TOWN OF WEAVERVILLE
Weaverville Community Room at Town Hall
30 South Main Street, Weaverville, NC 28787

TOWN COUNCIL AGENDA

Monday, July 28, 2025
Regular Meeting at 6:00 pm

Livestreaming of meeting via the "Live" Tab on the Town's YouTube Channel –
Click this link: Youtube.com Weaverville NC government Live streams ; and
Meeting recordings viewable under the "Videos" Tab
***(unless technical difficulties are experienced*)**

		Pg #	*Presenter*
1.	**Call to Order**		Mayor Fitzsimmons
2.	**Approval/Adjustments to the Agenda**		Mayor Fitzsimmons
3.	**Conflict of Interests Statement**		Mayor Fitzsimmons
4.	**Consent Agenda**		Town Manager Harris
	A. June 17, 2025, Town Council Regular Workshop Meeting Minutes	2	
	B. June 23, 2025, Town Council Regular Meeting Minutes	5	
	C. FY24-25 Year-End Tax Report, Refunds/Releases	10	
	D. Budget Amendment – Police and Public Works	16	
	E. Board Appointment – Tree Board	19	
	F. Code Amendment - Ch 20 - New R-6 District and Residential Signs – Set PH ..	21	
5.	**Town Manager's Report**	38	Town Manager Harris
6.	**General Public Comments** (see below for additional information)		Mayor Fitzsimmons
7.	**Discussion & Action Items**		
	A. Project Bids – Paving Project	45	Asst PW Director Cutshall
	B. Maple Trace – Streets/Stormwater Update and Plan	47	Assistant Manager Jackson
	C. Helene Recovery Plan – Draft Project List	64	Assistant Manager Jackson
	D. Quarterly Report – Planning.....	65	Planning Director Eller
	E. Quarterly Report – Community Center	67	Community Ctr Dir. DeSerio
	F. Quarterly Report – Finance	82	Finance Director Dozier
8.	**Adjournment**		Mayor Fitzsimmons

General public comments may be submitted during the meeting or in writing in advance on any meeting topic or any other item of interest related to the Town of Weaverville. Normal rules of decorum apply to all comments and duplicate comments are discouraged. The general public comments section of the meeting will be limited to 20 minutes. Comments during the meeting are generally limited to 3 minutes. You must be recognized before giving your comment. Written comments timely received will be provided to Town Council and read during the 20-minute general public comment period as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (2) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (3) by mailing your written comment (received not later than Monday's mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

Town Council Workshop - Minutes

The Town Council regularly scheduled workshop on Tuesday, June 17, 2025 at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Councilmembers present: Vice Mayor John Chase, Councilmembers Doug Jackson, Catherine Cordell, Michele Wood, Peter McGuire and Dee Lawrence.

Absent: Mayor Patrick Fitzsimmons

Staff members present: Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Finance Director Tonya Dozier, Planning Director James Eller, Town Clerk Tamara Mercer, Police Chief Somer Oberlin, Fire Chief Michael Hunter, Public Works Director Dale Pennell, Water Plant Supervisor Randall Wilson, and Zoom Room Coordinator Lauren Ward.

2. Adjustment to the Agenda

In response to Town Manager Harris' question regarding how Town Council would like to go through the agenda, Vice Mayor Chase asked Staff to present the Fee Schedules, Position Classification and Pay Plan, and Personnel Policy amendments first, and then come back to the Annual Budget. Without objection this adjustment to the agenda was made.

3. Fee Schedule for FY2025-2026

Assistant Manager Jackson presented the fee schedules for the General Fund, Special Revenue Fire Fund, and the Water Enterprise Fund.

Councilmember Jackson requested an increase in the parking penalty for blocking a driveway. The current fee is $50 and there was a general consensus from the Town Council to increase the fine at $100.

Motion to adopt the Fiscal Year 2025-2026 Fee Schedule Ordinance for the General Fund and the Fire Fund with an amendment to increase the parking fine for blocking a private driveway to $100.

Moved by: Dee Lawrence

Aye Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, John Chase, and Catherine Cordell

Carried unanimously. 6-0

Motion to approve fiscal year 2025-2026 Fee Schedule for Water Enterprise Fund as presented.

Moved by: Catherine Cordell

Aye Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, John Chase, and Catherine Cordell

Carried unanimously. 6-0

4. Position Classification/Pay Plan for FY2025-2026

Finance Director Dozier reviewed the Position Classification and Pay Plan. The plan includes a 3% cost of living adjustment. Manager Harris explained that the cost-of-living adjustment will be implemented equally for current employees with the same adjustment made for each employee. Merit increases for employees will be up to 2% and based on performance evaluations.

Motion to approve the fiscal year 2025-2026 Position Classification and Pay Plan as presented.

Moved by: Dee Lawrence

Aye Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, John Chase, and Catherine Cordell

Carried unanimously. 6-0

5. Personnel Policy – Recommended Amendments

Manager Harris reviewed his recommended amendments to the Personnel Policy regarding the timing of transferring sick leave from another jurisdiction and adding paid maternity and paternity leave. Town Council discussed whether two weeks of paid maternity/paternity leave was enough and agreed to implement as written but reconsider the issue in the future.

Motion to adopt the Resolution amending the Town's Personnel Policy as presented.

Moved by: Catherine Cordell

Aye Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, John Chase, and Catherine Cordell

Carried unanimously. 6-0

6. Budgets for FY2025-2026

Manager Harris reviewed the proposed fiscal year budget for the General Fund that included a 3-cent increase as directed by Council. He also noted that he was aware of further discussion by Council regarding a possible 4-cent tax increase.

Town Clerk Mercer noted that she had supplied the Town Council members with hard copies of on-line citizens' submissions received after the last Town Council meeting as follows: (1) Laura Lever in favor of a 4-cent property tax increase to support services; (2) Naomi King in favor of a 4-cent property tax increase to support services; and (3) Tom Slovenkay in favor of a 4-cent property tax increase to support infrastructure.

Council members further discussed the fund balance, a Weaverville tax increase versus the County's 3.2% tax increase, market factors such as tariffs and property revaluation, capital projects and capital improvements, economic external burdens on citizens, and population growth and housing stock. Councilmembers Jackson, McGuire, and Wood were in favor of the moderate 3-cent tax rate increase, while Vice Mayor Chase and Councilmembers Cordell and Lawrence were in favor of a 4-cent tax rate increase.

Without objection the vote on the General Fund and Special Fire Fund budget ordinance was pushed to the June 23 meeting so that the Mayor could break the tie.

Assistant Manager Jackson inquired about any questions or amendments to the proposed budget for the Water Enterprise Fund. There being none, Vice Mayor Chase entertained a motion.

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Motion to adopt the Fiscal Year 2025-2025 Budget Ordinance for the Water Public Enterprise Fund.

Moved by: Peter McGuire

Aye	Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, John Chase, and Catherine Cordell

Carried unanimously. 6-0

7. Adjournment

There being no further business, and without objection, Vice Mayor Chase adjourned the meeting at 6:47 p.m.

Patrick Fitzsimmons, Mayor

Tamara Mercer, Town Clerk

Draft

Town Council Regular Meeting - Minutes

The Town Council regularly scheduled meeting on Monday, June 23, 2025 at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Councilmembers present: Mayor Patrick Fitzsimmons, Vice Mayor John Chase, Councilmembers Doug Jackson, Catherine Cordell, Michele Wood, Peter McGuire and Dee Lawrence.

Staff members present: Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Finance Director Tonya Dozier, Planning Director James Eller, Town Clerk Tamara Mercer, Police Chief Somer Oberlin, Fire Chief Michael Hunter, Public Works Director Dale Pennell, Water Plant Supervisor Randall Wilson, and Zoom Room Coordinator Lauren Ward.

2. Public Hearing- Zoning Map Amendment for 21 College Crescent Street

Mayor Fitzsimmons opened the Public Hearing.

Director Eller reviewed the application for a zoning map amendment to 21 College Crescent which is a request to rezone the property from R-1 to R-2. He noted that the Planning Board recommendation has been submitted and that the public hearing has been advertised in accordance with municipal ordinance and general statutes.

Jerri Davis is the owner and applicant and expressed reasons for her rezoning request and her intention that the new lot be used for a single-family residence.

Attorney Frue pointed out a citizens online submission opposed to R-2, and a letter submitted in the letter box is an anonymous submitter opposed to the R-2 zoning.

No one else in attendance wished to provide comment and Mayor Fitzsimmons closed the public hearing.

3. Approval/Adjustments to the Agenda

Mayor Fitzsimmons asked that the Maple Trace Item (9E) be removed from the agenda and placed on an upcoming agenda when more information is received.

Motion to approve the agenda with Discussion Item 9E removed.

Moved by: Doug Jackson

Aye	Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, Patrick Fitzsimmons, John Chase, and Catherine Cordell

Carried unanimously. 7-0

4. Conflict of Interests Statement

Draft

Mayor Fitzsimmons stated that it is the duty of the Mayor and every Town Councilmember to avoid both conflicts of interest and appearances of conflicts. No member had any known conflict of interest or appearance of conflict with respect to any matters on the agenda for tonight's Town Council meeting.

5. Employee Recognition

Chief Oberlin recognized Police Officer Chris Anderson who just received his CICP certification for criminal investigation.

6. Consent Agenda

Manager Harris briefly reviewed the consent agenda items.

Motion to approve the consent agenda as presented.

Moved by: Dee Lawrence

Aye Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, Patrick Fitzsimmons, John Chase, and Catherine Cordell

Carried unanimously. 7-0

A. Town Council Workshop Minutes of May 13, 2025- approved as presented.

B. Town Council Meeting Minutes of May 19, 2025- approved as presented.

C. Monthly Tax Report, Refunds/Releases- approved as presented.

D. Budget Amendment Fire, Police, and Public Works departments- approved as presented.

E. Authorization for Grant Applications - approved as presented.

F. Pride Month Proclamation- approved as presented.

G. Juneteenth Proclamation- approved as presented.

7. Town Manager's Report

Town Manager Harris reviewed updates for projects status, events calendar and general communications as follows:

- Public Input Sessions for Comprehensive Land Use Plan Update
- Water Treatment Plant Resiliency Project
- Weaver House - noise complaints inspected
- Private Property Debris Removal DebrisTech and FEMA
- Free Family Fridays at the Community Center
- Asheville Butterfly Trial & Weaverville butterfly station
- Weaverville Schools Meeting
- Weaverville Business Association's event Music on Main
- Weaverville Fourth of July Celebration
- July meetings
- Dale Pennell's Retirement event on June 26th

Draft

8. General Public Comment

Mayor Fitzsimmons opened the public comments.

Mr. Andrew Shelton, a Weaverville resident and Citizens Academy graduate, discussed his concerns that there is less greenspace, improvements and service conditions, and affordable housing for teachers, firefighters, and service providers. He wants good managedgrowth.

9. Discussion & Action Items

A. **Givens Communities Presentation**

Andrew Clausen with Givens Communities, spoke about this non-profit which provides housing for seniors. There are four facilities in the area and would like to expand into Weaverville and the North Buncombe area. He addressed their support services, assisted living, nursing and senior care life planned communities, and affordable living community projects.

B. **WEDAC Committee Waterwheel Celebration**

Craig Weeks is a member of Weaverville Economic Development Committee and provided information about the Helene anniversary event that is planned for Saturday, September 27th at 11 am. He hopes that it will be able to include the rededication of old historic mill waterwheel that is being refurbished and reinstalled. The program begins at 11:00 a.m.

C. **FY2025-2026 Annual Budget- General Fund and Fire Fund**

Mayor Fitzsimmons suggested adoption of the Fiscal Year 2025-2026 annual budget with the 3-cent tax increase.

Motion to adopt FY:2025-2026 General Fund and Fire Fund Budget Ordinance as presented.

Moved by: Patrick Fitzsimmons

Aye Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, Patrick Fitzsimmons, John Chase, and Catherine Cordell

Carried unanimously. 7-0

D. **Zoning Map Amendment- 21 College Crescent Street**

Director Eller noted that the public hearing was held and the zoning map amendment request at 21 College Crescent is eligible for Town Council's consideration and action.

In response to Councilmember Jackson's inquiry regarding a possible conflict of interest, Attorney Frue responded that there would not be a conflict of interest if there was no financial gain or if he didn't have a fixed opinion regarding a matter, and that being a neighbor is not a reason to withhold a vote on the matter.

Mr. Eller clarified the setbacks, lot width, total square acreage, R-1 and R-2 zoning for single-family dwellings, and history of the lots and non-conforming uses in the area, and reviewed conditional district zoning, high density projects, and accessory or secondary dwelling units.

Moved to adopt the Ordinance Amending the Town of Weaverville Zoning Map to Designate the property at 21 College Crescent Street (PIN 9742-17-7785) as R-2 Zoning.

Moved by: Patrick Fitzsimmons

Aye Michele Wood, Dee Lawrence, Patrick Fitzsimmons, John Chase, and Catherine Cordell

Nay Peter McGuire and Doug Jackson

Carried. 5-2

E. **Maple Trace- Streets/ Stormwater Update and Plan** [Removed]

F. **Projects Bids- Waterline Replacement Project**

Public Works Director Pennell reviewed the project bids for the waterline replacement project.

Motion to award the bid and authorize the execution of the contract with Appalachian Sitework, and to eliminate the Teaberry Lane portion of the project at a cost of $901,500.

Moved by: John Chase

Aye Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, Patrick Fitzsimmons, John Chase, and Catherine Cordell

Carried unanimously. 7-0

G. **Project Bids- Paving Project**

Mr. Pennell updated Town Council on the repaving project and said that there were not enough bids to open today so the project will re-advertised with a bid opening on July 8 to comply with the general statutes. Bids will be brought to Town Council at the July 28 meeting for award

H. **Quarterly Report- Public Works and Water**

Public Works Director Pennell introduced Eric Cutshall, the Assistant Public Works Director. Pennell and Cutshall reviewed the data from the quarterly report and highlighted recent staff training, equipment safety, CPR certifications, and employee harassment training. Pennell, who is retiring on June 26, thanked Council and Weaverville citizens for the opportunity to serve in the community that he grew up in.

I. **Citizens Academy Final Session & Graduation**

Mayor Fitzsimmons presented the Citizens Academy certificates to the Town's 20 participants for the class of 2025.

10. Closed Session

Attorney Frue cited NC G.S. 143-318.11 (a)(3)- To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege.

Motion to enter into closed session per N.C. G.S. 143-318.11(a)(3) in order to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege at approximately 7:07 p.m.

Moved by: Catherine Cordell

Aye Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, Patrick Fitzsimmons, John Chase, and Catherine Cordell

Carried unanimously. 7-0

[CLOSED SESSION]

Motion to exit closed session and reenter open session at approximately 7:25 p.m.

Moved by: John Chase

Aye Peter McGuire, Doug Jackson, Michele Wood, Dee Lawrence, Patrick Fitzsimmons, John Chase, and Catherine Cordell

Carried unanimously. 7-0

At 7:26 p.m. Mayor Fitzsimmons reconvened the open session.

11. Adjournment

Mayor Fitzsimmons noted that there was no further business and, without objection, the meeting was adjourned at 7:27 p.m

Tamara Mercer, Town Clerk

Patrick Fitzsimmons, Mayor

Draft

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: July 28, 2025

SUBJECT: FY24-25 Year End Tax Report and Refunds/Releases

PRESENTER: Tax Collector

ATTACHMENTS: Monthly Tax Report Summary
TR-401G Net Collections Report for June 2025 RMV
Refund/Release Report for June 2025

DESCRIPTION/SUMMARY OF REQUEST:

Buncombe County has provided the monthly net collections report with data through the end of June 2025 and a request for tax releases/refunds.

A summary of the monthly tax report is provided and shows that **99.87% of the Town's property taxes have been collected as of the end of June and end of the FY24-25 tax year**. This totals $4,296,195.85 out of the $4,301,679.77 total tax levy (real property, personal property, and business personal property). **At the end of June 2025 there was $5,483.92 left to collect of the 2024 property taxes.**

The Motor Vehicle Levy Releases/Refunds report for June Report is attached.

Buncombe County Assessor's Office has requested approval of the following releases/refunds:

June 2025	Property Tax Levy Release/Refund	$3.17
June 2025	Motor Vehicle Levy Release/Refund	$86.99

COUNCIL ACTION REQUESTED:

The monthly report is provided for information only.

Town Council action to approval of the tax releases/refunds is requested. The following motion is suggested:

I move that Town Council approve the releases and refunds as requested.

Town of Weaverville
MONTHLY TAX REPORT
FY 2024-2025

Tax Year 2024
Summary for YTD June 2025:

Original Billed Amts	$	4,297,291
Abs Adj (Adjustments by Assessor)	$	(3,866)
Bill Releases	$	(47)
Discovery Levy	$	5,305
Additional Levy	$	2,997
Net Levy	$	4,301,680
Total Current Year Collections	**$**	**4,296,196**
% Collected		**99.87%**
Total Left to be Collected:	**$**	**5,484**
Prior Years Tax Paid	$	4,426
Prior Years Interest Paid	$	1,227

Date run: 7/2/2025 4:11:00 PM

TR-401G Net Collections Report

NCPTS V4

Data as of: 7/1/2025 11:48:41 PM

Report Parameters:

Date Sent to Finance Start: **Min - June 1, 2025**

Date Sent to Finance End: **Max - June 30, 2025**

Abstract Type: **BUS,IND,PUB,REI,RMV**

Tax District: **WEAVERVILLE**

Levy Type: **Admin Expense, Advertisement Fee, Attorney Fee, Collection Fee 5, Collection Fee 9, Cost, Docketing Expense, EXPENSE, FEE INTEREST, Garnishment Fee, Interest, LATE LIST PENALTY, Legal Ad Expense, NSF Penalty, Postage Expense, Refund Clawback, Sheriff Service Fee, SPECIAL ASSESSMENT, STORMWATER, TAX, VEHICLE FEE, WEAVERVILLE TAX**

Tax Year: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004**

Year For: **2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003**

Collapse Districts: **N**

Default Sort-By: **Tax Year**

Grouping: **Tax District,Levy Type**

Fiscal Year Activity from July 1, 20XX to June 30, 2025								Activity from June 1, 2025 to June 30, 2025			
Tax Year	Orig. Billed Amt ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)	Net Levy ($)	Amt Collect. ($)	Unpaid Balance ($)	Amt Collect. ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)
		Assessor Refunds ($)	Net Collections ($)	Additional Levy ($)	Collection Fee Amt ($)	% Coll.	% Uncoll.			Assessor Refunds ($)	Additional Levy ($)
TAX DISTRICT: WEAVERVILLE LEVY TYPE: Interest											
2024	0.00	0.00	0.00	0.00	0.00	4,736.99	0.00	124.84	0.00	0.00	0.00
		0.00	4,736.99	0.00	0.00	NA	NA			0.00	0.00
2023	0.00	0.00	0.00	0.00	0.00	6,595.68	0.00	1.01	0.00	0.00	0.00
		0.00	6,595.68	0.00	0.00	NA	NA			0.00	0.00
2022	0.00	0.00	0.00	0.00	0.00	4,927.24	0.00	0.00	0.00	0.00	0.00
		0.00	4,927.24	0.00	0.00	NA	NA			0.00	0.00
2021	0.00	0.00	0.00	0.00	0.00	5,085.95	0.00	0.00	0.00	0.00	0.00
		0.00	5,085.95	0.00	0.00	NA	NA			0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	11,905.62	0.00	0.00	0.00	0.00	0.00
		0.00	11,905.62	0.00	0.00	NA	NA			0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	6,000.40	0.00	128.59	0.00	0.00	0.00
		0.00	6,000.40	0.00	0.00	NA	NA			0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	316.01	0.00	0.00	0.00	0.00	0.00
		0.00	316.01	0.00	0.00	NA	NA			0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	39.57	0.00	0.00	0.00	0.00	0.00
		0.00	39.57	0.00	0.00	NA	NA			0.00	0.00

2016	0.00	0.00	0.00	0.00	0.00	64.92	0.00	0.00	0.00	0.00	0.00
		0.00	64.92	0.00	0.00	NA	NA			0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	100.08	0.00	0.00	0.00	0.00	0.00
		0.00	100.08	0.00	0.00	NA	NA			0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	47.72	0.00	0.00	0.00	0.00	0.00
		0.00	47.72	0.00	0.00	NA	NA			0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	1,020.36	0.00	0.00	0.00	0.00	0.00
		0.00	1,020.36	0.00	0.00	NA	NA			0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	730.74	0.00	0.00	0.00	0.00	0.00
		0.00	730.74	0.00	0.00	NA	NA			0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	12.59	0.00	0.00	0.00	0.00	0.00
		0.00	12.59	0.00	0.00	NA	NA			0.00	0.00
Sub.	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**41,583.87**	**0.00**	**254.44**	**0.00**	**0.00**	**0.00**
		0.00	**41,583.87**	**0.00**	**0.00**	**NA**	**NA**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: LATE LIST PENALTY**									
2024	2,330.93	1.55	0.36	215.40	2,544.42	2,488.32	56.10	7.05	0.00	0.00	0.00
		0.00	2,488.32	0.00	0.00	97.80 %	2.20 %			0.00	0.00
2023	9,154.90	55.47	0.36	36.73	9,216.15	9,169.10	47.05	0.00	0.00	0.00	0.00
		0.00	9,169.10	80.35	0.00	99.49 %	0.51 %			0.00	0.00
2022	2,555.97	4.77	0.80	733.13	3,283.53	3,267.17	16.36	0.00	0.00	0.00	0.00
		0.00	3,267.17	0.00	0.00	99.50 %	0.50 %			0.00	0.00
2021	1,320.31	65.20	0.54	3,159.35	4,413.92	4,392.09	21.83	0.00	0.00	0.00	0.00
		0.00	4,392.09	0.00	0.00	99.51 %	0.49 %			0.00	0.00
2020	1,211.84	478.88	0.96	6,083.77	7,047.59	7,032.49	15.10	0.00	0.00	0.00	0.00
		0.00	7,032.49	231.82	0.00	99.79 %	0.21 %			0.00	0.00
Sub.	**16,573.95**	**605.87**	**3.02**	**10,228.38**	**26,505.61**	**26,349.17**	**156.44**	**7.05**	**0.00**	**0.00**	**0.00**
		0.00	**26,349.17**	**312.17**	**0.00**	**99.41 %**	**0.59 %**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: TAX**									
2025	0.00	0.00	6.92	3,006.77	2,999.85	157.24	2,842.61	0.00	0.00	2.69	1,550.78
		0.00	157.24	0.00	0.00	5.24 %	94.76 %			0.00	0.00
2024	4,297,291.04	3,866.28	46.77	5,304.73	4,301,679.77	4,296,195.85	5,483.92	3,383.41	0.00	0.48	0.00
		437.67	4,296,633.52	2,997.05	0.00	99.87 %	0.13 %			0.00	0.00
2023	4,196,765.41	2,953.48	60.16	8,428.28	4,204,328.91	4,202,631.15	1,697.76	6.87	0.00	0.00	0.00
		0.00	4,202,631.15	2,148.86	0.00	99.96 %	0.04 %			0.00	0.00
2022	3,986,151.82	1,317.96	43.41	5,719.53	3,990,509.98	3,989,349.10	1,160.88	0.00	0.00	0.00	0.00
		735.06	3,990,084.16	0.00	0.00	99.97 %	0.03 %			0.00	0.00
2021	3,717,652.88	6,296.91	36.26	14,153.16	3,728,407.71	3,725,475.49	2,932.22	0.00	0.00	0.00	0.00

		726.57	3,726,202.06	2,934.84	0.00	99.92 %	0.08 %			0.00	0.00
2020	3,354,216.35	6,680.68	71.80	22,850.56	3,373,041.19	3,372,017.69	1,023.50	0.00	0.00	0.00	0.00
		2,156.28	3,374,173.97	2,726.76	0.00	99.97 %	0.03 %			0.00	0.00
2013	73,342.49	0.00	1,623.13	0.00	71,719.36	71,719.36	0.00	0.00	0.00	0.00	0.00
		0.00	71,719.36	0.00	0.00	100 %	0 %			0.00	0.00
2012	68,037.63	0.00	1,498.22	0.00	66,539.41	66,539.41	0.00	0.00	0.00	0.00	0.00
		0.00	66,539.41	0.00	0.00	100 %	0 %			0.00	0.00
2011	82.56	0.00	0.00	0.00	82.56	82.56	0.00	0.00	0.00	0.00	0.00
		0.00	82.56	0.00	0.00	100 %	0 %			0.00	0.00
Sub.	**19,693,540.18**	**21,115.31**	**3,386.67**	**59,463.03**	**19,739,308.74**	**19,724,167.85**	**15,140.89**	**3,390.28**	**0.00**	**3.17**	**1,550.78**
		4,055.58	**19,728,223.43**	**10,807.51**	**0.00**	**99.92 %**	**0.08 %**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: WEAVERVILLE TAX**									
2019	49,954.82	0.00	193.07	0.00	49,761.75	46,267.22	3,494.53	1,177.42	0.00	0.00	0.00
		0.00	46,267.22	0.00	0.00	92.98 %	7.02 %			0.00	0.00
2018	1,576.57	0.00	3.29	0.00	1,573.28	914.17	659.11	0.00	0.00	0.00	0.00
		0.00	914.17	0.00	0.00	58.11 %	41.89 %			0.00	0.00
2017	771.97	0.00	566.38	0.00	205.59	145.15	60.44	0.00	0.00	0.00	0.00
		0.00	145.15	0.00	0.00	70.60 %	29.40 %			0.00	0.00
2016	217.62	0.00	2.56	0.00	215.06	168.06	47.00	0.00	0.00	0.00	0.00
		0.00	168.06	0.00	0.00	78.15 %	21.85 %			0.00	0.00
2015	201.36	0.00	8.59	0.00	192.77	160.43	32.34	0.00	0.00	0.00	0.00
		0.00	160.43	0.00	0.00	83.22 %	16.78 %			0.00	0.00
2014	2,126.15	0.00	6.29	0.00	2,119.86	72.85	2,047.01	0.00	0.00	0.00	0.00
		0.00	72.85	0.00	0.00	3.44 %	96.56 %			0.00	0.00
2013	570.35	0.00	0.00	0.00	570.35	1.15	569.20	0.00	0.00	0.00	0.00
		0.00	1.15	0.00	0.00	0.20 %	99.80 %			0.00	0.00
2012	316.30	0.00	111.58	0.00	204.72	204.72	0.00	0.00	0.00	0.00	0.00
		0.00	204.72	0.00	0.00	100 %	0 %			0.00	0.00
Sub.	**55,735.14**	**0.00**	**891.76**	**0.00**	**54,843.38**	**47,933.75**	**6,909.63**	**1,177.42**	**0.00**	**0.00**	**0.00**
		0.00	**47,933.75**	**0.00**	**0.00**	**87.40 %**	**12.60 %**			**0.00**	**0.00**
Total	**19,765,849.27**	**21,721.18**	**4,281.45**	**69,691.41**	**19,820,657.73**	**19,840,034.64**	**22,206.96**	**$ 4,829.19**	**0.00**	**3.17**	**1,550.78**
		4,055.58	**19,844,090.22**	**11,119.68**	**0.00**	**99.89 %**	**0.11 %**			**0.00**	**0.00**

Signature (Tax Collector) _____

District Refunds FY2024
July 2024 through June 2025

Buncombe Refund FY25 Total **($100,505.30)**

NCVTS Pending refund report Fiscal Year 2025

Jun-25

Tax Jurisdiction	District Type	Net Change
BUN	COUNTY	($9,325.82)
CAS	CITY	($2,292.26)
CBM	CITY	($377.73)
CMT	CITY	($22.40)
CWV	CITY	($86.99)
CWO	CITY	($110.71)
FBA	FIRE	($100.05)
FEB	FIRE	($43.43)
FEC	FIRE	($208.25)
FFA	FIRE	($216.61)
FFB	FIRE	($74.35)
FLE	FIRE	($38.84)
FNB	FIRE	($120.05)
FRC	FIRE	($25.01)
FRE	FIRE	($168.88)
FRI	FIRE	($52.81)
FSK	FIRE	($226.60)
FSW	FIRE	($23.52)
FUH	FIRE	($36.54)
FWB	FIRE	($75.52)
FWO	FIRE	($35.53)
SAS	SPECIAL	($219.37)
Total		**($13,881.27)**

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	July 28, 2025
Subject:	Budget Amendment – Police, Public Works
Presenter:	Town Finance Director
Attachments:	Budget Amendment Forms

Description/Summary of Request:

A portion of each quarterly distribution the Town receives from the ABC Store must be allocated to Alcohol Education and Law Enforcement activities. For the quarter ending 6/30/2025 the Town received **$11,022.31** for Alcohol Education and **$7,872.94** for Law Enforcement.

The Town received a donation of **$107.87** from the Lake Louise Preservation Association which will be put towards grounds maintenance around Lake Louise.

As part of the Memorandum of Understanding between Buncombe County Schools and the Weaverville Police Department signed on August 31, 2023, the Town received **$53,128.50** total ($48,888 in June & $4,240.50 in July 2025) as reimbursement for SRO duties provided by the Weaverville Police Department during fiscal year 2024-2025.

The Community Foundation of Western North Carolina (CFWNC) has awarded the Town a grant of **$10,000** for the Nature Park, to be used for the following purposes: removal of invasives; planting pollinator gardens or indigenous plantings; and/or hosting a volunteer workday.

The attached budget amendments are necessary in order to include these funds in the Fiscal Year 2024-2025 budget, and the 2025-2026 budget.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2024-2025

Town of Weaverville

What expense accounts are to be increased?

Account	Account Description	Transfer Amount
010-430-431-26400	Police – Alcohol Ed & Prevention	$11,022.31
010-430-431-26450	Police – ABC Law Enforcement	$7,872.94
010-600-612-26000	Grounds Maint - Supplies/Materials	$107.87
010-430-431-12100	Police – Salaries & Wages	$48,888.00

What expense account(s) are to be decreased or additional revenue expected to offset expense?

Account	Account Description	Transfer Amount
010-004-300-06045	ABC Store – Alcohol Education	$11,022.31
010-004-300-06050	ABC Store – Police Dept Revenue	$7,872.94
010-004-300-09039	Contributions – Public Works Dept	$107.87
010-004-300-07050	Police Dept Grants	$48,888.00

Justification: Please provide a brief justification for this budget amendment. *ABC Store Distribution for Q4 FY 2025; Donation received from Lake Louise Preservation Association; Reimbursement from Buncombe County for SRO duties performed by Police Department during fiscal year 2024-2025.*

Authorized by Finance Officer **Date**

Authorized by Town Manager **Date**

Authorized by Town Council (if applicable) **Date**

Budget Ordinance Section 12:

B. *The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.*

C. *The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.*

D. *The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed $10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.*

E. *The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.*

Budget Amendment FY 2025-2026

Town of Weaverville

What expense accounts are to be increased?

Account	Account Description	Transfer Amount
010-600-612-19000	Grounds Maint - Professional Svcs	$10,000.00
010-430-431-12100	Police – Salaries & Wages	$4,240.50

What expense account(s) are to be decreased or additional revenue expected to offset expense?

Account	Account Description	Transfer Amount
010-004-300-07075	Nature Park Grants	$10,000.00
010-004-300-07050	Police Dept Grants	$4,240.50

Justification: Please provide a brief justification for this budget amendment. *Grant funds received from The Community Foundation of Western NC for the Nature Park; Additional reimbursement from Buncombe County for SRO duties performed by Police Department during fiscal year 2024-2025.*

Authorized by Finance Officer **Date**

Authorized by Town Manager **Date**

Authorized by Town Council (if applicable) **Date**

Budget Ordinance Section 10:

B. *The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.*

C. *The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.*

D. *The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed $10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.*

E. *The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.*

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	July 28, 2025
SUBJECT:	Board Appointment - Tree Board
PRESENTER:	Mayor Fitzsimmons
ATTACHMENTS:	Proposed Roster – Tree Board

DESCRIPTION/SUMMARY OF REQUEST:

A resignation has been received for a regular member of the Tree Board who resides outside of Town limits. We have received an application from Andrew Shelton, who resides in Town limits, and the Mayor recommends that he be appointed to fill this vacancy for that unexpired term.

COUNCIL ACTION REQUESTED:

Suggested motion: *I move the approval of the following board appointments:*

> *Andrew Shelton - appointment as a regular member (resident) to serve a vacant seat on the Tree Board for an unexpired term ending May 2026.*

WEAVERVILLE TREE BOARD				
Regularly meets _1st Wednesday of the month at 6 pm in Community Room/Council Chambers at Town Hall				
NAME AND POSITION	**CONTACT INFORMATION**	**FIRST APPT**	**DATE OF APPT**	**TERM (3 YEARS)**
Gary Harmon Regular Member	*Town Resident*	2024	January 2025	May 2024 – 2027
Pauline Griffith Regular Member	*Town Resident*	2024	May 2024	May 2024 - 2026
Russ Kantner Regular Member	*Town Resident*	2024	May 2024	May 2025-2028
Inger Stallman-Jorgensen Regular Member	*Town Resident*	2024	June 2024	June 2024 – May 2027
Patrice Sheehan Regular Member	*Outside Town limits*	2025	May 2025	May 2025 – 2028
Andrew Shelton Regular Member	*Town resident (this seat may reside outside town limits)*	2024	July 2025	May 2024 –2026
Caroline Lord Regular Member	*Outside Town limits*	2024	May 2024	May 2024 – 2027
Caleb Hudson Alternate Member	*Outside Town limits*	2024	May 2024	May 2024 – 2026
William Mobley Alternate Member	*Town Resident*	2025	January 2025	May 2025-2028
Scottie Harris Town Manager	828-484-7001 (direct line) sharris@weavervillenc.org			
Tamara Mercer Clerk/Board Sec.	828-484-7003 (direct line) tmercer@weavervillenc.org			

Last updated July 2025

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, July 28, 2025

Subject: Set Public Hearing: Zoning Text Amendments

Presenter: Planning Director

Attachments: Planning Board Recommendation, Staff Report

Description:

Over the previous months, staff has presented two proposed text amendments to the Planning Board related to certain signage in residential districts and the creation of a R-6 zoning district. The Planning Board has offered a unanimous favorable recommendation on both of these matters. To be eligible for action, a public hearing must be conducted.

Action Requested:

Town Council is asked to set a public hearing on the proposed text amendment for August 25, 2025 at 6pm or at such time as Council reaches the matter.

Town of Weaverville
Planning Board

Recommendation and Plan Consistency Statement for
Proposed Text Amendments

On June 3, 2025, the Planning Board reviewed and, with a unanimous vote, recommend to Town Council the attached proposed text amendment which addresses sign regulations for permitted uses within the R-1, R-2, and R-3 zoning districts. This favorable recommendation is based on the findings as stated herein.

The Planning Board has found that this proposed code amendment is consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that the proposed amendment seeks to provide guidance on signage within certain residential districts for permitted uses which are currently not addressed by the code. Also, the CLUP calls for an ongoing review of zoning regulations.

Jane Kelley
_____

Jane Kelley, Chairman of the Planning Board
June 3, 2025

RECOMMENDED AMENDMENTS TO CHAPTER 20
REGARDING RESIDENTIAL SIGNAGE TEXT AMENDMENT

Sec. 20-4104. Sign restrictions for R-1, R-2, and R-3 districts.

(a) Signs displaying commercial messaging for legally operating nonconforming uses, or permitted uses shall be allowed one nameplate sign not to exceed eight square feet per side of sign for a maximum total aggregate sign area of 16 square feet.

(b) Each residential development approved under a special use permit or conditional district, or as a major subdivision, or legally operating nonconforming residential uses, shall be allowed one freestanding sign per entrance. Said sign shall be no larger than 50 square feet of surface area per side of sign up to a maximum of 100 square feet of aggregate surface area per sign and shall not exceed six feet in height.

(c) Flags:

1. Size: Not to exceed 24 square feet in area.
2. Height: Not to exceed 24 feet in height or no higher than the highest point of the principal building roof, whichever is lower.
3. Number: Up to three flags on one flagpole per lot shall be allowed on the property.
4. Location: Flagpoles shall be placed inside the setbacks of the applicable zoning district.

Staff Report: Residential Signage

Prepared May 2025

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan, SB 382

Comprehensive Land Use Plan Stated Goal and Background Information

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations. This goal was given a number 2 priority and it has been the practice of staff to bring forth text amendments when difficulties are encountered.

Existing Conditions

Under existing regulations found within Sec. 20-4104. Sign restrictions for R-1, R-2 and R-3 districts, signage is allowed for legally operating nonconforming uses. An example of this would be the two medical offices located at the corner of North Main Street and Williams Street. Both properties had these established uses prior to the town implementing zoning and both properties are now zoned R-1.

However, signage for legally operating uses, such as a child care home, home occupations, or a bed and breakfast are not addressed at all. Of these three enumerated uses, child care homes and home occupations are permitted with standards and in these standards for these uses business or product identification signage are not permitted. Leaving us with bed and breakfasts which are permissible by right.

The property housing the lone bed and breakfast in town has recently gone up for sale and in conversations related to the property this oversight in the sign regulations has been discovered. In short, uses permitted by right within the R-1, R-2, and R-3 zoning districts are not addressed by the code.

Down-zoning Analysis

Courtesy of the recently enacted SB 382, it is the position of staff that the proposed text amendment does not represent a downzoning of a property initiated by the local government thereby requiring consent of the owner(s) affected.

The proposed text amendment does not affect an area of land in any of the following ways:

(1) by decreasing the development density of the land to be less dense than was allowed under its previous usage; (2) by reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage; (3) by creating

any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.

Proposed Modification of Existing Sign Restrictions for Residential Districts

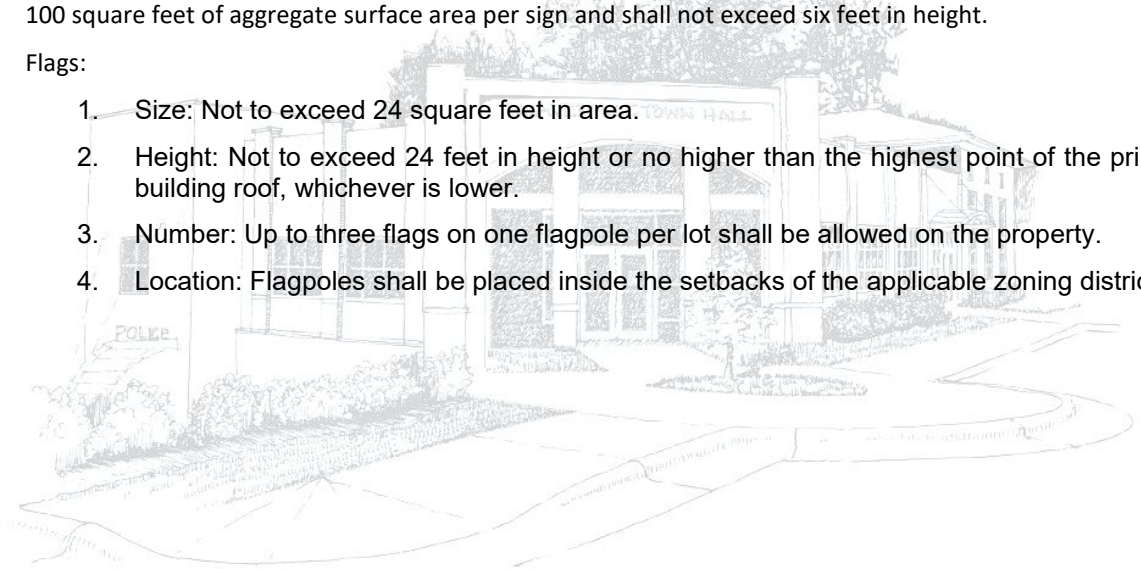
Sec. 20-4104. Sign restrictions for R-1, R-2, and R-3 districts.

(a) Signs displaying commercial messaging for legally operating nonconforming uses, or permitted uses shall be allowed one nameplate sign not to exceed eight square feet per side of sign for a maximum total aggregate sign area of 16 square feet.

(b) Each residential development approved under a special use permit or conditional district, or as a major subdivision, or legally operating nonconforming residential uses, shall be allowed one freestanding sign per entrance. Said sign shall be no larger than 50 square feet of surface area per side of sign up to a maximum of 100 square feet of aggregate surface area per sign and shall not exceed six feet in height.

(c) Flags:

1. Size: Not to exceed 24 square feet in area.
2. Height: Not to exceed 24 feet in height or no higher than the highest point of the principal building roof, whichever is lower.
3. Number: Up to three flags on one flagpole per lot shall be allowed on the property.
4. Location: Flagpoles shall be placed inside the setbacks of the applicable zoning district.



Town of Weaverville
Planning Board

Recommendation and Plan Consistency Statement for
Proposed Text Amendments

On July 1, 2025, the Planning Board reviewed and, with a unanimous vote, recommend to Town Council the attached proposed text amendment which creates the R-6 zoning district. This favorable recommendation is based on the findings as stated herein.

The Planning Board has found that this proposed code amendment is consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that the proposed amendment seeks to provide a higher density single family zoning district. Also, the CLUP calls for an ongoing review of zoning regulations and a review of residential uses or districts for consistency and compatibility with policy directives.

Jane Kelley

Jane Kelley, Chairman of the Planning Board
July 1, 2025

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-12
Dwelling - Single Family	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	-
Family Care Home (6 or fewer residents)	PS	PS	PS	PS	-
Child Care Home (6 or fewer children)	PS	PS	PS	PS	-
Home Occupation	PS	PS	PS	PS	PS
Manufactured Home	-	-	-	-	-
Manufactured Home Park	-	-	-	-	-
Recreational Vehicle	-	-	-	-	-
Recreational Vehicle Park, Campground	-	-	-	-	-
Bed & Breakfast	P	P	P	P	-
Hotel, Motel, Inn	-	-	-	-	-
Animal Services, Veterinary Clinic	-	-	-	-	-
Automated Teller Machines	-	-	-	-	P
Automobile Services, Gas Station	-	-	-	-	-
Automobile Services, Repair	-	-	-	-	-
Banks, Credit Unions, Financial Services	-	-	-	-	-
Child Care Center (more than 6)	-	-	-	-	-
Community Service Organization	-	-	-	-	-
Equipment Rental (Exterior Storage)	-	-	-	-	-
Equipment Rental (Interior Storage)	-	-	-	-	-

Funeral Home	-	-	-	-	-
Group Care Facility (more than 6 residents)	-	-	-	-	-
Government Services	C	C	C	C	C
Kennels	-	-	-	-	-
Medical Services - Clinic, Urgent Care Center, Hospital	-	-	-	-	-
Medical Services - Doctor Office	-	-	-	-	-
Personal Services	-	-	-	-	-
Post Office	-	-	-	-	-
Professional Services	-	-	-	-	-
Studio - Art, Dance Martial Arts, Music	-	-	-	-	-
Accessory Retail	-	-	-	-	-
Alcoholic Beverage Sales Store	-	-	-	-	-
Auto / Mechanical Parts Store	-	-	-	-	-
Bar / Tavern / Night Club	-	-	-	-	-
Drive-Thru Retail / Restaurant	-	-	-	-	-
General Retail (Under 5,000 sq. ft.)	-	-	-	-	-
General Retail (5,000 - 9,999 sq. ft.)	-	-	-	-	-
General Retail (10,000 - 24,999 sq. ft.)	-	-	-	-	-
General Retail (25,000 sq. ft. or more)	-	-	-	-	-
Multi-tenant Development (Under 25,000 sq. ft.)	-	-	-	-	-
Multi-tenant Development (25,000 sq. ft. or more)	-	-	-	-	-
Pawn Shop	-	-	-	-	-
Restaurant	-	-	-	-	-
Vehicle / Heavy Equipment Sales - Indoor	-	-	-	-	-
Vehicle / Heavy Equipment Sales - Outdoor	-	-	-	-	-
Amusements - Indoor	-	-	-	-	-
Amusements - Outdoor	-	-	-	-	-
Cultural or Community Facility	C	C	C	C	C
Recreation Facilities - Indoor	PS	PS	PS	PS	PS
Recreation Facilities - Outdoor	PS	PS	PS	PS	PS
Theater - Motion Picture	-	-	-	-	-
Manufacturing, Heavy	-	-	-	-	-
Manufacturing, Light	-	-	-	-	-
Manufacturing, Neighborhood	-	-	-	-	-
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	-	-	-	-	-
Mini-Warehouses	-	-	-	-	-
Outdoor Storage Yard	-	-	-	-	-
Warehousing and Distribution - Exterior Storage	-	-	-	-	-
Warehousing and Distribution - Interior Storage	-	-	-	-	-
Cemeteries	-	-	-	-	-
Public Safety Facilities	C	C	C	C	C
Religious Institutions	C	C	C	C	C
Schools	C	C	C	C	C

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

RECOMMENDED AMENDMENTS TO CHAPTER 20
REGARDING CREATION OF R-6 ZONING DISTRICT

Sec. 20-3206. Table of dimensional requirements.

Zoning District	R-1	R-2	R-3	R-6	R-12
Minimum Lot Area (sq. Ft.)	10,000[2,7]	7,500[1,2,3,4,7,12]	5,445[1,2,3,4,7,12]	7,260[1,2,7]	7,500[4,7,8,12]
Minimum Lot Width(ft.)	100	75[12]	75[12]	75	75[12]
Minimum Front Yard (ft.)	30	30[12]	30[12]	30	30[12]
Major Thoroughfare	30	30	30	30	30[5]
Minor Thoroughfare	30	30	30	30	30[5]
With Parking in Front	-	-	-	-	-
Without Parking in Front	-	-	-	-	-
Minimum Side Yard (ft.) Abutting Residential District	10	10[6,12]	10[6,12]	10	10[6,12]
Minimum Side Yard (ft.) Abutting Commercial or Industrial District	10	10[6]	10[6]	10	10[6]
Minimum Rear Yard (ft.) Abutting Residential District	10	10[6,12]	10[6,12]	10	10[6,12]
Minimum Rear Yard (ft.) Abutting Commercial or Industrial District	10	10[6]	10[6]	10	10[6]
Height Limit (ft.)	35	35	35	35	45 and no more

					than 3 stories
Buffer if Abutting a Residential District (ft.)	0	0	0	0	20

The following notes apply to the Table of Dimensional Requirements set out above:

See sections on dwelling setbacks (Code section 20-3208(h) and (i)), nonconforming lots (Code section 20-1602); and right-of-way (Code section 20-3208(b)).

Additional Notes corresponding to the table:

1. 10,000 square feet if no public sewerage is available.
2. 20,000 square feet if neither public water or sewerage is available.
3. 5,000 additional square feet for each additional dwelling unit when public water and/or sewer is available, but in no event may density exceed 8 units per acre.
4. 10,000 additional square feet for each additional dwelling unit when public water and/or sewer is not available.
5. 40 feet if property directly across the right-of-way is zoned residential.
6. 15 feet for duplexes; 25 feet for all other multi-family dwelling units.
7. Additional square footage may be required by the authority having jurisdiction over private water and/or sewerage systems located on individual lots.
8. 3,280 additional square feet for each additional dwelling unit when public water and/or sewer is available, but in no event may density exceed 12 units per acre.
9. Where a lot in the C-1 district abuts a residential district, either directly or across a street (on the side of the C-1 lot), and any use is hereafter established on the C-1 lot by the construction of a new building thereon or by the enlargement of an existing building on the C-1 lot which enlargement exceeds by 25 percent the floor area of the existing building, such building and such lot shall be screened from the lot in the residential district by a vegetative screen on the side of the building or lot facing the residential lot shall require screening. Exceptions to this buffering requirement in C-1 are as follows:

(a) These provisions shall not apply to any lot which is used for a use which would be permitted in the adjacent residentially zoned district.
(b) The vegetative screen required shall be omitted along the street where the C-1 lot fronts.
(c) The board of adjustment shall have the authority to alter or eliminate the required vegetative screen where the lot requiring the vegetative screen and the adjacent lot zoned residential are in single ownership or upon receipt of a notarized statement waiving or modifying the screening provisions of this section, between the owner of the lot requiring the vegetative screen and the owner of the adjacent lot zoned residential. Any such agreements shall be attached to the application for zoning permit and retained by the town.

10. In the C-1 district, every building or structure hereafter erected or structurally altered to exceed 35 feet in height, shall, above such 35-foot height, be set back from the front line of the property on which the building or structure is located on the ratio of one set back foot for each two-foot rise above such 35-

foot height. In no case shall the height be greater than 57 feet (which would require a setback of 11 feet).

Where more than one-half of the street frontage in a particular street block is zoned residential and the remaining frontage on the same side of that street block is zoned C-1, the height regulations for the residential district shall apply to the lots zoned for commercial uses on that side of the street block.

11. The dimensional standards for the MHO district only apply to manufactured homes. To the extent that a dimensional requirement for a manufactured home in the MHO district is inconsistent with the corresponding dimensional requirement of the underlying use district, the more restrictive dimensional requirement shall apply to that manufacture home.
12. For "multifamily dwelling" or "dwelling, multifamily" projects which are designed to offer individual dwelling units or lots for sale rather than rent, the dimensional requirements shall be as set forth in subsection (d) of Code section 20-3324.

(Ord. of 5-24-2021(1), § 5; Ord. of 4-24-2023(1), § 3; Ord. of 3-24-2025(1), §§ 5, 6)

Town of Weaverville, North Carolina

Staff Report: High Density Single Family Residential Development

Prepared: August 2019
Amended: June 2025

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Plats Pertaining to the Developments Commonly Known as Creekside Village, Lakeside Meadows, Lillie Farm Cove, Partridge Berry and Weaver Village

Comprehensive Land Use Plan Stated Goal and Background Information

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a review of residential uses for consistency and compatibility with policy directive which was given a number 1 priority.

Additionally, the Planning Board passed along to Town Council a recent recommendation which included a statement expressing a desire to explore a new residential zoning district for single family residences on smaller lots.

The remainder of this report was originally prepared in 2019 but contains information which may be material to this conversation. At that time a new zoning district to accommodate high density single family residential development was being considered. Those conversations did not come to fruition but ultimately led to the manufactured home overlay district and freed up the R-3 zoning district for more potential use without the concern of allowing additional manufactured housing.

Staff is seeking a conversation with the Board related to the creation of a higher density single family residential zoning district which has been discussed for some time. A range of Minimum dimensional requirements may be found at the end of this report to help guide the conversation.

Analysis of Existing Conditions

In order to begin analyzing the best way for the town to accomplish the stated goal of providing land use regulation that accommodates high density single family residential development, staff believes it prudent to observe the existing conditions within similar developments which were approved via a conditional zoning district or special use permit, which, to date, were the only ways for such a project to come to fruition.

Analysis of Existing Conditions Related to High Density Single Family Residential Projects
All Projects Shown Have Public Water and Sewer

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Plats Pertaining to the Developments Commonly Known as Creekside Village, Lakeside Meadows, Lillie Farm Cove, Partridge Berry and Weaver Village

Lillie Farm Cove:	North Main / Critter Trail				
Mean Lot Area:	.1113 acres	4,848.23 sq.ft.			
Largeest Lot:	.2 acres	8,698 sq.ft.			
Smallest Lot:	.08 acres	3,672 sq.ft.			
Approximate Mean Lot Width:	45 ft.				
Setbacks:	25 front	6 sides	10 rear		

Lakeside Meadows:	Merrimon / Brown				
Mean Lot Area:	.1847 acres	8,045 sq.ft.			
Largest Lot:	.289 acres	12,589 sq.ft.			
Smallest Lot:	.134 acres	5,837 sq.ft.			
Approximate Mean Lot Width:	50 ft.				
Setbacks:	15 front	5 sides	10 rear		

Creekside Village (Phase 3):	Merrimon / Aiken				
Mean Lot Area:	.1535 acres	6,688 sq.ft.			
Largest Lot:	.203 acres	8,843 sq.ft.			
Smallest Lot:	.13 acres	5,663 sq.ft			
Approximate Mean Lot Width:	60 ft.				
Setbacks:	10 front	5 sides	10 rear		

Weaver Village:	Weaver / Weaver Village				
Mean Lot Area:	.1222 acres	5,323 sq.ft.			
Largest Lot:	.145 acres	6,316 sq. ft.			
Smallest Lot:	.108 acres	4,7,04 sq. ft.			
Approximate Mean Lot Width:	60 ft.				
Setbacks:	None: Site Specific Plan				

Partridge Berry:	Reems Creek / Dogwood				
Mean Lot Area:	.1669 acres	7,270 sq.ft.			
Largest Lot:	.207 acres	9,017 sq.ft.			
Smallest Lot:	.127 acres	5,532 sq. ft.			
Approximate Mean Lot Width:	50 ft.				
Setbacks:	15 front	5 sides	10 rear		

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Plats Pertaining to the Developments Commonly Known as Creekside Village, Lakeside Meadows, Lillie Farm Cove, Partridge Berry and Weaver Village

What these numbers indicate are lots which would not be permissible within any of the Town's standard zoning districts, the approval of which would be an administrative decision, and processed through the Town's subdivision review and approval procedures. Deficiencies include calculations related to lot area, lot width, setbacks and in some cases all three variables based upon the dimensional requirements of our residential districts.

It is the belief and understanding of staff that it is the desire of Town Council for such conditions to exist where these developments could be treated as traditional subdivisions within a standard zoning district and subject to the aforementioned review process. Here is where work begins on accomplishing one of the first prioritized stated goals of the CLUP.

How to Better Accommodate High Density Single Family Residential Development?

Staff believes there are two options to accomplish the task at hand being the creation of a new zoning district or the revision of an existing zoning district. Via consensus of the Board and Council, staff is proceeding with the creation of a new zoning district.

New Zoning District

Sec. 36-106. - Table of dimensional requirements.

Proposed R-4 District

Zoning District	R-2	R-3	R-4	R-12
Minimum Lot Area (sq. Ft.)	7,500 [1, 2,3,4,7]	5,445 [1,2,3,4,7]	4,000 – 7,000	7,500 [4,7, 8]
Minimum Lot Width(ft.)	75	75	50-75	75
Minimum Front Yard (ft.)	30	30	25-30	30

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Plats Pertaining to the Developments Commonly Known as Creekside Village, Lakeside Meadows, Lillie Farm Cove, Partridge Berry and Weaver Village

Minimum Side Yard (ft.) Abutting Residential District	10 [6]	10 [6]	10	10 [6]
Minimum Rear Yard (ft.) Abutting Residential District	10 [6]	10 [6]	10	10 [6]
Height Limit (ft.)	35	35	35	45 and no more than 3 stories

Dimensional Requirements within Similar Zoning Districts in Other Jurisdictions

	Asheville RS-8	Buncombe County R-3	Black Mountain UR-8	Woodfin R-7
Min. Lot Area	4,000	6,000	5,000	7,000
Min. Lot Width	40	-	15	50
Setbacks (f,s,r)	15, 6, 15	10, 7, 15	20, 10, 15	20, 10, 30

* All measurements assume public water and sewer availability

Other Considerations

- Due to statutory limitations, a municipality cannot totally prohibit manufactured housing (factory built using national HUD building code) from the jurisdiction. The R-3 zoning district within the Town exists for this purpose. Therefore, the possible amendment of the R-3 zoning district to accommodate high density single family residential will have to take this into consideration.
- Many ordinances distinguish between manufactured housing and modular housing (factory built using North Carolina Building Code). Modular units are often treated as site built homes for zoning purposes. This is the case within the Town of Weaverville as well.
- R-1 is presently the only zoning district in which the primary use of properties is for single family homes.

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Plats Pertaining to the Developments Commonly Known as Creekside Village, Lakeside Meadows, Lillie Farm Cove, Partridge Berry and Weaver Village

- Statutory limitations also dictate that a family care home, defined as an assisted living residence in which the housing management provides 24-hour scheduled and unscheduled personal care services for not more than six unrelated residents, must be treated the same as a single family home. A new district created to accommodate high density single family residential uses must also permit as a right of use family care homes under state law, “if 6 or fewer disabled persons, must treat same as single family residence” and federal law, “reasonable accommodation.”



TOWN MANAGER'S REPORT
July 2025

Mayor/Council,

Code Red Early Notification Warning
I would like to remind our community and visitors listening in that we are in Hurricane Season and to sign up to receive our Code Red warnings. There is a link on the Town Website where you can subscribe to that and our monthly E-news letter. As communities face more and more weather challenges, multiple early warning systems are vital. This month Chapel Hill, Southern Pines, Pinehurst, Mebane and several others experienced severe flooding, washed out roadways and dams that gave way. This was a result of Tropical Storm Chantal. One of our goals is to find ways to communicate with the public more effectively, especially during disasters and having as many individuals as possible sign up helps us get more information out to the public. We aren't going to rely solely on Code Red but it is an extra tool in the toolbox notifying the public.

Truist Charitable Fund (Arbor Day Foundation) Grant
I would like to thank our Town Clerk Tamara Mercer for the work she put into the Truist Hurricane Recovery Grant Program. We have been awarded a $35,000 grant to cover the cost of arborists to conduct a tree inventory and hazard assessment survey, and a tree replacement program.

Tree Board Report
A summary of the Tree Board's activities during FY2024-2025 is attached.

PPDR (Private Property Debris Removal) S.M.A.R.T Program
I have met with North Carolina Emergency Management, and we will be transitioning to the S.M.A.R.T. (State Mission Assigned Recovery Task) Program to complete the PPDR program. With opting into this program, the State will now work along with FEMA and the contractor to finish the debris removal projects. This also allows the state to handle payment of the projects directly, which will skip the reimbursement process and extra workload that has been placed on our staff with tracking and seeking reimbursement.

Salute to Summer Kids Party
The WBA and Blue Mountain Pizza are putting on the 2nd annual "Salute to Summer" Kids Party in the Main Street Nature Park on August 23 from 11 am to 2 pm. This is a free community event with entertainment, a water obstacle course, vendors and free activities and treats. Town staff will be supporting this event. As a side note, I spoke at the WBA meeting on the 22nd about the direction of the town and look forward to continued collaboration with our business community.

Financial Audit
Gould Killian will perform their audit field work at Town Hall during the week of August 4.

Summer Strolls Community Walk
As a part of the Safe Routes to School Initiative led by Land of Sky Regional Council, a Summer Stroll will be held on July 30th starting at Well Bred Bakery. The walk will last about 30 mins and is open to all. The goal is to encourage walking as a regular mode of transportation, foster social connections, and support small local businesses. Kids will have an opportunity to win a treat by being the first to finish their provided "Bingo Card".

Weaverville Elementary School
Mr. Billy Harrell has been announced as the new principal at Weaverville Elementary. We had a productive introductory meeting to talk about collaborative partnerships for our community on July 24th

Asheville Butterfly Trail
Town staff has begun working with the Butterfly Trail Committee on the installation of a butterfly sculpture and educational kiosk at the Clock Lot to provide a fun way to educate the public on the importance of pollinator gardens. This work will ramp up in early Fall.

Main Street Nature Park
The Community Foundation of WNC recently notified us that the Town is the recipient of an anonymous donation of $10,000. This money is to be used for the removal of invasive species, the creation/enhancement/expansion of a pollinator garden, and indigenous plantings. We haven't gotten all of the details yet, but are pleased that we have some unexpected funds to support this popular nature park.

Handrail Installation
The installation of handrails on the rock steps leading from the Community Center to Lake Louise Drive and from Lake Louise Drive down into the park near the playground area were completed during the week of July 7.

July 4th Event
The band "Breakfast for Dinner" provided the musical entertainment that started at 7pm, followed by fireworks at approx 9:30. Although it was hot and a long day for staff, we had a great turn out for the event bringing people downtown. As with any event our concern is for the safety of our community and those attending the event. On the fireworks side of things, there was a small fire that was handled and some of the fireworks didn't discharge properly. We did have a few people that chose to either move or drive around barricades that had been placed for the safety of visitors to the event along with parking citations issued.



Dry Ridge Historical Museum Quarterly Report

Thank you to the Dry Ridge Historical Museum's work in marking the Town's 150th anniversary during the Town's Fourth of July Event. They provided decorative signage in the downtown area and held downtown walking tours with approximately 60 citizens participating. Their quarterly reports are attached.

Pickleball Update

Town staff continues to hear concerns on both sides of the issue of pickleball at the Town's Recreation Complex. Sound "curtains" have been installed and additional trees have been planted and there is very little that is left that can be done to buffer the noise on the site, except for relocation. Some residents have complained that the courts aren't open for play in the evenings in March and October when there is daylight to play and are advocating for an expansion of the hours of operation.







Staff has now met with individuals on both sides of this issue, but Town Council input on these competing interests may be needed.

Planning Board Regular Meeting Schedule Change

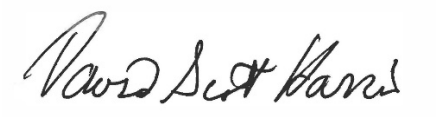
With a unanimous vote at its meeting on July 1 the Planning Board changed its regular meeting schedule to meet on the first Monday of each month at 4:00 pm. Meeting dates will be altered if there is a Monday holiday, such as Labor Day.

Water Treatment Plant Resiliency Project

The bid opening on the raw water intake generator installation and chlorine gas conversion projects at the Water Treatment Plant was held on June 4. T.P. Howard's Plumbing Co. submitted the only bid with a price of $1,818,568. This bid is over budget by more than $500,000 and staff is still working on developing options to move this important project forward. A recommendation will be presented at the August meeting.

Upcoming Town Meetings/Events

August 4 – Planning Board Meeting at 4pm
August 9 – Music in the Main Street Nature Park at 6pm
August 11 – Board of Adjustment Meeting at 6pm
August 19 – Town Council Workshop at 6pm
August 25 – Town Council Regular Meeting at 6pm



Respectfully submitted,
Scottie Harris, Town Manager

2025 Tree Board Annual Report

FY: 2024-2025 Activities and Projects

- July 2024 Reestablishment of Tree Board members and adoption of meeting schedule
- Received Arbor Day Foundation Tree City USA designation for 33rd Year
- Jan. 2025 Tree Board Approved the Recommended Plant Species List
- Arbor Day Celebration Program held April 10th
- Planted the donated Red Oak tree from Reems Creek Nursery in Main St. Nature Park
- Provided Weaverville Primary School Students with Long Leaf Pine Trees
- Education Invasive Species & Tree Topping Provided in E-Newsletter & at Art in Autumn
- Education Invasive Species Provided at Summer Concert Series- Main St. Nature Park
- Provided Weaverville residents with Long Leaf Pine Trees, Oaks, and Walnut trees
- Applied for and Awarded Arbor Day Foundation Truist Bank Grant- $35,000 (zero match requirements)
- Receiving vendor RFQs for Weaverville Town owned property and Parks Tree Survey and Inventory Assessment. Project estimated to be completed by December 2025
- Ongoing Tree refurbishment and replacement of trees lost during Hurricane Helene event

Submitted,

Tamara Mercer, Town Clerk/ Secretary to the Tree Board

DRY RIDGE
Historical Museum

First Quarter Report 2025
March 31, 2025

- Volunteer Hours - 240
- Visitors - 138
- Coffee talk, January 24, Clint Parker, "Small Town Newspapers" - 15 participants
- Affrilachia Book Event, February 15, Chris Aluka Berry - 52
- History Talk, March 28, Judy Craggs, "Weaverville the First 150 years" - 45
- Weaverville Primary Kindergarten - 221 students, 5 adults
- Asheville Newcomers - 16
- Teachers sorority group. - 9
- Featured Showcases - Blacksmith of the Vance Family, in cooperation with Vance Birthplace, Black History Month, Affrilachia exhibit, Weaver College

Social Media - Facebook and Instagram followers continue to grow

U Tube Channel has been initiated to promote oral histories and presentations as well as preserving Weaverville history

An iPad was purchased for the Museum to allow visitors to see and listen to clips from oral histories recorded by the Museum

Respectfully submitted,

Judith Reagan Craggs, Chair

DRY RIDGE
Historical Museum

Second Quarter Report 2025
June 30, 2025

- Volunteer Hours - 663
- Visitors - 143
- Asheville Parks and Recreation campers - 29 + 3 adults
- Moonshine and Motorsports Event, Dr. Dan Pierce - 125+
- Talk to Genealogy group, Judy Craggs - 8
- Military exhibits of uniforms and recognition of Weaverville veterans and those killed in WWII, open on Memorial Day for Community Center Program
- Showcases - Moonshine and Motorsports exhibit, Military artifacts
- Oral history interview with Reese Lasher, former Mayor
- Newsletter sent out to 500 subscribers
- Attended WBA workshop, 2 Board members, WBA socials, collaborated with WBA on creation of Banners for 150th Weaverville Anniversary
- Participated in WEDAC Committee meetings, gave history of Biffle Mill, researched owners of Mill and met with descendants
- Promoted 150th Anniversary with T-shirts, hats, and mugs for Music on Main - 11 Volunteers, 35 Volunteer hours and in the Museum
- Continue to have over 1,200 Facebook Followers with over 3,000 views this Quarter

Respectfully submitted,

Judith Reagan Craggs, Chair

TOWN OF WEAVERVILLE TOWN
COUNCIL AGENDA ITEM

MEETING DATE: July 28, 2025

SUBJECT: Project Bids – Paving Project

PRESENTER: Assistant Public Works Director Cutshall

ATTACHMENT: Bid Tabulation

DESCRIPTION:

Retired Public Works Director Pennell was able to get the upcoming paving project out to bid before his retirement. This project includes the milling of existing pavement, repairing, and repaving of up to eight streets including: Alaron Drive, College Crescent, Harbeck Drive, Oak Street, Park Street, Sunset Drive, Williamette Circle, and Water Leaf Drive.

Bids were received and opened on July 8 with C&T Paving being the lowest, responsive, responsible bidder with a total bid amount of $638,941. This amount is well within budget and will allow the Public Works Department to consider adding an additional street and purchasing a crack resealer out of the surplus. The crack resealer is a piece of equipment that can be used to fill cracks to extend the useful life of the Town's streets.

Town staff is of the opinion that C&T is the lowest, responsive, and responsible bidder and recommends that they be awarded the paving contract.

COUNCIL ACTION REQUESTED:

Town Council action to award the bid and authorize Town staff to enter into a contract for this work based on the total bid amount of $638,941. The following motion is suggested:

> *I move that we award the bid to C&T Paving and authorize Town staff to execute a paving contract based on the total bid amount of $638,941.*

BID SUMMARY SHEET

2025 - 26 PAVING PROJECT

TOWN OF WEAVERVILLE

BID DATE: JULY 8, 2025 AT 11:00 AM

Eric Cutshall JULY 8-2025

		C & T PAVING	FRENCH BROAD PAVING	JLS COMPANY
STREET NO.	**STREET NAME**	**BID AMOUNT**	**BID AMOUNT**	**BID AMOUNT**
1	ALARON DRIVE	53,718.10	51,865.00	
2	COLLEGE CRESCENT	155,551.50	174,777.50	
3	HARBECK DRIVE	69,544.00	68,930.00	
4	OAK STREET	48,025.00	51,597.50	
5	PARK AVENUE	69,821.40	67,405.00	
6	SUNSET DRIVE	89,400.00	97,302.50	
7	WILLIAMETTE CIRCLE	40,681.00	39,210.00	
8	WATER LEAF DRIVE	112,200.00	109,580.00	

TOTAL OF BIDS FOR ALL STREETS $ 638,941.00 $ 660,667.50 $ _____

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	July 28, 2025
SUBJECT:	Maple Trace – Streets/Stormwater Update and Plan
PRESENTER:	Assistant Town Manager Jackson
ATTACHMENTS:	Amended Resolution dated May 19, 2025 Proposed Amended Resolution Email, Photos, and TP Howard Proposal for Stormwater Repairs Signed Right-of-Way Deed

DESCRIPTION/SUMMARY OF REQUEST:

This matter is in follow-up to Town Council's discussion and action concerning the stormwater system in Maple Trace. The attached resolution dated May 19, 2025, sets out Town Council's currently direction to Town staff and to Maple Trace.

Maple Trace has paid $134,000 for the paving of the identified portion of Water Leaf Drive. The paving bids show that that paving of Water Leaf Drive will be $112,200, which leaves a balance of $21,800 that could be used on stormwater issues.

Maple Trace has paid $6,000 of the $12,000 owed for the stormwater drainpipe flushing that T.P. Howard performed with the assistance of Town staff. This means that the Town is holding a total of $140,000 for the paving and stormwater project.

T.P. Howard and Town staff flushed the 37 sections of storm pipes on May 27 through May 29. That work uncovered three defects that will require repair. The attached email and photos describe and show the areas of concern and the TP Howard quote for the work is $32,255.

The attached resolution adopted by Town Council requires Maple Trace to "repair, at its own expense, any damage or defect discovered or caused by that process." This language is consistent with the original resolution that was adopted in December 2024.

Maple Trace HOA has signed a right-of-way deed and that is attached. This deed has been reviewed and approved by the Town Attorney. Town Council will need to take action to accept this deed in order to formally bring these streets into the Town's public street system.

Town staff recommends that the $21,800 left from the paving be used for the stormwater work.

ACTION REQUESTED:

Town Council discussion and possible action. A proposed amended resolution is attached for consideration that incorporates the Town Manager's recommendation.

TOWN OF WEAVERVILLE
AMENDED RESOLUTION CONCERNING MAPLE TRACE SUBDIVISION AND TOWN ACCEPTANCE OF ITS SUBDIVISION STREETS

WHEREAS, Maple Trace Subdivision has requested annexation into the Town's municipal limits and acceptance of its subdivision streets into the Town's public street system;

WHEREAS, on 22 July 2024 Town Council with a unanimous vote adopted the following motion:

> *That the Town will annex Maple Trace Subdivision and accept its subdivision streets into the Town's public street system upon the following conditions: (1) the HOA must pay the Town $134,000 which is to be applied to the Town's repair of approximately 1200' of Water Leaf Drive to bring it up to Town street standards; (2) once accepted the subdivision streets will be treated like all other Town streets for evaluation and street improvement purposes; (3) the HOA must undertake an assessment of the stormwater drainage system with the resulting video recording to be provided to Public Works for review and the results must either show no defects or identified defects must be repaired by the HOA;*

WHEREAS, the section of Water Leaf Drive that is in need of repair to bring it up to Town street standards is the section beginning at the end of NCDOT maintenance of Water Leaf Drive as shown on the map recorded in Plat Book 239 at Page 86, Buncombe County Registry, and extending to the T intersection of Water Leaf Drive as shown on the map of Maple Trace Phase 1 recorded in Plat Book 168 at Page 152, Buncombe County Registry;

WHEREAS, Maple Trace has paid $134,000 for the required street improvements and Maple Trace HOA and Town staff have executed and delivered an escrow agreement regarding the handling of those funds as it relates to the anticipated annexation;

WHEREAS, Maple Trace has undertaken the stormwater system assessment and provided the resulting videos, photos, and report to the Town's Public Works Director;

WHEREAS, Maple Trace HOA has completed the repair of the defect between C1-2 and C1-4, pertaining to Lot 126, and completed the regrouting of the 35 catch basins identified in the resolution adopted on 16 December 2024;

WHEREAS, Maple Trace has agreed to pay for the flushing of the 37 sections of pipe previously identified based on a quote of $12,000 that the Town received from TP Howard, and to repair any defect or damage discovered or caused by that process;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weaverville that the Maple Trace subdivision streets known as Water Leaf Drive, Wild Ginger Court, Rosebud Orchid Way, Checkerberry Court, and Bell Lily Lane, are accepted into the Town's public street system subject to the following:

1. The Public Works Department is authorized and directed to contract with TP Howard for the flushing of the 37 sections of pipe previously identified, schedule that service

to be performed by TP Howard prior to June 15, 2025, if at all possible, and to provide assistance to TP Howard during the line flushing, with such assistance to include providing water to the plumbing contractor for flushing and a Public Works staff member and the Town's street sweeper and its suction mechanism to remove the flushed material at the nearest downstream drainage structure (catch basin).

2. Maple Trace is directed to pay $6,000 as partial payment for the line flushing by June 15, 2025, and to pay the remaining $6,000 as a fee in lieu of stormwater maintenance by April 1, 2026, with 5% per annum carrying cost added, and to repair, at its own expense, any damage or defect discovered or caused by that process. If Maple Trace fails to make all payments or to repair any damage discovered or caused by that process, then the Town will consider taking steps to convert the Maple Trace streets back to private streets.

3. The Public Works Department is directed to place the herein described portion of Water Leaf Drive on the Town's street improvements list for repair in calendar year 2025, and to undertake such improvements as long as the right-of-way deed has been signed and delivered to the Town by the HOA.

4. Town staff is directed to draft a proposed right-of-way deed and to present it to the Maple Trace HOA by June 1 for review and execution and to bring the executed right-of-way deed back to Town Council at its June 23, 2025, regular meeting for formal acceptance, or to report back on the status of these remaining items.

THIS the 19th day of May, 2025.

TOWN OF WEAVERVILLE

By: P. Fitzsimmons
Patrick Fitzsimmons, Mayor

ATTESTED BY:

Tamara Mercer
Tamara Mercer, Town Clerk

APPROVED AS TO FORM:

Michael C. Frue, Town Attorney

CONSENTED TO:

MAPLE TRACE HOMEOWNERS' ASSOCIATION, INC.

Jeffrey Kniffin
Jeffrey Kniffin, President

TOWN OF WEAVERVILLE
AMENDED RESOLUTION CONCERNING MAPLE TRACE SUBDIVISION AND TOWN ACCEPTANCE OF ITS SUBDIVISION STREETS

WHEREAS, Maple Trace Subdivision has requested annexation into the Town's municipal limits and acceptance of its subdivision streets into the Town's public street system;

WHEREAS, on 22 July 2024 Town Council with a unanimous vote adopted the following motion:

> *That the Town will annex Maple Trace Subdivision and accept its subdivision streets into the Town's public street system upon the following conditions: (1) the HOA must pay the Town $134,000 which is to be applied to the Town's repair of approximately 1200' of Water Leaf Drive to bring it up to Town street standards; (2) once accepted the subdivision streets will be treated like all other Town streets for evaluation and street improvement purposes; (3) the HOA must undertake an assessment of the stormwater drainage system with the resulting video recording to be provided to Public Works for review and the results must either show no defects or identified defects must be repaired by the HOA;*

WHEREAS, the section of Water Leaf Drive that is in need of repair to bring it up to Town street standards is the section beginning at the end of NCDOT maintenance of Water Leaf Drive as shown on the map recorded in Plat Book 239 at Page 86, Buncombe County Registry, and extending to the T intersection of Water Leaf Drive as shown on the map of Maple Trace Phase 1 recorded in Plat Book 168 at Page 152, Buncombe County Registry;

WHEREAS, Maple Trace has paid $134,000 for the required street improvements and Maple Trace HOA and Town staff have executed and delivered an escrow agreement regarding the handling of those funds as it relates to the anticipated annexation;

WHEREAS, the lowest paving bid for the Town's paving project shows the cost of the Water Leaf Drive paving work to be $112,200, leaving $21,800 of Maple Trace money that could be diverted for use on outstanding stormwater issues;

WHEREAS, Maple Trace performed the stormwater system assessment and provided the resulting videos, photos, and report to the Town's Public Works Director;

WHEREAS, Maple Trace HOA has completed the repair of the defect between C1-2 and C1-4, pertaining to Lot 126, and completed the regrouting of the 35 catch basins identified in the resolution adopted on 16 December 2024;

WHEREAS, with the assistance of the Town's Public Works employees and through the contractor TP Howard, Maple Trace completed the flushing of the 37 sections of pipe previously identified pursuant to the TP Howard quote of $12,000;

WHEREAS, the flushing of the lines revealed three defects in the stormwater system that affect the streets and must be repaired at the expense of Maple Trace and a proposal for that work has been received from TP Howard showing a total cost of $32,255;

WHEREAS, the Town is holding a total of $27,800 of Maple Trace funds for use on stormwater issues with $16,455 left unpaid and Maple Trace has agreed to pay the remaining $16,455 by April 1, 2026, with carrying costs of 5%;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weaverville that the Maple Trace subdivision streets known as Water Leaf Drive, Wild Ginger Court, Rosebud Orchid Way, Checkerberry Court, and Bell Lily Lane, are accepted into the Town's public street system subject to the following:

1. The $140,000 currently held by the Town for the paving of Water Leaf Drive and stormwater project is eligible for distribution as follows:
    a. $112,200 to the paving project;
    b. $6,000 to the TP Howard stormwater line flushing project;
    c. $21,800 to the TP Howard stormwater line flushing project ($6,000) and the remaining balance to partially pay for the TP Howard stormwater repair project ($15,800), leaving a balance owed of $16,455.
2. Maple Trace is directed to and by signing this resolution has agreed to pay $16,455 for the remaining balance on the stormwater repair project by April 1, 2026, with 5% per annum carrying cost beginning on July 1, 2025, added to that balance.
3. The Public Works Department is authorized and directed to contract with TP Howard for the repair of the three defects previously identified for a total cost of $32,255 and to schedule that service to be performed by TP Howard prior to the paving of Water Leaf Drive.
4. The right-of-way deed for Water Leaf Drive, Wild Ginger Court, Rosebud Orchid Way, Checkerberry Court, and Bell Lily Lane is formally accepted as presented and Town staff is authorized to record it in the Buncombe County Register of Deeds Office.
5. If Maple Trace fails to make the payment described in paragraph 2 above, then the Town will be forced to consider taking steps to convert the Maple Trace streets back to private streets.
6. The Public Works Department is directed to pave the herein described portion of Water Leaf Drive pursuant to the paving contract awarded to C&T Paving.
7. Town staff is directed to report back if there is any non-compliance on the actions required by this amended resolution.

THIS the _____ day of July, 2025.

TOWN OF WEAVERVILLE

By: _____
Patrick Fitzsimmons, Mayor

ATTESTED BY:

APPROVED AS TO FORM:

_____
Tamara Mercer, Town Clerk

_____
Michael C. Frue, Town Attorney

CONSENTED TO:

MAPLE TRACE HOMEOWNERS' ASSOCIATION, INC.

_____
Jeffrey Kniffin, President

Outlook

Maple Trace stormwater flushing results

From Dale Pennell <dale.pennell@weavervillenc.org>
Date Tue 6/10/2025 3:47 PM
To Jennifer Jackson <jjackson@weavervillenc.org>
Cc Eric Cutshall <ecutshall@weavervillepublicworks.org>; Dale Pennell <dale.pennell@weavervillenc.org>

Jennifer,

T.P. Howard Plumbing Company (TPH) completed flushing of 37 sections of the stormwater pipe within the road right-of-ways on May 27, 28, and 29. Using our street sweeper to remove debris flushed out by TPH resulted in 4 loads of water and debris, which totaled an estimated 15 large wheelbarrow loads of debris. This debris consisted of rocks, gravel, silt, trash, and concrete/mortar pieces. Upon completion of the flushing and vac work, several pipe sections need additional inspection and possible remediation to resolve issues that were found. We have described these 3 sections below:

1. OCS #34 to Outlet #4 – the pipe crossing Water Leaf Drive from the pond to the outlet is standing in pipe, pipe joints are not properly connected, and mortar material that was used to connect pipe sections appears to be failing and falling into the pipe. It appears that short pipe pieces may have been used to build this section of pipe, and the resulting mortar joints may be separating from each other and causing misalignments and open joints.

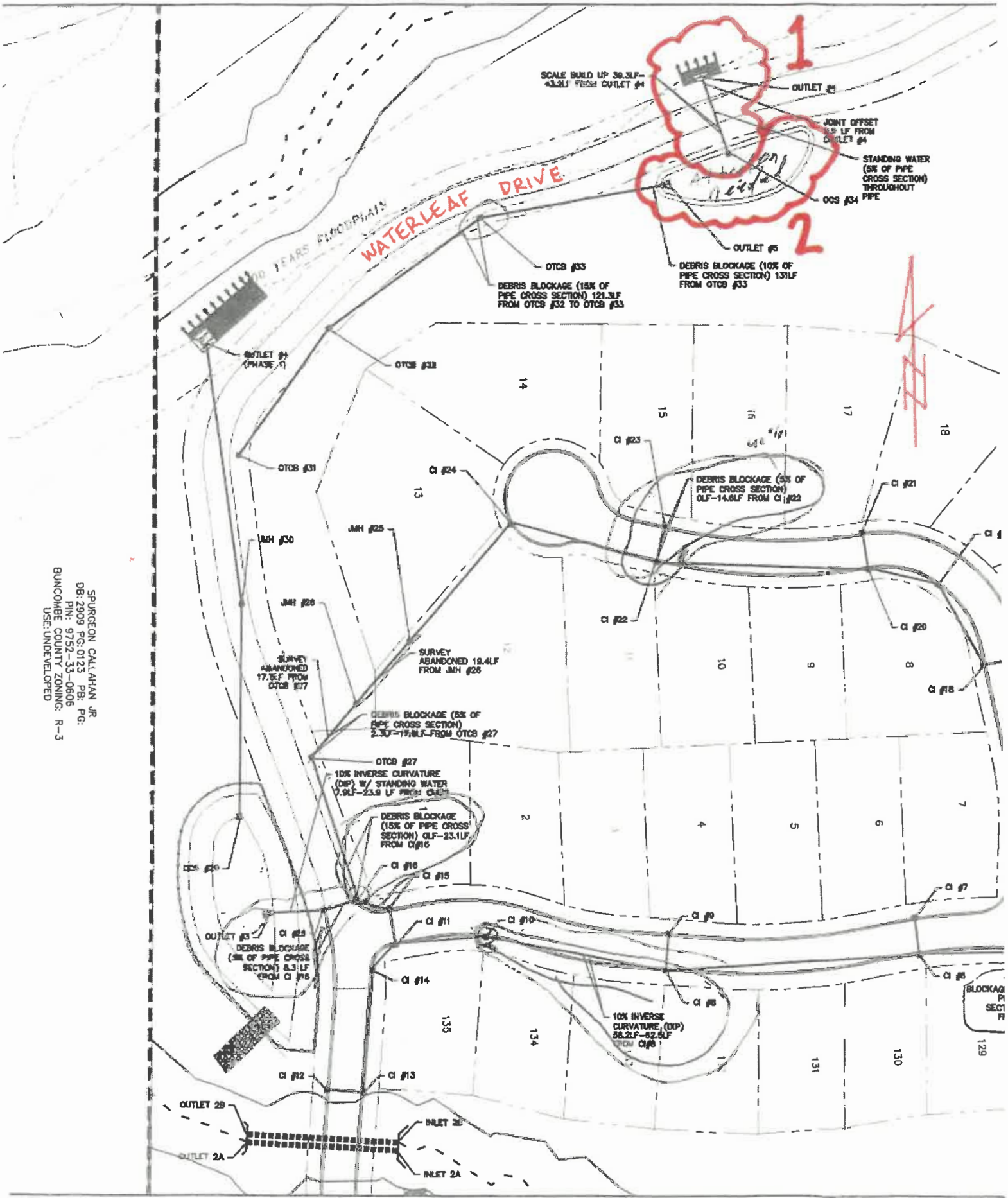
2. Below Outlet #5 on Water Leaf Drive at the mailboxes, the stormwater pond needs to be cleaned out to allow free flowing water to enter the pond from the outlet.

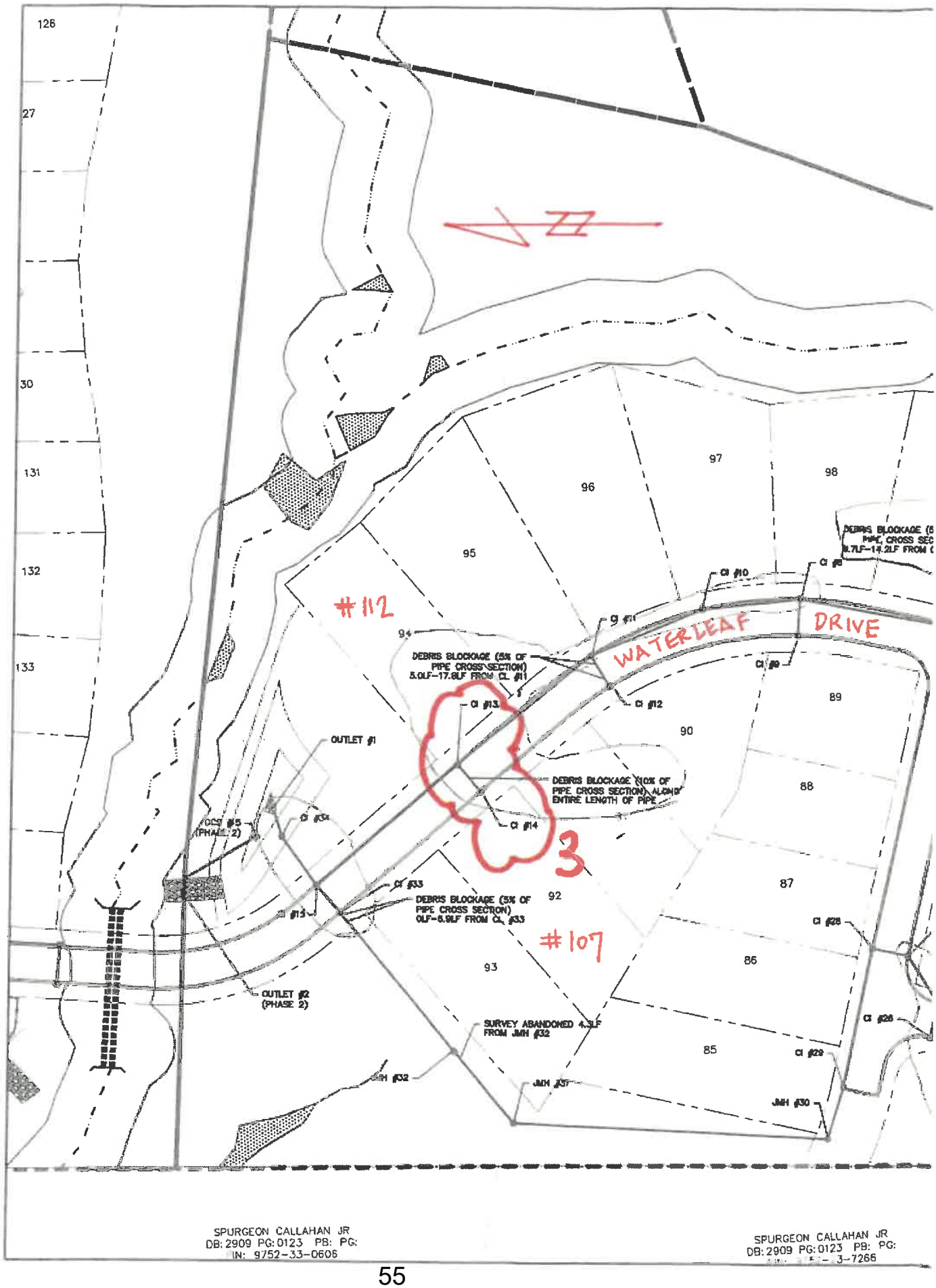
3. On Water Leaf Drive, the pipe section from CI #9 in front of 227 Water Leaf Drive to CI #8 in front of and in between 226 and 230 Water Leaf Drive has several deficiencies. A small sinkhole in the pavement has developed near CI #9; the pipe has separated between CI#8 and CI #9; water is standing in the pipe; and the pipe joints appear to be separating. Further inspection and repair work are needed to resolve these issues.

I hope this information is helpful in finalizing the Maple Trace stormwater issues. If you have any questions, please let us know.

Thanks,
Dale

Dale Pennell, PE, PLS
Public Works Director
Town of Weaverville
15 Quarry Road
Weaverville, NC 28787
828-645-0606 Office
828-231-7050 Cell


WATERLEAF DRIVE
100 YEARS FLOODPLAIN
1
2
SCALE BUILD UP 39.3LF-43.2LF FROM OUTLET #4
OUTLET #5
JOINT OFFSET 3.9 LF FROM OUTLET #4
STANDING WATER (5% OF PIPE CROSS SECTION) THROUGHOUT PIPE
OCS #34
OUTLET #6
OTCB #33
DEBRIS BLOCKAGE (15% OF PIPE CROSS SECTION) 121.3LF FROM OTCB #32 TO OTCB #33
DEBRIS BLOCKAGE (10% OF PIPE CROSS SECTION) 131LF FROM OTCB #33
OUTLET #4 (PHASE 1)
OTCB #32
OTCB #31
CI #24
CI #23
DEBRIS BLOCKAGE (5% OF PIPE CROSS SECTION) 0LF-14.6LF FROM CI #22
CI #21
JMH #30
JMH #25
JMH #26
CI #22
CI #20
SURVEY ABANDONED 17.5LF FROM OTCB #27
SURVEY ABANDONED 19.4LF FROM JMH #26
CI #18
DEBRIS BLOCKAGE (5% OF PIPE CROSS SECTION) 2.3LF-19.8LF FROM OTCB #27
OTCB #27
10% INVERSE CURVATURE (DIP) W/ STANDING WATER 7.9LF-23.9 LF FROM CI #16
DEBRIS BLOCKAGE (15% OF PIPE CROSS SECTION) 0LF-23.1LF FROM CI #16
CI #16
CI #15
CI #17
CI #11
CI #10
CI #9
OUTLET #3
CI #8
DEBRIS BLOCKAGE (5% OF PIPE CROSS SECTION) 8.3 LF FROM CI #15
CI #14
CI #6
10% INVERSE CURVATURE (DIP) 58.2LF-62.5LF FROM CI #6
CI #12
CI #13
OUTLET 2B
INLET 2B
OUTLET 2A
INLET 2A
SPURGEON CALLAHAN JR
DB: 2909 PG: 0123 PB: PG:
PIN: 9752-33-0606
BUNCOMBE COUNTY ZONING: R-3
USE: UNDEVELOPED


126
27
30
131
132
133
96
97
98
95
94
92
93
90
89
88
87
86
85
#112
#107
3
WATERLEAF
DRIVE
DEBRIS BLOCKAGE (5% OF PIPE CROSS-SECTION) 5.0LF-17.8LF FROM CL #11
DEBRIS BLOCKAGE (10% OF PIPE CROSS SECTION) ALONG ENTIRE LENGTH OF PIPE
DEBRIS BLOCKAGE (5% OF PIPE CROSS SECTION) 0LF-6.9LF FROM CL #33
CI #10
CI #11
CI #12
CI #13
CI #14
CI #33
CI #34
CI #28
CI #29
OUTLET #1
OUTLET #2 (PHASE 2)
DCS #5 (PHASE 2)
SURVEY ABANDONED 4.3LF FROM JMH #32
JMH #32
JMH #37
JMH #30
SPURGEON CALLAHAN JR
DB: 2909 PG: 0123 PB: PG:
IN: 9752-33-0606
SPURGEON CALLAHAN JR
DB: 2909 PG: 0123 PB: PG:
3-7266



Town of Weaverville June 23, 2025

PROPOSAL

Job: Water Leaf Dr

We will furnish all labor, material, and equipment to complete the plumbing according to this proposal.

DESCRIPTION:

#1

- Dig up the last section of pipe in the grass.
- Install a new piece onto the existing pipe.
- All affected areas will receive seed & straw.

#1 Total: $4,525.00

#2

- Clean out the sediment pond.
- All excess material will be hauled off site.

#2 Budget: $12,850.00

#3

- Replace the pipe going from catch basin to catch basin in front of 112 to 107.
- Cut, remove & patch back asphalt in the ditch line.

#3 Total: $14,880.00

Full payment is due at completion of job.

Any extra work not listed on this proposal will be billed as time and material but discussed with the owner before completed.

By signing this proposal, you are agreeing to pay the quoted amount, and the terms of this proposal.

In the event T.P. Howard's Plumbing Co., Inc. institutes an action to collect the amount billed for labor, material and equipment, T.P. Howard's Plumbing Co., Inc. shall be entitled to recover suit costs, including reasonable attorney's fees, from the other party.

Proposal Accepted: _____ Date: _____

Josh Howard

Josh Howard

T. P. Howard's Plumbing Co., Inc.
NC License # 10470
joshh@tphowards.com

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $0.00

Prepared by and Return to:
Jennifer O. Jackson, 30 South Main Street, Weaverville, NC, 28787

THIS DEED made this _____ day of _____, 2025, by and between

GRANTOR	GRANTEE
MAPLE TRACE HOMEOWNERS' ASSOCIATION, INC. a North Carolina non-profit corporation	**TOWN OF WEAVERVILLE,** a North Carolina municipal corporation
110 Water Leaf Drive **Weaverville, NC 28787**	**30 South Main Street** **Weaverville, NC 28787**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Buncombe County**, North Carolina and more particularly described as follows:

> ALL of the 50-foot wide road rights-of-way shown and described on the plats of Maple Trace Subdivision which are recorded in Plat Book 168 at Page 152, Plat Book 194 at Pages 174-175, Plat Book 185 at Page 30, and Plat Book 204 at Pages 166-167, Buncombe County Registry, and the 45-foot wide road right-of-way shown and described on the plat recorded in Plat Book 239 at Page 86, Buncombe County Registry; references to which are hereby made for more particular descriptions by metes and bounds; said road rights-of-way include all of

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Checkerberry Court, Rosebud Orchid Way, Wild Ginger Court, Bell Lily Drive, and all of Water Leaf Drive not maintained by NCDOT.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6256 at Page 237, Book 6331 at Page 1584, and Book 6405 at Page 957.

All or a portion of the property herein conveyed ☐includes or ☒does not include the primary residence of a Grantor.

A map showing the above described property is recorded in: see description

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: restrictions, easements and rights-of-way of record prior to the execution and recording of this instrument.

THIS DEED WAS PREPARED WITHOUT A REVIEW OR EXAMINATION OF THE TITLE TO THE ABOVE-DESCRIBED PROPERTY AND NO OPINION OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY JENNIFER O. JACKSON.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

MAPLE TRACE HOMEOWNERS' ASSOCIATION, INC.	Print/Type Name:
By: _____	_____ (SEAL)
Print/Type Name & Title: **Jeffrey Kniffin, President**	Print/Type Name:
By: _____	_____ (SEAL)
Print/Type Name & Title:	Print/Type Name:
By: _____	_____ (SEAL)
Print/Type Name & Title:	Print/Type Name:

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State of North Carolina - County Buncombe

I, the undersigned Notary Public of the County Buncombe and State aforesaid, certify that Jeffrey Kniffin personally came before me this day and acknowledged that he is the President of MAPLE TRACE HOMEOWNERS' ASSOCIAITON, INC., a North Carolina non-profit corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 3rd day of June, 2025.

My Commission Expires: 5/29/2026 Jennifer O Jackson Notary Public

(Affix Seal)

Notary's Printed or Typed Name

JENNIFER O JACKSON Notary Public Buncombe County My Comm. Exp. NORTH CAROLINA

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TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	July 28, 2025
SUBJECT:	Helene Recovery Plan Update
PRESENTER:	Assistant Town Manager Jackson
ATTACHMENTS:	None

DESCRIPTION/SUMMARY OF REQUEST:

Town staff has continued to work with Buncombe County and its area jurisdictions on a consolidated Helene Recovery Plan.

Results of the Envision Buncombe were previously shared with Town Council and have been posted on the Town's website. These results helped to inform the Town's work on this project.

As the Plan is developed the County and each municipality will have a chapter or section that will outline jurisdiction-specific projects. The first draft of the Plan is expected out sometime in August and Weaverville's proposed projects will be reviewed with Town Council at its August 25 meeting. These projects will be centered on the following goals:

Strengthening Emergency Preparedness
Strengthening Infrastructure Resiliency
Strengthening Community Resiliency
Strengthening Economic Resiliency
Strengthening Environmental Resiliency

There will be opportunities to provide input on the projects listed in the Plan and no project can proceed solely based on the Plan.

ACTION REQUESTED:

No Town Council action is needed or requested at this meeting

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, July 28, 2025

Subject: Planning Department Report for the 2nd Quarter of Calendar Year 2025

Presenter: Planning Director

Attachments: Planning Department Report – Q2, 2025

Description:

Attached you will find a report reflective of permits issued in April, May, and June 2025 and Planning Board and Board of Adjustment activity during the same time.

Action Requested:

None

Planning Department Report – Q2, 2025

Total Zoning Permits Issued: 28

Residential:

Single family dwellings: 1 **Internal upfit or accessory structure: 19**

Commercial:

New Commercial: 1 **Internal upfit or accessory structure: 7**

Sign Permits: 5

Planning Board Activity

April: The Board reviewed and approved preliminary plans for a major subdivision to be located at 6 Pleasant Grove Road. The Board also reviewed and offered a favorable recommendation on a text amendment related to conditional districts.

May: The Board conducted a review of residential uses.

June: The Board reviewed and offered a recommendation to Town Council related to a proposed zoning map amendment at 21 College Crescent. The Board also reviewed and offered a recommendation related to a text amendment regarding signage in residential districts.

Board of Adjustment Activity

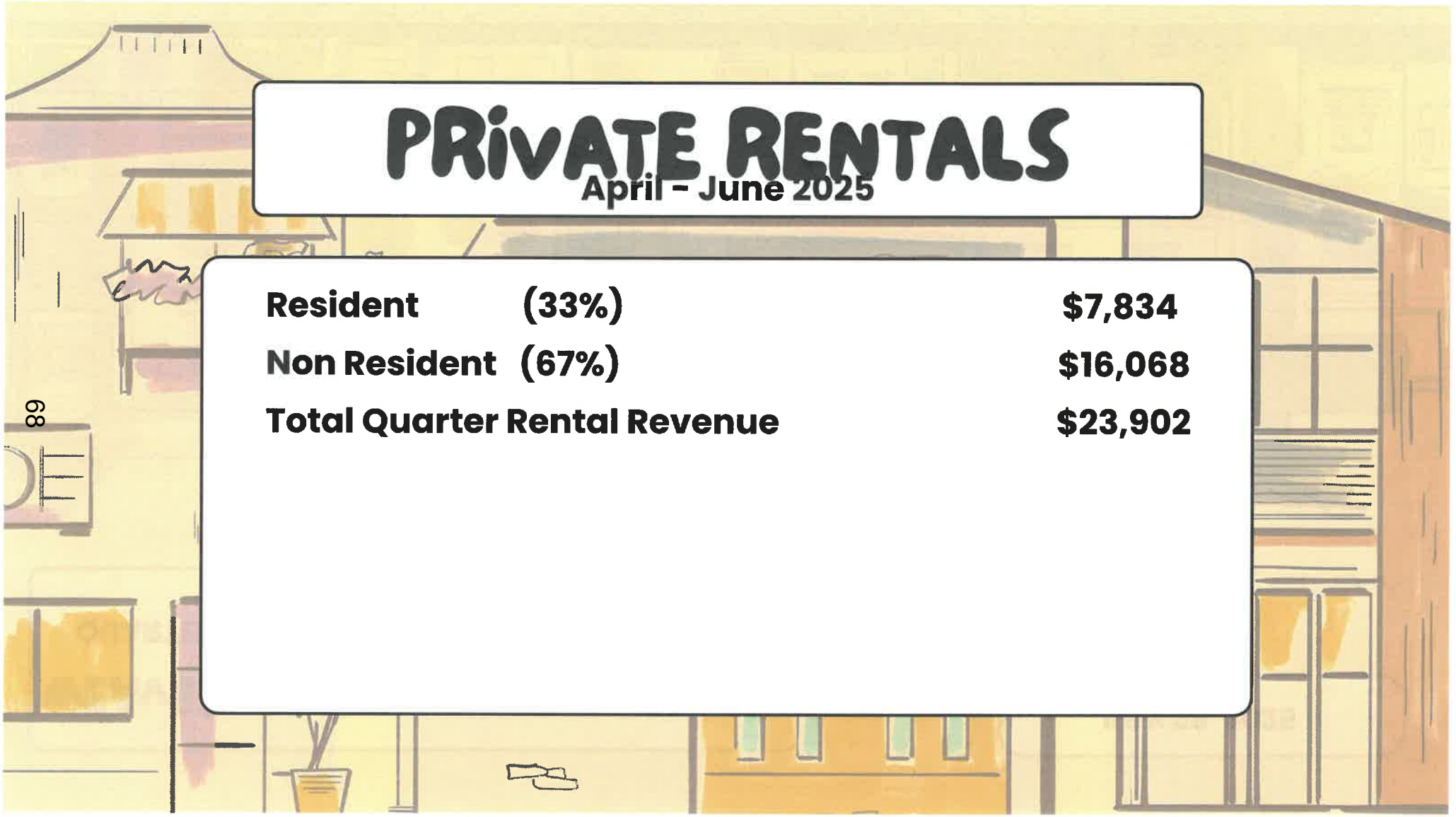
The Board of Adjustment did not meet during this time.

WEAVERVILLE COMMUNITY CENTER

QUARTERLY REPORT APRIL – JUNE 2025

JULY 28, 2025





PRIVATE RENTALS

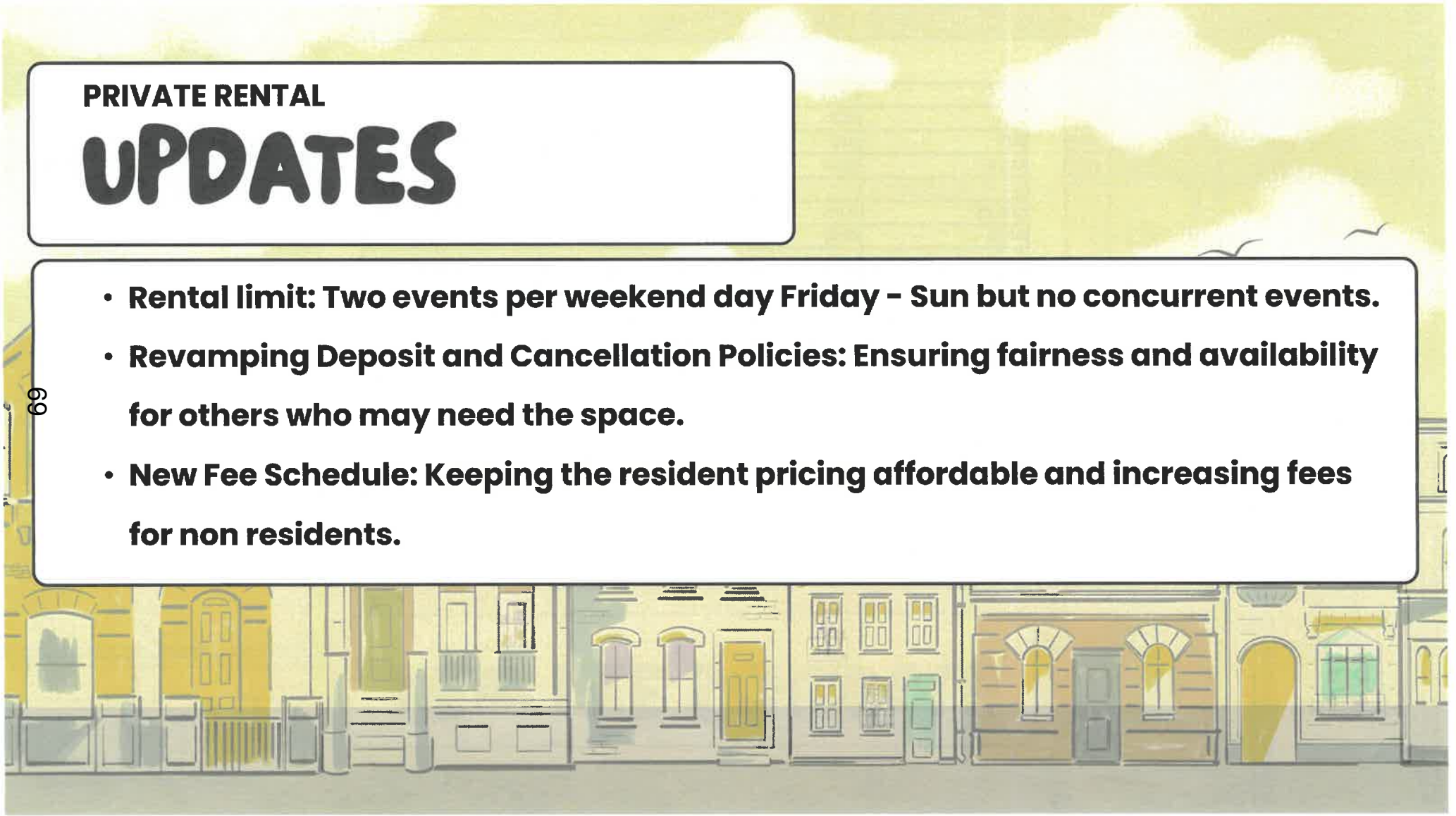
April - June 2025

Resident	**(33%)**	**$7,834**
Non Resident	**(67%)**	**$16,068**
Total Quarter Rental Revenue		**$23,902**

PRIVATE RENTAL

UPDATES

- **Rental limit: Two events per weekend day Friday - Sun but no concurrent events.**
- **Revamping Deposit and Cancellation Policies: Ensuring fairness and availability for others who may need the space.**
- **New Fee Schedule: Keeping the resident pricing affordable and increasing fees for non residents.**



NEW FEE SCHEDULE

		Resident, Nonprofit, and Employee Rates	Non-Resident and Commercial Rates
Community Center Albert Weaver Room (Includes Kitchen, Patio and Fireplace)	Deposit	$500	$500
	Weekday Hourly	$25	$100
	Weekend Hourly	$50	$150
	Daily Max	$500	$1,500
Community Center Multipurpose Room	Deposit	$100	$100
	Weekday Hourly	$10	$50
	Weekend Hourly	$25	$75
	Daily Max	$250	$750
Community Center Whole Building	Deposit	$500	$500
	Rate	$750	$2,000
Town Hall Community Room	Deposit	$100	$100
	Weekday Hourly	$10	$20
	Weekend Hourly	$20	$30
	Daily Max	$100	$200

COMMUNITY PROGRAMS

Over 30 different community programs occurring every month. Ranging in frequency from once a month to twice a week and varying in size from fifteen attendees to sixty. Classes are led by amazing volunteers, who have verbalized to us they intend to continue to do what they do. They love it and it's life giving to them.

COMUNITY PROGRAMS

UPDATES

- Seated Yoga
- Evening Yoga
- Drop in Line Dancing
- Musical Meditation
- Additional Bridge Group

- Reinstituted the newsletter
- Social Media presence



COMMUNITY EVENTS



Hobey Ford Puppet Show

Ray Christian

Carolina Quiroga

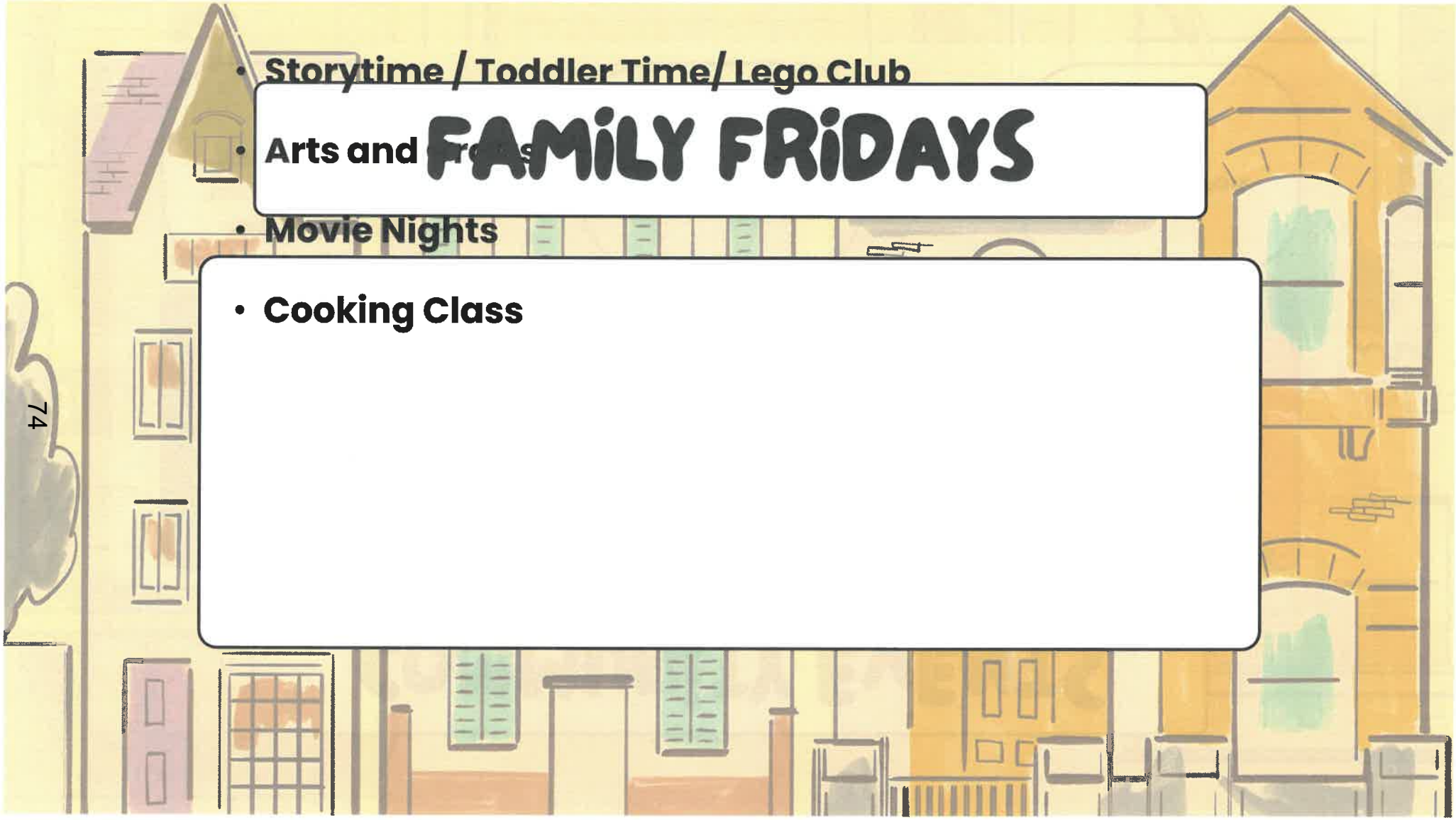
Nancy Pheasant



"Mostly In Her Own Words"



Music in the Park


FAMILY FRIDAYS
• Storytime / Toddler Time/ Lego Club
• Arts and
• Movie Nights
• Cooking Class


MOVIE NIGHT


EXIT
COOKING CLASS







STORY TIME



ARTS AND CRAFTS



PICKLEBALL UPDATES

- Successful first round of Pickleball League
- Updating the court signage
- Adding additional pickleball info in the community center newsletter
- Considering beginners clinic for next year


VOLUNTEER APPRECIATION
We are going to honor our wonderful instructors this fall with a long over due appreciation event. Celebrating each one of them with a gift and a group get together.

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	July 28, 2025
Subject:	Departmental Quarterly Report: Finance
Presenter:	Town Finance Director
Attachments:	Quarterly Report—4th Quarter FY 2025

Description:

Fiscal Year 2024-2025 has closed out but the financial statements are currently under audit and not yet available for review. The auditors will be on site the week of August 4-8 to conduct their work and will report their findings at a later date.

Attached you will find a summary of fiscal year 2024-2025 revenues showing budgeted to actual with a comparison to the prior year, as well as other highlights for this past fiscal year and updated summaries of the Recreation Complex Project, the Water Treatment Plant Expansion Project, the Water System Resiliency Project, and the Helene Disaster Response & Recovery Project.

Council Action Requested:

No action requested.

TOWN OF WEAVERVILLE

Year-End FY 2024/2025 – Finance Dept.

	FY25 Budget	Actual (Projected)	$ Variance	% Variance	Incr/(Decr) FY24
Ad Val Taxes	$4,262,256	$4,296,196	$33,940	.8%	2.3%
DMV Tax	$211,402	$250,691	$29,289	13.2%	9.9%
Utilities Tax	$490,661	$563,714	$73,053	14.9%	5.8%
Sales Tax	$2,167,560	$2,058,400	($109,160)	(5.0%)	2.0%
Bunc Co Fire Tax	$2,227,144	$2,102,166	($124,978)	(5.6%)	7.2%
ABC Store	$350,000	$321,047	($28,953)	(8.3%)	(25%)
Interest Income	$452,510	$626,865	$174,355	38.5%	(10%)
Water Revenue	$2,847,745	$2,708,372	($139,373)	(4.9%)	3.5%
System Dev Fees	$150,600	$265,375	$114,775	76.2%	109%
Total			**$22,948**		

Other Highlights of FY 2024/2025:

- Approximately $1.7M spent on capital items/projects (New Vehicles, Side Loader Garbage Truck, Knuckleboom Truck, Track Loader, Water lines, etc., not including Capital Project Funds)
- Paving program: $532,950 spent on paving, $737,200 unspent (will re-appropriate)
- Powell Bill funds received: $163,866
- Cell Tower revenue received: $22,251
- Total Revenue from Community Center rental fees: $59,480
- Total Parking Enforcement Fees collected: $3,250
- Grant Funds Received:
    - Fire House Subs Grant: $35,145
    - Police SRO Reimbursement from Buncombe County: $53,128

TOWN OF WEAVERVILLE
CAPITAL PROJECT FUND
FINAL
COMMUNITY CENTER PROJECT-RECREATION COMPLEX (PHASE 2) ESTABLISHED 1/27/2020

		BUDGETED	PAID IN FY 2022	PAID IN FY 2023	PAID IN FY 2024	6/30/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:									
070-300-000-19900	CONSTRUCTION COST	369,630.00			326,049.45	44,460.24	370,509.69	(879.69)	0%
070-300-000-19002	ARCHITECTURAL FEES	14,500.00		12,872.22	1,894.80		14,767.02	(267.02)	-2%
070-300-000-19008	ENGINEERING FEES						-	-	0%
070-300-000-19003	FIXTURES & EQUIPMENT	85,000.00	16,295.00		64,745.42	8,174.00	89,214.42	(4,214.42)	-5%
070-300-000-19007	LANDSCAPING/SITE-WORK	11,000.00			10,955.67		10,955.67	44.33	0%
070-300-000-90000	CONTINGENCY	-					-	-	0%
TOTAL EXPENDITURE		480,130.00	16,295.00	12,872.22	403,645.34	52,634.24	485,446.80	(5,316.80)	-1%
FINANCING SOURCE:									
070-000-300-60010	TRANSFER FROM GENERAL FUND	449,633.07		1,429.37	403,645.34	49,875.16	454,949.87	(5,316.80)	-1%
	APPROPRIATED FUND BAL (FROM PHASE 1)	18,997.55	16,295.00	2,702.55			18,997.55	-	0%
070-000-300-60020	FUNDRAISING CONTRIBUTIONS	11,499.38		8,740.30		2,759.08	11,499.38	-	0%
TOTAL FINANCING SOURCE		480,130.00	16,295.00	12,872.22	403,645.34	52,634.24	485,446.80	(5,316.80)	-1%

TOWN OF WEAVERVILLE
CAPITAL PROJECT FUND
WATER TREATMENT PLANT EXPANSION PROJECT ESTABLISHED 6/28/2021

		BUDGETED	PAID IN FY 2021	PAID IN FY 2022	PAID IN FY 2023	PAID IN FY 2024	6/30/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:										
061-300-000-19005	CONSTRUCTION ADMIN	-	-	-	-	-	-	-	-	0%
061-300-000-19007	LEGAL SERVICES	-	-	-	-	-	-	-	-	0%
061-300-000-19008	ENGINEERING FEES	1,068,740.00	23,850.00	316,029.98	9,375.00	242,463.75	126,650.00	718,368.73	350,371.27	33%
061-300-000-19009	INTEREST ON INTERIM	-	-	-	-	-	-	-	-	0%
061-300-000-19900	CONSTRUCTION COST	18,634,000.00	-	-	-	-	-	-	18,634,000.00	0%
061-300-000-90000	CONTINGENCY	497,035.00	-	-	-	-	-	-	497,035.00	0%
TOTAL EXPENDITURE		20,199,775.00	23,850.00	316,029.98	9,375.00	242,463.75	126,650.00	718,368.73	19,481,406.27	96%
FINANCING SOURCE:										
061-000-300-60031	TRANSFER FROM WATER CAPITAL RESERVE	724,038.00	23,850.00	316,029.98	9,375.00	-	-	349,254.98	374,783.02	52%
061-000-300-60030	TRANSFER FROM WATER FUND	917,342.00	-	-	-	242,463.75	126,650.00	369,113.75	548,228.25	60%
061-000-300-60030	TRANSFER FROM WATER FUND - ARP	1,283,395.00					-	-	1,283,395.00	
061-000-300-60034	LOAN FROM GENERAL FUND	1,500,000.00					-	-	1,500,000.00	
061-000-300-60035	PROCEEDS FROM GRANT FUNDING	15,775,000.00	-	-		-	-	-	15,775,000.00	0%
TOTAL FINANCING SOURCE		20,199,775.00	23,850.00	316,029.98	9,375.00	242,463.75	126,650.00	718,368.73	19,481,406.27	96%

TOWN OF WEAVERVILLE
CAPITAL PROJECT FUND
WATER SYSTEM RESILIENCY PROJECT ESTABLISHED 4/24/2023

		BUDGETED	PAID IN FY 2023	PAID IN FY 2024	6/30/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:								
063-300-000-19003	FIXTURES AND EQUIPMENT	1,196,400.00	-	20,417.98	266,674.72	20,417.98	1,175,982.02	98%
063-300-000-19005	CONSTRUCTION ADMIN	-	-	-	-	-	-	0%
063-300-000-19007	LEGAL SERVICES	-	-	-	-	-	-	0%
063-300-000-19008	ENGINEERING FEES	98,500.00	16,750.00	25,500.00	13,750.00	42,250.00	56,250.00	57%
063-300-000-19009	INTEREST ON INTERIM	-	-	-	-	-	-	0%
063-300-000-19900	CONSTRUCTION COST	403,600.00	-	-	-	-	403,600.00	0%
063-300-000-90000	CONTINGENCY	-	-	-	-	-	-	0%
TOTAL EXPENDITURE		1,698,500.00	16,750.00	45,917.98	280,424.72	62,667.98	1,635,832.02	96%
FINANCING SOURCE:								
063-000-300-60030	TRANSFER FROM WATER FUND	1,698,500.00	16,750.00	45,917.98	280,424.72	62,667.98	1,635,832.02	96%
TOTAL FINANCING SOURCE		1,698,500.00	16,750.00	45,917.98	280,424.72	62,667.98	1,635,832.02	96%

TOWN OF WEAVERVILLE
GRANT PROJECT FUND
HELENE DISASTER RESPONSE & RECOVERY - EST 11/18/2024

		BUDGETED	6/30/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:						
051-300-000-19002	DEBRIS REMOVAL	3,107,713.00	738,674.00	738,674.00	2,369,039.00	76%
051-300-000-19003	DEBRIS MANAGEMENT SITE	60,000.00	90,000.00	90,000.00	(30,000.00)	0%
051-300-000-19005	EMERGENCY REPAIRS	107,713.00	281,547.12	281,547.12	(173,834.12)	0%
051-300-000-19500	WATER LINE REPAIRS	250,000.00	243,703.80	243,703.80	6,296.20	0%
051-300-000-19510	WATER SYSTEM REPAIRS	167,714.00	164,529.00	164,529.00	3,185.00	0%
051-300-000-19600	GRANT ADMINISTRATIVE SERVICES	15,000.00	7,763.06	7,763.06	7,236.94	0%
TOTAL EXPENDITURE		3,708,140.00	1,526,216.98	1,526,216.98	2,181,923.02	59%
FINANCING SOURCE:						
051-000-000-07073	FEMA GRANT FUNDS	3,708,140.00	1,526,216.98	1,526,216.98	2,181,923.02	59%
TOTAL FINANCING SOURCE		3,708,140.00	1,526,216.98	1,526,216.98	2,181,923.02	59%