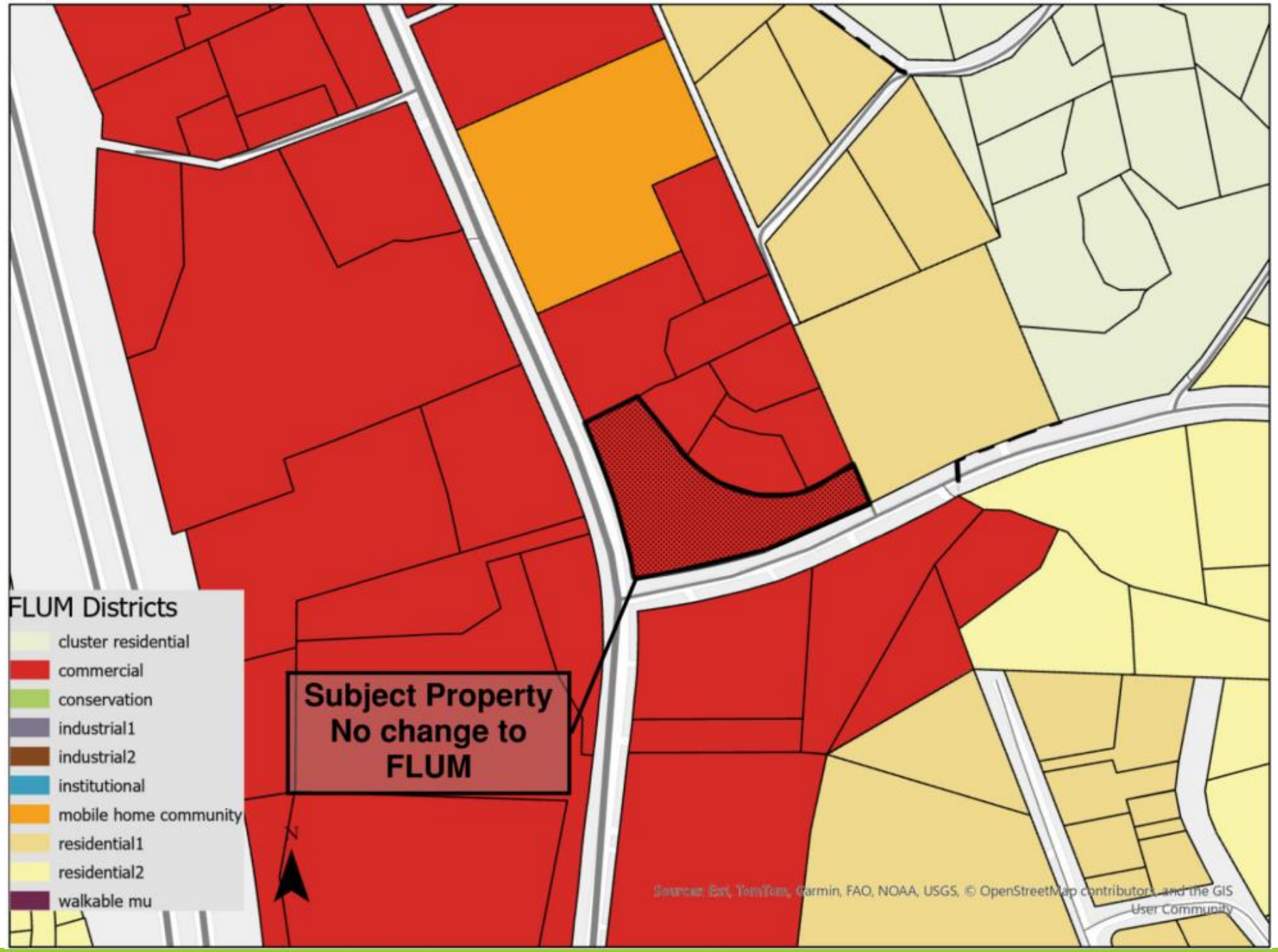

Villemagne Dr
SR-1774
Stone Ridge Blvd
Lower Barton Rd
Idlewild Cove Trl
Fisher Ln
SR-2090
Walter Lees Pl
SR-2089
Shuer Ter
Baird Cove Rd
SR-2088
Weaverville Rd
US 23
US 19
R-7
C-S
R-21
R-43
R-10
Sunny Ridge Dr
Naples Rd
126 W
126 E
Subject Property
CS to CS2-CZ
(portion to be rezoned)
SR-1711
N
Town of Woodfin, Land of Sky Regional Council, North Carolina Department of Information Technology - Transportation, GIS Unit

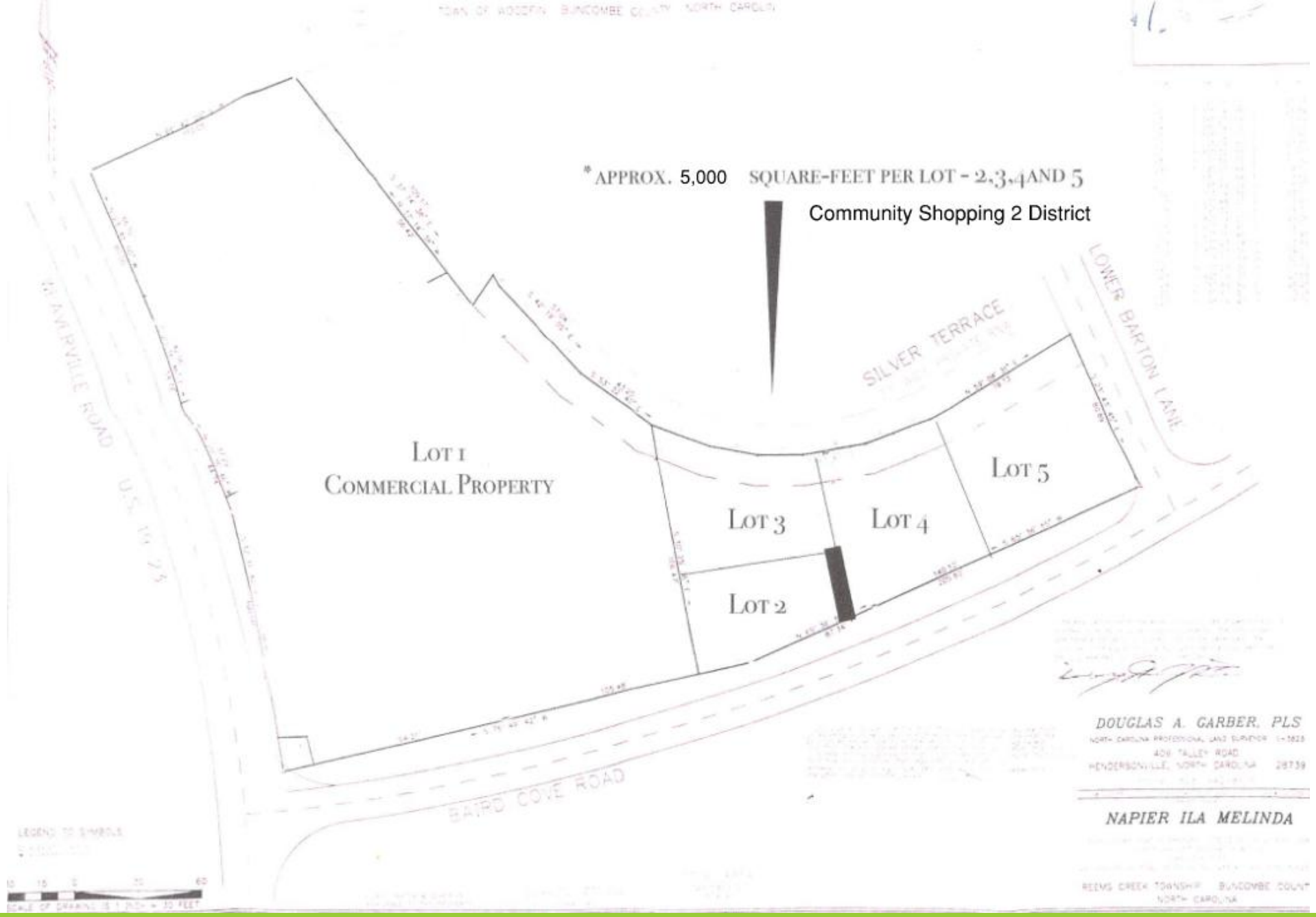
Exhibit B - FLUM



Aerial



Exhibit E - Subdivision Plan



Considerations:

- The area is a mixture of commercial and residential uses along Weaverville Road that gradually transition to single family as you move away from the throughfare.
- The proposed zoning designation will not require amending the Future Land Use Plan (FLUM).
- The majority of this commercially zoned property will retain the Community Shopping designation and available for commercial or higher density residential uses.
- The Planning Board of Adjustment recommended approval with an additional condition limiting the number of driveways onto Baird Cove Road and Lower Barton Road to a maximum of two.
- The applicant is not requesting any modifications to zoning standards and has agreed to conditions of an easement for future multimodal improvements along Weaverville Road.

Review by Other Bodies:

The Woodfin Planning Board of Adjustment reviewed the request at their September 1, 2026, regular meeting and unanimously voted to recommend approval of the proposed conditional rezoning (4:0).

Staff Recommendation:

Staff concurs with the PBOA and supports approval of the proposed conditional zoning of the subject property to Community Shopping 2 District-Conditional Zone (CS2-CZ) subject to the conditions identified in the Exhibit D – Project Conditions; however, the Council may recommend additional conditions to mitigate the anticipated impacts.

Questions from Council

&

Open Public Hearing

Closing of Public Hearing
&
Discussion by Council

Suggested Motion:

I move to approve the conditional zoning of 0.5 acres as shown on Exhibits A & E from Community Shopping District to Community Shopping 2 District Conditional Zone, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the following additional conditions:

1) (Council to add conditions here, if applicable.)
2) ….

and find that the request is reasonable, is in the public interest, is consistent with the Town of Woodfin Comprehensive Plan, and meets the development needs of the community in that the request:

Suggested Motion:

1. Uses the Future Land Use Map to guide development decisions (1.1.1) and promotes long-term fiscal responsibility by encouraging growth in areas with existing services (1.2.6).
2. Balances the supply of land for housing and protect land for economic development (3.1.5).
3. Protects floodplains, steep slopes, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas. (5.1.1)

Adjournment