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

TOWN COUNCIL AGENDA

Monday, September 22, 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.	**Recognition of Hurricane Helene Anniversary**		Mayor Fitzsimmons
5.	**Consent Agenda**		Town Manager Harris
	A. August 25, 2025, Town Council Regular Meeting Minutes	2	
	B. Monthly Tax Report, Refunds/Releases	6	
	C. Budget Amendments – Police and Fire	12	
	D. ADA Transition Plan Update	14	
	E. Stormwater Program Update	15	
	F. Minor Modifications - Northridge Farms Conditional District	16	
6.	**Town Manager's Report**	54	Town Manager Harris
7.	**General Public Comments** (see below for additional information)		Mayor Fitzsimmons
8.	**Discussion & Action Items**		
	A. Update from MSD Board Representative	57	MSD Rep. Doug Dearth
	B. Update from WEDAC Representative	58	WEDAC Rep. Phil Barnett
	C. Update from FBRMPO Board Representative	59	FBRMPO Rep. Cordell
	D. Maple Trace – Streets and Stormwater Plan	60	Town Attorney Frue
	E. Annexation/Zoning Request – +/-107 acres – 10 Silverwood Farm Rd – WeaverVegas, LLC	100	Assistant Manager Jackson
	F. Helene Recovery Plan and Public Input	111	Assistant Manager Jackson
	G. Strategic Plan Draft and Public Input	129	Town Manager Harris
	H. Quarterly Report – Public Works and Water	147	Asst PW Director Cutshall
9.	**Closed Session**		Mayor Fitzsimmons
	N.C.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; and N.C.G.S. 143-318(a)(6) – To consider the qualifications, competence, performance, character, fitness, and conditions of appointment of an individual public officer or employee		
10.	**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 Regular Meeting Minutes

The Town Council held its regularly scheduled meeting on Monday, August 25, 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

Vice Mayor Chase called the meeting to order at 6:00 p.m.

Town Council Present: Vice Mayor John Chase, Council members Michelle Wood, Doug Jackson, Catherine Cordell, Peter McGuire, and Dee Lawrence. Absent: Mayor Patrick Fitzsimmons

Attorney and Staff Present: Town Attorney Michael Frue, Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Planning Director James Eller, Assistant Public Works Director Eric Cutshall, Water Treatment Plant Superintendent Randall Wilson, Finance Director Tonya Dozier, Town Clerk Tamara Mercer, Planner Graham Crawford, Fire Chief Michael Hunter, Community Center Manager Mike DeSerio, Police Chief Somer Oberlin, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Motion to approve the agenda as presented.

Moved by: Doug Jackson

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

Carried unanimously. 6-0

3. Conflict of Interests Statement

Vice Mayor Chase stated it is the duty of Town Councilmembers 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.

4. Consent Agenda

Town Manager Harris reviewed the consent agenda items.

Motion to approve and adopt the Consent Agenda as presented.

Moved by: Dee Lawrence

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

Carried unanimously. 6-0

A. July 28,2025 Town Council Meeting Minutes-*approved as presented.*

Draft

B. FY 2024-25 Tax Settlement, Appointment & Order of Collection for FY2025-26-*approved as presented.*

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

D. Budget Amendment - FY 2025 Transfers-*approved as presented.*

E. Budget Amendment Reappropriations-*approved as presented.*

F. Budget Amendments Public Works and Community Center-*approved as presented.*

G. Board Appointments-*approved as presented.*

H. Road Closure for Art in Autumn event-*approved as presented.*

I. Helene Recovery Plan Update & draft projects-*approved as presented.*

J. Tree Assessment Inventory Project-*approved as presented.*

5. Town Manager's Report

Manager Harris reviewed the following projects, updates and events:

- AdventHealth Weaverville PET Scanner and Update
- Code Amendments
- Preserving a Picturesque America (PAPA) non-profit
- Waterwheel Reinstallation update
- 9/11 Observance Program
- ABC Store Expansion Project and costs
- Asheville Butterfly Trail and Clock sculpture
- Frontier Fiber Optic Cable Installation
- Water Commitment at 4 Doan Road cancelled
- Upcoming Town Meetings and Events calendar

6. Public Comment

No one elected to speak or address Town Council.

Attorney Frue stated that an online citizen comment was received from Darla Letourneau and was given to Town Council which addressed support for a robust Strategic Plan process.

7. Discussion & Action Items

A. **Project Bids - Raw Water Generator/Chlorine Gas Conversion**

Manager Harris reviewed the contract bidding process and the bid received from T.P. Howard Plumbing for the Raw Water Generator and expansion project including the grant deadlines, project scope, costs, and comprehensive overview.

Motion to award the bid on the Raw Water Intake Generator and Chlorine Gas Conversion Project to T.P. Howard's Plumbing Co. based on the bid amount of $1,818,568.00 and authorize the Town Manager, Town Clerk, and Finance Director to execute the contract and other documents necessary to proceed with this project.

Moved by: Dee Lawrence

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

Carried unanimously. 6-0

Draft

B. **Weaverville Strategic Plan Goals Draft and Next Steps**

Manager Harris provided an update on the Weaverville Strategic Plan process that he has been working on with Mayor Fitzsimmons and Councilmember Lawrence. The following 7 goals were identified and some objectives and initiatives have been developed for each:

- Sustainable Growth and Development
- Downtown Vibrancy, Economic Growth & Character
- Emergency Preparedness & Community Resilience
- Public Safety & Neighborhood Resilience
- Infrastructure & Environmental Resilience
- Parks, Recreation, Special Events & Community Vitality
- Organizational Culture & Communication

Council members were asked to identify their top 3 priorities under each goal and anything that needs to be added and submit that to the Town Manager in advance of the September meeting. Town Manager Harris was asked to develop a public input plan on this topic.

C. **Weaverville Water System Improvements - Engineer Services Agreement Amendment #3**

Manager Harris updated Town Council on the Water Treatment Plan Expansion Project with respect to grant funding. When considering risk liability and oversight of grant funds he recommended approval of an amendment to the professional services agreement with the engineering firm WithersRavenel to add professional grant administration services.

Motion to approve Amendment 3 to the Professional Services Agreement with WithersRavenel Engineering dated August 19, 2025, as presented.

Moved by: Catherine Cordell

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

Carried unanimously. 6-0

D. **Quarterly Report – Fire**

Chief Hunter provided the Fire Dept quarterly report highlighting incidents, training, education and community programs.

E. **Quarterly Report – Police**

Chief Oberlin provided the Police Dept report, and reviewed the latest training programs, PD highlights, activities, community outreach and public partnerships.

9. Closed Session

Attorney Frue requested that Town Council hold a closed session as allowed by 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.

Motion to enter into closed session citing N.C. G.S. 143-318.11 (a) (3) at 6:50 p.m.

Moved by: Peter McGuire

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

Carried unanimously. 6-0

[CLOSED SESSION]

Draft

Motion to reconvene from closed session to open session at 7:58 p.m.

Moved by: Catherine Cordell

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

Carried unanimously. 6-0

10. Adjournment

There being no further business, and without objection, Vice Mayor Chase adjourned the meeting at 8:00 p.m.

Tamara Mercer, Town Clerk

Patrick Fitzsimmons, Mayor

Draft

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: September 22, 2025

SUBJECT: Monthly Tax Report

PRESENTER: Tax Collector

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

DESCRIPTION/SUMMARY OF REQUEST:

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

A summary of the monthly tax report is provided and shows that 5.98**% of the Town's property taxes have been collected as of the end of August**. This totals $287,262.01 out of the $4,803,002.05 total tax levy (real property, personal property, and business personal property). At the end of August 2025 there was $4,515,740.04 left to collect of the 2025 property taxes.

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

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

August 2025	Property Tax Levy Release/Refund	$366.20
August 2025	Motor Vehicle Levy Release/Refund	$205.34

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 2025-2026

Tax Year 2025
Summary for YTD August 2025:

Original Billed Amts	$	4,800,694
Abs Adj (Adjustments by Assessor)	$	(730)
Bill Releases	$	(16)
Discovery Levy	$	3,007
Additional Levy	$	48
Net Levy	$	4,803,002
Total Current Year Collections	**$**	**287,262**
% Collected		**5.98%**
Total Left to be Collected:	**$**	**4,515,740**
Prior Years Tax Paid	$	1,782
Prior Years Interest Paid	$	89

Date run: 9/4/2025 1:49:56 PM

TR-401G Net Collections Report

NCPTS V4

Data as of: 9/3/2025 11:51:40 PM

Report Parameters:

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

Date Sent to Finance End: **Max - August 31, 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: **2025, 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 August 31, 2025								Activity from August 1, 2025 to August 31, 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	4,824.86	0.00	$ 49.00	0.00	0.00	0.00
		0.00	4,824.86	0.00	0.00	NA	NA			0.00	0.00
2023	0.00	0.00	0.00	0.00	0.00	6,596.83	0.00	$ -	0.00	0.00	0.00
		0.00	6,596.83	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	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	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	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	$ -	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	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	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	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	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	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	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	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	12.59	0.00	0.00	NA	NA				0.00	0.00
Sub.	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**41,672.89**	**0.00**	**$**	**49.00**	**0.00**	**0.00**	**0.00**
		0.00	**41,672.89**	**0.00**	**0.00**	**NA**	**NA**				**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: LATE LIST PENALTY**										
2025	2,480.49	25.74	0.15	0.00	2,459.37	348.43	2,110.94	$	348.43	25.74	0.00	0.00
		0.00	348.43	4.77	0.00	14.17 %	85.83 %				0.00	4.77
2024	2,330.93	1.55	0.36	215.40	2,544.42	2,488.32	56.10	$	-	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	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	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	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	7,032.49	231.82	0.00	99.79 %	0.21 %				0.00	0.00
Sub.	**19,054.44**	**631.61**	**3.17**	**10,228.38**	**28,964.98**	**26,697.60**	**2,267.38**	**$**	**348.43**	**25.74**	**0.00**	**0.00**
		0.00	**26,697.60**	**316.94**	**0.00**	**92.17 %**	**7.83 %**				**0.00**	**4.77**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: TAX**										
2025	4,800,693.79	729.78	16.47	3,006.77	4,803,002.05	287,262.01	4,515,740.04	$	262,165.15	340.09	0.37	0.00
		0.00	287,262.01	47.74	0.00	5.98 %	94.02 %				0.00	47.74
2024	4,297,291.04	3,866.28	46.77	5,304.73	4,301,679.77	4,297,966.29	3,713.48	$	675.85	0.00	0.00	0.00
		437.67	4,298,403.96	2,997.05	0.00	99.91 %	0.09 %				0.00	0.00
2023	4,196,765.41	2,953.48	60.16	8,428.28	4,204,328.91	4,202,642.90	1,686.01	$	-	0.00	0.00	0.00
		0.00	4,202,642.90	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

		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
		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
		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	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	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	82.56	0.00	0.00	100 %	0 %			0.00	0.00
Sub.	**24,494,233.97**	**21,845.09**	**3,396.22**	**59,463.03**	**24,539,310.94**	**20,013,054.81**	**4,526,256.13**	**$ 262,841.00**	**340.09**	**0.37**	**0.00**
		4,055.58	**20,017,110.39**	**10,855.25**	**0.00**	**81.56 %**	**18.44 %**			**0.00**	**47.74**
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	$ -	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	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	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	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	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	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	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	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**	**$ -**	**0.00**	**0.00**	**0.00**
		0.00	**47,933.75**	**0.00**	**0.00**	**87.40 %**	**12.60 %**			**0.00**	**0.00**
Total	**24,569,023.55**	**22,476.70**	**4,291.15**	**69,691.41**	**24,623,119.30**	**20,129,359.05**	**4,535,433.14**	**$ 263,238.43**	**365.83**	**0.37**	**0.00**
		4,055.58	**20,133,414.63**	**11,172.19**	**0.00**	**81.58 %**	**18.42 %**			**0.00**	**52.51**

Signature (Tax Collector) _____

District Refunds FY2026
July 2025 through June 2026

NCVTS Pending refund report Fiscal Year 2026

Aug-25

Tax Jurisdiction	District Type	Net Change
BUN	COUNTY	($8,792.97)
CAS	CITY	($2,623.93)
CBM	CITY	($270.38)
CWV	CITY	($205.34)
CWO	CITY	($29.97)
FBR	FIRE	($1.93)
FEB	FIRE	($11.32)
FEC	FIRE	($215.64)
FFA	FIRE	($169.07)
FFB	FIRE	($7.47)
FGC	FIRE	($9.83)
FJU	FIRE	($54.30)
FLE	FIRE	($151.88)
FNB	FIRE	($6.41)
FRC	FIRE	($56.97)
FRE	FIRE	($95.65)
FRI	FIRE	($50.56)
FSK	FIRE	($152.88)
FSW	FIRE	$35.06
FUH	FIRE	($8.80)
FWB	FIRE	($99.70)
FWO	FIRE	($9.62)
IAD	SPECIAL	($3.40)
SAS	SPECIAL	($413.41)
Total		**($13,406.37)**

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	September 22, 2025
Subject:	Budget Amendment – Fire
Presenter:	Town Finance Director
Attachments:	Budget Amendment Form

Description/Summary of Request:

The Town received a donation of **$30.00** for the Fire Department from a private citizen in August 2025.

So far this fiscal year the Town has received **$268.31** in donations for Cops for Kids.

The attached budget amendment is necessary in order to include these funds in the Fiscal Year 2025-2026 budget.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2025-2026

Town of Weaverville

What expense accounts are to be increased?

Account	Account Description	Transfer Amount
040-430-434-26000	Supplies/Materials – Fire Dept	$30.00
010-430-431-26608	Cops for Kids (Expenditure)	$268.31

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

Account	Account Description	Transfer Amount
040-004-300-09026	Contributions Fire Dept	$30.00
010-004-300-09028	Cops for Kids (Revenue)	$268.31

Justification: Please provide a brief justification for this budget amendment. *Donation for Fire Department received Aug 2025; Cops for Kids donations received Aug 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: September 22, 2025

SUBJECT: ADA Transition Plan Update

PRESENTER: Assistant Town Manager Jackson

ATTACHMENTS: None

DESCRIPTION/SUMMARY OF REQUEST:

On June 22, 2020, Town Council adopted an ADA Transition Plan in order to improve the Town's ADA accessibility over a five (5) year period.

The vast majority of the action items under the Transition Plan have been fully addressed and several Town projects were undertaken in FY2025 to increase the ADA accessibility of the Town facilities.

During FY 2025 the parking lot in the back of Town Hall was reconfigured to reduce the slope and provide for compliant handicapped parking spaces, access aisles and marked accessible routes to allow better ADA access to Town Hall and the Community Room.

Staff fielded two calls over the last year concerning ADA accessibility. Neither of these involved Town facilities or properties, but one raised a concern about the adequacy of handicapped parking near the County's Public Library on Main Street. Staff reached out to the Buncombe County Library staff to facilitate that conversation and County staff is currently looking into the matter. Town staff will keep this on a follow-up list and offer any assistance to ensure good accessibility to this important resource.

In addition to minor improvements that are being made each year, upcoming work that is in the planning stages includes the following:

- Review of adequacy of handicapped parking in the Main Street area, including specifically near the Public Library
- Restructuring of the parking spaces on Main Street in front of Town Hall to create van accessible handicap spaces that are fully ADA compliant; this work is expected to be accomplished in the coming months

COUNCIL ACTION REQUESTED:

No Council action is requested at this time.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: September 22, 2025

SUBJECT: Stormwater Program Update

PRESENTER: Assistant Town Manager Jackson

ATTACHMENTS: None

DESCRIPTION/SUMMARY OF REQUEST:

The Town has just completed Permit Year 2 under the state approval MS4 Stormwater Permit. The annual report was submitted on August 31. Some of the items from Year 2 have been delayed to Year 3 due to the impact of Helene. Despite the staff-intensive work to respond to and recover from Helene, Public Works staff was able to accomplish the following:

- 656 inspections of stormwater drainpipes, etc., were conducted
- 1778 cubic yards of leaves were collected

Eric Cutshall is currently serving as the Stormwater Administrator for the Town. There are 3 Town employees that are certified as stormwater inspectors and a newly hired employee has extensive experience with stormwater projects from his prior employment with Asheville.

Through an intergovernmental agreement with Buncombe County signed in 2022, the County performs permitting and inspections for stormwater and sedimentation and erosion control in the Town. That agreement with the County extends through June of 2027, but there are earlier termination provisions, and the Town believes that it will not be renewed without significant cost to the Town. Staff conversations are underway to evaluate other options for these operations.

As previously indicated, the Town was awarded a grant DEQ Water Resources Grant of $180,000 for the stormwater projects planned for the Main Street Nature Park. This grant will provide financial assistance to stabilize approximately 600 linear feet of highly eroded streambanks along the stream running through the Nature Park to Reems Creek. Two failing stormwater detention basins will be retrofitted into stormwater treatment wetlands to treat runoff from 1. 7 acres of heavily used downtown parking lots. There is an in-kind match of $35,300 that the Town will be credited for on planning and design that has already been accomplished, and we are working with Land of Sky Regional Council and their staff to apply for additional grant funding for some or all of the remaining $144,700 Town funding match. Under the grant agreement the project will need to be completed by July 17, 2027, with a 1-year extension if needed.

Staff will keep Town Council updated on all of these matters and bring back a funding plan on the Main Street Nature Park Project once it is more fully developed.

COUNCIL ACTION REQUESTED:

Continued support of stormwater related projects and operations.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	September 22, 2025
SUBJECT:	Northridge Farms Project – Minor Modification
PRESENTER:	Planning Director Eller
ATTACHMENTS:	Sec. 20-1303 – Changes to Prior-Approved Development, Sec. 20-3203 – Conditional Districts Northridge Farms Conditional District Ordinance Old Elevations and New Elevations

DESCRIPTION/SUMMARY OF REQUEST:

Forestar, the new owner and developer of the Northridge Farms Project, has submitted new elevations for structures within the development. Staff has reviewed these elevations and issued an administrative approval as per Sec. 20-1303 – Changes to Prior Approved Development.

Because this represents a minor modification to a conditional district, staff is required to notify the governing board.

COUNCIL ACTION REQUESTED:

No action is requested.

Sec. 20-1303. Changes to prior-approved development.

After a development approval has been issued, no deviations from the terms of the application or the development approval shall be made until written approval of proposed changes or deviations has been obtained as set out herein.

(a) *Major amendments*. Except as allowed under Minor Modifications below, all changes to approved conditional districts, special use permits, subdivision plats, and/or other development approvals, are major amendments and shall follow the same process applicable for the original approval.

(b) *Changes to individual parcels within a conditional district or special use permit*. For a conditional district or special use permit applicable to multiple parcels, the owners of individual parcels may apply for minor modification or major amendment so long as the change would not result in other properties failing to meet the terms of the conditions. Any approved change shall only be applicable to those properties whose owners petitioned for the change.

(c) *Minor modifications*. The subdivision administrator is authorized to review and approve administratively a minor modification to an approved subdivision plat, and the zoning administrator is authorized to reviewed and approve administratively a minor modification to an approved conditional district, special use permit or any other development approval. All minor modifications are subject to the following limitations:

i. *General limitations*. The modification:

1. Does not involve a change in uses permitted or the density of overall development permitted;

2. Does not increase the impacts generated by the development on traffic, stormwater runoff, or similar impacts beyond what was projected for the original development approval; and

3. Meets all other ordinance requirements.

ii. *Site design*. Site design minor modifications are limited to adjustments to the terms or design of an approved development plan or plat, including a site plan attached as a condition to a conditional zoning district or special use permit. In addition to the general limitations for minor modifications, a site design minor modification must:

1. Comply with underlying zoning standards and other applicable conditions of approval;

2. Be limited to minor changes such as, without limitation, a minor adjustment to road configuration or internal circulation, a minor adjustment to building locations, or a minor adjustment to utility alignment.

(d) *Appeals and variances*. A decision on minor modifications is an administrative decision and may be appealed to the board of adjustment. An application for a minor modification does not preclude an applicant from seeking a variance from the board of adjustment.

(e) *Notice to governing board.* Staff is required to notify the governing board of any minor modifications to conditional districts that have been administratively approved or denied.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3203. Conditional districts.

(a) *Intent.* It is expected that, in most cases, a conventional district will appropriately regulate site-specific impacts of permitted uses and structures on surrounding areas, however conditional districts provide for those situations where a particular use, properly planned, may be appropriate for a particular site, but where the underlying conventional district has insufficient standards to mitigate the site-specific impact on surrounding area.

(b) *Consideration for any use.* Any use may be considered for a conditional district and shall be established on an individual basis, upon petition of the property owner.

(c) *Conditions.* Specific conditions may be proposed by the petitioner or by the town, but only those conditions approved by the town and consented to by the petitioner in writing may be incorporated into the zoning regulations. Unless consented to by the petitioner in writing, in the exercise of the authority granted by G.S. 160D-703(b) and this section, the town may not require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land. Conditions and site-specific standards imposed in a conditional district must be limited to those that address the conformance of the development and use of the site to town ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably expected to be generated by the development or use of the site.

(d) *Petition.* Property may be placed in a conditional district only in response to a petition by all owners of the property to be included. The petition must be signed by all property owners, or agents of the owners, of all of the property to be included in the district and shall be accompanied by a statement analyzing the reasonableness of the proposed rezoning request by the petitioner, the established fee, and documentation as required by the following:

(1) A preliminary plan or site plan that is substantially in compliance with the mapping standards set out in Code section 20-2504 and supporting information that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to all predetermined ordinance requirements, will govern the development and use of the property;

(2) The number and general location of all proposed structures;

(3) The proposed use of all land and structures, including the number of residential units or the total square footage of any nonresidential development;

(4) All yards, buffers, screening, landscaping, and sidewalks required by ordinance, and notations of any deviation from requirements;

(5) Proposed number and location of the signs;

(6) Proposed phasing, if any, and the approximate completion time for the project;

(7) Traffic, parking, and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets, existing and proposed;

(8) Information on the height of all proposed structures;

(9) Exterior features of all of the proposed development including but not limited to construction and finishing materials.

(e) *Approval procedure.* Except as specifically modified by this section, the procedures to be followed by the planning board and town council in reviewing, granting, or denying any petition for a conditional district shall

be the same as those established for zoning map amendments (see Code section 20-1504). The following additional procedures shall also apply for the approval of conditional districts:

(1) *Initial consideration by town council.* Petitions for conditional districts shall be initially reviewed by town council. After its initial consideration of a petition for a conditional district, town council shall refer the request to the planning board for the full review process as required by G.S. Chapter 160D. Initial consideration of such petitions are intended to provide town council with the opportunity to express their preliminary thoughts related to the petition but shall not serve as a final determination on same.

(2) *Community meeting.* Before a public hearing may be held by the town council on a petition for a conditional district the petitioner must file in the office of the town clerk a written report of at least one community meeting held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this subsection shall be considered by the town council but shall not be subject to judicial review. Notice of the community meeting shall be posted on the property and mailed to all the property owners within 200 feet of the property boundaries not more than 25 days nor less than ten days prior to the meeting.

(f) *Approval and ordinance.* If a petition for a conditional district is approved, the development and use of the property shall be governed by the ordinance establishing the conditional district, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved conditional district. Each conditional district will be given a special number, distinguishing such conditional district from another zoning district. Each ordinance adopted by town council which establishes a conditional district within the town is hereby incorporated into this chapter as a separate and unique zoning district and shall be reflected on the town's zoning map. Copies of such ordinances shall be kept on file with the town clerk and may be reviewed upon request.

(g) *Time limits.* Time limits for the completion of the project's infrastructure and completion of construction may be established as conditions of the conditional district, subject to consent of the property owner. Extensions to established time frames shall be subject to the approval of town council.

(h) *Phasing of projects.* Project phasing must be reviewed and approved with the conditional district. Phases must be shown on the site plan that is adopted in conjunction with the ordinance approving the conditional district and the time periods related to the phasing must also be addressed in said ordinance.

(i) *Performance guarantees.* At the discretion of the town council, the property owner may be required to post performance guarantees to guarantee the successful completion of required improvements included in the approved conditional district. Such performance guarantees are subject to the provisions of G.S. 160D-804.1.

(j) *Judicial review.* Conditional district decisions under this section are legislative decisions that are presumed valid if there is a reasonable basis for the decision.

(k) *Future variance request.* Properties subject to a conditional district are not eligible for variances on the approved project.

(l) *Maintaining the conditional district.* A conditional district is a rezoning which represents both a text and map amendment and as such is must be maintained after the sale of the property district.

(m) *Modifications.* Minor modifications and major amendments to approved conditional districts shall be in accordance with Code section 20-1303.

(n) *Final plat approval process.* All water, sewer, stormwater infrastructure, and all street, sidewalk, and similar improvements must be installed and verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat is to be reviewed by the zoning administrator and the technical review committee for compliance with the relevant portions of the ordinance approving the conditional district for the project. Upon finding that the required infrastructure is complete and the final plat is in compliance with the ordinance, the planning director, or their designee, shall approve the final plat and authorize the recordation of same. Final plats must contain all applicable information as set out in Code section 20-2504 and Code section 20-2505.

(o) *Issuance of zoning permits.* The zoning administrator shall not issue a zoning permit until a final plat has been approved and recorded.

(Ord. of 5-24-2021(1), § 5)

Doc ID: 036239930012 Type: CRP
Recorded: 01/11/2024 at 01:05:23 PM
Fee Amt: $26.00 Page 1 of 12
Workflow# 0000859113-0003
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 6377 PG 1342-1353

PREPARED BY AND RETURN TO:
Jennifer O. Jackson, Weaverville Town Attorney
30 South Main Street, Weaverville, NC, 28787

COUNTY OF BUNCOMBE
STATE OF NORTH CAROLINA

ORDINANCE ESTABLISHING THE CONDITIONAL DISTRICT DESIGNATED AS CD-8 FOR THE NORTHRIDGE FARMS PROJECT

WHEREAS, the property that is the subject of this ordinance includes the following and is hereinafter collectively referred to as the "Property":

BUNCOMBE CO. PIN	DEED REFERENCE	PROPERTY OWNER
9732-77-7382	Book 6337/Page 1301	DKF Development, LLC
9732-76-2936	Book 6337, Page 1301	DKF Development, LLC
9732-76-5731	Book 6307, Page 698	First Victory, Inc.
9732-76-5475	Book 6307, Page 698	First Victory, Inc.
9732-66-5806	Book 5098, Page 290	Danny C. Buckner
9732-78-9228	Book 1283, Page 312 Buncombe Co. File Nos. 23E1164 and 4E781	John Kilby and wife Kathy Kilby John Wesley Kilby and wife Shawn Kilby Matthew Bryan Kilby and wife Shara Kilby

WHEREAS, a voluntary annexation petition for the Property has also been submitted to the Town and the property owner/developer has consented to conditional district zoning;

WHEREAS, by contemporaneous adoption of an annexation ordinance by the Weaverville Town Council the Property is now located within the municipal jurisdiction of the Town of Weaverville;

WHEREAS, the Town of Weaverville has the authority pursuant to Chapter 160D of the North Carolina General Statutes to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and to

amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare;

WHEREAS, the development that is proposed for the Property is a residential development consisting of not more than 568 dwelling units in a variety of housing configurations, together with amenities, on +/-88 acres, and has vested rights pursuant to a Special Use Permit issued by Buncombe County for project ZPH2022-00038 on 10 February 2023, and with minor modifications approved by Buncombe County on 22 September 2023;

WHEREAS, some small lot sizes and housing configurations would have required conditional district zoning if the Town of Weaverville had original jurisdiction over the development approval;

WHEREAS, Section 20-3203 of the Code of Ordinances of the Town of Weaverville establishes the procedures and requirements for zoning property to conditional districts;

WHEREAS, the Planning Board of the Town of Weaverville has reviewed the project and submitted a favorable recommendation along with its statement finding the reasonableness of the project and consistency with the Comprehensive Land Use Plan in that it supports the existing land uses and the growth contemplated by the Comprehensive Land Use Plan;

WHEREAS, since the project has already achieved development approval with vested rights being both claimed and acknowledged, there is no substantial benefit of having a community meeting as required by Town Code Sec. 20-3203(e)(2), especially when a publicly noticed hearing was held by Buncombe County on 8 February 2023;

WHEREAS, after proper notice required by law, the Weaverville Town Council held a public hearing on this conditional district zoning on November 14, 2023, which was continued to November 20, 2023, in accordance with North Carolina law, at which time public input on this proposed district was taken;

WHEREAS, Town Council adopts the Planning Board's findings that the conditional district is consistent with the Town's Comprehensive Land Use and reasonable and hereby approves such project with the conditions set forth below; and

WHEREAS, as indicated by signatures below, the property owners and/or developers have consented to all conditions set forth herein, which are hereby bound to be reasonable and relevant, with such consent being shown on the Exhibit A;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEAVERVILLE THAT:

1. The zoning classification of the Property described hereinabove is designated as a conditional district known as CD-8 and is subject to compliance with the conditions

set out herein. The official zoning map of the Town of Weaverville shall be amended to reflect this change upon the effective date of this ordinance.

2. The vested rights for the Property to be developed in accordance with the Special Use Permit issued by Buncombe County on 10 February 2023, with minor modifications approved by Buncombe County on 22 September 2023, is hereby acknowledged and all of the terms and conditions of that Special Use Permit are found to be necessary to ensure that the proposed use will conform to the requirements and spirit of the Buncombe County Zoning Ordinance and to the Town of Weaverville zoning regulations, not inconsistent therewith. Those conditions are set out as follows, including those conditions specifically set out in paragraph 6 of the Special Use Permit issued on 10 February 2023:

    a. Gill Branch Road is to be gated and is exit-only for resident use. Only Fire, Rescue, and Law Enforcement may use Gill Branch Road as an entrance onto the property. The owner/developer shall obtain Town Fire Marshal approval for the final design of the restricted access point. [*See paragraph 9 for substantive modifications to this condition.*]

    b. All interior access roads leading to, and all parking lots serving the multi-story apartment buildings shall have a minimum road width and drive aisle of 24 feet, or as otherwise specified by the Town Fire Marshal.

    c. The owner/development must submit a major subdivision application prior to submittal of permits for construction.

    d. A maintenance easement shall be required around any retaining walls which cross over property lines within the development.

    e. A NCDOT driveway permit is required for connection to Gill Branch Road (SR 1724).

    f. The project must be constructed as depicted on and in substantial compliance with the County approved plans and all specifications and data thereon, copies of which should be maintained by the Town of Weaverville Planning Department, and include the following, with the most recently dated plans to govern:

Plan No.	Description	Date
	Survey	6/7/22
C101	Existing Conditions & Demolition Plan	12/21/22
C200	Master Site Plan	12/21/22
C201 and C202	Site Plans – West and East	12/21/22
C203	Preliminary Plat Plan	12/21/22
C300	Master Grading & Erosion Control Plan	12/21/22
C301 and C302	Grading & Erosion Control Plans – West and East	12/21/22
C303 – C308	Road Profile	12/21/22

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C500	Master Storm Drainage Plan	12/21/22
C501 and C502	Storm Drainage Plan – West and East	12/21/22
C600	Master Water Plan	12/21/22
C700	Master Sewer Plan	12/21/22
A2.03.1	Floor Plan – Building Type 3 - Apartments	11/3/22
A2.04.1	Floor Plan – Building Type 5 – Apartments	11/3/22
A2.05.1	Floor Plan – Building Type 6 – Apartments	11/3/22
A3.01.01	Side & Front Elevations – Building Type 3 – Apartments	11/3/22
A3.01.02	Side & Rear Elevations – Building Type 3 – Apartments	11/3/22
A3.02.01	Side & Front Elevations – Building Type 5 – Apartments	11/3/22
A3.02.02	Side & Rear Elevations – Building Type 5 – Apartments	11/3/22
A3.03.01	Side & Front Elevations – Building Type 6 – Apartments	11/3/22
A3.03.02	Side & Rear Elevations – Building Type 6 – Apartments	11/3/22
A6.01	Floor Plan – Clubhouse	11/3/22
A6.03.01	Side & Front Elevation – Clubhouse	11/3/22
A6.03.02	Side & Rear Elevation – Clubhouse	11/3/22
A12.02.3	Maintenance/Car Wash – Elevations	11/3/22
A1.3	Front Elevations - Clement	11/6/20
A12.03	Front & Back Elevations – Clubhouse	
A201	Elevations – Duplex 1.1 Building	
A202	Elevations – Duplex 2.1 Building	
A204	Elevations – Duplex 3.1 Building	
A12.05.3	Side, Rear & Front Elevation – Garage G5	
A12.07.1	Floor Plan and Elevations – Trash Enclosure	
1A	Front Elevation and Roof Plan	12/18/20
C-0	Coversheet	7/13/23
C-1.0	Zoning Compliance Plan	7/13/23
C-1.1	Master Plan – North	7/13/23
C-1.2	Master Plan – South	7/13/23
C-1.3 – C-1.7	Preliminary Plats	7/13/23
C-1.8	Line and Curve Chart	7/13/23
C-2.0	Existing Conditions	7/13/23
C-3.0	Clearing & Grubbing/Demolition Plan – North	7/13/23
C-3.1	Clearing & Grubbing/Demolition Plan – South	7/13/23
C-3.2 – C-3.6	Mass Grading Plan	7/13/23
C-3.7 – C-3.11	Final Stabilization Plan	7/13/23
C-3.12 – C-3.15	Erosion Control Details	7/13/23
C-3.16	Erosion Control Notes	7/13/23
C-3.17	NCG01 Details	7/13/23
C-4.0 – C-4.4	Layout and Materials Plan	7/13/23
C-4.5 and C-4.6	Layout and Materials Details	7/13/23
C-4.7 – C-4.11	Road Profiles	7/13/23
C-5.0 – C-5.4	Grading Plan	7/13/23
C-5.5 – C-5.20	Stormwater Plan and Profiles	7/13/23
C-5.21	Stormwater Structure Table	7/13/23
C-5.22	Stormwater Pipe Chart	7/13/23
C-5.23 – C-5.25	Stormwater Details	7/13/23
C-5.26	ADS Stormtech MC-7200 Details	7/13/23

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C-5.27	Stormwater Control Measure – SCM-1A Details	7/13/23
C-5.28	Stormwater Control Measure – SCM-1B Details	7/13/23
C-5.29	Stormwater Control Measure – SCM-2 Details	7/13/23
C-5.30	Stormwater Control Measure – SCM-3 Details	7/13/23
C-5.31	Stormwater Control Measure – SCM-4A Details	7/13/23
C-5.32	Stormwater Control Measure – SCM-4B Details	7/13/23
C-5.33	Stormwater Control Measure – SCM-4C Details	7/13/23
C-5.34	Stormwater Control Measure – SCM-4D Details	7/13/23
C-5.35	Stormwater Control Measure – SCM-4E Details	7/13/23
C-5.36	ADS Stormtech SC-740 Details	7/13/23
C-5.37	Stormwater Control Measure – SCM-5 Details	7/13/23
C- 6.0	Overall Water Extension Plan	7/13/23
C-6.1 – C-6.5	Water Plans	7/13/23
C-7.0	Overall Sewer Plan	7/13/23
C-7.1 – C-7.5	Sewer Plans and Profiles	7/13/23
C-7.6 – C-7.8	Sewer Details	7/13/23

It is acknowledged and agreed that the stormwater plans, profiles and details may change as required by Buncombe County, and that the utility plans may change as required by the public utility providers.

g. Prior to commencement of land disturbance and construction activity the owner/developer shall submit a Site Plan Development permit for the entire project which must indicate the following:

   i. Exact location of all buildings and accessory structures;

   ii. Commercial lighting plan (demonstrating it meets the standards of the Buncombe County Zoning Ordinance [particularly Sec. 78-658 of the Buncombe County Zoning Ordinance] or the Town of Weaverville lighting regulations [Article VI of Town Code Chapter 20], whichever are less stringent);

   iii. Buffering, landscaping, and parking lot landscaping (if required);

   iv. Retaining walls (demonstrating that they meet the standards of the Buncombe County Retaining Wall Ordinance);

   v. Easements and rights-of-way on the property;

   vi. Approved E-911 road names (names to be approved by the Buncombe County Addressing Coordinator before submittal);

   vii. Documentation addressing any other conditions of site development approval as ordered by the Buncombe County Board of Adjustment;

   viii. Copies of approved permits from the US Army Corps of Engineers, the NC Department of Transportation, and the NC Department of Environmental Quality, where applicable; and

   ix. The approval of the master site plan does not replace the requirement

of pulling individual site plan permits for each building or structures within the development.

3. All streets within the project shall be private unless the Town approves an application for public streets. In order to be eligible for inclusion in the Town's public street system, streets must be constructed to the public street standards as set out in Town Code Section 24-84 and procedures for approval as set out in Town Code Chapter 24 must be observed, including but not limited to Town Code Section 24-87, which requires an application for a public street commitment, and Town Code Sections 24-89 through 24-93. Even though development approval has already been given for the project through the issuance of a Special Use Permit, the provisions of Town Code Section 24-86 shall apply to the greatest extent possible.
4. The parking requirements and improvements shall be determined by the developer, but shall be adequate to accommodate the residential use of the property, with the understanding that parking on or along any Town- or NCDOT-maintained street or roadway is expressly prohibited.
5. Construction related vehicles must be parked on the property and not on any Town-maintained public streets or the shoulders of those public streets. All dirt, mud, construction materials, or other debris deposited on Town maintained public streets as a result of construction activities must be removed by the contractor or owner on a daily basis, pursuant to Town Code Section 22-48.
6. All outdoor lighting on the property shall comply with the outdoor lighting provisions of Article VI of Town Code Chapter 20, unless inconsistent with the Special Use Permit. A plan shall be submitted and approved as required by Town Code Sec. 20-3603.
7. Unless inconsistent with the Special Use Permit, one freestanding sign per entrance is allowed pursuant to Town Code Section 20-4106(c), as long as said sign is 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. Unless inconsistent with the Special Use Permit, directional signs consistent with Town Code Section 20-4107(g) are allowed, and include directional signs which are not over six feet in sign height and which do not have a surface area greater than four square feet per side up to a maximum of eight square feet in aggregate surface area for all sides per sign. Notwithstanding anything herein to the contrary, signage required by federal or state laws or regulations is allowed.
8. Compliance with Buncombe County sedimentation and erosion control standards and with Buncombe County's stormwater regulations is required. All permitting and inspections on these issues will be conducted through Buncombe County.
9. Notwithstanding the provisions contained in paragraph 2.a. above, residential use of the Gill Branch Road access point is limited to those dwelling units, if any, to be constructed on the +/- 8.8 acre tract lying north of Gill Branch and labeled as

7

"Future Development", but not by any resident of the dwelling units shown on the Master Plans dated 13 July 2023. With this provision the "exit only for resident use" language in paragraph 2.a. above is expressly eliminated except as directed by emergency officials.

10. Onsite amenities shall be provided for the residents of the project as shown on the approved Site Plan. At a minimum, such amenities shall include or be substantially similar to the following:
    a. Amenities shown on approved plans, including but not limited to play areas with commercial grade playground equipment, swimming pools, clubhouses, mail rooms, bicycle storage, covered picnic areas with tables and grilling areas, and dog park.
    b. A publicly accessible bicycle and pedestrian pathway which traverses the Property and provides connectivity from the Northridge Commons Shopping Center, the Gill Branch Valley area, and the Northridge Farms development to Reems Creek and the Reems Creek Greenway that the Town plans to construct along Reems Creek and connect to Lake Louise Park, with the exact location and specifications of the pathway to be determined at a later time.
11. The project consists of the following sections of development: (1) an apartment complex, (2) townhouse buildings, (3) duplexes that are known as "casitas", and (4) a single family lot subdivision. The preliminary site plan for each section of the project is subject to review by the Town in accordance with the applicable development review process for each section, but shall be approved if found to be compliant with the terms and conditions of this Conditional District Ordinance which incorporates the terms and conditions of the Special Use Permit, as amended, and as it may from time to time be amended by Town Council. Final plat review by the Town's technical review committee is required prior to the issuance of any Town zoning permits.
12. For each section of development, a zoning permit required by Town Code Sec. 20-3110 shall be applied for within five years from the effective date of the Conditional District Ordinance. Upon request of the owner/developer, Town Council may, in its sole discretion, grant such extension as Town Council deems appropriate under the circumstances. Progress on the construction of the Project and the establishment of vested rights shall thereafter be governed by N.C. Gen. Stat. 160D-108.
13. Town Code Section 20-3203 shall govern the project including, but not limited, those provisions regarding issuance of zoning permits, modifications (in accordance with Town Code Section 20-1303), appeals, and final plat approval.
14. A duplicate copy of this Conditional Zoning Ordinance shall be recorded in the Buncombe County Register of Deeds, and shall be binding on the property owners, their heirs, successors, and assigns.
15. At least one building permit in each section of development within the project must

be obtained no later than 5 years from the date of this ordinance. Failure to obtain such building permits within the 5-year time frame shall render the conditional district null and void and the property shall automatically convert to an R-3 zoning designation. Upon request of the owner/developer, Town Council may, in its sole discretion, grant such extension as Town Council deems appropriate under the circumstances.

16. This ordinance, including the conditions contained herein, shall be enforced as provided in Article III of Part 1 of Chapter 20 of the Weaverville Town Code, and Chapter 160D of the N.C. General Statutes.

17. The Town Zoning Administrator is hereby authorized and directed to make the changes as herein enacted on the official zoning map with said Conditional District labeled as "CD-8" and to issue zoning permits for the improvements that are to be made in compliance with this Conditional District.

18. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, it will be up to Town Council to determine if the validity of the remaining portions of this ordinance is affected.

19. That all ordinances and clauses of ordinances contained within the Town's Code of Ordinance which are in conflict herewith, are hereby repealed to the extent of such conflict.

20. Except for the provisions contained in paragraph 9 and 10(b) which were not originally included in the Special Use Permit but have been agreed upon and approved, in the event that this Conditional District Ordinance conflicts with the Special Use Permit referenced herein, the terms of the Special Use Permit control, as it is the express intent of the parties to codify the vested rights from the Special Use Permit in this Conditional District Ordinance.

21. That this ordinance is effective immediately upon adoption.

ADOPTED THIS the 20th day of November, 2023, with a vote of 6 for and 0 against.

PATRICK FITZSIMMONS, Mayor

TAMARA MERCER, Town Clerk

TOWN OF WEAVERVILLE CORPORATE SEAL NORTH CAROLINA

Approved Elevations from Buncombe County special use permit and incorporated into Town of Weaverville conditional district.

NOTES:

- GRADE CONDITIONS MAY VARY FOR BIDVERAL SITE FROM THAT SHOWN. CONTRACTOR TO VERIFY AND COORDINATE FOR ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 7'-0" EALO, OR ELEVATIONS.
  2ND FLOOR = 7'-0" EALO, OR ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN OR THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
  (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HIGHER FLOOR, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- INSULATION, PER TABLE N1102.1
  - WOOD FRAME WALL: R-20 BATTS MINIMUM, VERIFY
  - CEILING WITH ATTIC ABOVE: R-38 BATTS MINIMUM, VERIFY
  - FLOOR OVER GARAGE: R-19 BATTS MINIMUM, VERIFY
  - ATTIC KNEEWALL: R-19 BATTS MINIMUM, VERIFY
  - CRAWL SPACE FLOORING: R-19 BATTS MINIMUM, VERIFY

KEY NOTES:

MASONRY:

(1) ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
(2) MASONRY FILL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
(3) MASONRY FILL STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
(4) 8" SOLDIER COURSE.
(5) ROWLOCK COURSE

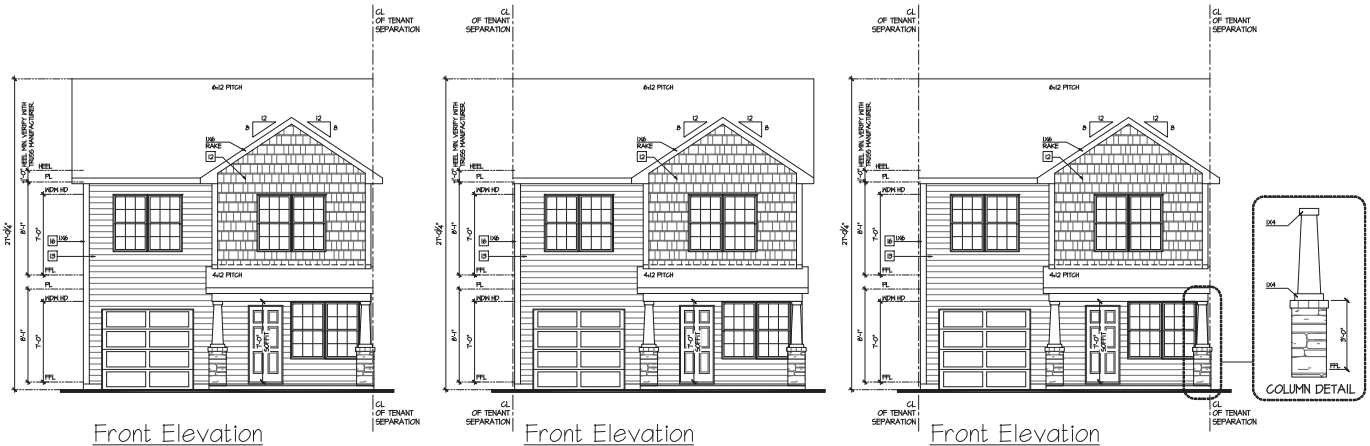
TYPICAL:

(1) GARRISON RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
(2) CODE APPROVED TERMINATION CHIMNEY CAP.
(3) GARRISON RESISTANT ROOF TO WALL FLASHING CODE COMPLIANT (AT SPECIFIED LOCATIONS).
(4) STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
(5) DECORATIVE WROUGHT IRON, SEE DETAILS.

SIDING:

(6) VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS). FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4 CORNER TRIM BOARD)
(7) VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS). FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4 CORNER TRIM BOARD)
(8) VINYL HAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS). FIBER CEMENT HAVY SIDING PER DEVELOPER W/ 5/4 CORNER TRIM BOARD)
(9) VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS). FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C./PER DEVELOPER W/ 5/4 CORNER TRIM BOARD.)
(10) VINYL TRIM SIZE AS NOTED (AT SPECIFIED LOCATIONS). FIBER CEMENT TRIM BOARD, EALO, SIZE AS NOTED
(11) FUTURA SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS). FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE LOWER GRADE SHALL BE SURFACE MOUNTED WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE IRC SECTION R612.2 AND R612.3.



Front Elevation
At End Unit Condition - L
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Front Elevation
At End Unit Condition - R
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

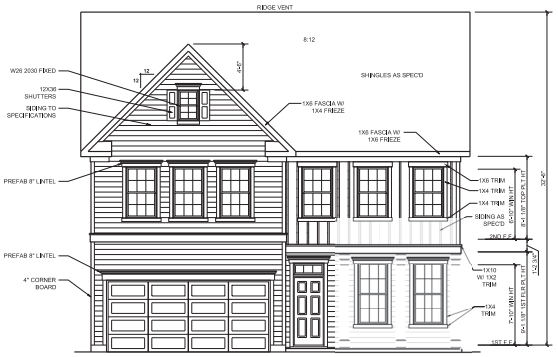
Front Elevation
At Interior Unit Condition
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D·R·HORTON America's Builder
Express HOMES

EXTERIOR ELEVATIONS
CLEMENT

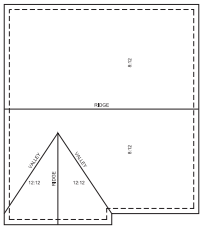
PLAN REV DATE
11.06.20

SHEET NUMBER
A1.3



FRONT ELEVATION - A

SCALE: 1/8"=1'-0"



ROOF PLAN - A

SCALE: 1/16"=1'-0"

JDSfaulkner
engineering • design • consulting
JDSfaulkner PLLC
NC FIRM #P1319
INFO@JDSfaulkner.COM
WWW.JDSfaulkner.COM

Disclaimer: PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD WITHOUT PLLC'S KNOWLEDGE AND CONSENT. PLANS ARE SPECIFIC TO THE LOT NUMBER PROPERTY OR AS A MASTER PLAN AS SPECIFIED ON TITLE BLOCK. DRAWINGS ARE COPYRIGHTED AND THE PROVISIONS OF LAW WILL GOVERN OVER PROVISIONS ON DRAWINGS.

CLIENT: DR HORTON

PROJECT: YERWOOD - 2231

LOCATION: NORTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

D·R·HORTON America's Builder

EMERALD

PROJECT NO: 20902252

DATE: 12/18/2020

DRAWN BY: TDE

FRONT ELEVATION AND ROOF PLAN

1A

New Administratively Approved Elevations.

AISLE - 1927 SQ.FT.



Elevation-J



Elevation-A



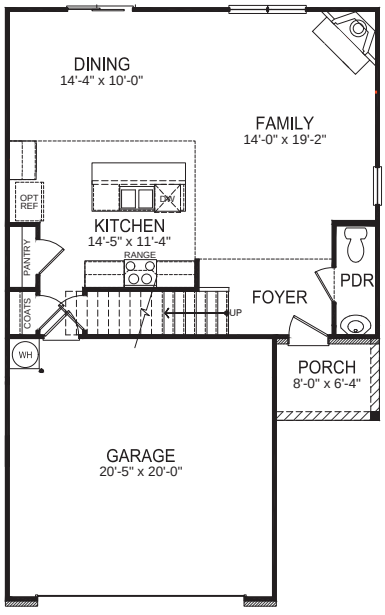
Elevation-B



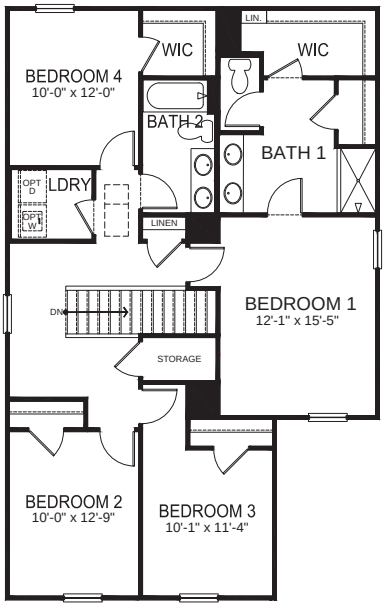
Elevation-E



Elevation-F



FIRST FLOOR



SECOND FLOOR

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ARIA - 1618 SQ. FT.



Elevation-N



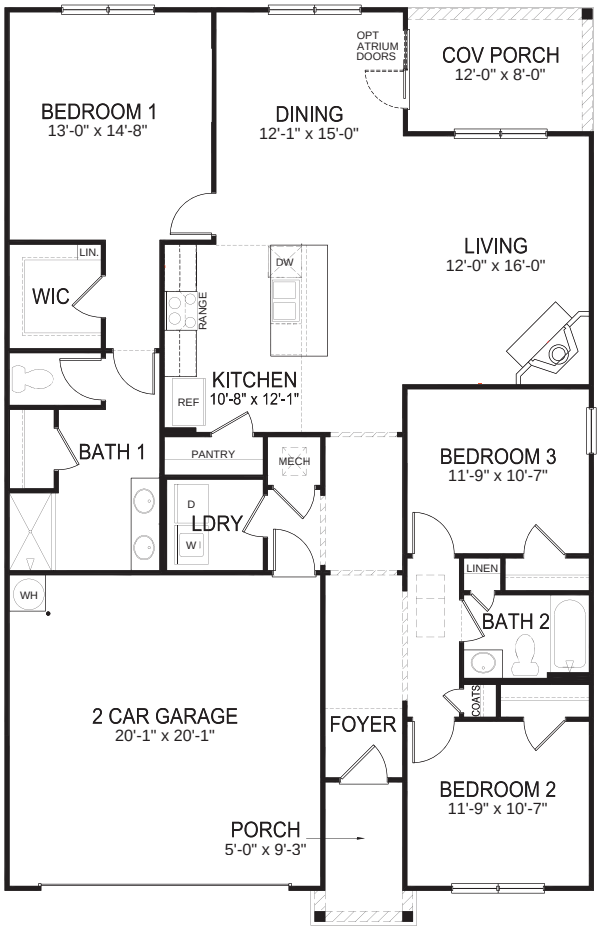
Elevation-P

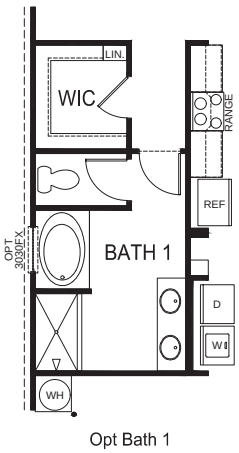


Elevation-R



Elevation-Q





Opt Bath 1

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BELHAVEN - 1991 SQ. FT.



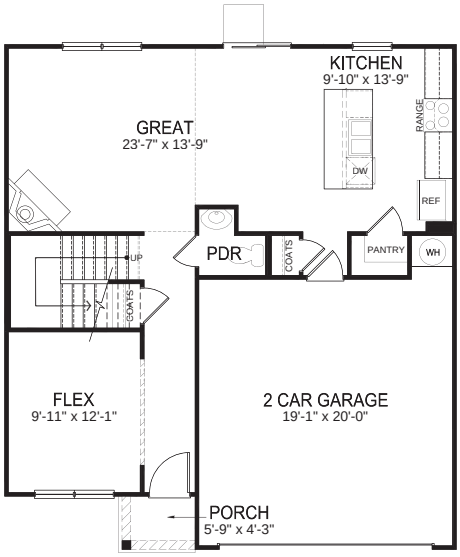
Elevation-F



Elevation-D



Elevation-E



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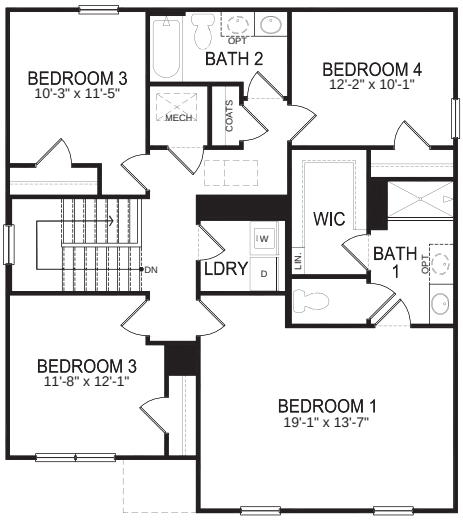

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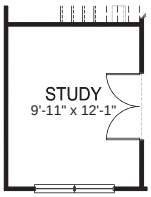
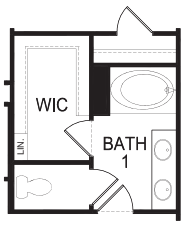


Opt Study ILO Flex



Opt Bath 1

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BILTMORE - 2644 SQ. FT.



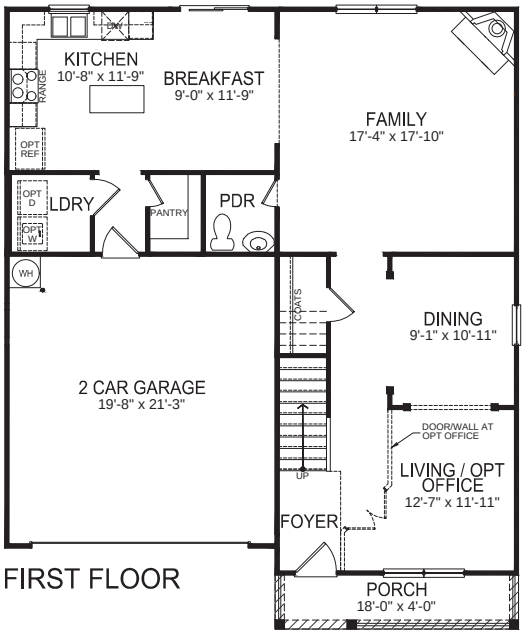
Elevation-C



Elevation-A



Elevation-B



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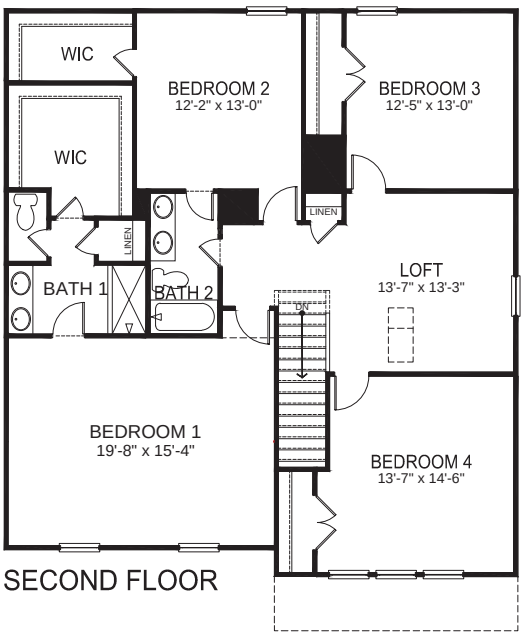

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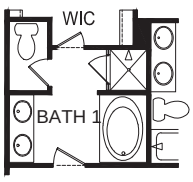

Opt Deluxe Bath

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2644/38/46/Rev. 2020.09.15

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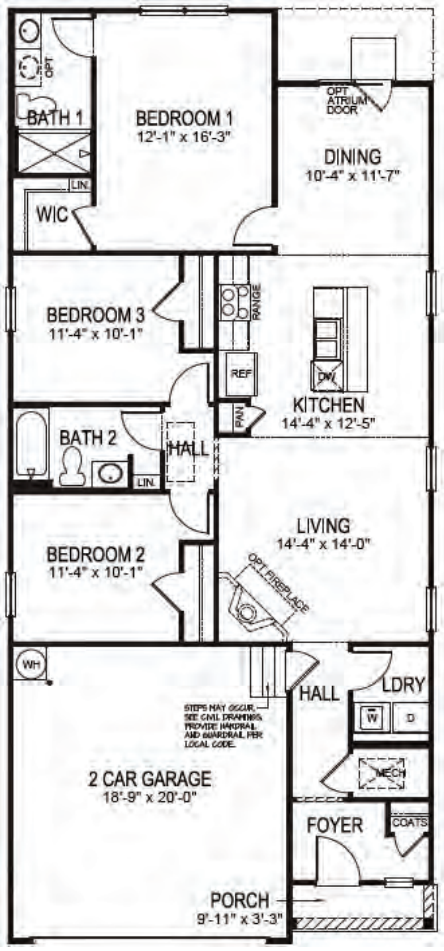
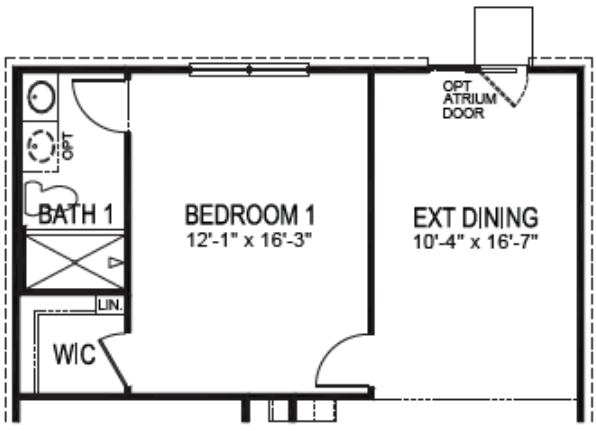
BURKE - 1376 SQ. FT.



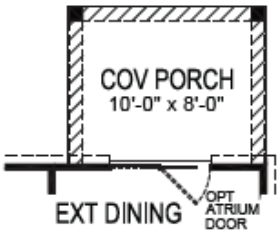




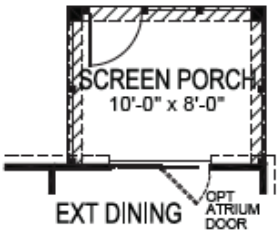




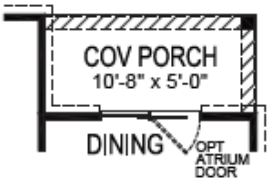
Opt Extended Dining Area



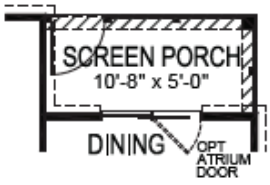
Opt Covered Porch At Extended Dining Area



Opt Screened Porch At Extended Dining Area



Opt Covered Porch



Opt Screened Porch

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CALI - 1764 SQ. FT.



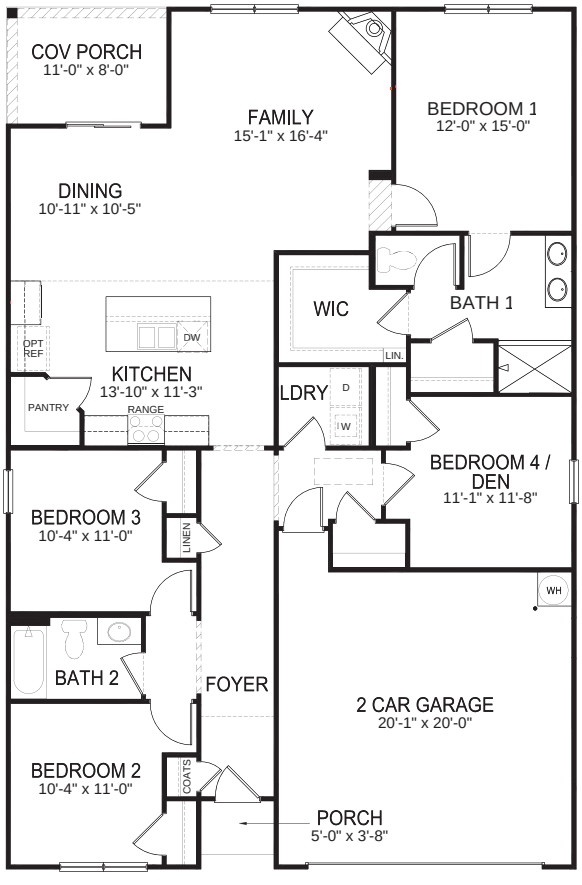


Elevation-M

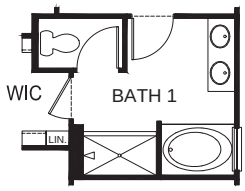


Elevation-N

Elevation-P



FIRST FLOOR



Opt Deluxe Bath

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1764/39/59/Rev. 2020.09.15

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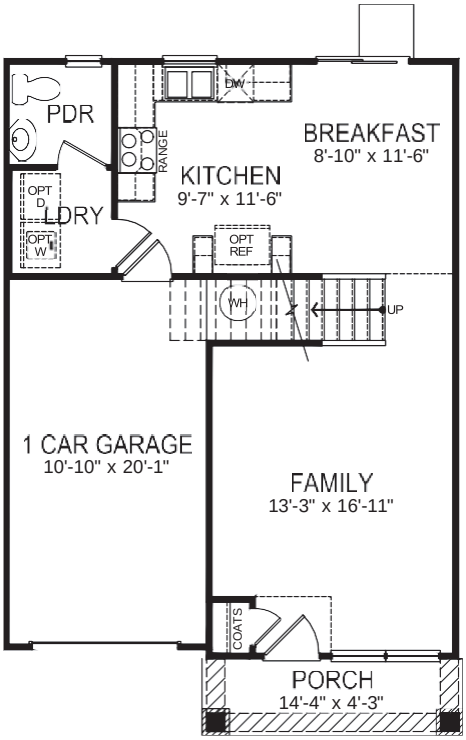
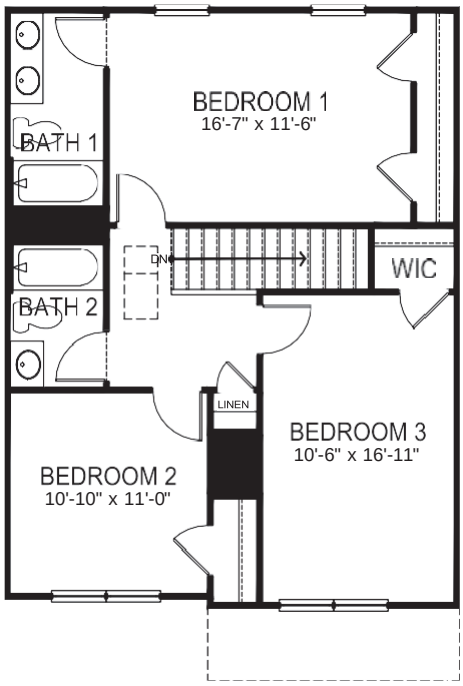
CLEMENT/CLOVER - 1375 SQ. FT.



Front Elevation 3-Plex



First Floor



Second Floor

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HANOVER- 2804 SQ. FT.



Elevation-A3



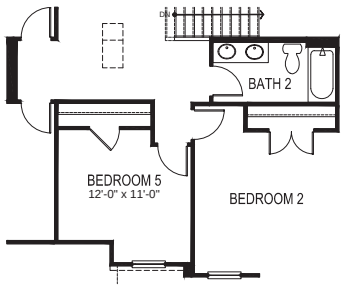
Elevation-B2



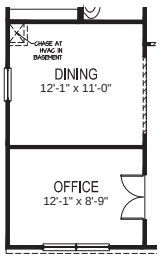
Elevation-C2



Elevation-D2



Opt Bedroom 5



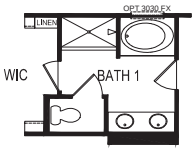
Opt Office/Dining ILO Flex



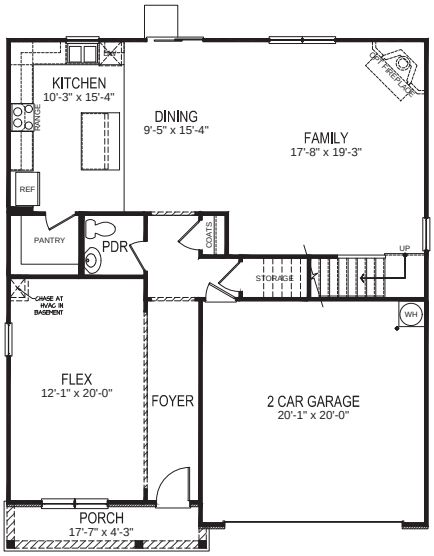
Opt Elec Fireplace



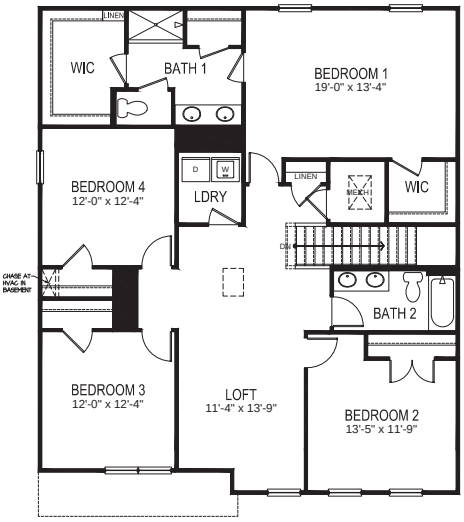
Deck at Opt Basement



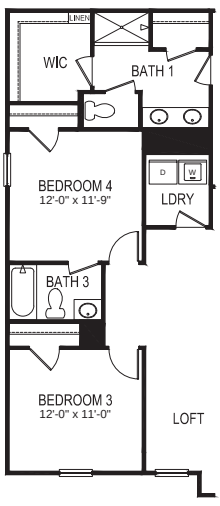
Opt Bath 1



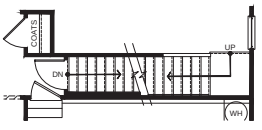
FIRST FLOOR



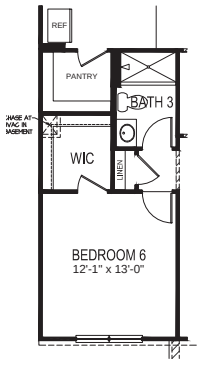
SECOND FLOOR



Opt Bath 3



Stairs at Opt Basement



Opt Bedroom 6 /Bath 3

EQUAL HOUSING OPPORTUNITY

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DARWIN - 1749 SQ. FT.



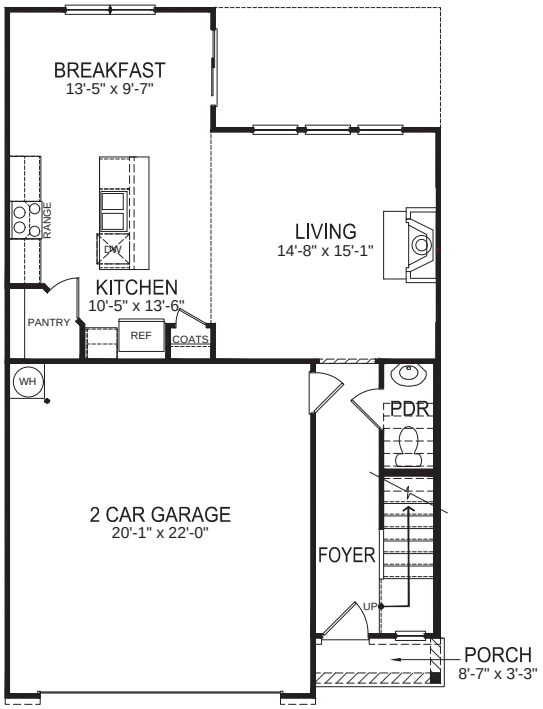
Elevation-B-5



Elevation-B-4



Elevation-B-1



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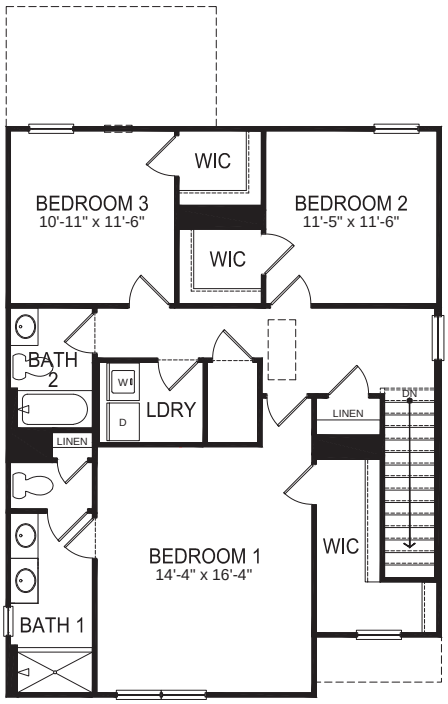

SECOND FLOOR

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ELSTON - 2174 SQ.FT.



Elevation-J



Elevation-A



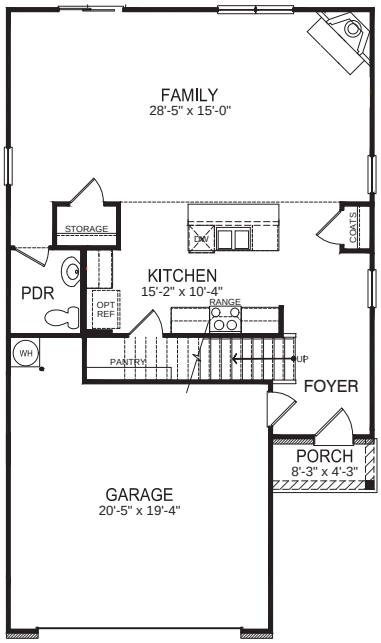
Elevation-B



Elevation-E



Elevation-F



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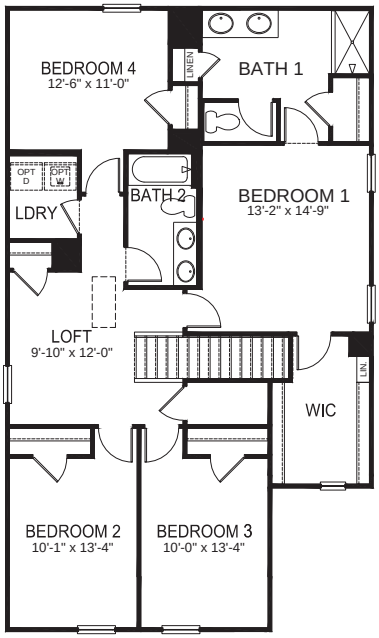

SECOND FLOOR

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GALEN - 2340 SQ. FT.



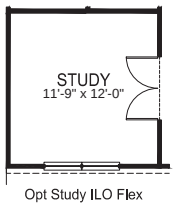
Elevation-D



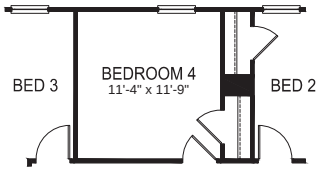
Elevation-E



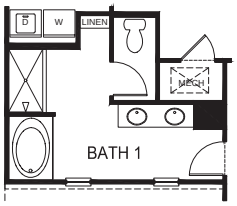
Elevation-F



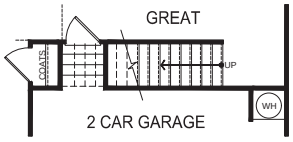
Opt Study ILO Flex



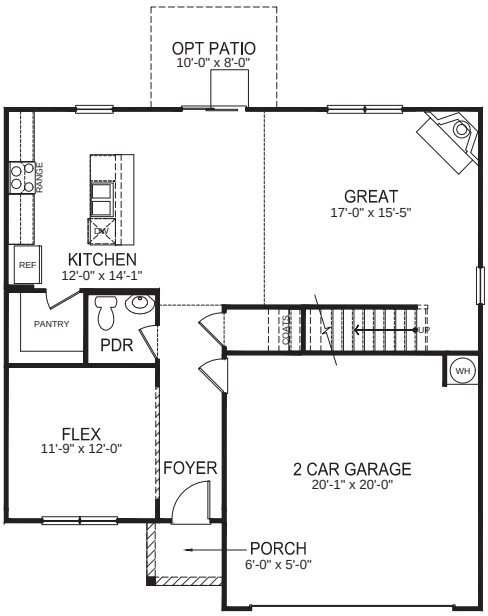
Opt Bedroom 4



Opt Bath 1



Garage Entry at Steps Option



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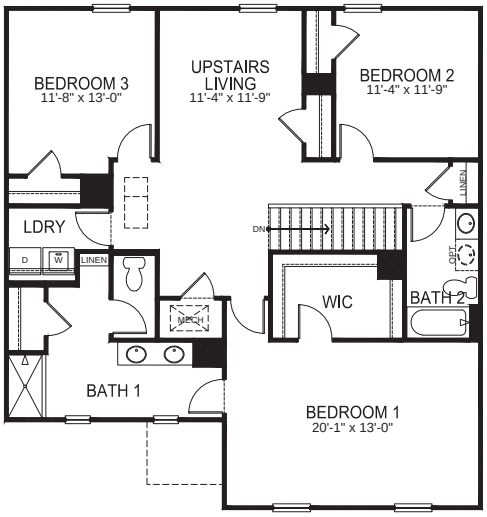

SECOND FLOOR

EQUAL HOUSING OPPORTUNITY

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HAMILTON - 1854 SQ. FT.



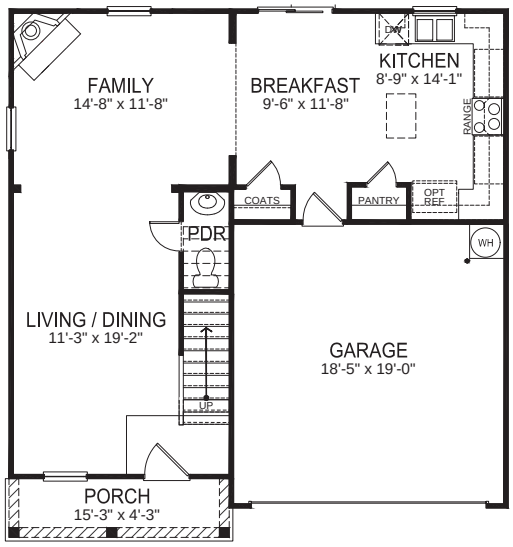
Elevation-C



Elevation-A



Elevation-B



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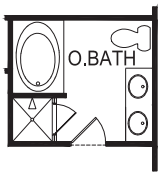
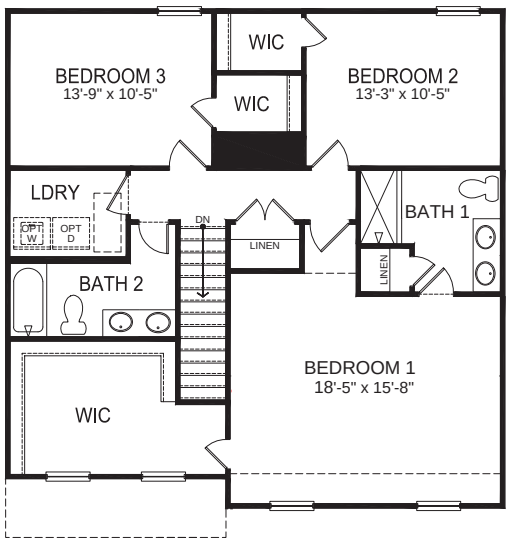


Opt Deluxe Bath



SECOND FLOOR

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HAYDEN - 2511 SQ. FT.



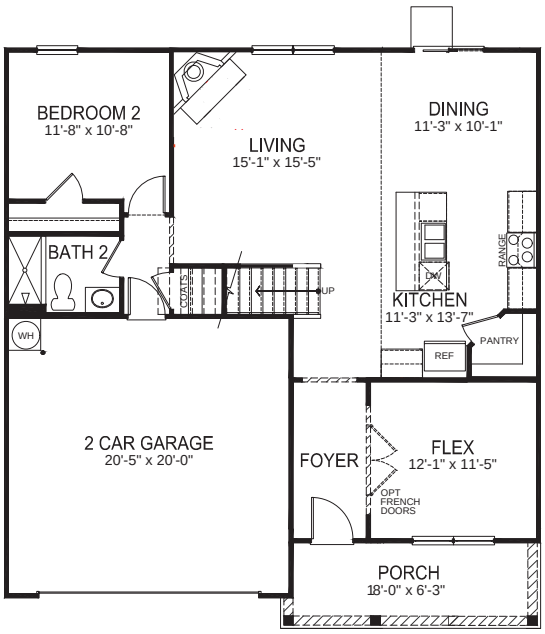
Elevation-K



Elevation-B



Elevation-F



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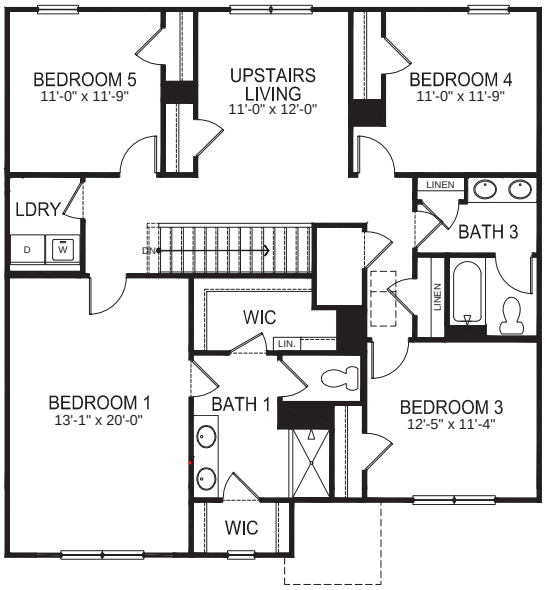
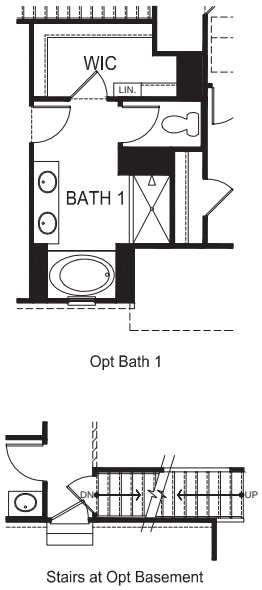


SECOND FLOOR



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MACON - 1343 SQ. FT.



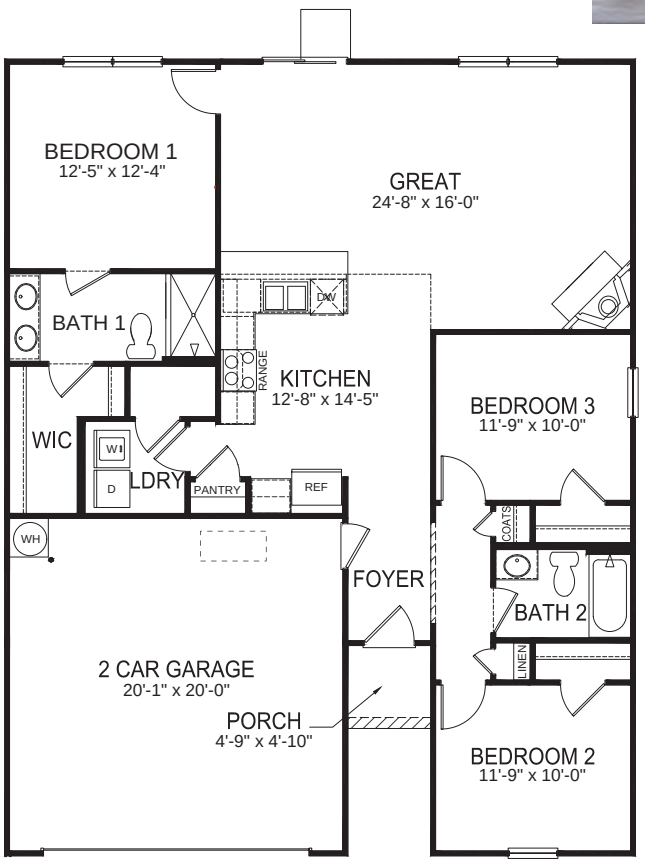
Elevation-K



Elevation-H



Elevation-J



FIRST FLOOR

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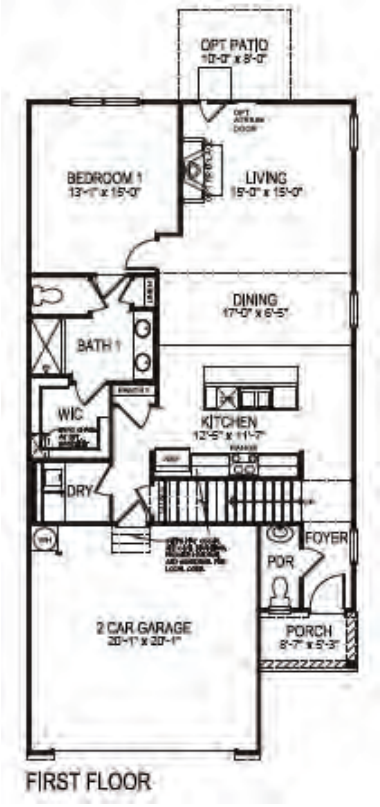
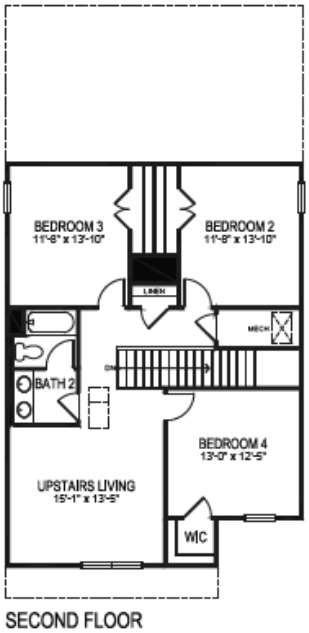
MANNING - 2203 SQ. FT.

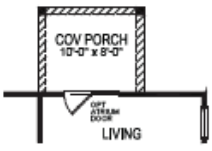




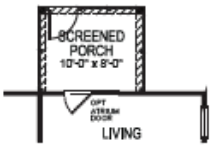








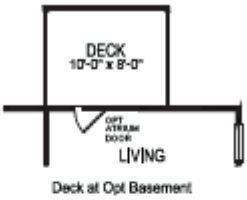
Opt Covered Porch



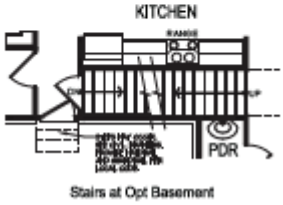
Opt Screened Porch



Opt Bath 1



Deck at Opt Basement



Stairs at Opt Basement

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PENWELL - 2175 SQ. FT.



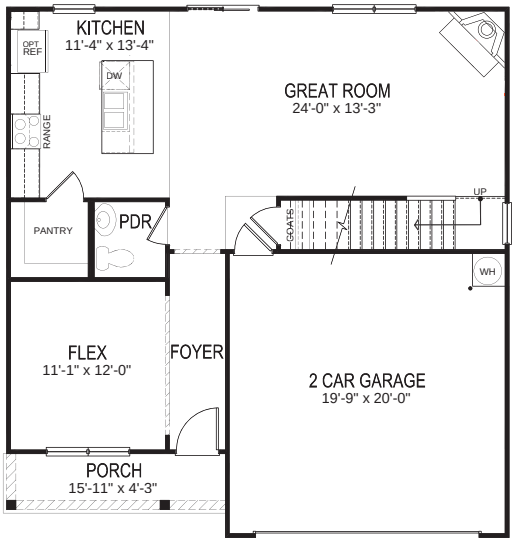
Elevation-K



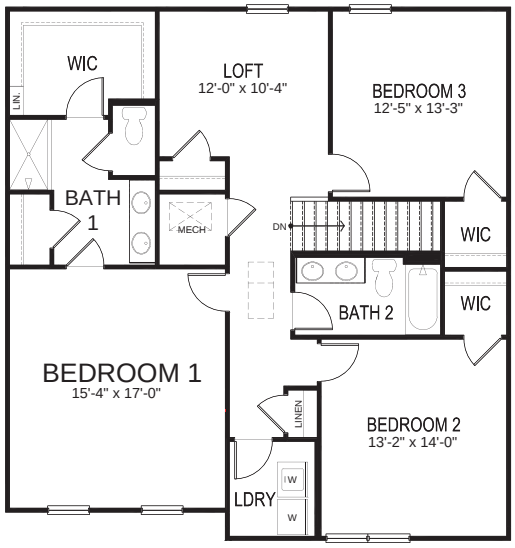
Elevation-B



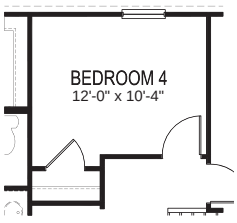
Elevation-F



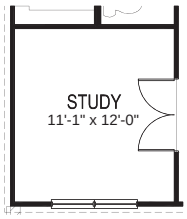
FIRST FLOOR



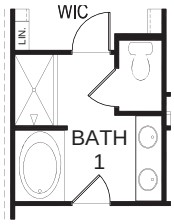
SECOND FLOOR



OPT. BEDROOM 4



OPT. STUDY ILO FLEX



OPT. DELUXE BATH

OPT. DELUXE BATH

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ROBIE - 2368 SQ.FT.



Elevation-J



Elevation-A



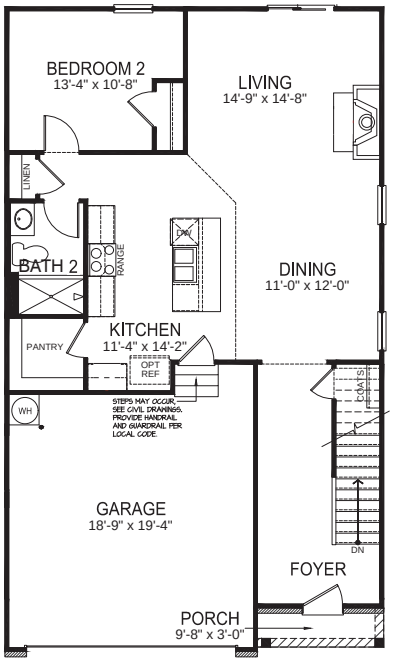
Elevation-B



Elevation-E



Elevation-F



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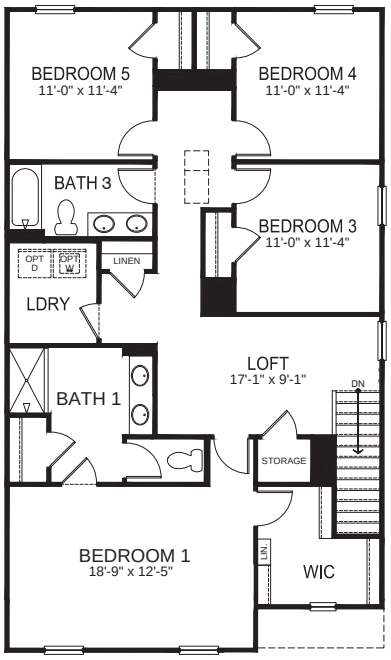

SECOND FLOOR

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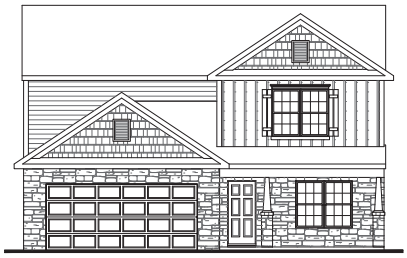
SALEM - 2618 SQ. FT.



Elevation-A3



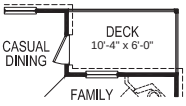
Elevation-B3



Elevation-C2



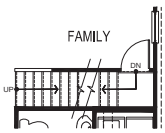
Elevation-D2



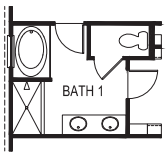
Deck at Opt Basement



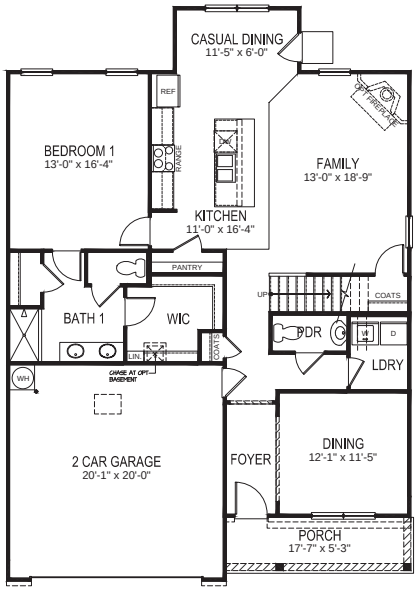
Opt Electrical Fireplace



Stairs at Opt Basement



Opt Bath 1



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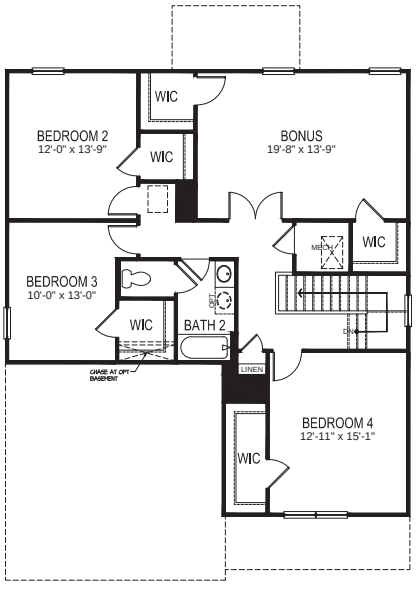
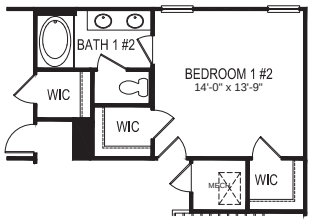
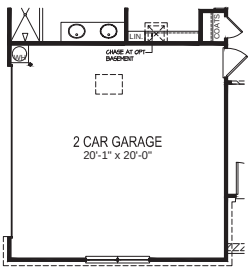


SECOND FLOOR



Opt Bedroom 1 #2



Opt Side Load Garage

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TAYLOR - 1613 SQ. FT.



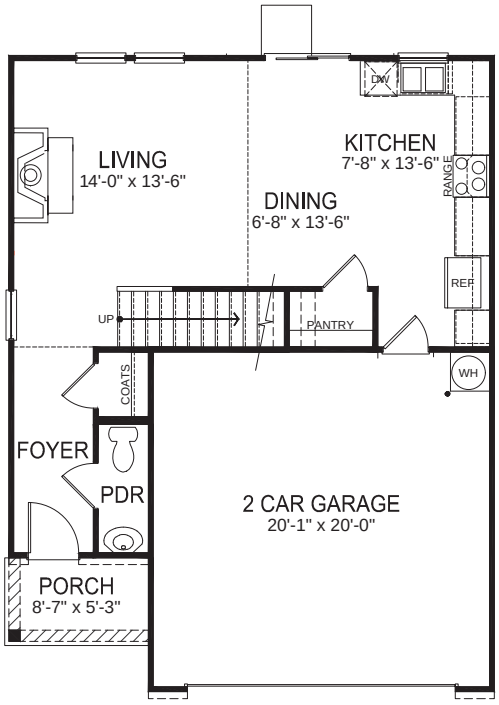
Elevation-B1



Elevation-B4



Elevation-B5



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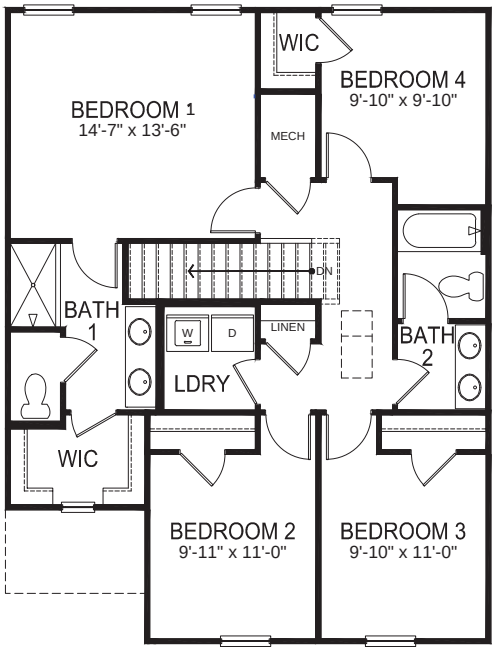

SECOND FLOOR

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WILMINGTON- 2824 SQ. FT.



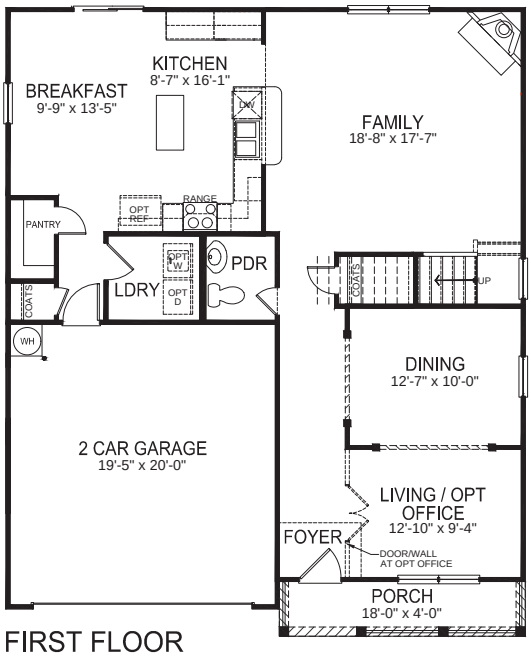
Elevation-C



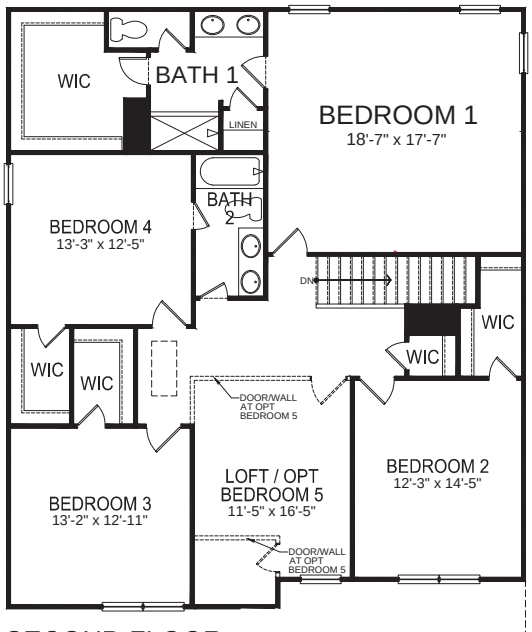
Elevation-A



Elevation-B



FIRST FLOOR



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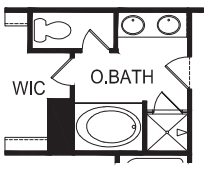

Opt Deluxe Bath

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. See sales representative for more information.

2800/38/46/Rev. 2020.09.15

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WINSTON - 2565 SQ. FT.



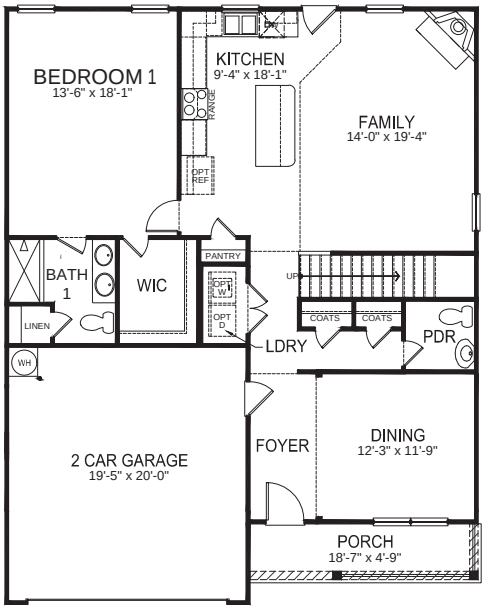


Elevation-A

Elevation-C



Elevation-B



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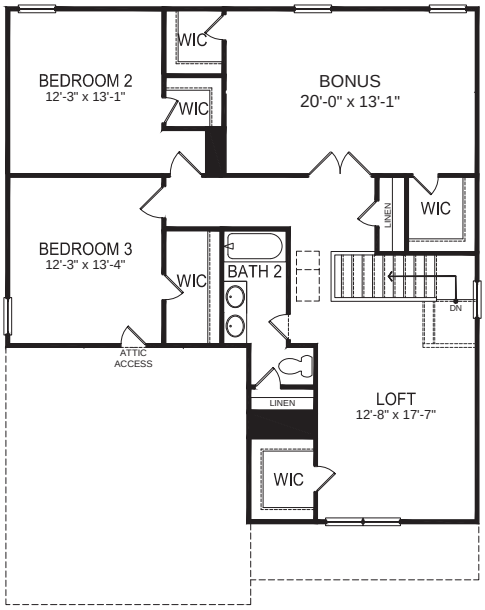

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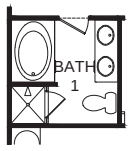
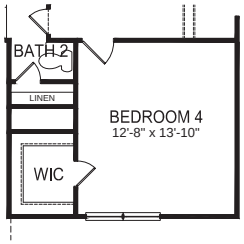
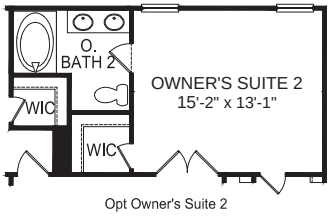


Opt Deluxe Bath



Opt Bedroom 4 ILO Loft



Opt Owner's Suite 2

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TOWN MANAGER'S REPORT
September 2025

Mayor/Council,

FEMA Reimbursements
Reimbursement checks are starting to come in from FEMA. Finance Director Dozier will present an update on this in October, but we feel good that checks are starting to arrive for various Helene-related projects.

Waterwheel Reinstallation
The waterwheel has been placed on site on an "A" Frame, and the concrete work has begun for the base. After completion of the concrete base, it will need to sit for a minimum of 3 days to cure. We hope to be able to mount the wheel in time for the Sept 27th remembrance ceremony. Our staff worked hard to get the wheel put together on site and placed on the "A" frame so at a minimum it is near Reems Creek for the ceremony. The project is still in the queue for FEMA reimbursement approval.

Helene Remembrance Ceremony
The WEDAC and the Dry Ridge Historical Museum are hosting an event on September 27th from 11 am to 1 pm in the Lake Louise Park. There will be music and remarks beginning at 11 am at the flagpole and pizza and pastries while it lasts.

HR Consultant and Training


On September 3rd we hosted a Human Resources Class (HR 101) and a Municipal Supervisory Basics class taught by North Carolina League of Municipalities (NCLM) staff as part of our professional development and succession planning for supervisors and key leaders. There were approx. 50 students in the class from the region, and we had approx. 20 of our staff in attendance. The class was well received, and our staff are hungry for more professional development and supervisor training, which we will continue to offer to aid in the development of our team.

On Monday Sept 8th our Newly hired Outsourced HR employee Jillian Wright was onsite for the delivery of new employee on-boarding program. She has been a tremendous asset in helping us navigate some challenges.

Ride Along and Department Engagement






Over the least week I was able to get out and visit all of our departments and spend time with our teams, including doing some ride-alongs. Saturday Sept 13th, I spent an overnight shift riding with the Fire Department and on Monday Sept 15th I rode with our Sanitation department on a route. At the Fire Department, no, I didn't get to sleep all night as I got up after bedtime to run a call and it felt like old times. As for the ride along with our sanitation crew, I will tell you Mr. Justin Mundy is a talented operator when it comes to operating the sanitation truck. I appreciate the safety features and reduction in potential injuries compared to the older style garbage truck. The challenges I saw are vehicles parking along the curb which limits access (and he did amazing navigating those challenges), and some residents forgetting to remove the strap they use to keep the container closed to prevent bears from getting into the trash, so we couldn't dump those cans.

Tree Inventory and Assessment

Certified arborists with Davey Resource Group will be working in Town on September 29th to conduct the tree inventory and assessment for trees on Town property.

Community Engagement Strategic Planning Session

We hosted a public input session on September 16th in the Community Room at Town Hall for our strategic planning process, along with having a survey posted online for the community to provide feedback. We received 162 responses between in-person and online submissions.

Music on the Knoll

The Town's monthly music programming shifts from the Main Street Nature Park to the Community Center in October with the first Music on the Knoll concert on Saturday October 11th from 6pm to 7:30pm.These events are free and family friendly.

Community Engagement

During the first week of school, I joined the Police and Fire staff to assist with traffic and greeting the children as they arrived for school that week. On Sept 16th I attended the Weaverville Business Association (WBA) board meeting for some brainstorming regarding activities for the approaching holiday season.

County Fire Tax Districts

The County hosted a meeting with all county fire districts to discuss the potential of a single wide county fire tax district. If approved, this would mean that ALL county Fire Districts (to include our North Buncombe rural fire district) would have the same tax rate. Currently we have a 12.27 cent tax rate in our North Buncombe district and tax rates range from nearly 9 cents to 22 cents across the County.

Vaccination Clinic

The Prescription Pad will be holding a vaccination clinic in the Community Room at Town Hall on October 14th from 3pm to 7pm. This is open to the public.

Engineering Services

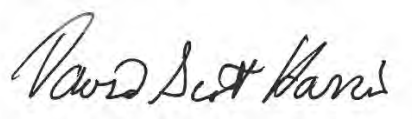
Town staff is preparing to advertise on-call/as needed engineering services. Dale Pennell served in this capacity for many years, and these services are needed with his recent retirement. This does not take the place of the engineers that are working on several large capital projects that are active within Weaverville. A request for qualifications will be advertised, and the proposals will be brought back to Town Council with a staff recommendation from me.

Weaverville Economic Development Foundation (WEDF)

Under the leadership of Phil Barnett, a new nonprofit foundation has been incorporated under the name "Weaverville Economic Development Foundation". The aim of this nonprofit is to support economic development efforts within the Town.

Upcoming Town Meetings/Events

October 11 – Music on the Knoll (Community Center) at 6pm
October 21 – Town Council Workshop at 6pm
October 27 – Town Council Regular Meeting at 6pm



Respectfully submitted,
Scottie Harris, Town Manager

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: September 22, 2025

SUBJECT: MSD Update

PRESENTER: Doug Dearth, MSD Representative

ATTACHMENTS: None

DESCRIPTION/SUMMARY OF REQUEST:

Doug Dearth serves as the Town's representative on the Board of the Metropolitan Sewerage District of Buncombe County (MSD) and will be at tonight's meeting to provide Town Council with an update related to MSD. He will also be available to answer Town Council's questions concerning matters related to MSD and his service on that Board.

COUNCIL ACTION REQUESTED:

No action requested or required.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	September 22, 2025
SUBJECT:	Weaverville Economic Development Advisory Committee (WEDAC) Update
PRESENTER:	Phil Barnett, WEDAC Representative
ATTACHMENTS:	None

DESCRIPTION/SUMMARY OF REQUEST:

The Weaverville Economic Development Advisory Committee has been meeting regularly since January of 2022 and Phil Barnett will be at tonight's meeting to provide Town Council with an update on the Committee's activities.

TOWN COUNCIL ACTION REQUESTED:

No action is requested or required.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	September 22, 2025
SUBJECT:	French Broad River Metropolitan Planning Organization (FBRMPO) Update
PRESENTER:	Catherine Cordell, FBRMPO Representative
ATTACHMENTS:	None

DESCRIPTION/SUMMARY OF REQUEST:

Councilmember Catherine Cordell serves as the Town's representative on the Board of the French Broad River Metropolitan Planning Organization (FBRMPO) and will provide Town Council and the citizens with an update related to this organization.

TOWN COUNCIL ACTION REQUESTED:

No action is requested or required.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	September 22, 2025
SUBJECT:	Maple Trace – Streets/Stormwater Update and Plan
PRESENTER:	Town Attorney Frue
ATTACHMENTS:	Amended Resolution dated May 19, 2025 Proposed Amended Resolution WGLA Engineering Letter dtd 9/10/24 Mattern & Craig Report dtd 11/25/24 Email, Diagram, 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 current direction to Town staff and to Maple Trace.

It is recognized by all that the sedimentation pond that is overgrown and filled in is the sole responsibility of the Maple Trace HOA and governed by a Buncombe County issued permit and recorded O&M Agreement.

The stormwater system was videoed and a report generated by Mattern & Craig in November 2024. T.P. Howard and Town staff flushed the 37 sections of storm pipes on May 27 through May 29. That work uncovered three defects as described and shown on the attached email, diagram, and photos. The TP Howard quote for the work is $32,255 and is also attached.

Since that time WGLA Engineering, PLLC, has conducted some limited field visits and offered opinions on the areas identified in the report and with the line flushing as having some deficiencies. They have indicated that, while some deficiencies are present, they appear to be of minor concern.

As previously reported to Town Council, there are concerns for conditions found in or around a small sinkhole near CI#9. "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." TP Howard provided a bid to repair these conditions at a cost of $14,880. The Mattern and Craig report dated 25 November 2024 and the WGLA Engineering, PLLC, letter dated 10 September 2025, paint this as an area of minor concern. These reports and cost estimates are included with this agenda packet.

Once the streets are accepted by the Town and the deed is recorded any necessary repairs to the streets and what lies under those streets become the Town's responsibility. In the event that the Council finds that the conditions in the sink hole area pose an unacceptable risk,

Town Council could condition an acceptance of the Maple Trace streets deed upon a stipulation contained in the deed excepting that piping and the associated stormwater system appurtenances from the conveyance. In that way the Maple Trace HOA will remain responsible for any failures of the system in that area that may occur.

Maple Trace has paid $134,000 for the paving of the identified portion of Water Leaf Drive and $6,000 for the stormwater pipe flushing, an amount that totals $140,000. The paving project for the identified portion of Water Leaf Drive will cost $112,200 and the Town incurred expenses of $12,000 for the line flushing, for a total expenditure of $124,200. This leaves $15,800 that could be returned to Maple Trace.

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, either as written or with an exception noted for the stormwater conveyance, in order to formally bring these streets into the Town's public street system.

ACTION REQUESTED:

Town Council discussion and possible action. A proposed amended resolution is attached for consideration.

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;

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; and per agreement between the HOA and the Town set forth in Resolution dated May 19, 2025, Maple Trace paid $6,000 of that pipe flushing cost;

WHEREAS, the flushing of the lines revealed three potential issues defects in the stormwater system that affect the streets in Maple Trace and a proposal for that work shows a total cost of $32,255;

WHEREAS, the engineers who designed the stormwater system, WGLA Engineering, have reviewed these conditions in the field and by letter dated September 10, 2025 indicate, in part, and in reference to the report provided the Town by Matter and Craig dated November 25, 2024, as follows: although there is some standing water and slight pipe offset, the system appears to be operating properly; there is some build up of sediment and vegetation in the pond, however this condition does not appear to have any impact on the operation of the storm drainage system nor the condition of the road; and the conditions previously noted in agenda packet documents dated July 28, 2025 relating to 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 it is the consensus of Matter and Craig and WGLA that this seems to be an area of minor concern and would not warrant such an extensive repair;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weaverville as follows:

1. That this Board hereby accepts the findings and conclusions as contained in the reports provided by Matter and Craig as well as that of WGLA Engineering.
2. That this Board finds that the necessary street repairs, the assessment of the stormwater drainage system, line flushing and regrouting have been satisfactorily completed and are acceptable to the Town.
3. 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
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. Project costs to bring Maple Trace HOA streets and stormwater to standard for annexation include paving, stormwater inspection, stormwater repair, regrouting inlets and line flushing. The Town has direct contract costs totaling $124,200 [$112,200 for paving and $12,000 for line flushing]; and Maple Trace has paid to the Town $140,000 for this work attributable to the original paving estimate of $134,000 and the $6,000 for line flushing.
6. Town staff are directed to make reimbursement to the Maple Trace Homeowners' Association, Inc. in the sum of $15,800.
7. 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.
8. All resolutions or portions of resolutions in conflict herewith are hereby repealed.
9. That this resolution shall be effective upon adoption.

THIS the _____ day of September, 2025.

TOWN OF WEAVERVILLE

By: _____
Patrick Fitzsimmons, Mayor

ATTESTED BY:

_____
Tamara Mercer, Town Clerk

APPROVED AS TO FORM:

_____
Michael C. Frue, Town Attorney

CONSENTED TO:

MAPLE TRACE HOMEOWNERS' ASSOCIATION, INC.

_____
Jeffrey Kniffin, President

WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739
(828) 687-7177 wgla.com

September 10, 2025

Mr. Michael Frue
Campbell Shatley PLLC
674 Merrimon Avenue, Suite 210
Asheville, NC 28804

RE: Review of Maple Trace Roads
WGLA#24124

Dear Mr. Frue:

Per our conversations over the last few weeks, I understand the Town of Weaverville has continued working with the Maple Trace community regarding taking over ownership and maintenance of the roads in the Maple Trace Community. I also understand there are a few remaining items regarding the roads and storm drainage system that are under discussion. From the agenda item at the July 28,2025 meeting on this subject, there were three items outlined in Dale Pennell's email dated 6/10/25. Our firm had an opportunity to visit the site the week of September 8, 2025 to specifically review these items. I have listed the items below and provided comments from our observations in red:

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."
We reviewed this condition in the field. There does appear to be a small amount of standing water in this pipe section and one of the joints appears to be offset slightly. There is no indication this is affecting the road, and the system appears to be operating properly. Note that this condition was not identified in the report prepared for the Town of Weaverville by Mattern and Craig.

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."
We reviewed this condition in the field. There is some build up of sediment and vegetation in the pond that is slightly higher than the invert of the inlet pipe. However, this condition does not appear to have any impact on the operation of the storm drainage system nor the condition of the road. Note the maintenance of the pond is the responsibility of the Maple Trace HOA.

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." This particular area was noted in the report prepared for the Town of Weaverville by Mattern and Craig. They noted that there was a short sag in the piping that did not adversely affect the design capacity of the pipe. Mattern and Craig noted that repair would require excavating the trench, removing and reinstalling the pipe. They also noted that rebuilding the section of road after completing the repair might increase the risk of damage and maintenance issues affected by the excavation, compaction and backfill. We agree that this seems to be an area minor concern and would not warrant such an extensive repair.

In general, we believe the stormwater system for Maple Trace is generally operating as anticipated from our design and as noted in our certification of completion to Buncombe County. The items noted above seem to be fairly minor concerns from our review and from Mattern and Craig's review in 2024.

Let me know if you have any other questions.

Sincerely
WGLA Engineering, PLLC

William R. Buie

William R. Buie, P.E.

Randy W. Beckner
Bradley C. Craig
Wm. Thomas Austin
James B. Vose
Chad M. Thomas
Jason A. Carder
Brian R. Newman
D. Jason Snapp
Ryan P. Kincer

Mattern & Craig
ENGINEERS • SURVEYORS

Edwin K. Mattern, Jr. (1949-1982)
Gene R. Cress (1935-2014)
Sam H. McGhee, III (1940-2018)
Stewart W. Hubbell (Retired)
J. Wayne Craig (Retired)
Michael S. Agee (Retired)
Steven A. Campbell (Retired)
Randy L. Dodson (Retired)

November 25, 2024

Mr. David King
Maple Trace Homeowners' Association, Inc.
110 Water Leaf Dr.
Weaverville NC 28787
Via email: davidking.avl@gmail.com

Re: Maple Trace Storm Drainage Assessment

Mr. King:

In accordance with the contract dated October 21, 2024, Mattern & Craig performed an assessment of the storm drainage system of the Maple Trace community. A CCTV camera crew inspected the drainage pipes and structures to check for impacts or defects to inform the evaluation performed by the Town of Weaverville prior to taking over the ownership and future maintenance of roadway and drainage within the established right-of-way.

Included in this assessment are the CCTV rover camera video files, CCTV reports documenting the findings through photographs and operator comments, a color-coded pipe log listing the findings of the CCTV crew, an assessment plan set showing where the defects were located, and this summary of findings letter quantifying the assessment condition or need for repair.

In general, the assessment confirmed the drainage system is generally in good condition with only four (4) defects noted in the review and only two (2) of those defects found within the right-of-way that need attention:

1. Located in Phase 1, between CI-2 and CI-4 where the inspection team noted a "fiber optic" cable directionally drilled through the pipe. Upon further inspection, based on the visual color and metallic reflectivity, the line appears most likely to be a copper waterline service provided to Lot 126. The service line is in the very upper portion of the pipe and should not affect the ultimate flow of the pipe. However, the property owner of Lot 126 should be made aware of this conflict and contractor notified to install a new service line, then this pipe damage should be repaired to prevent infiltration.

2. Located in Phase 1, between CI-8 and CI-10 where we noted a sag in the pipe, approximately 4-foot long but minimal depression. The pipe sag may be indicative of base stone settlement during original installation and does not adversely affect the pipes designed capacity. The sag is localized to a length of 4.3 feet of pipe and doesn't coincide with any settlement of the roadway surface. Repair would require excavating the trench, removing and reinstalling the pipe after compacting the base. Rebuilding that section of the road after repair may increase the risk of damage and maintenance issues affected by excavation, compaction of the backfill and patching the asphalt requiring additional future repair.

12 Broad Street • Asheville, NC 28801
(828) 254-2201 • Fax (540) 345-7691
www.matternandcraig.com

Overall, the assessment team inspected 7,717 linear feet of pipe and found 744 linear feet, or 9.6%, to have stone, sediment and debris accumulation blocking from 5-15% of the effected pipe capacity in localized areas. Routine jetting and flushing could easily remove these blockages and debris cleaned out from downstream structures.

We appreciate the opportunity to be of service to the Maple Trace community. Should you have any questions or comments regarding this assessment, or if any additional information is needed at this time, please do not hesitate to contact me directly by email at brnewman@atternanandcraig.com or by cell at 828-838-4139.

Sincerely,
Mattern & Craig

Brian Newman, PE
Principal

for

Robert Kun
Project Manager

Enclosures: Maple Trace Assessment Plans
Maple Trace Stormwater Pipe Log
Maple Trace Record Drawings (WGLA)
Stormwater Assessment Reports (via USB)
Stormwater Assessment Videos (via USB)

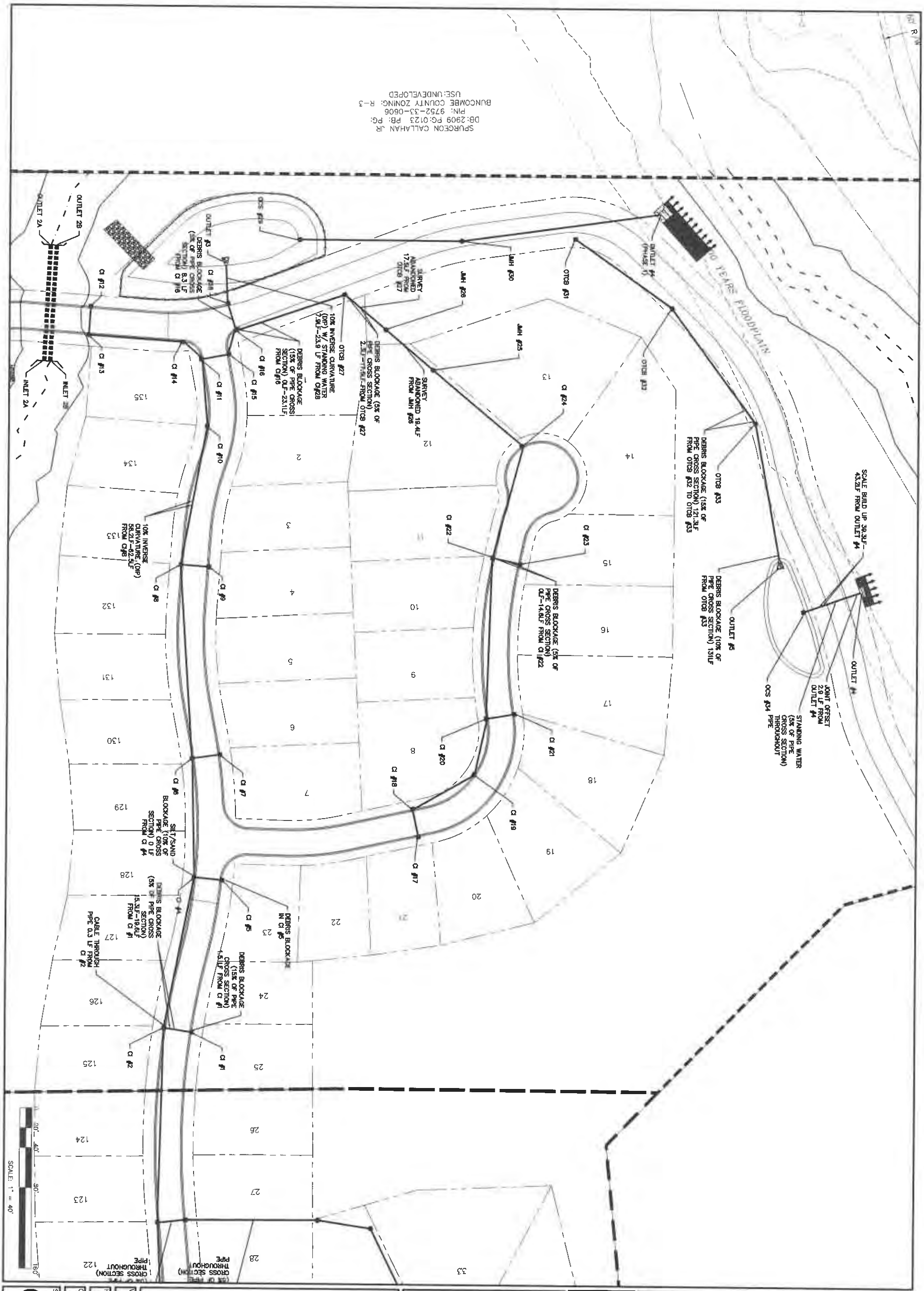
cc: Dale Pennell, PE – Director of Public Works, Town of Weaverville, NC
Via email: dale.pennell@weavervillenc.org

PIPE	ISSUE	LF LENGTH FROM START TO ISSUE	PIPE LENGTH	ISSUE LENGTH
CI-1 - CI-2	15% BLOCKAGE	2.4	24	
	5% BLOCKAGE	15.3-19.6		4.3
CI-2 - CI-4	COPPER WATERLINE SERVICE BORED THROUGH PIPE	0.3	149.02	
CI-4 - CI-5	10% BLOCKAGE	0-20.2	24	20.2
CI-4 - CI-6	NO ISSUE		113.65	
CI-6 - CI-7	NO ISSUE		24	
CI-6 - CI-8	NO ISSUE		189.46	
CI-8 - CI-9	NO ISSUE		24	
CI-8 - CI-10	SAG IN PIPE (IN ROW)	58.2-62.5	186.42	4.3
CI-10 - CI-11	NO ISSUE		62.91	
CI-11 - CI-14	NO ISSUE		22.09	
CI-11 - CI-15	NO ISSUE		24	
CI-12 - CI-13	NO ISSUE		24	
CI-13 - CI-14	NO ISSUE		89.15	
CI-15 - CI-16	NO ISSUE		21.88	
CI-16 - CI-26	5% BLOCKAGE	8.3	22.91	
CI-16 - OTCB-27	15% BLOCKAGE	0.1-23.1	109.12	23
CI-28 - OUTLET-3	SAG IN PIPE (IN ROW)	7.9-23.9	86.31	16
OTCB-27 - JMH-26	20% BLOCKAGE	2.3-31.8	40.2	29.5
CI-17 - CI-18	NO ISSUE		24	
CI-18 - CI-19	NO ISSUE		66.48	
CI-19 - CI-20	NO ISSUE		52.84	
CI-20 - CI-21	NO ISSUE		24	
CI-20 - CI-22	NO ISSUE		156.42	
CI-22 - CI-23	5% BLOCKAGE	0-14.6	24	14.6
CI-22 - CI-24	NO ISSUE		111.64	
CI-24 - JMH-25	NO ISSUE		112.54	
JMH-25 - JMH-26	NO ISSUE		56.82	
OCS 29 - JMH-30	NO ISSUE		156.6	
JMH-30 - OUTLET-4	NO ISSUE		197.6	
OTCB-31 - OTCB-32	NO ISSUE		114	

OTCB-12 - OTCB-11	15% BLOCKAGE	121.3 135.5	136.17	14.2
OTCB-11 - OUTLET-5	10% BLOCKAGE	0-131	136.5	131
OUTLET-4 - OCB-34	JOINT OFFSET (NOT IN ROW)	2.9	61.1	
	5% STANDING WATER	0-61.1		61.1
	SCALE BUILDUP	43.7-61.1		
P2CI-2 - P2CI-1	5% BLOCKAGE	13-19.2	22	
	5% STANDING WATER	0-19.3		19.3
P2CI-2 - P2CI-3	NO ISSUE		182.86	
P2CI-3 - P2CI-4	NO ISSUE		22	
P2CI-3 - P2CI-5	NO ISSUE		69.54	
P2CI-5 - P2CI-6	NO ISSUE		101.84	
P2CI-6 - P2CI-7	5% BLOCKAGE	8.7-14.2	22	5.5
P2CI-6 - P2CI-8	NO ISSUE		155	
P2CI-8 - P2CI-9	NO ISSUE		22	
P2CI-8 - P2CI-10	NO ISSUE		65.7	
P2CI-10 - P2CI-11	NO ISSUE		83.3	
P2CI-11 - P2CI-12	5% BLOCKAGE	5-17.8	22	12.8
P2CI-11 - P2CI-13	NO ISSUE		118.8	
P2CI-13 - P2CI-14	10% BLOCKAGE	0-17.5	22	17.5
P2CI-13 - P2CI-15	NO ISSUE		129	
P2CI-15 - P2CI-34	NO ISSUE		39	
P2CI-34 - P2OUTLET-1	NO ISSUE		17.31	
P2CI-16 - P2CI-17	NO ISSUE		22	
P2CI-17 - P2CI-18	NO ISSUE		67.6	
P2CI-18 - P2CI-19	NO ISSUE		83.3	
P2CI-19 - P2CI-20	NO ISSUE		22	
P2CI-19 - P2CI-21	NO ISSUE		102.3	
P2CI-21 - P2CI-22	NO ISSUE		101.8	
P2CI-22 - P2CI-23	NO ISSUE		22	
P2CI-22 - P2CI-24	NO ISSUE		159.4	
P2CI-24 - P2CI-25	NO ISSUE		37.14	
P2CI-25 - P2CI-26	10% BLOCKAGE	0-18.6	23	18.6
P2CI-25 - P2CI-27	NO ISSUE		34	

P2CI-27 - P2CI-28	NO ISSUE		22	
P2CI-28 - P2CI-29	NO ISSUE		98	
P2CI-29 - P2JMH-30	NO ISSUE		35	
P2JMH-30 - P2JMH-31	NO ISSUE		222	
P2CI-33 - P2JMH-32	5% BLOCKAGE	0-6.9	125.4	6.9
P2JMH-32 - P2JMH-31	SURVEY ABANDONED (PIPE TOO STEEP FOR ROVER, OTHER END OF PIPE NOT ACCESSESIBLE)	4.1	63	
P2CI-15 - P2CI-33	NO ISSUE		22	
P2DCS-15 - P2OUTLET-2	NO ISSUE		63.7	
P3CI-2 - P3CI-3	NO ISSUE		24.5	
P3CI-3 - P3JMH-3A	NO ISSUE		31.6	
P3CI-4 - P3JMH-3A	5% BLOCKAGE	6.6-48	50	41.4
P3CI-4 - P3JMH-5	NO ISSUE		114.3	
P3JMH-5 - P3JMH-6	5% BLOCKAGE	12.5 -47.3	48.7	34.8
P3CI-9 - P3CI-8	5% BLOCKAGE	0-17.7	24	17.7
P3CI-9 - P3CI-10	NO ISSUE		174.4	
P3CI-10 - P3CI-7	5% STANDING WATER	0-18.9	24	18.9
P3CI-7 - P3JMH-E	5% BLOCKAGE	0-94.5	125.4	
	5% STANDING WATER	0-125.4		125.4
P3CI-1 - P3CI-10	NO ISSUE		190	
P3CI-12 - P4CI-16	NO ISSUE		102.5	
P3CI-11 - P4CI-12	NO ISSUE		22	
P3CI-12 - P3OTCB-13	NO ISSUE		77.1	
P3OTCB-13 - P3OTCB-14	NO ISSUE		212.11	
P4CI-13 - P4CI-14	NO ISSUE		22	
P4CI-13 - P4CI-11	5% BLOCKAGE	0-3.6	106.8	3.6
		11.2-20.4		9.2
		28.4-63.2		34.8
P4CI-8 - P4CI-7	10% BLOCKAGE	0-4.1	22	4.1
P4CI-8 - P4CI-9	NO ISSUE		171	
P4CI-9 - P4CI-10	5% BLOCKAGE	0-19.7	22	19.7
P4CI-10 - P4CI-10A	NO ISSUE		99.2	
P4CI-9 - P4CI-11	NO ISSUE		257.25	
P4CI-11 - P4CI-12	5% BLOCKAGE	0-21	22	21

P4CI-12 - P4CI-12A	10% BLOCKAGE	0.5.2	87.6	5.2
P4CI-2 - P4CI-2A	NO ISSUE		100	
P4CI-1 - P4CI-2	NO ISSUE		22	
P4CI-2 - P4CI-3	NO ISSUE		186.4	
P4CI-3 - P4CI-4	5% BLOCKAGE	0.9.2	22	9.2
P4CI-3 - P4CI-5	NO ISSUE		58.7	
P4CI-5 - P4CI-6	NO ISSUE		70.3	
INLET-2A - OUTLET-2A	NO ISSUE		115.06	
INLET-2B - OUTLET-2B	NO ISSUE		115.06	
			7716.8	743.8
				9.6



Sheet No.: C100

Commission Number: 4623

Horizontal Scale: 1" = 40'

Vertical Scale: N/A

MAPLE TRACE STORM SYSTEM ASSESSMENT

PHASE 1

WEAVERVILLE, NC

Mattern & Craig
ENGINEERS-SURVEYORS
12 BROAD STREET
ASHEVILLE, NORTH CAROLINA 28801
(828) 254-2201
FAX (828) 254-4562

Issue Date: NOV 2024

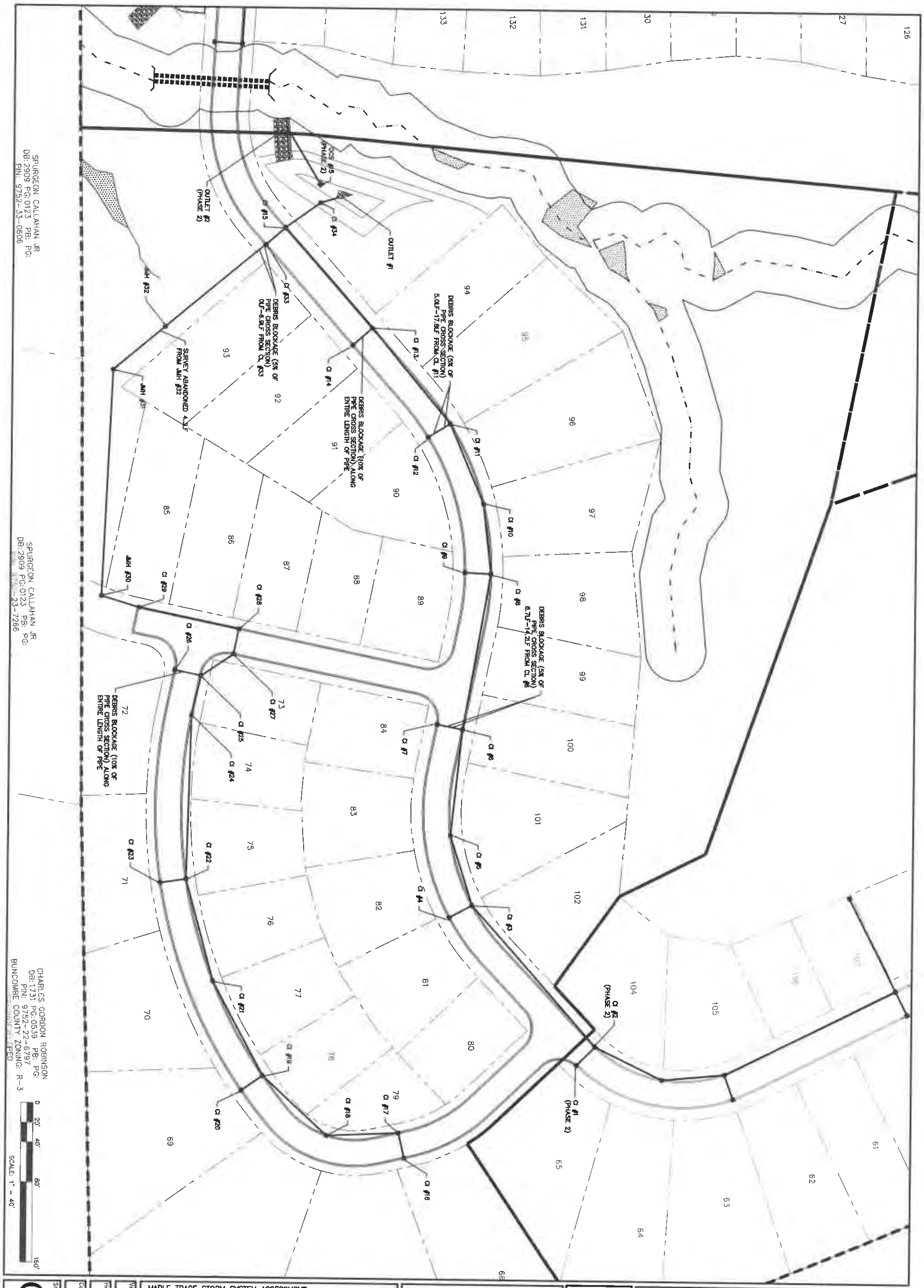
Drawn By: MAB

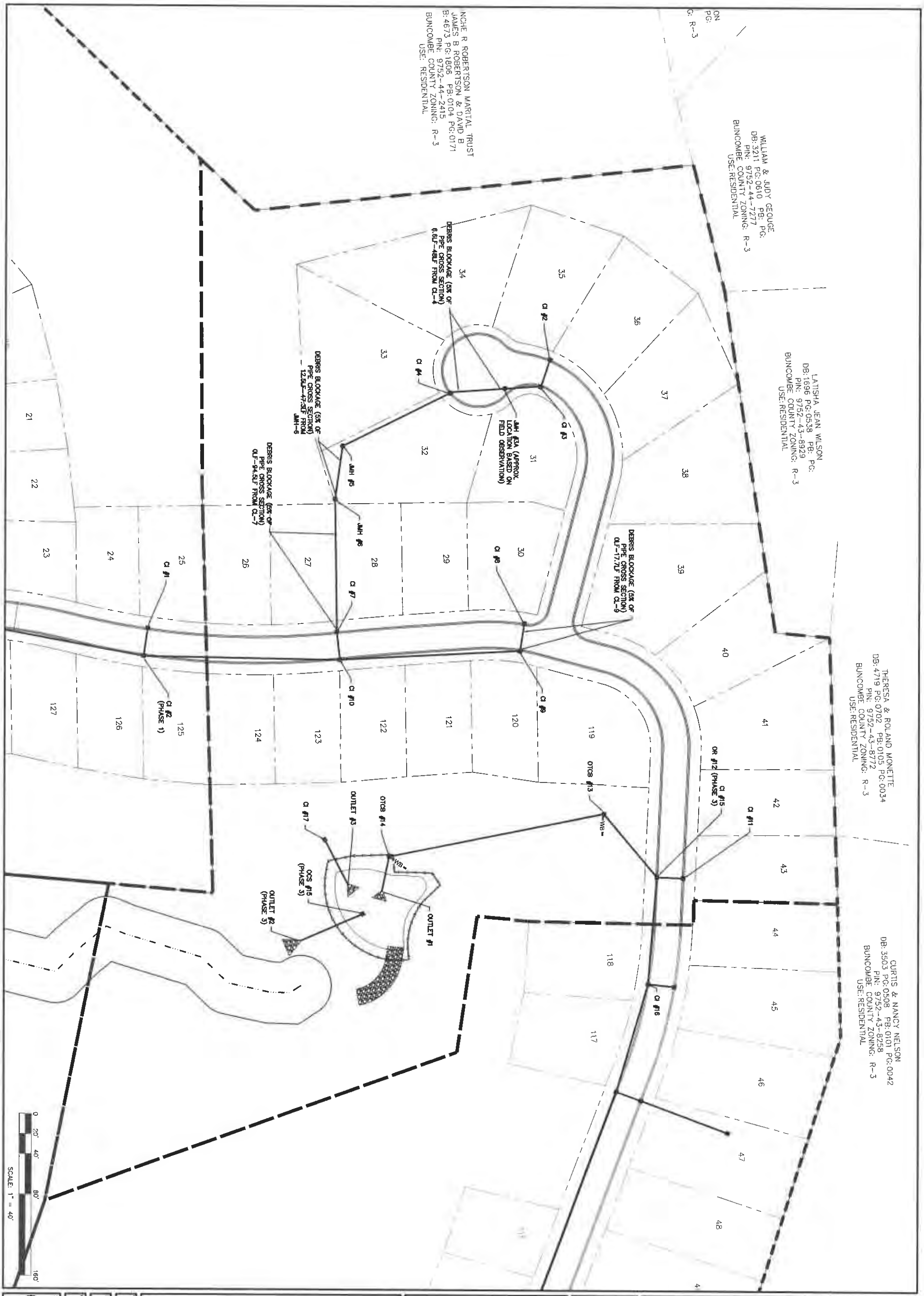
Designed By: RJK

Checked By: RJK

Date: NOV 21, 2024

Revisions	Date


SPURGEON CALLAHAN JR
DB: 2909 PG: 0123 PB: PG:
PIN: 9752-33-0606
CHARLES GORDON ROBINSON
DB: 1731 PG: 0539 PB: PG:
PIN: 9752-22-6797
BUNCOMBE COUNTY ZONING: R-3
SCALE: 1" = 40'
MAPLE TRACE STORM SYSTEM ASSESSMENT
PHASE 2
WEAVERVILLE, NC
Mattern & Craig
ENGINEERS•SURVEYORS
12 BROAD STREET
ASHEVILLE, NORTH CAROLINA 28801
(828) 254-2201
FAX (828) 254-4562
Issue Date: NOV 2024
Drawn By: MAB
Designed By: RJK
Checked By: RJK
Date: NOV 21, 2024
Revisions
Date
Sheet No.: C101
Commission Number: 4623
Horizontal Scale: 1" = 40'
Vertical Scale: N/A



MAPLE TRACE STORM SYSTEM ASSESSMENT

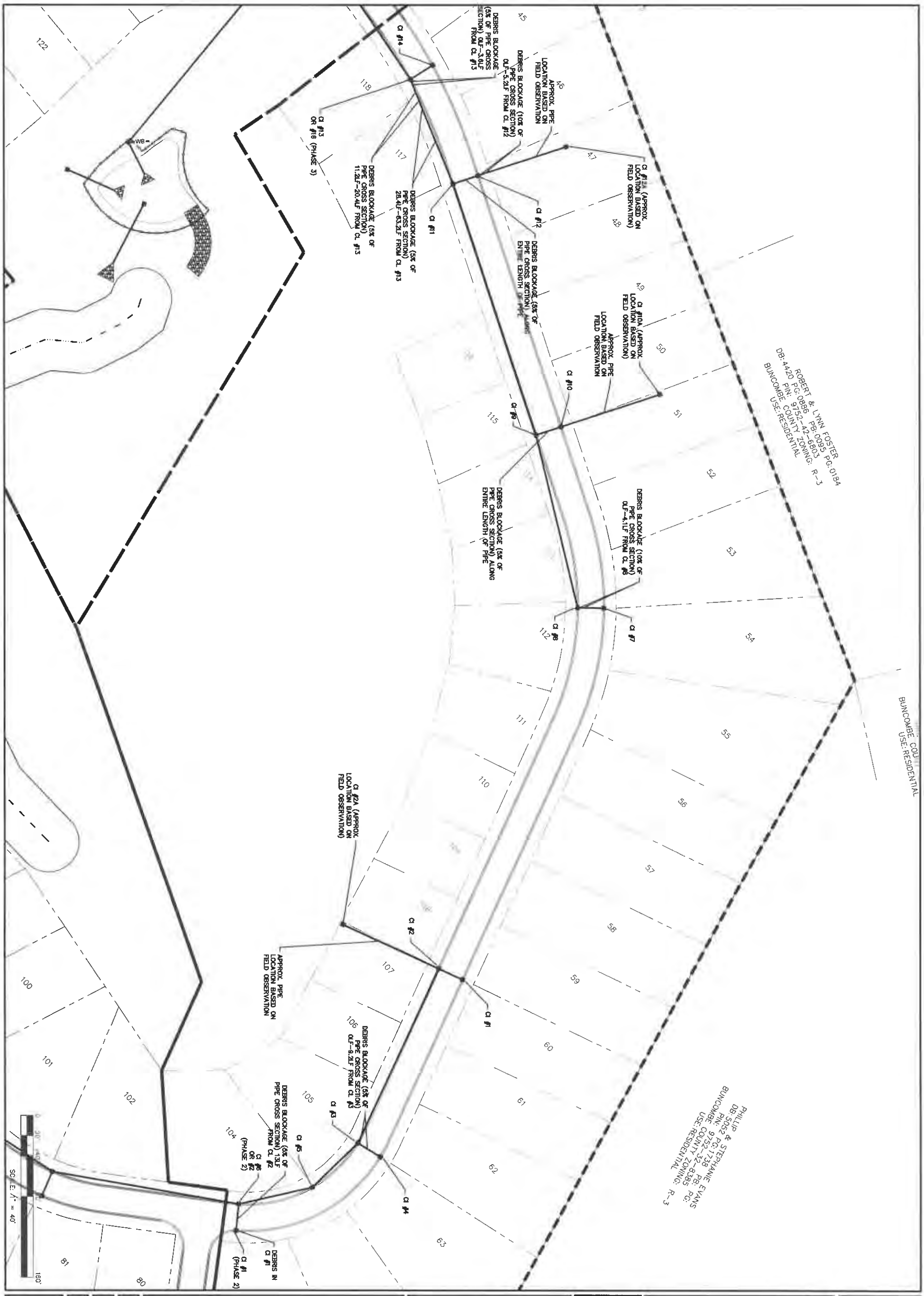
PHASE 3

WEAVERVILLE, NC

Mattern & Craig
ENGINEERS•SURVEYORS
12 BROAD STREET
ASHEVILLE, NORTH CAROLINA 28801
(828) 254-2201
FAX (828) 254-4562

Sheet No.:	C102
Commission Number:	4623
Horizontal Scale:	1" = 40'
Vertical Scale:	N/A
Issue Date:	NOV 2024
Drawn By:	MAB
Designed By:	RJK
Checked By:	RJK
Date:	NOV 21, 2024

Revisions	Date



C103

Sheet No.:

Commission Number: 4623

Horizontal Scale: 1" = 40'

Vertical Scale: N/A

MAPLE TRACE STORM SYSTEM ASSESSMENT

PHASE 4

WEAVERVILLE, NC

Mattern & Craig
ENGINEERS•SURVEYORS
12 BROAD STREET
ASHEVILLE, NORTH CAROLINA 28801
(828) 254-2201
FAX (828) 254-4562

Issue Date: NOV 2024

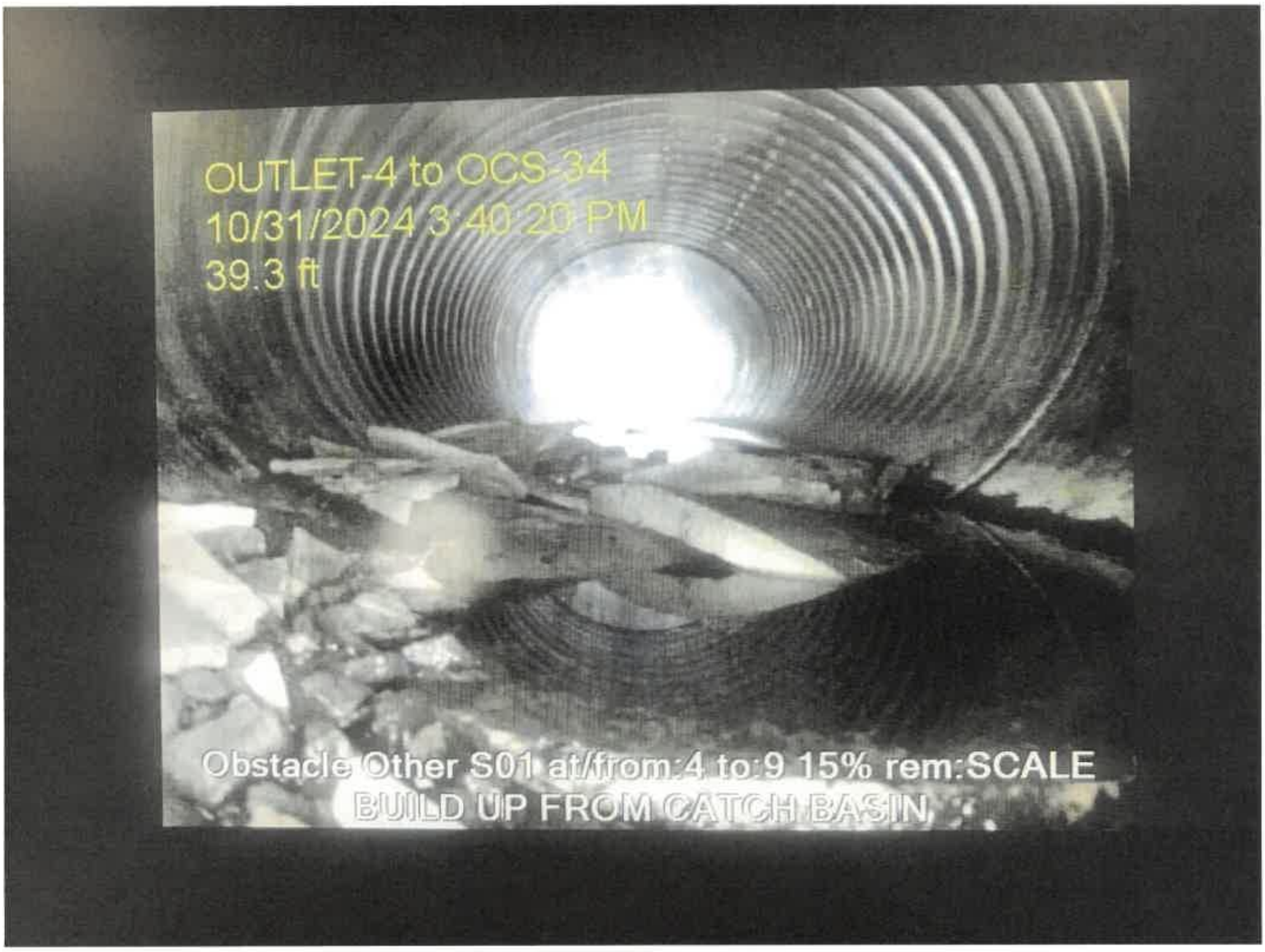
Drawn By: MAB

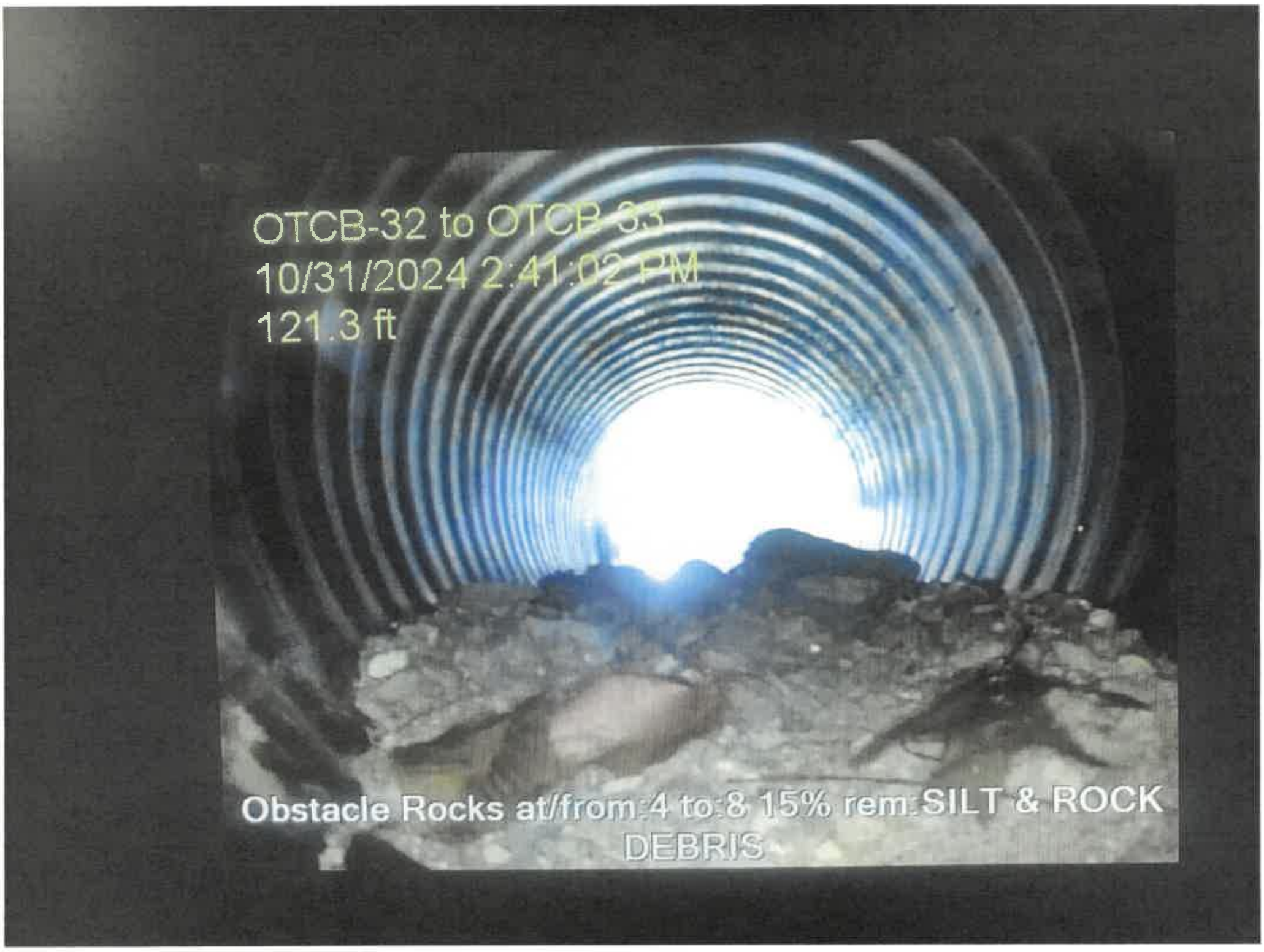
Designed By: RJK

Checked By: RJK

Date: NOV 21, 2024

Revisions	Date

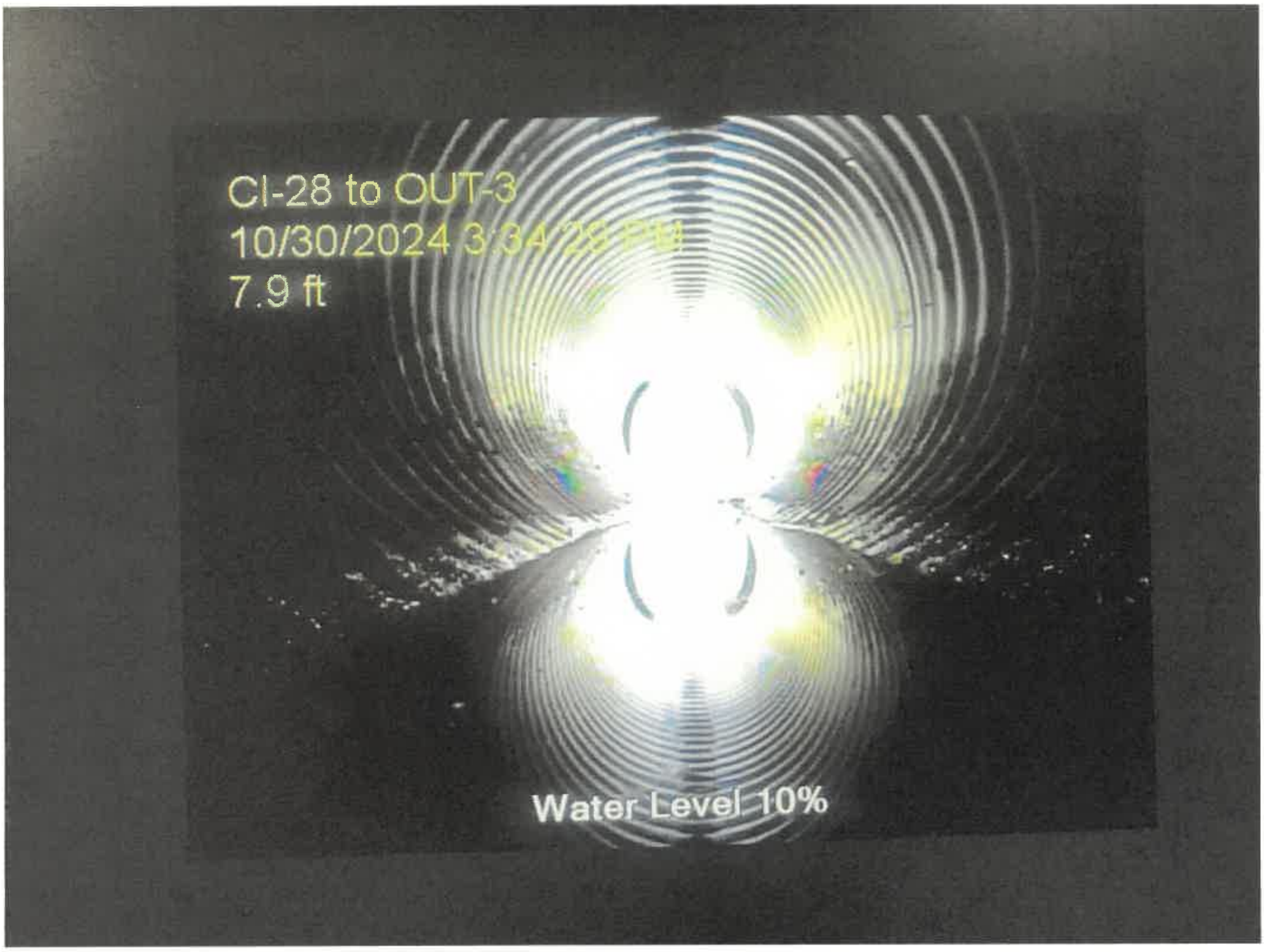

OUTLET-4 to OCS-34
10/31/2024 3:40:20 PM
39.3 ft
Obstacle Other S01 at/from:4 to:9 15% rem:SCALE
BUILD UP FROM CATCH BASIN

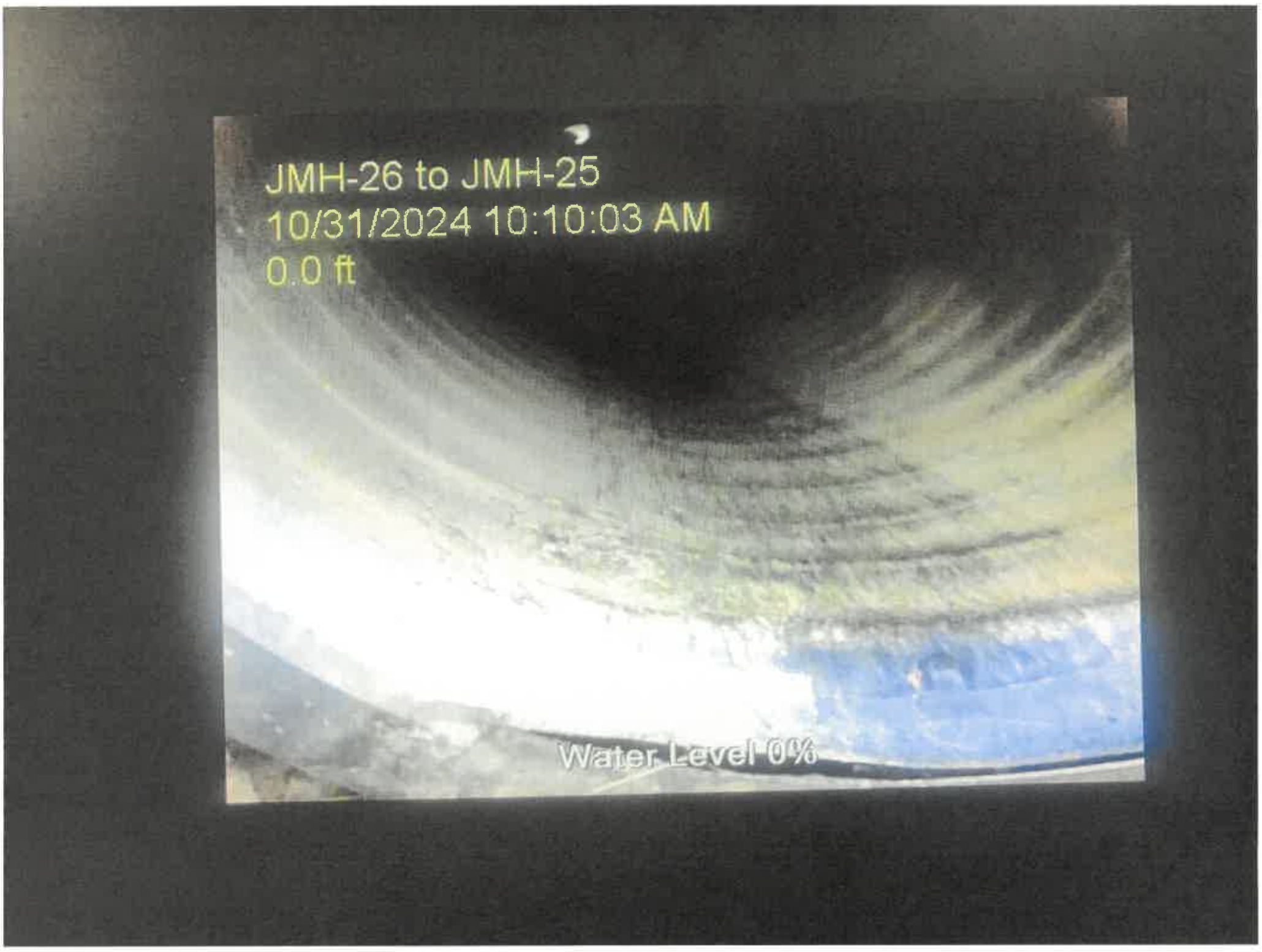

OTCB-32 to OTCB-33
10/31/2024 2:41:02 PM
121.3 ft
Obstacle Rocks at/from:4 to:8 15% rem:SILT & ROCK
DEBRIS

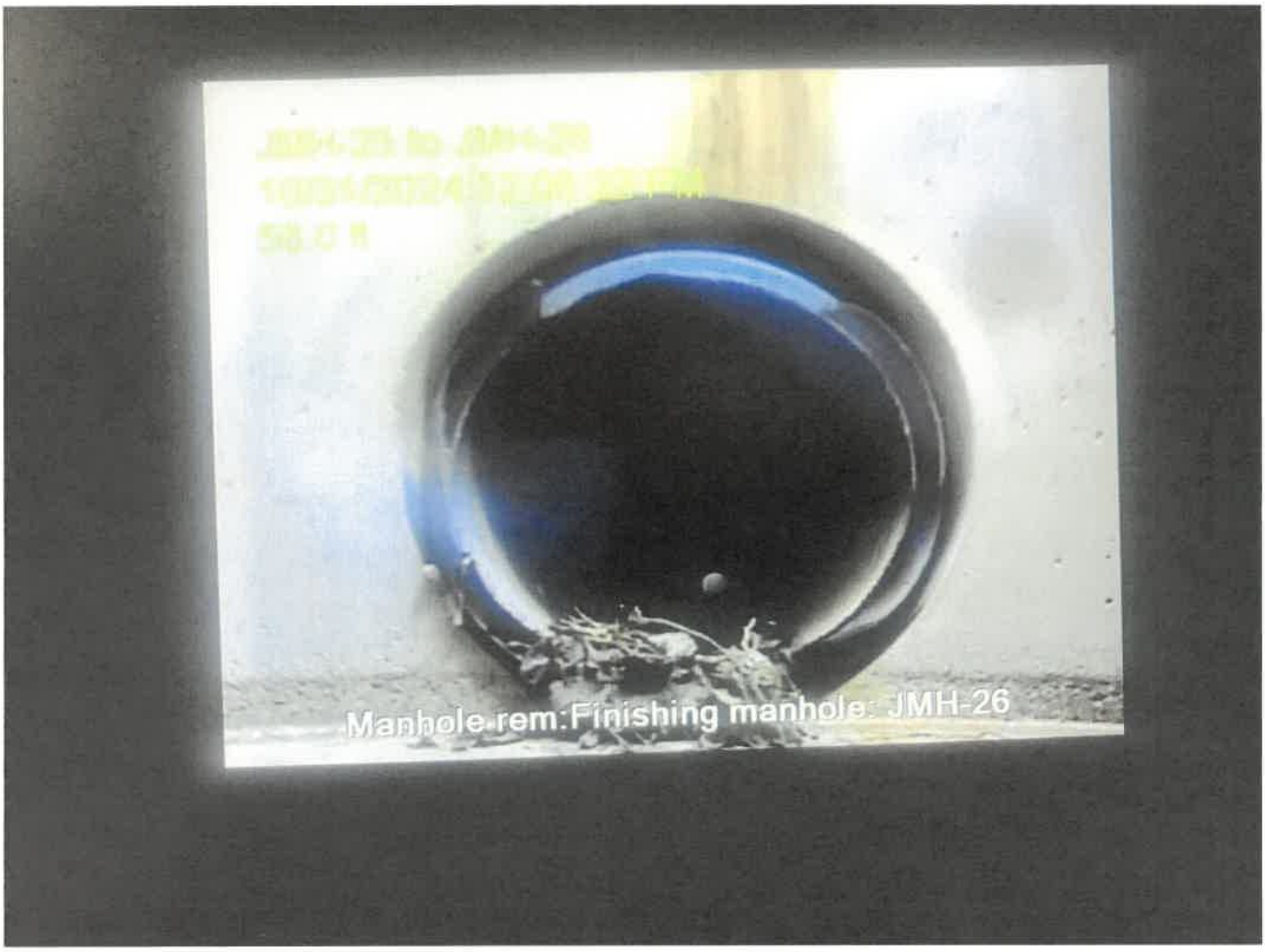

OTCB-27 to JMH-26
10/31/2024 9:23:26 AM
9.5 ft

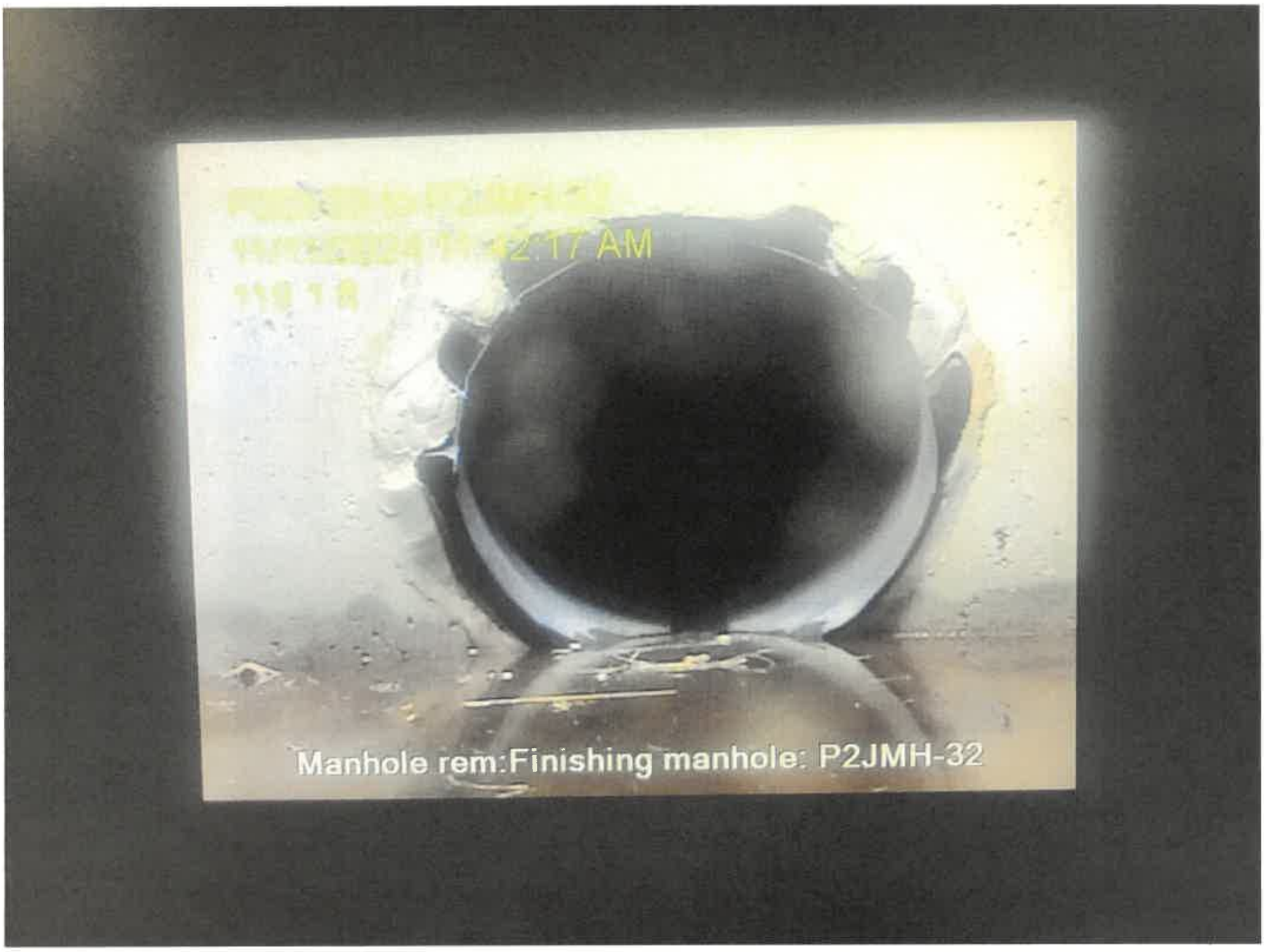

CI-1 to CI-2
10/30/2024 9:37:26 AM
0.5 ft
Obstacle Rocks at/from 4 to 8 15%


CI-13 to CI-12
10/30/2024 1:59:10 PM
0.0 ft
Water Level 0%


CI-28 to OUT-3
10/30/2024 3:34:28 PM
7.9 ft
Water Level 10%


JMH-26 to JMH-25
10/31/2024 10:10:03 AM
0.0 ft
Water Level 0%


Manhole rem:Finishing manhole: JMH-26


2:17 AM
Manhole rem:Finishing manhole: P2JMH-32


CI-2 to CI-4
10/30/2024 10:16:35 AM
0.0 ft

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.

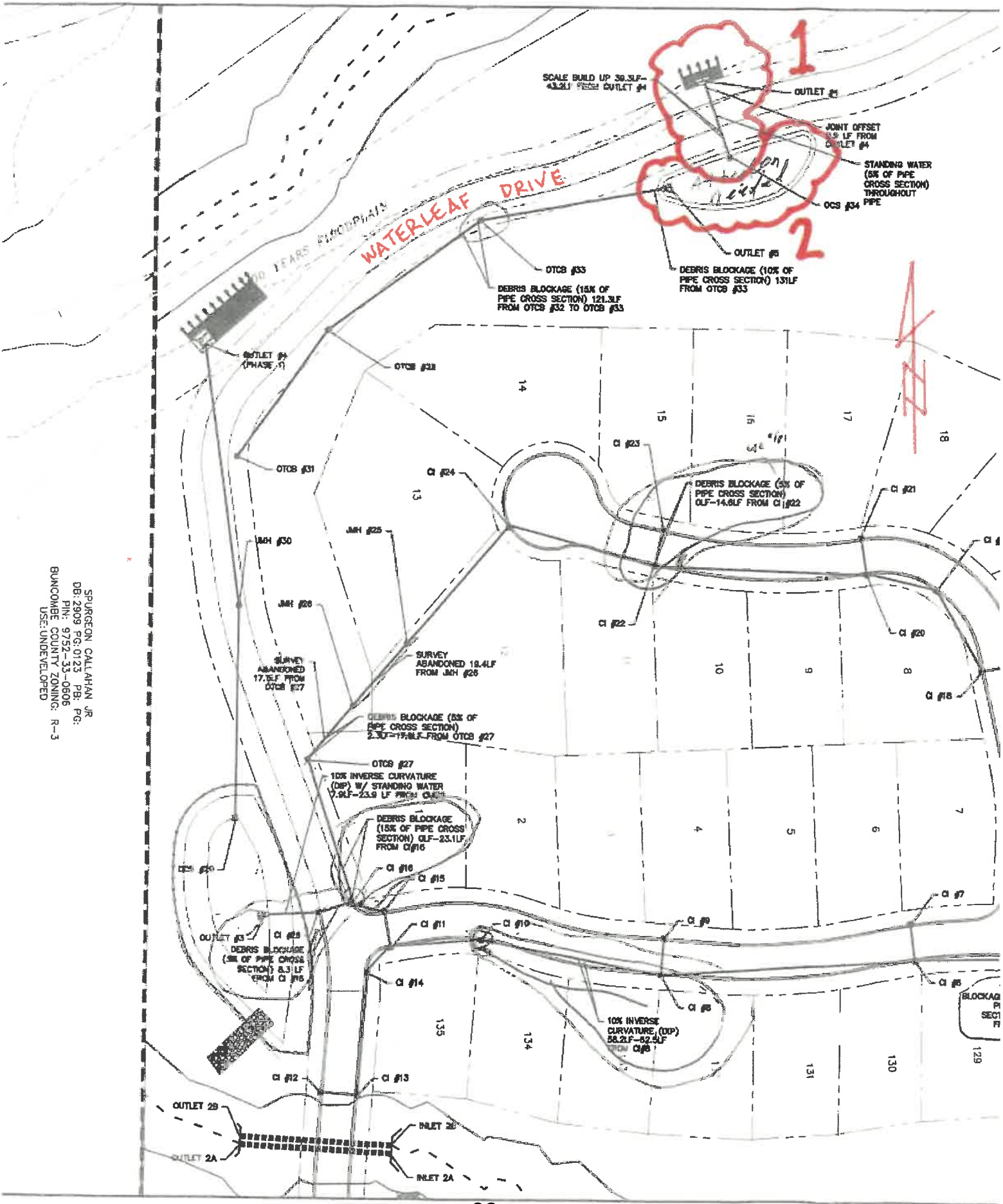
2. Below Outlet #5 on Water Leaf Drive at the mailboxes, the stormwater pond needs to be cleaned out to allow free flowing water to enter the pond from the outlet.

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.

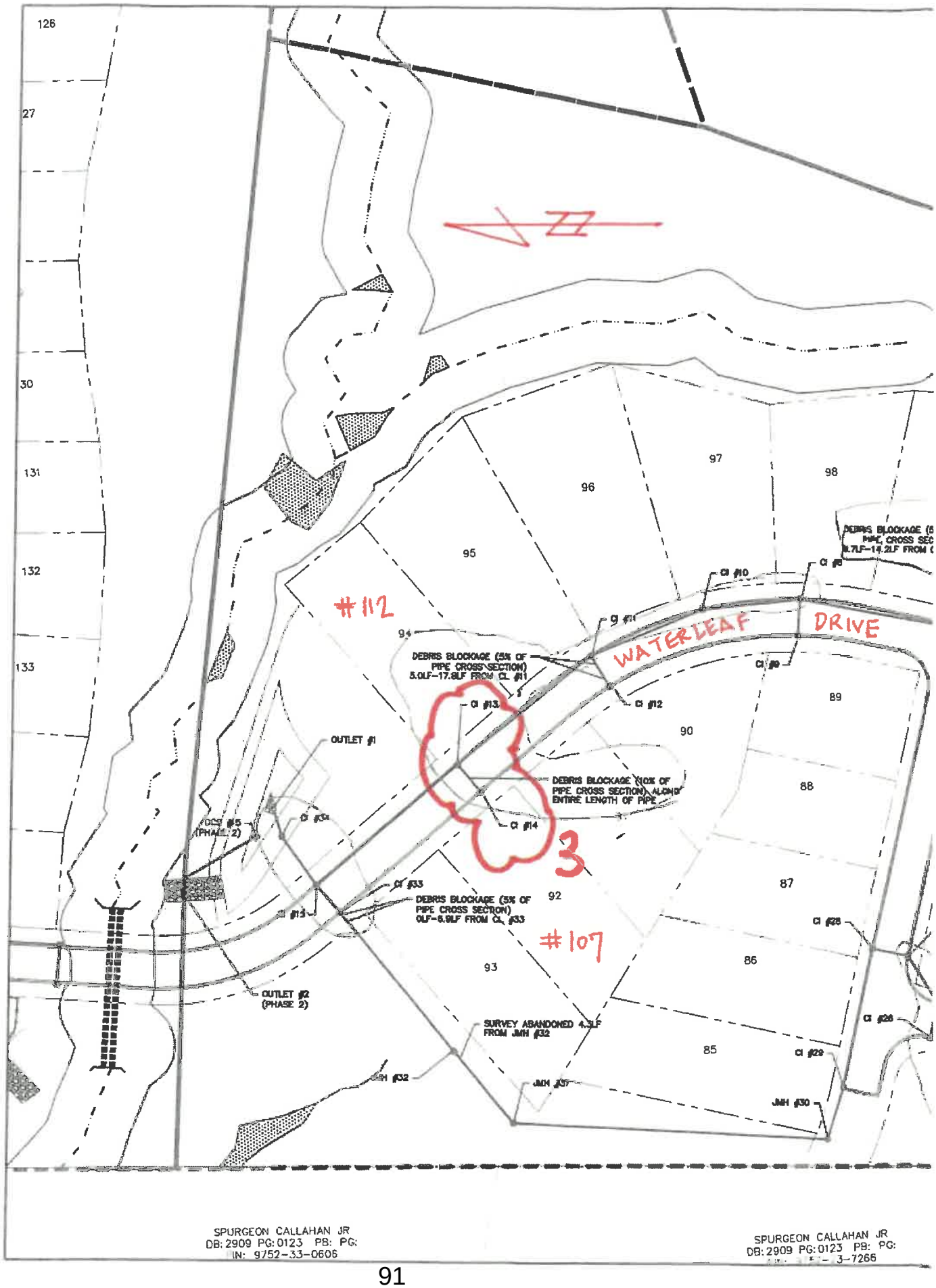
I hope this information is helpful in finalizing the Maple Trace stormwater issues. If you have any questions, please let us know.

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



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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Printed by Agreement with the NC Bar Association

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:

NC Bar Association Form No. 6 © 1/1/2010
Printed by Agreement with the NC Bar Association

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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Printed by Agreement with the NC Bar Association

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	September 22, 2025
SUBJECT:	Voluntary Annexation Petition – +/-107 Acres at 10 Silverwood Farm Road – WeaverVegas, LLC
PRESENTER:	Assistant Town Manager
ATTACHMENTS:	Voluntary Annexation Petition and Supporting Documentation; Zoning Map Amendment Request; Property Tax Map; and Proposed Resolution

DESCRIPTION/SUMMARY OF REQUEST:

WeaverVegas, LLC, has submitted a voluntary annexation petition seeking to have +/- 107 acres located at 10 Silverwood Farm Road annexed into the Town of Weaverville. The purpose of the non-contiguous, or satellite, annexation appears to be to obtain Town services, including water, to support a mixed development consisting of some multifamily residential, some single family residential, and some commercial businesses that are proposed on the property. LDG is the proposed developer on this project.

The petitioners are requesting zoning of R-3, R-12, and C-2 as shown on the attached map.

Should Town Council wish to proceed with this annexation the next step is to direct the Town Clerk to investigate the sufficiency of the annexation petition and to send the initial zoning request to the Planning Board for review and recommendation. A resolution for this purpose is attached for consideration.

COUNCIL ACTION REQUESTED:

Town Council discussion, direction, and possible adoption of the attached resolution.

PETITION FOR VOLUNTARY ANNEXATION
PETITION/APPLICATION
Town of Weaverville, North Carolina

Submittal Date: _____
Date Fee Paid: _____
Petition No: _____

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

TO THE TOWN COUNCIL OF WEAVERVILLE, NORTH CAROLINA

1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 below be annexed to the Town of Weaverville, Buncombe County, North Carolina.
2. The area to be annexed is ☐ contiguous, ☒ non-contiguous (satellite) to the Town of Weaverville, North Carolina, and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. § 160A-31(f), unless otherwise stated in the annexation agreement/ordinance.
4. The property and property owner information is as follows:

Property Owner and Mailing Address	Phone Number & Email Address	Deed Reference & Property PIN	Property Owner Signature
WeaverVegas, LLC 6 Celebration Place Asheville, NC 28806	828-242-5294 rlasher1953@gmail.com	9743293399	Robert A Lasher, Mgr. WeaverVegas, LLC

5. Zoning vested rights ☒ are not claimed, ☐ have been established under G.S. §§ 160D-108 and/or 160D-108.1 as follows [describe and attach the order and approved site plan]:

_____

_____

Total Acreage to be annexed: 107
Population in annexed area: None
Proposed Zoning District: C-2; R-3; R-12
Reason for annexation: ☒ Receive Town Services ☐ Other (please specify)

The applicant must also submit a zoning map amendment application with the petition for voluntary annexation to establish a Weaverville zoning designation. Please contact the Planning Department at (828)484-7002 for questions. If the purpose of the petition is a connection to public water, contact Public Works Department at (828)645-0606 to confirm that public water is available to the property and the cost of that connection.

PETITION FOR VOLUNTARY ANNEXATION DATA SHEET

Town of Weaverville, North Carolina

Submittal Date: _____
Petition No. _____
Annexation Area Name: _____

Petitioner: LDG Multifamily, LLC
Subject Area Acreage: 107 Acres
Current Land Use: Open Use
Proposed Land Use or Development (describe): _____

The proposed development will include commercial and residential uses. A portion of the residential uses will include affordable and workforce housing.

Residential (single family): Number of Units: _____ Anticipated build out in _____ years
Average Sales Price: $_____/dwelling unit

Residential (multi-family): Number of Units: _____ Anticipated build out in _____ years
Owned: Average Sales Price: $_____/building unit
Rental: Average Rental Amt:$_____/month

Retail: Square footage: _____ Anticipated build out in _____ years
Type of tenancy: _____

Commercial - Non-Retail: Square footage: _____ Anticipated build out in _____ years
Type of tenancy: _____

Other: Square footage: _____ Anticipated build out in _____ years
Type of tenancy: _____

Development Scale: Max building height of _____; max number of stories of _____

Infrastructure: Linear feet of publicly dedicated roadways proposed: _____ feet
Public water proposed (describe): _____
_____
Other Public Services Requested (describe): _____
_____

Zoning Vested Rights Claimed (describe and attach documentation): _____
_____

Bruce A Lasher, Mgr. Weaver Vegas, LLC
Signature of Owner(s)

PETITION FOR VOLUNTARY ANNEXATION
CERTIFICATE OF AUTHORITY FOR LIMITED LIABILITY COMPANY
Town of Weaverville, North Carolina

The undersigned, being (a/the) duly elected, qualified and active member / manager of WeaverVegas, LLC, a limited liability company organized and existing in the State of North Carolina (hereinafter "Company"), does hereby certify that:

1. That the Company currently exists and is in good standing with the NC Secretary of State;

2. That a controlling majority of the members and the manager of the Company have adopted resolutions with respect to the attached/foregoing Petition for Voluntary Annexation and such resolutions have been duly and validly adopted and are in full force and effect.

3. That said resolutions adopted/approved the Petition for Voluntary Annexation and authorized any and all actions on behalf of the Company to complete the process for the Petition to be approved by the Town of Weaverville and that no further authorizing action need be taken.

4. That the said resolutions authorized the following person or persons to execute all documents in connection with the Petition for Annexation and that the signature appearing to the right of their name(s) is his/her genuine signature:

NAME	OFFICE HELD	SIGNATURE

SIGNATURE: Reese A. Lasher, Mgr. WeaverVegas, LLC
PRINTED NAME: REESE A. LASHER, Mgr. WEAVERVEGAS, LLC
DATE: 9/15/2025

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

I, Tricia E. Ward, a Notary Public, certify that Reese A. Lasher personally came before me this day and acknowledged that he/she is the Manager of WeaverVegas LLC., a North Carolina limited liability company, and that by authority duly given and as the act of the Company, the foregoing Certificate of Authority was signed by him/her on behalf of the Company. Witness my hand and seal this the 15th day of September, 2025.

TRICIA E. WARD NOTARY PUBLIC BUNCOMBE COUNTY, NC

Tricia E. Ward
Notary Public

My Commission Expires: 6/28/2026

CERTIFICATE OF AUTHORITY FOR LIMITED LIABILITY COMPANY
TOWN OF WEAVERVILLE, NORTH CAROLINA

The undersigned, being (a/the) duly elected, qualified and active member / manager of WeaverVegas, LLC, a limited liability company organized and existing in the State of North Carolina (hereinafter "Company"), does hereby certify that:

1. That the Company currently exists and is in good standing with the NC Secretary of State;
2. That a controlling majority of the members and the manager of the Company have adopted resolutions with respect to the attached Agent Authorization for Land Use Development Permit/Application and Approval and such resolutions have been duly and validly adopted and are in full force and effect.
3. That said resolutions adopted/approved the Agent Authorization for Land Use Development Permit/Application and Approval and authorized any and all actions on behalf of the Company and that no further authorizing action need be taken.
4. That the said resolutions authorized the following person or persons to execute all documents in connection with the Agent Authorization and that the signature appearing to the right of their name(s) is his/her genuine signature:

NAME	SIGNATURE	OFFICE HELD

THIS the 15th day of September, 2025

Reese A. Lasher, Mgr. WeaverVegas, LLC
Signature of member/manager

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

I, Tricia E. Ward, a Notary Public, certify that Reese A. Lasher personally came before me this day and acknowledged that he/she is the manager of WeaverVegas, LLC., a North Carolina limited liability company, and that by authority duly given and as the act of the Company, the foregoing Certificate of Authority was signed by him/her on behalf of the Company. Witness my hand and seal this the 15th day of September, 2025.

Tricia E. Ward
Notary Public

My Commission Expires: 6/28/2026

TRICIA E. WARD NOTARY PUBLIC BUNCOMBE COUNTY, NC

TOWN OF WEAVERVILLE
AGENT AUTHORIZATION FOR LAND USE DEVELOPMENT PETITION/APPLICATION AND APPROVAL

PROPERTY LEGAL DESCRIPTION:

PARCEL ID: 9743293399
STREET ADDRESS: 10 Silverwood Farm Rd.

PROPERTY OWNER: WeaverVegas, LLC
(complete Certificate of Authority if a corporation or LLC)

PROPERTY OWNER:

PROPERTY OWNER CONTACT INFORMATION:

EMAIL ADDRESS: rlasher1953@gmail.com
PHONE NUMBER: 828-242-5294
MAILING ADDRESS: 6 Celebration Place, Asheville, NC, 28806

PERMIT SOUGHT/APPLICATION TO BE SUBMITTED: Annexation and Rezoning

NAME OF INDIVIDUAL AGENT: Landon Cox; Bo Carpenter
NAME OF CONTRACTOR/CONSULTING FIRM: LDG Multifamily, LLC; Allen Stahl + Kilbourne

AGENT CONTACT INFORMATION:

EMAIL ADDRESS: lcox@ldgdevelopment.com; bcarpenter@asklawnc.com
PHONE NUMBER: 502-649-0601; 828.318.7784
MAILING ADDRESS: 545 S 3rd Street, Louisville KY 40202; 20 Town Mountain Road, Suite 100, Asheville, NC 28801

We, the undersigned property owner(s) of the above noted property, do hereby authorize the individual or company listed above as the property owner's agent to act on his/her/their behalf and to take all actions necessary for the processing, issuance, and acceptance of the above-referenced permit or application. We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Property Owner Signature

Date: 9/15/2025

Property Owner Signature

Date: _____

TOWN OF WEAVERVILLE APPLICATION FOR A ZONING MAP OR TEXT AMENDMENT

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002— fax (828) 645-4776 — jeller@weavervillenc.org

Application Fee Based Upon Size of Property

OWNER/APPLICANT NAME: LDG Multifamily, LLC

APPLICATION DATE:

PHONE NUMBER: 502-649-0601

MAILING ADDRESS: 535 S 3rd Street Louisville KY 40202

Application is made to the Town Council of Weaverville to amend:

[x] The Zoning Map

[ ] The text of the Zoning Ordinance (Chapter 20 Planning and Development)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: 10 Silverwood Farm Rd.

PIN: 9743293399

LOT AREA (acres): 107

CURRENT ZONING DISTRICT: None

PROPOSED ZONING DISTRICT: C-2; R-3; R-12

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:

- [ ] Total acreage
- [ ] Current owner(s) and date of survey
- [ ] Property location relative to streets
- [ ] North arrow
- [ ] Existing easements, rights of way, or other restrictions on the property
- [ ] Areas located within the floodplain
- [ ] Adjoining property owners, addresses, and Buncombe County PINs

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APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 TO AMEND:

PROPOSED CHANGE TO TEXT (attach additional documentation if necessary):

JUSTIFICATION OF PROPOSED AMENDMENT(S):

TOWN OF WEAVERVILLE APPLICATION FOR A ZONING MAP OR TEXT AMENDMENT

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

Application Fee Based Upon Size of Property

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

Russ A Lashley, Mgr. Weaver Vegas, LLC

SIGNATURE OF APPLICANT DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

Application fees are due at the time of submittal. Withdrawal of an application after the public hearing has been advertised will result in the forfeiture of the application fee.

REZONING FEE SCHEDULE:

< 1 acre	$250.00
1-3 acres	$500.00
4-9 acres	$750.00
10 + acres	$1,000.00

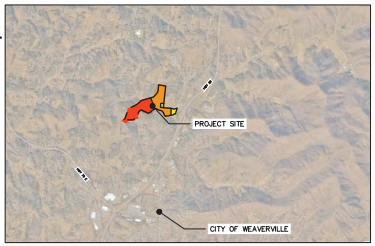
Text Amendment
Fees..... $500.00

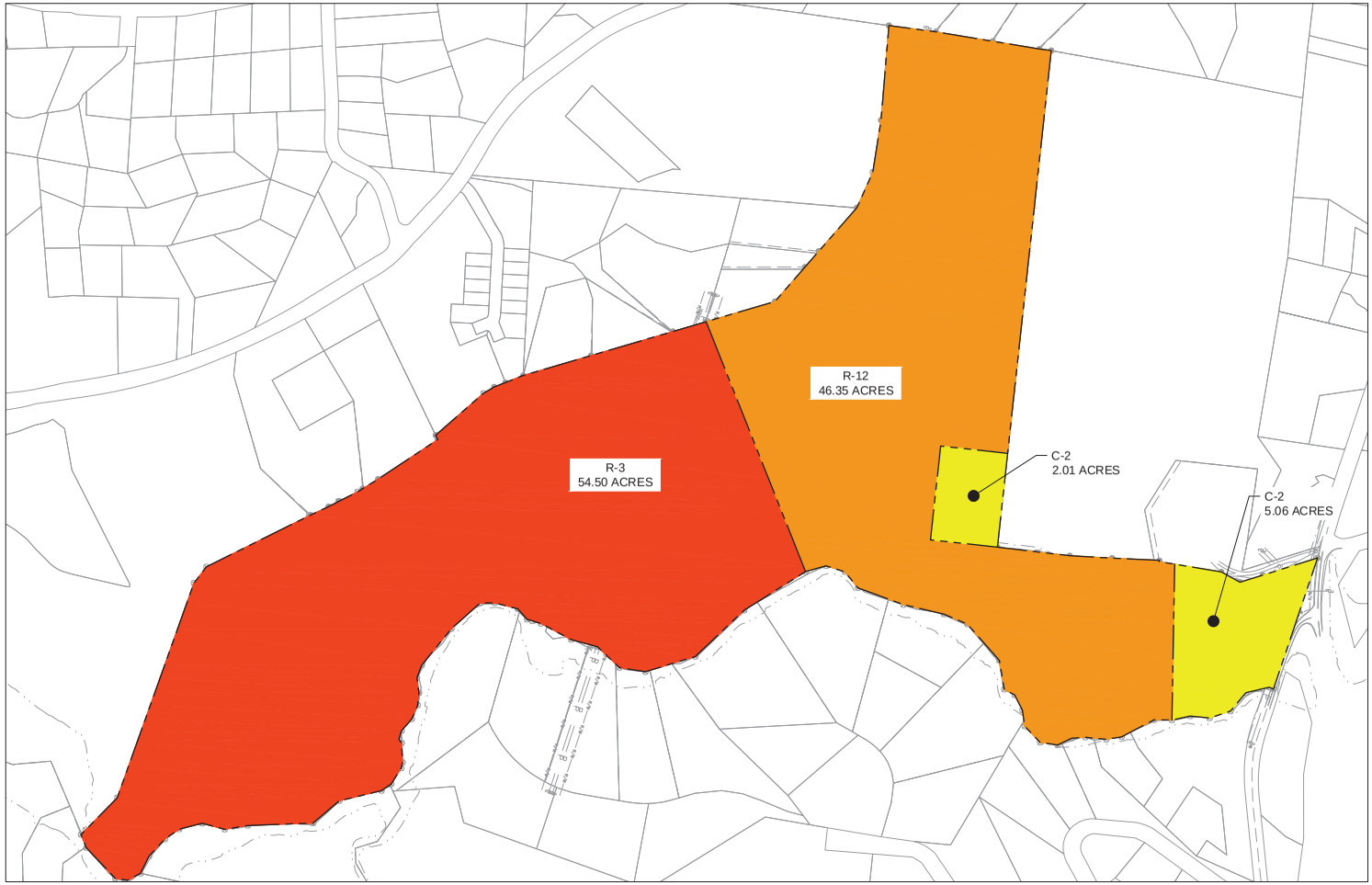
OFFICE USE ONLY				
FEE: $ DATE PAID:		CHECK		CASH
DATE OF INTIAL COUNCIL MEETING:	ACTION TAKEN:			
DATE OF PLANNING BOARD MEETING:	ACTION TAKEN:			
DATE OF PUBLIC HEARING & COUNCIL DECISION:	FINAL ACTION:			

LEGEND

- PROPERTY LINE
- MULTI-UNIT RESIDENTIAL DISTRICT (R-12)
- GENERAL RESIDENTIAL DISTRICT (R-3)
- CENTRAL BUSINESS DISTRICT (C-2)

PRELIMINARY

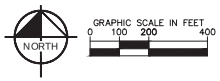




Kimley»Horn

BLEUMONT ZONING MAP

DATE: 09/16/2025



Search By Deed or Plat

Sales Report Buffer Export Map Export to Google Map



RESOLUTION CONCERNING VOLUNTARY ANNEXATION PETITION SUBMITTED BY WEAVERVEGAS, LLC, FOR 10 SILVERWOOD FARM ROAD WEAVERVILLE ANNEXATION NO. 2025-1

WHEREAS, a petition requesting annexation of that property located at 10 Silverwood Farm Road and bearing Buncombe County Parcel Identification Number 9743-29-3399 was received from WeaverVegas, LLC; and

WHEREAS, N.C. Gen. Stat. §§ 160A-31 and 160A-58.2 provide that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town of Weaverville is also in receipt of an application for a zoning map amendment request for the following zoning classifications for the property to be annexed: R-3, R-12, and C-2; and

WHEREAS, the Town Council of the Town of Weaverville deems it advisable to proceed in response to this request for annexation and initial zoning;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weaverville that:

1. The Town Clerk is hereby directed to investigate the sufficiency of the above-reference petition and to certify to Town Council the result of her investigation; and

2. The Town Planner is directed to place the application for initial zoning on the next regular meeting of the Weaverville Planning Board's so that the Board can review the requested zoning for consistency with the Town's Comprehensive Land Use Plan and forward a recommendation to Town Council prior to or at a public hearing that may subsequently be held on this matter.

THIS the 22nd day of September, 2025.

_____

PATRICK FITZSIMMONS, Mayor

ATTESTED BY:

_____

TAMARA MERCER, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	September 22, 2025
SUBJECT:	Helene Recovery Plan Update and Next Steps
PRESENTER:	Assistant Town Manager Jackson
ATTACHMENTS:	County Press Release with Link to Draft Plan and Public Input Opportunities Town of Weaverville Project Section

DESCRIPTION/SUMMARY OF REQUEST:

The Town of Weaverville has been working with the County and other municipal jurisdictions on the Helene Recovery Plan. The draft Plan is now out for review with the attached press release that was put out on September 16. View the draft Helene Recovery Plan here.

The Plan is a comprehensive plan that documents the impact of the storm on the County and its municipal jurisdictions and plans to build back better.

Attached is the Town's section that includes 14 projects under the following categories:

Economic Resilience
Emergency Preparedness
Infrastructure Resilience
Environmental Resilience
Community Resilience

The County is now receiving public input on the Plan draft as a whole through a survey that can be accessed through this link: https://engage.buncombecounty.org/envisionbuncombepathforward.

In advance of the official release of the draft Plan, the Town received some public input on its projects on September 16 and with an online survey.

ACTION REQUESTED:

No Town Council action is needed or requested at this meeting, except to encourage public input on the plan through the links provided with the attached press release.



For Immediate Release

Sept. 16, 2025

Envision Buncombe Path Forward: Public Invited to Comment on Helene Recovery Plan and Review Strategic Plan 2030

The Recovery Plan includes projects for Asheville, Biltmore Forest, Black Mountain, Montreat, Weaverville, Woodfin, and unincorporated Buncombe County

Buncombe County asked for planning input, more than 2,600 community members answered, and on Sept. 16, the draft 2030 Strategic Plan and draft Helene Recovery Plan went before the Board of Commissioners. Through Oct. 3, 2025, the community is invited to provide feedback on the draft plans at https://engage.buncombecounty.org/envisionbuncombepathforward.

In response to last year's devastation from Tropical Storm Helene, the County and its municipal partners have developed the draft Helene Recovery Plan. Asheville, Biltmore Forest, Black Mountain, Montreat, Weaverville, and Woodfin joined in building the plan's roadmap of 114 projects designed to rebuild housing, repair infrastructure, restore natural resources, strengthen disaster preparedness, and support long-term community resilience throughout the county.

This survey also offers a final opportunity to provide feedback on the 2030 Buncombe County Strategic Plan, a five-year roadmap that guides the County's work and priorities. This plan was nearly done before Helene but was paused and refocused following the storm. The plan sets out goals and objectives across key focus areas, including Growth and Development, Community Health, Education, Energy and Environment, and Public Safety.

During the initial input phase, more than 2,600 people participated through online platforms and 28 in-person events across 13 zip codes, including six municipalities and unincorporated areas.

Participants identified top recovery priorities as:

- Investing in infrastructure: water, roads, bridges, telecommunications – 74%
- Disaster preparedness and resiliency investments – 55%
- Wildfire prevention – 53%
- Floodplain management – 49%
- Restoring streambanks – 48%
- Rebuilding parks – 47%

Participants also emphasized the importance of inclusive, climate-resilient recovery, support for vulnerable populations, and economic diversification.

Feedback will be provided to the Buncombe County Board of Commissioners, which will look to take action on both plans in November.

View the draft Helene Recovery Plan here.

View the draft 2030 Strategic Plan here.

For more information or to sign up for updates, go to https://engage.buncombecounty.org/envisionbuncombepathforward.

###

TOWN OF WEAVERVILLE

MISSION

To provide quality service, fast and efficient emergency services when needed, and provide an overall safe and pleasant atmosphere for its visitors and residents.



4 SQ MILES

4,799 POPULATION

51.6 MEDIAN AGE

$90,000 MEDIAN HOUSEHOLD INCOME

$452,700 MEDIAN HOME PRICE

$1,642 MEDIAN RENT

GOVERNMENT PROFILE

GOVERNMENT	ANNUAL BUDGET	EMPLOYEES
Town Council	$17.7 MILLION	90

KEY SERVICES

Fire
Police
Planning & Zonning
Park & Recreation
Streets
Public Works
Sanitation
Stormwater
Ground Maintenance
Water Production & Distribution
Community Center Facility & Programming

HELENE RECOVERY PRIORITIES

Emergency Preparedness
Community Resilience
Economic Resilience
Environmental Resilience
Infrastructure Resilience

Weaverville

Eller Cove Watershed Fuel Load Removal

Identify funding and authorize contract services to clean up downed trees and other vegetation, which creates fuel load, in the Eller Cove Watershed to reduce wildfire risks.

Complexity	Cost	Timing
Low	$$$ High	Short-term

Category:
ENVIRONMENTAL RESILIENCE

Purpose

The Eller Cove Watershed experienced a major number of downed trees from the storm. The Town is concerned about wildfire risk in the watershed, particularly related to the downed trees. The Eller Cove watershed is over 300 acres in size, and the threat of wildfire from downed trees is very real. This project would including establishing a funding plan and contracting for removal of downed trees and post-removal clean up.

Benefits & Intended Outcomes

There is a threat of wildfires from downed trees in Western North Carolina following the destruction of Tropical Storm Helene. As the trees are primarily hardwood, they will not decay as rapidly as softwood, thus lengthening the threat of fire. If the trees were to decay on the ground, there could be significant new organic materials from the decay process, which could negatively impact runoff and thus water quality. Downed tree removal would help to mitigate those negative impacts.

Weaverville placed a conservation easement on 310 acres of the Weaverville Watershed, including the headwaters of Eller Cove Branch and 12 of its tributaries, to protect water quality and wildlife habitat.

Activities & Deliverables

The Town is anticipating to seek contractors for services to remove fuel load from the property. Prior to seeking contractors for the service, the Town should conduct an on-ground survey to obtain an estimate of the density of downed trees throughout the site. This general estimate of downed trees, and thus fuel load, will provide important information to the background of the Request for Proposals (RFP, and should produce better informed proposals from contractors. The normal steps to procure this service would be to issue a RFP and to select the most-qualified proposer.

Implementation Considerations

The Town should develop a program of public engagement for these efforts. In addition to trees on the ground, it will likely be necessary to remove "hangers," or hazardous trees that will not survive and provide a threat to the public. This program should be explained in detail and made widely available to the public.



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

Partners:
- The State Fire Marshal is a potential partner, along with the USDA Forest Service.
- Other federal,state, and nonprofit programs could potentially provide funding.

Weaverville

Emergency Operations Plan

Develop and implement an Emergency Operations Plan and Incident Command Structure for future emergency response.

Complexity	Cost	Timing
Medium	$$$ Low	Short-term

Category:
EMERGENCY PREPAREDNESS

Purpose

Weaverille experienced serious communication issues during Helene. The town also realized that it needed a more formal Emergency Operations Plan to establish an Incident Command Structure, and dedicated roles among town employees. While town employees responded "above and beyond the call of duty," it became apparent that additional training was needed, particularly in better defining roles and responsibilites.

Benefits & Intended Outcomes

This project will relate closely with the Public Communication and Notification Project. The two projects will address issues identified post-disaster. Specifically, this project will provide an up-to-date response plan that will better enable the town to respond to the next disaster. It will also discuss specific activities in the plan that may be tailored to the type of disaster (e.g. rain/flooding, wildfire, landslides, wind).

The Weaverville Police Department is the first municipality in Western North Carolina to incorporate electric vehicles into its fleet. This initiative demonstrates the department's commitment to efficiency and environmental responsibility.

Activities & Deliverables

Key activities include:

1. Research similar plans from other jurisdictions;
2. Assess staff level training needs;
3. Determine if planning and employee training will be done with in-house resources, or if an outside contractor will be appropriate;
4. Develop specific strategy, and if a contractor is to be retained, a scope of work;
5. Develop a project budget and timeline;
6. Obtain approval from Weaverville Council to proceed;
7. Initiate project.

Implementation Considerations

It is critical that Weaverville Emergency Operations Plan be developed and coordinated with similar regional and statewide efforts, including Buncombe County and neighboring city, regional, and statewide programs. This project will develop a written emergency operations plan to address all governmental functions and critical community needs and include training to a cross-section of Town employees for emergency management. It will address activities such as emergency debris removal, temporary communications, search and rescue, shelter set-up and management, pet rescues, and other activities. Town employees will be trained to support outside responders to be better connected with local issues and ease transition from response to recovery.



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

Partners:

- Buncombe County Department of Emergency Management
- North Carolina Department of Emergency Management
- FEMA
- Community Based Organizations

Expanding Open Space & Parks

Develop an interconnected park and trail system joining existing parklands such as Lake Louise and Main Street Park with Reems Creek Greenway between Weaverville's Community Club and the French Broad River.

Complexity	Cost	Timing
Medium	$$$ High	Medium

Category:
COMMUNITY RESILIENCE

Purpose

Weaverville has two outstanding parks. The crown jewel of Lake Louise Park is located in central Weaverville and includes over 15 acres of parkland around a 5-acre lake. The park features a brand new playground, outdoor exercise equipment, picnic shelters, a walking track, grills, and fishing. The Main Street Nature Park is a 10-acre park that provides walking trails and a quiet natural area in the heart of downtown. The Reems Creek Greenway is a planned walkway of about 2.25 miles in Weaverville adjacent to Reems Creek. This would connect to a much longer trail east and west of Weaverville, starting at the Community Club and terminating at the French Broad River. The town desires to enhance these open space assets and determine where they can be expanded or connected to other open spaces.

Benefits & Intended Outcomes

This project will work with Weaverville's existing park system and identify ways to expand and enhance it. This could include strategic property acquisitions, specific improvements in certain locations, and potentially new "pocket parks" that will serve neighborhoods and address local public needs.

Activities & Deliverables

The key activities for this project include:

1. Identify properties that could be used as pocket parks or larger passive or active recreational uses.
2. Evaluate areas adjacent to existing parks that would be good candidates for expansion or enhancement.
3. Evaluate potential trail/walkway connections between parks in addition to regional trails and facilities (such as the proposed Reems Creek Greenway system).
4. Evaluate activity programming opportunities for community connection among specific groups and across all groups in existing and expanded parks.

Implementation Considerations

In addition to the key activities and deliverables identified for this project, the town will pursue community engagement as the "hard" details of the system are identified. Community engagement will focus on park redesign, park programmatic issues, and if significant structural improvements are required, construction issues.



REEMS CREEK GREENWAY | *Balcrank Property* | CONCEPTUAL PLAN

Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

Partners:
Parks and open space expansion provides opportunities for parterning with multiple groups, including:

- Arts organizations (public art),
- Economic Development (visitor promotions)
- Outdoor Recreationists
- Environmental Groups
- Buncombe County
- Town of Woodfin
- State and Federal Agencies may provide funding resources.

Weaverville

First Responder Mental Health

Provide a comprehensive mental health program specifically designed for Town of Weaverville first responders dealing with on-the-job trauma

Complexity	Cost	Timing
Medium	$$$ Low	Medium

Category:
EMERGENCY PREPAREDNESS

Purpose

In their day-to day jobs, First Responders (law enforcement, firefighter/ emergency medical technicians, and critical infrastructure repair) often face traumatic situations - sometimes literally life and death situations. In disaster response, that traumatic situation is frequently much greater. Reports are common of first responders seeking and/or continuing counseling services for a year or more after a disaster. Even in the absence of a disaster, emergency-related trauma can accumulate and take a serious toll on responder mental health.

Benefits & Intended Outcomes

This project would include evaluating and implementing programs to create opportunities for and encourage use of easily accessed, and stigma-free mental health services. These services could include individual counseling sessions and/or group therapy sessions. It could also encourage peer-to-peer outreach, and could facilitate "matching" services for peer-to-peer contact. The benefit of this program is to reduce mental health crises among first responders, allowing greater personal mental health and job productivity.

Rates of PTSD and depression for firefighters and police officers are as much as five times greater than for the general population.

Activities & Deliverables

This project would entail the following key activities:

1. Conduct a full review of existing programs available to publicly employed first responders with the intent of identifying strengths and areas of needed improvement.
2. Identify potential providers of mental health services, including non-profit and private providers.
3. Reach out to all first responders to identify needs and desired services, including first responder input on how these services can assist them with their mental health and in their job performance.
4. Issue a Request For Proposals for services, or if an existing public provider is available that meets the identified program needs, enter into a Memorandum of Agreement for services.

Implementation Considerations

It is critical to reach out to potential participants to understand their needs and how best to achieve them. There are likely similar programs elsewhere that can be instructive to Weaverville in establishing its program. It is important to incorporate input from employee groups. Mental health services are deeply private and can be sensitive. Maintaining this sensitivity in identifying approaches and solutions will be necessary to ensure the success of the program to address the potentially more complex needs of first responders.



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

Partners:

- Buncombe County Health Department
- Private and Nonprofit Mental Health Providers
- Insurance Companies
- The Federal Department of Health and Human Services
- The North Carolina Department of Health and Human Services
- Employee representatives

Weaverville

Local Business Support

Support arts recovery through the provision of gallery, workshop, and office space, and the creation of a tool lending-library.

Complexity	Cost	Timing
High	$$$ Medium	Long-term

Category:
ECONOMIC RESILIENCE

Purpose

Weaverville experienced economic losses, as did many jurisdictions throughout the state. This project is designed to support local recovery and growth through multiple efforts to promote local entrepreneurs and business start-ups. Three areas are emphasized in this project, including Arts Recovery, creation or expansion of co-working spaces, and creation of a Tool Library and Maker Space.

Benefits & Intended Outcomes

These projects are designed to boost local economic growth in Weaverville In general, they focus on providing opportunities and locations for local entrepreneurs to develop businesses from the ground up. The projects will support the arts, and small business start-ups.

Activities & Deliverables

1. Arts Recovery. Support private efforts at a former industrial site on Reems Creek Road to provide art studios and galleries for displaced artists.
2. Co-Working Space. Support private efforts to provide co-working spaces where businesses can share office space, equipment and administrative tools, or need parttime support services and equipment.
3. Tool Library and Maker Space. Support private efforts to establish a tool library and/or facility for the community to access woodworking and other equipment for repair or improvement projects. This space may also support business start-ups that are not yet fully equiped.



Implementation Considerations

These three activity areas will be interconnected with non-profit, and private entities in Weaverville and Buncombe County to support regional economic development efforts:

1. Arts Recovery will provide cultural growth for Weaverville residents and visitors:
   - Develop a framework and strategy to support outreach to interested artists and arts organizations.
   - Identify information sources to publicize the existence of the facility and the various users.
   - Explore the creation of programs that can provide advertising and/or economic support for the arts.
2. Co-Working Space.
   - Identify an appropriate site for a facility.
   - Identify funding for the inital site acquisition.
   - Prepare a business plan for developing, publicizing and managing the space.
3. Tool Library and Maker Space.
   - Identify a site for the facility.
   - Identify funding for acquisition of tools for lending, and larger equipment for local community makers and entrepreneurs to use.
   - Prepare a business plan for developing, publicizing, and managing the space.

Weaverville's arts and crafts legacy is carried on by the Weaverville Art Safari, one of Western North Carolina's longest-running studio tours.

Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville and private and non-profit partners.

Partners:
- Weaverville Business Association
- Arts Organizations
- The Chamber of Commerce in addition to other business groups
- Buncombe County Economic Development
- The NCWorks Career Center

Weaverville

Main Street Nature Park Stormwater & Streambank Restabilization Project

Repair the streambanks in the Main Street Nature Park to restore and upgrade stormwater control measures damaged during Tropical Storm Helene.

Complexity	Cost	Timing
Low	$$$ Medium	Short-term

Category:
ENVIRONMENTAL RESILIENCE

Purpose

Main Street Nature Park, encompassing 10 acres, is located in downtown Weaverville and open to the public daily. The park has a walking trail, where dogs are permitted on leash. The park serves as a demonstration area for natural habitats for Western North Carolina flora and fauna. This project will focus on repairing the streambank that was damaged by flooding from Tropical Storm Helene. It will also repair and upgrade stormwater control measures in the park, which were damaged by Helene.

Benefits & Intended Outcomes

Main Street Nature Park is a tranquil and peaceful park with a stream and walking trails in the heart of Weaverville. The flooding caused major erosion and streambank scouring that not only is unsightly but also contributes to increased erosion and degraded water quality. Walking trails in the park were also damaged, but this project is specifically referencing the streambank stabilization and stormwater management improvements.

The Main Street Nature Park hosts the Second Saturday Summer Concert Series at its meadow stage during the warmer months. This combination of environmental education and community entertainment makes it a truly unique and engaging space for residents and visitors alike.

Activities & Deliverables

This project will likely require specialized contractors. Prior to issuing a Request for Proposals from contractors, the Town should conduct and document an in-house damage assessment. This will better inform proposals and shoud support better defined submittals. Mitigation for streambank erosion may include vegetation plantings and armoring with rock. Stormwater management repairs will be sensitive to the natural environment in the park.

Implementation Considerations

The Main Street Nature Park is one of two significant parks located in Weaverville (Lake Louise Park being the other). Repairs to the park will likely be closely watched by the community, and the Town will make a point of assuring good information about the project is available to the community. Local groups and individuals could be solicited for volunteer support for the project to obtain better community participation and offset some expenses from a contractor.



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville and Private and Non-Profit Partners

Partners:
- N.C. Department of Water Resources
- Land and Water Conservation Fund (Federal)
- Foundations
- Community Organizations

Property Buyout

Implement a property acquisition program for flood-damaged property located in high-hazard areas and convert land to uses suitable for future flood mitigation and control.

Complexity	Cost	Timing
Medium	$$$ Medium	Short-term

Category:
ENVIRONMENTAL RESILIENCE

Purpose

As with all municipalities in Buncombe County, Weaverville suffered catastrophic flooding from Helene. Some property improvements located in the flood zone were destroyed by the floods. This project is to identify those properties and seek funding to acquire the property and convert it to open space. Property owners would be compensated for the property.

Benefits & Intended Outcomes

This project allows for acquisition of properties located in the flood zone of waterways that were destroyed. It also provides the property owner the opportunity to relocate to a non-hazard area. Finally, the program allows the Town to reduce the potential damage to private property, while increasing public open space that will be more resilient to high-water incursions.

13.1% of all properties in the area are at risk of flooding in the next 30 years (firststreet.org)

Activities & Deliverables

In order to implement a buy-out program, the Town will need to take the following general steps.

1. Identify properties condemned from Helene damage, particularly those located in the flood zone.
2. Collect information on the property (i.e. owner, estimated value, status on whether the owner has pursued buyout directly with FEMA) and consider potential re-use scenarios.
3. Apply to FEMA and the state of North Carolina for hazard mitigation funding eligible for acquisition of properties in hazard areas (typically Hazard Mitigation Grant Program - HMGP).
4. Implement the property acquisition(s).
5. Demolish any remaining structures and convert the land to open space or other approved floodplain use.

Implementation Considerations

This project creates several public benefits to both the property owners and the public. Property owners are relocated out of potentially hazardous locations, which are in turn converted to passive recreation and open space providing additional amenities to the community. The Town should publicize the program and seek community engagement on reuse scenarios.



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville and Private and Non-Profit Partners

Partners:
- N.C. Emergency Management
- Public Agencies such as the National Parks Service's Rivers, Trails and Conservation Assistance (RTCA) program
- Open Space Oriented Nonprofit Organizations

Weaverville

Public Communication & Notification

Evaluate post-disaster lessons learned and plan to implement best practices for emergency communications and warning systems throughout Weaverville.

Complexity	Cost	Timing
Medium	$$$ Medium	Short-term

Category:
EMERGENCY PREPAREDNESS

Purpose

Weaverville had difficulty with emergency communications during and after the storm. Landlines were lost and public notifications were seriously compromised. This project has two parts to help address these identified issues: to identify and implement a reliable radio communication system that does not utilize landlines, and to implement a community-wide notification system for emergencies and for recovery information.

Benefits & Intended Outcomes

This project is designed to initiate and implement a comprehensive evaluation of disaster communications. It should include early warning systems, on-going communications during the event(s) and post-disaster recovery-related community communication. Various types of communications will be evaluated, such as radio, online sources, and community-based networks.

Weaverville utilizes the CodeRED emergency notification system to send alerts to residents.

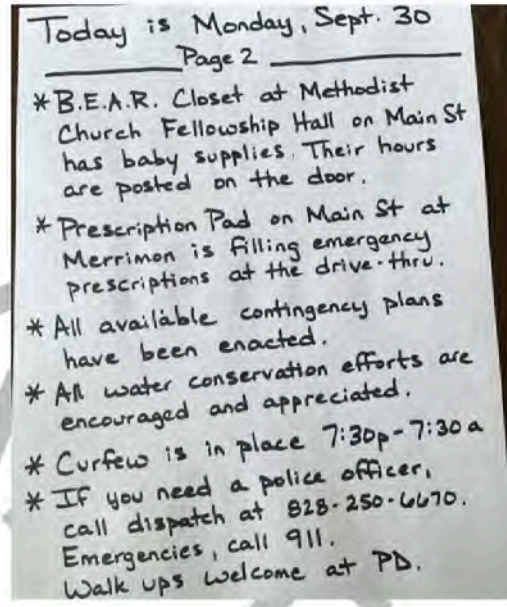
Activities & Deliverables

Develop a detailed plan for the project, including the following steps:

1. Conduct an "after action" review of positives and negatives from the Helene response.
2. Identify and prioritize projects for implementation.
3. Conduct outreach to other agencies for recommended best practices.
4. Conduct outreach to community partners, such as churches, business organizations, nonprofit agencies, health providers and others.
5. Identify significant budget needs.
6. Seek funding as necessary, including potential grants for emergency preparedness equipment.

Implementation Considerations

Disaster communications (before, during and post-disaster) rely on multiple agencies, as well as private and nonprofit entities. This project addresses formal disaster preparedness and response issues, and also includes overall formal and informal communications within the community. This project should be closely coordinated with the public WiFi project in this plan. It should be well publicized in Weaverville to assure broad community knowledge exists.



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

Partners:

- North Carolina Department of Emergency Management
- Law Enforcement
- Fire Departments
- Health Departments
- All First Responder Agencies

Weaverville

Public WiFi & Community Engagement

Expand Weaverville's public WiFi system to support future emergency communications and promote community engagement.

Complexity	Cost	Timing
Medium	$$$ Medium	Medium

Category:
COMMUNITY RESILIENCE

Purpose

Weaverville has a public WiFi system supported by the Town. This project will evaluate the existing system and determine optimal ways to expand it, particularly relating to accessibility during disasters. The town is also seeking to promote opportunities for various groups in Weaverville to connect and improve communications and general "interconnectedness" among community members. The project will seek to identify ways for Weaverville to expand community outreach, and thus, engagement.

Benefits & Intended Outcomes

Making specific steps to provide a more resilient WiFi system will increase its availability during storm events and future disasters. Public WiFi provides residents and visitors easy access to WiFi, which has effectively become a basic need. Free access to WiFi is also a way for low-income people and people who are house-ridden to stay in contact with others in the community and to have easy access to emergency services, particularly when other services are down. Finally, free WiFi provides the Town a vehicle for public outreach in various ways beyond simply broadcasting Town Council meetings.

The Town of Weaverville offers free public WiFi in downtown Weaverville, covering the area from Town Hall up to The Yellow Mug, as well as in Lake Louise Park and the Main Street Nature Park

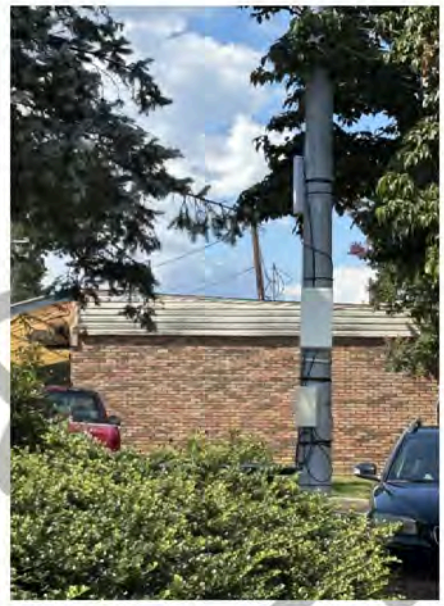
Activities & Deliverables

Key activities and deliverables include:

1. Assess existing system, focusing on coverage, strength of signal, and vulnerability to disasters.
2. Determine alternative techniques to "harden" the system's broadcast capabilities, including the ability to survive damaging conditions, and expanding strength of signal and general coverage throughout the Town limits of Weaverville.
3. Determine the best approach to expand and strengthen the system.
4. Determine how to implement the project.
5. Concurrently, evaluate community-driven programs to expand outreach by existing groups, such as churches, care providers, and senior service agencies to encourage the community and become more enagaged in town issues and other issues of public interest.

Implementation Considerations

While emergency preparedness and response are core reasons to pursue the project, there is an additional core value in this project to promote and encourage the community to be more connected and engaged. This will support individual welfare and enhance Weaverville's ability to be a stronger and tightly knit community. Along with the key activities and deliverables identified for this project, the Town will pursue community engagement as the "hard" details of the system are identified. Community engagement will focus on programmatic issues, and if significant structural improvements are required, construction issues.



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

Partners:

- Emergency Managers
- First Responders
- Community-Based Organizations that will work directly with the town and its Information Technology staff
- Other Organizations to improve Communications

Weaverville

Resilience Hub

Develop a network of community locations to serve as emergency shelters, resource storage, and information sharing sites in time of community-wide emergencies.

Complexity	Cost	Timing
Medium	$$$ Low	Short-term

Category:
EMERGENCY PREPAREDNESS

Purpose

A Resilience Hub is a facility that will enhance the community's ability to prepare for, respond to, and recover from disasters. They serve as gathering places, resource distribution centers, and communication hubs, to strengthen communities both in everyday situations and during emergencies. The Hub can serve as a shelter, a distribution center for food and other needs and a central location for critical health and communication needs.

Benefits & Intended Outcomes

This project would evaluate facilites that can also serve as multi-use centers. These facilities could meet multiple community needs and be almost instantly converted to serve as a disaster response hub when the need demands. Community Centers, places of worship, civic organizations, and public buildings could all provide these multiple functions. Ideally, critical disaster response needs could be stored onsite for immediate use once a disaster strikes. If onsite storge of supplies and materials is not feasible, a central warehouse of "ready-to-go" equipment and supplies should be accessible.

Resilience Hubs prioritize community needs, empower local leadership, and offer a sustainable pathway towards a more resilient future.

Activities & Deliverables

This project would entail the following key activities:

1. Evaluate all publicly owned facilities in Weaverville, with emphasis on town-owned facilities, to determine their suitability to serve as a resilience hub.
2. Evaluate privately-owned facilities for suitability, and if suitable, enter into conversations with owners about the potential use:
3. Develop a list of facilities that can be identified as suitable, including strengths and weaknesses.
4. Determine appropriate levels of supplies and equipment for each facility, recognizing they will likely vary significantly by facility.
5. Initiate a program to acquire and store needed supplies and equipment.
6. Develop a public information campaign to identify the program, assure broad public understanding and that the location of each designated Resilience Hub is well known.

Implementation Considerations

Resilience Hubs will take on an oversized level of importance when disaster strikes the next time in Weaverville. As noted, the entire community should be encouraged to participate in this project. Community engagement and outreach should be central to its implementation. The broader the designation as a Resilience Hub is known in the community the better. It is also a very positive feature if the center is used as a community center for other activities in "normal times." This use would ensure broader knowledge with the Hub, and a comfort level of being there - in good and in difficult times.



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

Partners:

- The entire community should be encouraged to partner in this project
- Other partners include Buncombe County Emergency Management
- Health Care Providers
- Nonprofit Agencies
- Churches
- Other community-based organizations can all be important partners

Weaverville

Street & Sidewalk Evaluation & Repair

Create an inventory of streets and sidewalks in Weaverville with implementation of upgrades and improvements as necessary to provide greater resiliency against future disasters.

Complexity	Cost	Timing
Low	$$$ High	Medium

Category:
INFRASTRUCTURE RESILIENCE

Purpose

Some streets in Weaverville were impacted by the storm, both by flooding and landslides in the municipality. This project will conduct an inventory of streets that experienced or have the future potential to experience flood and landslide damages. The study will focus on those streets to determine if they can be cost-effectively redesigned to reduce the potential of future storm damages. Concurrently, the town will look at sidewalks in Weaverville and conduct an inventory of inadequate or missing sidewalks that can be built or repaired to create a more effective pedestrian network for Weaverville.

Benefits & Intended Outcomes

A fundamental function of town government is to provide safe and effective infrastructure. Transportation networks, such as streets and sidewalks, are core parts of Weaverville's infrastructure. This project will be focused on making streets and sidewalks safer and more effective, while also making them more resilient in future storm events. This will make recovery from future events easier, while improving quality of life for Weaverville's residents and visitors on a daily basis.

Activities & Deliverables

This project includes inventorying and designing repairs and improvements to Weaverville's transportation network. These following steps will generally describe the activities that are necessary for the street and sidewalk evaluation/improvement project, and are the same general activities as described in the water system improvement projects (some activities may be concurrent, and not necessarily linear.)

1. Identify the general parameters of each project.
2. Initiate a design process, either through in-house design professionals, or through engineering design contractors.
3. If contractors will be used, prepare a Request for Proposals (RFP) for design services and conduct a selection process for the selected firm(s).
4. Prepare budget-level cost estimates and obtain approval for the budget from the Town Council.
5. Initiate and complete project construction.

Implementation Considerations

Street and sidewalk improvement projects sometimes impact local circulation and property access. It is important to make sure that members of the public that are impacted by critical design and construction projects, be well-informed before the project is initiated.

Weaverville has developed a Walking Map illustrating its sidewalk system, connecting pedestrians to downtown, the Main Street Nature Park, Lake Louise Park, and the future Reems Creek Greenway.



Project Sponsor:
Town of Weaverville

Partners:
- Most of the partners for this project will be staff, residents, visitors and businesses in Weaverville

Project Lead:
Town of Weaverville

Weaverville

Urban Canopy Inventory & Enhancement

Create a tree inventory and a long-term strategy to enhance and protect the tree canopy on public land in Weaverville.

Complexity	Cost	Timing
Low	$$$ Low	Short-term

Category:
ENVIRONMENTAL RESILIENCE

Purpose

The wind, flooding, and landslides resulting from Helene caused significant damage to Weaverville's trees. This project looks to replace the trees, and improve tree planting to enhance the overall urban canopy in town. An adjunct component of this project is to obtain a certified arborist to identify and assess the health of the trees on property owned by the town.

Benefits & Intended Outcomes

It has been well-documented that trees in urban areas provide many benefits, both environmental and economic. Tree leaves and needles collect water from rain and fog, often supporting groundwater sources. Water hits the ground at a much slower rate, thus allowing more infiltration and less stormwater runoff. Trees also produce shade and provide measurable cooling to adjacent areas. Areas with a strong urban tree canopy also benefit from higher real estate values, as has been documented in multiple studies of real estate transactions throughout the country.

The Town of Weaverville has been recognized for nearly 30 years as a Tree City USA by the Arbor Day Foundation.

Activities & Deliverables

Tree canopy inventory and enhancement is relatively straightforward. The following key activities include:

1. Identify the scope of need for the project by conducting a detailed inventory by a certified arborist.
2. Identify needs throughout the Town and also on Town-owned properties.
3. Develop a strategy and budget for Town-owned property and a program to encourage tree planting on privately-owned property.

Implementation Considerations

The Town can be a coordinator of these efforts on properties not owned by the town. This could include enlisting local partners and providing information on national programs and funding sources. The town should manage the efforts on town-owned properties.



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville and Private and Non-Profit Partners

Partners:

- National organizations, including but not limited to: the Arbor Day Foundation, National Forest Foundation, One Tree Planted and TreePeople .
- Federal sources include USDA Reforestation Project Programs, Urban and Community Forestry Program and Emergency Forest Restoration Program.
- Grant funding has been obtained from Truist Bank in conjunction with the Arbor Day Foundation for these components.
- Local Support can also be encouraged through Community and Nonprofit Groups.

Weaverville

Water System Interconnection Project

Connect the Weaverville water distribution system to the systems in the City of Asheville and Woodfin Water District to create emergency redundancies for greater resiliency in all three systems during emergencies.

Complexity	Cost	Timing
Medium	$$$ Medium	Medium

Category:
EMERGENCY PREPAREDNESS

Purpose

The Town of Weaverville has an independent public water supply and distribution system, as do the City of Asheville and Woodfin Water District. During Helene, all three of these jurisdictions experienced significant water supply and distribution issues. The Town of Weaverville believes that with some physical infrastructure modifications (interconnecting the three systems) all three systems would have much-needed system redundancy, which does not now exist.

Benefits & Intended Outcomes

The project to interconnect the three water systems would provide a back-up water supply. In the case of catastrophic failure of a water treatment plant and/or major transmission line, the ability to get the system back on-line would be significantly enhanced, and thus a shorter timeframe for restoring operations would be available.

Weaverville's primary source of water is the Ivy River, with a watershed above the intake covering a 112 square mile drainage area.

Activities & Deliverables

Implementing this project will require close coordination, planning, and engineering between the three jurisdictions. Key steps include the following:

1. Initiate discussions between the three water providers, addressing areas of mutual agreement and concerns;
2. Identify a course of action for project design and construction, including initial cost estimates;
3. Negotiate an agreement between the jurisdictions on the project, including cost-sharing, water purchase agreements, and design implications;
4. Retain design professionals and initiate design, including final cost estimates;
5. Identify construction funding and construct improvements.

Implementation Considerations

All three water supply and transmission systems would require infrastructure modifications to create the interconnections. However, all systems have components that are close together, and the new infrastructure to cross-connect is not anticipated to be extensive. It would be necessary to coordinate, plan, and design the infrastructure. It would also be necessary to negotiate emergency water purchase agreements with partners that would be well-defined and in place before any disaster happens.



Project Sponsor:
Town of Weaverville

Partners:
- The Town of Weaverville, Woodfin Water District, and the City of Asheville.

Project Lead:
Town of Weaverville

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Weaverville

Weaverville Water System Improvements

Upgrade water lines and install backup generators at critical water facilities to provide power to the water distribution system during times of emergencies.

Complexity	Cost	Timing
Medium	$$$ High	Medium

Category:
INFRASTRUCTURE RESILIENCE

Purpose

Helene impacted Weaverville's water system in ways similar to water providers throughout Western North Carolina. This has caused needs to significantly repair and upgrade the system. This project outlines several water system improvements for Weaverville. They include: 1) Purchase and install a generator at High Bluff water tank; 2) Install generator at WTP Raw Water Intake; 3) Install generator at the Water Treatment Plant as part of the proposed expansion project; 4) Design and install a second main water line crossing Reems Creek for system redundancy; and 5) Replace old and undersized waterlines at various locations in the water system.

Benefits & Intended Outcomes

While Helene caused untold damages to Weaverville's infrastructure, it also provided the opportunity to take a hard look and evaluate existing systems. This evaluation has demonstrated these projects as necessary repairs while also providing the opportunity to upgrade and modernize other system components.

Weaverville currently has the capacity to treat 1.5 million gallons per day (MGD), with upgrades, it could treat up to 3 million gallons per day.

Activities & Deliverables

These projects include infrastructure and physical improvements to the water system. The following steps will generally describe the activities that are necessary for all five system improvements (some activities may be concurrent, and not necessarily linear);

1. Identify the general parameters of each project.
2. Initiate a design process, through engineering design contractors.
3. If contractors will be used, prepare a Request for Proposals (RFP) for design services and conduct a selection process for the selected firm(s).
4. Prepare budget level cost estimates and obtain approval for the budget from the Town Council.
5. Initiate and complete project construction.

Implementation Considerations

In addition to the specific steps outlined in "Key Activities/Deliverables," it is important to assure the residents of Weaverville are fully informed about the upgrades to the community water system. Outreach could be by status reports at Town Council meetings, public information such as press releases to local media organizations, or informational postings on the Town's website.



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville Water Department

Partners:
While some portions of the costs of these projects will be borne by ratepayers, grant funding has been secured for some of these projects. Potential partners include:

- Environmental Protection Agency
- NCGA Direct Appropriation
- US Army Corps of Engineers
- FEMA Hazard Mitigation
- Economic Development

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	September 22, 2025
SUBJECT:	Weaverville Strategic Plan – Draft Goals, Public Input, and Next Steps
PRESENTER:	Town Manager Harris
ATTACHMENTS:	Draft Goals and Strategic Objectives/Initiatives, Vision Statement and Mission; Summary of Public Input

DESCRIPTION/SUMMARY OF REQUEST:

The Town held a public input session on September 16 and conducted an online survey on the proposed goals, objectives, and initiatives for the draft Strategic Plan. There were 162 participants and a summary of public input on the following eight (8) goals is attached:

- Sustainable Growth & Development
- Downtown Vibrancy, Economic Growth, & Community Character
- Emergency Preparedness & Community Resilience
- Public Safety & Neighborhood Resilience
- Infrastructure & Environmental Resilience
- Parks, Recreation, Special Events & Community Vitality
- Organizational Culture
- Community Engagement and Communication

Staff will start assimilating this information, as well as the input provided by Town Council members, into a revised draft and will present that during this meeting, if time allows, or at your meeting in October.

COUNCIL ACTION REQUESTED:

Town Council discussion and direction on this project.

GOAL 1: Sustainable Growth & Development

Ensure responsible urban planning to respond to increases in growth pressures

	Strategic Objectives and Initiatives
	1. Update and implement the Town's Comprehensive Land Use Plan to ensure sustainable growth, responsible land use regulation, and preservation of open space
	2. Identity existing and future growth areas and guide development in those areas to align with land use planning goals
	3. Study current staffing levels
	4. Expand water infrastructure and capacity to support the growth needs
	5. Prioritize green infrastructure and connectivity
	6. Work with Buncombe County and housing partners to ensure continued opportunities for housing affordability, diversity of housing types, and the services and transportation needed to support the housing
	7. Incentivize mixed use development and development near transit lines, especially along main corridors, in areas with affordable housing, and near the new hospital
	8. Enhance planning efforts in floodplain areas to reduce local flood risks
	9. Review intergovernmental agreements and discuss with Buncombe County their continued role in administering floodplain, stormwater, and sedimentation/erosion control regulation and building permits and inspections in the Town and develop transition plans for these services as needed
	10.
	11.
	12.
	13.

Constant Contact Survey Results

Campaign Name: Weaverville Public Input Survey - Sept. 2025

Survey Starts: 491

Survey Submits: 162

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CHECKBOXES

GOAL 1: Sustainable Growth & Development - Ensure responsible urban planning to respond to increases in growth pressures. ONLY CHECK 3

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1. Update and implement the Town's Comprehensive Land Use Plan to ensure sustainable growth, responsible land use regulation, and preservation of open space		121	76%
2. Identity existing and future growth areas and guide development in those areas to align with land use planning goals		61	42%
3. Study current staffing levels		11	6%
4. Expand water infrastructure and capacity to support the growth needs		49	31%
5. Prioritize green infrastructure and connectivity		73	46%
6. Work with Buncombe County and housing partners to ensure continued opportunities for housing affordability, diversity of housing types, and the services and transportation needed to support the housing		30	18%
7. Incentivize mixed use development and development near transit lines, especially along main corridors, in areas with affordable housing, and near the new hospital		33	20%
8. Enhance planning efforts in floodplain areas to reduce local flood risks		21	13%
9. Review intergovernmental agreements and discuss with Buncombe County their continued role in administering floodplain, stormwater, and sedimentation/erosion control regulation and building permits and inspections in the Town and develop transition plans for these services as needed		39	25%
Other		18	10%
	Total Responses	**159**	**100%**

GOAL 2: Downtown Vibrancy, Economic Growth, & Community Character

Promote economic vitality through a vibrant downtown, economic growth, and unique community character

	Strategic Objectives and Initiatives
	1. Support downtown businesses with a micro-grant program to support storefront improvements and beautification
	2. Activate the downtown area with regular events
	3. Develop a downtown entrepreneur hub to support new businesses and initiatives
	4. Support and expand local art scene with quarterly studio tours
	5. Install EV and green infrastructure in downtown area
	6. Seek opportunities around downtown to encourage in-fill development and redevelopment of vacant, dilapidated, and under-utilized properties with a focus on mixed use development, local businesses, and art studios and galleries
	7. Identify ways to enhance gateways to Town, update wayfinding signs, and provide aesthetic improvements to public spaces and medians throughout the jurisdiction
	8. Encourage the activation of second floor uses in the downtown area
	9. Promote, encourage, and protect public art throughout the Town
	10. Support the Weaverville Business Association and their events and initiatives
	11. Identify areas for public restrooms and outdoor dining in the downtown area
	12. Study adequacy and accessibility of parking in the downtown area and explore public-private partnerships and property acquisition for expansion of parking if needed
	13.

CHECKBOXES

GOAL 2: Downtown Vibrancy, Economic Growth, & Community Character Promote economic vitality through a vibrant downtown, economic growth, and unique community character. ONLY CHECK 3

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1. Support downtown businesses with a micro-grant program to support storefront improvements and beautification		47	29%
2. Activate the downtown area with regular events		45	28%
3. Develop a downtown entrepreneur hub to support new businesses and initiatives		18	10%
4. Support and expand local art scene with quarterly studio tours		5	3%
5. Install EV and green infrastructure in downtown area		23	14%
6. Seek opportunities around downtown to encourage in-fill development and redevelopment of vacant, dilapidated, and under-utilized properties with a focus on mixed use development, local businesses, and art studios and galleries		96	60%
7. Identify ways to enhance gateways to Town, update wayfinding signs, and provide aesthetic improvements to public spaces and medians throughout the jurisdiction		32	20%
8. Encourage the activation of second floor uses in the downtown area		41	26%
9. Promote, encourage, and protect public art throughout the Town		20	12%
10. Support the Weaverville Business Association and their events and initiatives		29	17%
11. Identify areas for public restrooms and outdoor dining in the downtown area		39	23%
12. Study adequacy and accessibility of parking in the downtown area and explore public-private partnerships and property acquisition for expansion of parking if needed		59	36%
Other		11	6%
	Total Responses	**160**	**100%**

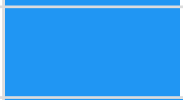
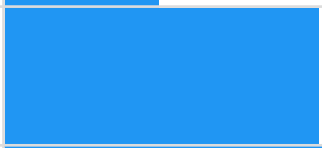
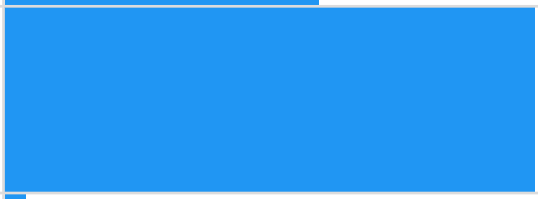
GOAL 3: Emergency Preparedness & Community Resilience

Plan for emergencies to ensure community resilience

	Strategic Objectives and Initiatives
	1. Develop and implement a comprehensive emergency operations plan
	2. Review and implement mutual aid and emergency agreements with regional jurisdictions
	3. Expand emergency notification participation with citizens and businesses
	4. Improve digital access during emergencies
	5. Regularize multi-agency emergency coordination
	6. Enhance emergency coordination and communication
	7. Invest in reliable energy and microgrid readiness at facilities identified for emergency operations and community resilience hubs
	8. Bolster resiliency of critical municipal services by installing backup power generators at key municipal facilities (water treatment plant, raw water intake, and pumps, etc.)
	9.
	10.
	11.
	12.
	13.
	14.
	15.
	16.

CHECKBOXES

GOAL 3: Emergency Preparedness & Community Resilience Plan for emergencies to ensure community resilience. ONLY CHECK 3

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1. Develop and implement a comprehensive operations plan		77	48%
2. Review and implement mutual aid and emergency agreements with regional jurisdictions		39	25%
3. Expand emergency notification participation with citizens and businesses		40	25%
4. Improve digital access during emergencies		47	30%
5. Regularize multi-agency emergency coordination		19	10%
6. Enhance emergency coordination and communication		39	22%
7. Invest in reliable energy and microgrid readiness at facilities identified for emergency operations and community resilience hubs		72	45%
8. Bolster resiliency of critical municipal services by installing backup power generators at key municipal facilities (water treatment plant, raw water intake, and pumps, etc.)		124	76%
Other		6	3%
	Total Responses	**158**	**100%**

GOAL 4: Public Safety & Neighborhood Resilience

Provide for a safe and secure community that nurtures livable and well-maintained neighborhoods that are family friendly

	Strategic Objectives and Initiatives
	1. Evaluate options for a new fire station to serve the south and east areas of the Town
	2. Evaluation options for a police sub-station to serve the new hospital and the north and west areas of Town
	3. Evaluate and implement growth in public safety staffing for service provision in our growing community
	4. Support expansion of medical services, pharmacies, and related services for the Town
	5. Establish a robust community engagement program to encourage community awareness of public safety efforts to maintain a sense of safety in the community
	6. Identify and plan for the acquisition/implementation of neighborhood parks and open space in areas of Town that need additional access consistent with the Park & Recreation Master Plan
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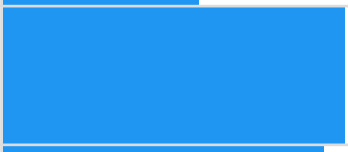
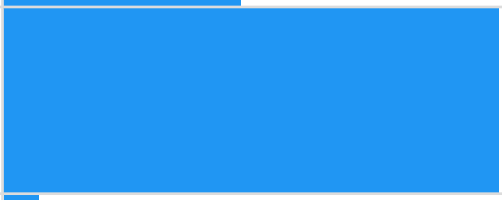
CHECKBOXES

GOAL 4: Public Safety & Neighborhood Resilience Provide for a safe and secure community that nurtures livable and well-maintained neighborhoods that are family friendly. ONLY CHECK 3

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1. Evaluate options for a new fire station to serve the south and east areas of the Town		45	28%
2. Evaluation options for a police sub-station to serve the new hospital and the north and west areas of Town		76	49%
3. Evaluate and implement growth in public safety staffing for service provision in our growing community		74	46%
4. Support expansion of medical services, pharmacies, and related services for the Town		57	36%
5. Establish a robust community engagement program to encourage community awareness of public safety efforts to maintain a sense of safety in the community		54	34%
6. Identify and plan for the acquisition/implementation of neighborhood parks and open space in areas of Town that need additional access consistent with the Park & Recreation Master Plan		113	71%
Other		11	5%
	Total Responses	**158**	**100%**

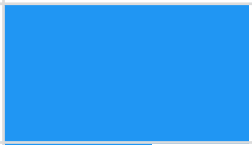
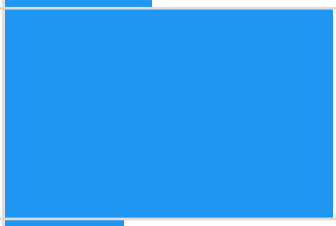
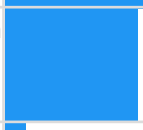
GOAL 5: Infrastructure & Environmental Resilience

Develop and maintain infrastructure and policies to support new growth, improve the quality of life for residents, and provide for a clean and green environment

	Strategic Objectives and Initiatives
	1. Work with regional partners on feasibility of reestablishing a public transportation connection with City of Asheville
	2. With guidance from a certified arborist conduct a tree inventory and health assessment for trees on Town property to encourage a healthy tree canopy in conjunction with the a certified arborist and tree replacement program
	3. Study and implement sidewalk expansions and improvements for greater connectivity and equity of services provisions through the Town including Safe Routes to Schools opportunities
	4. Encourage the use of alternative energy sources, composting, natural resource protection, and more efficient practices by the Town organization and encourage the same in the community
	5. Find additional funding and complete the stormwater rehabilitation and streambank stabilization project in the Main Street Nature Park
	6. Develop or co-develop parks, trails, and greenways
	7. Improve pedestrian and cyclist connectivity
	8. Collaborate with NCDOT on options to provide a safe pedestrian crossing over Reems Creek on Merrimon Avenue
	9. Complete key on- and off-street pedestrian and bike connections identified in the Active Weaverville (“Bike-Ped”) Plan
	10. Collaborate on expansion of public utilities and infrastructure with regional partners
	11.

CHECKBOXES

GOAL 5: Infrastructure & Environmental Resilience Develop and maintain infrastructure and policies to support new growth, improve the quality of life for residents, and provide for a clean and green environment. ONLY CHECK 3

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1. Work with regional partners on feasibility of reestablishing a public transportation connection with City of Asheville		57	35%
2. With guidance from a certified arborist conduct a tree inventory and health assessment for trees on Town property to encourage a healthy tree canopy in conjunction with the a certified arborist and tree replacement program		35	21%
3. Study and implement sidewalk expansions and improvements for greater connectivity and equity of services provisions through the Town including Safe Routes to Schools opportunities		76	47%
4. Encourage the use of alternative energy sources, composting, natural resource protection, and more efficient practices by the Town organization and encourage the same in the community		27	17%
5. Find additional funding and complete the stormwater rehabilitation and streambank stabilization project in the Main Street Nature Park		36	23%
6. Develop or co-develop parks, trails, and greenways		76	48%
7. Improve pedestrian and cyclist connectivity		49	30%
8. Collaborate with NCDOT on options to provide a safe pedestrian crossing over Reems Creek on Merrimon Avenue		26	16%
9. Complete key on- and off-street pedestrian and bike connections identified in the Active Weaverville (“Bike-Ped”) Plan		40	25%
10. Collaborate on expansion of public utilities and infrastructure with regional partners		30	19%
Other		6	3%
	Total Responses	**159**	**100%**

GOAL 6: Parks, Recreation, Special Events, & Community Vitality

Establish facilities, special events, and programs that connect the community, promote healthy lifestyle opportunities, and engage citizen and visitors

	Strategic Objectives and Initiatives
	1. Bring community together through regular downtown events
	2. Diversify community programming and event calendar so there is something for everyone
	3. Develop or co-develop parks, trails, and greenways
	4. Activate historic venues with cultural and heritages events and performances
	5. Engage youth through school and community arts initiatives
	6. Update the Town's Parks & Recreation Master Plan to reflect a 10-year planning period
	7. Evaluate opportunities for the expansion of programming for diverse and special populations and to improve inclusion and access to existing programs
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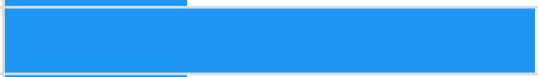
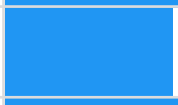
CHECKBOXES

GOAL 6: Parks, Recreation, Special Events, & Community Vitality Establish facilities, special events, and programs that connect the community, promote healthy lifestyle opportunities, and engage citizen and visitors. ONLY CHECK 3

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1. Bring community together through regular downtown events		69	44%
2. Diversity community programming and event calendar so there is something for everyone		41	26%
3. Develop or co-develop parks, trails, and greenways		119	76%
4. Activate historic venues with cultural and heritages events and performances		41	26%
5. Engage youth through school and community arts initiatives		40	24%
6. Update the Town's Parks & Recreation Master Plan to reflect a 10-year planning period		85	54%
7. Evaluate opportunities for the expansion of programming for diverse and special populations and to improve inclusion and access to existing programs		30	19%
Other		10	5%
	Total Responses	**157**	**100%**

GOAL 7: Organizational Culture

Build a professional and inclusive Town organization that is fiscally responsible and service oriented, seeks innovative practices, and values the development of staff

	Strategic Objectives and Initiatives
	1. Support employee professional development and continuing education opportunities to establish succession planning and meet ever increasing skills needed for public service delivery to building a "training mindset" in the organization
	2. Complete a facility needs analysis to plan for necessary property and structural needs to maintain services for a growing community
	3. Organize wellness efforts for employees and promote public health awareness materials of partners to provide a positive environment for physical and mental health of the organization
	4. Develop a plan to fund needed capital improvements and to grow organizational capacity to implement planned capital projects and programs
	5. Enhance opportunities for cross-department interface through organization-wide programs and efforts
	6. Modernize technology where needed to support effective and efficient operations
	7. Continue implementation of the ADA Transition Plan and related improvements needed to improve accessibility to Town facilities, programs, infrastructure, meetings, and communications for all persons
	8. Formalize an interagency coordination group to enable cohesive planning around shared infrastructure, land use, and emergency response
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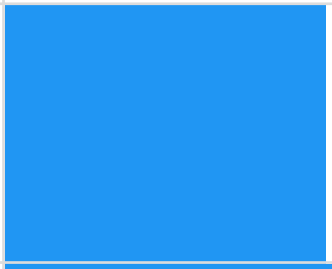
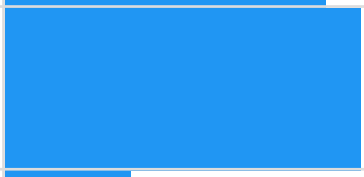
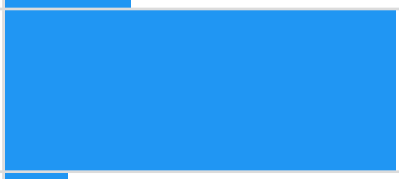
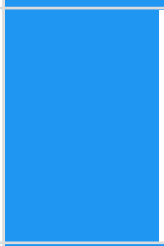
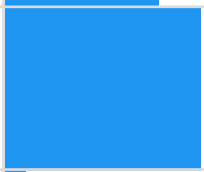
CHECKBOXES

GOAL 7: Organizational Culture Build a professional and inclusive Town organization that is fiscally responsible and service oriented, seeks innovated practices, and values the development of staff. ONLY CHECK 3

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1. Support employee professional development and continuing education opportunities to establish succession planning and meet ever increasing skills needed for public service delivery to building a “training mindset” in the organization		71	46%
2. Complete a facility needs analysis to plan for necessary property and structural needs to maintain services for a growing community		80	51%
3. Organize wellness efforts for employees and promote public health awareness materials of partners to provide a positive environment for physical and mental health of the organization		28	18%
4. Develop a plan to fund needed capital improvements and to grow organizational capacity to implement planned capital projects and programs		89	56%
5. Enhance opportunities for cross-department interface through organization-wide programs and efforts		14	9%
6. Modernize technology where needed to support effective and efficient operations		65	42%
7. Continue implementation of the ADA Transition Plan and related improvements needed to improve accessibility to Town facilities, programs, infrastructure, meetings, and communications for all persons		35	22%
8. Formalize an interagency coordination group to enable cohesive planning around shared infrastructure, land use, and emergency response		46	28%
Other		6	3%
	Total Responses	**156**	**100%**

GOAL 8: Community Engagement and Communication

Increase community engagement through public outreach and better communication

	Strategic Objectives and Initiatives
	1. Enhance organization communication to support clear and consistent messaging to the public for the municipal services provided and achievements obtained through the implementation of established communication plans
	2. Improve community outreach and communication
	3. Boost community engagement through Town Council meeting access and participation
	4. Publish monthly Town Council and committee recaps
	5. Standardize public comment submission methods
	6. Develop a volunteer ambassador program to strengthen civil engagement
	7. Engage different community areas and groups by holding public meetings in those communities
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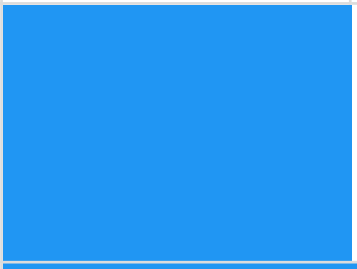
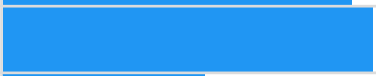
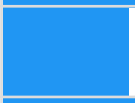
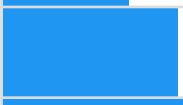
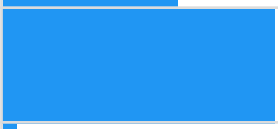
CHECKBOXES

GOAL 8: Community Engagement and Communication Increase community engagement through public outreach and better communication. ONLY CHECK 3

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1. Enhance organization communication to support clear and consistent messaging to the public for the municipal services provided and achievements obtained through the implementation of established communication plans		76	50%
2. Improve community outreach and communication		80	53%
3. Boost community engagement through Town Council meeting access and participation		45	29%
4. Publish monthly Town Council and committee recaps		85	55%
5. Standardize public comment submission methods		28	18%
6. Develop a volunteer ambassador program to strengthen civil engagement		39	25%
7. Engage different community areas and groups by holding public meetings in those communities		60	39%
Other		3	2%
	Total Responses	**151**	**100%**

OPEN QUESTION

Please leave a comment if you are aware of a stormwater issue, making sure to identify either yourself and contact information or a location of the issue so that it can be addressed.

There is a LOT of water that comes down Hamburg Dr. (the section between Williams St. and Main St.). It can be several inches deep during a rain and is causing erosion of the pavement and a lot of Gravel accumulation near Main St.

Very well done survey. Thank you.

Hire someone to clean the existing storm drains. I walk the downtown area and they are quite often clogged with debris.

14 Response(s)

OPEN QUESTION

Vision Statement: If you would like to submit a proposed vision statement, please do so below.

COMMENT:
You effort to reach out is appreciated but this survey is much too wordy.
Am sure it has discouraged people who want to make input. Next time spend the time on condensing the questions and you will reach a population that is not being served and is probably vocally critical ... and uninformed.

1. As our community grows, we will proactively plan and expand our water, sewer, and transportation infrastructure to meet the demands of our existing and future population. We are committed to a resilient and sustainable service network that supports robust economic activity and an excellent quality of life.
2. By strategically coordinating growth strategies and infrastructure investment, [Town] will ensure that the revenue generated by new development covers the costs of basic municipal servi

Please make a pedestrian crosswalk over reems Creek Rd to Karpen field. People drive so very fast and people are constantly walking with dogs and kids across the busy and dangerously fast road.

21 Response(s)

OPEN QUESTION

Mission Statement: If you would like to submit a proposed mission statement, please do so below.

To provide excellent, fiscally responsible services and guide sustainable, thoughtful growth that enhances the quality of life for all residents while preserving our unique community character.

Please invest in the youth. Build more playgrounds, sidewalks, bike paths -we need it and it will only increase the value and desire for people to be living in our community.

Fix what we had and have lost before starting to spend money on things that don't matter to the big picture of our small town. Don't become another trashy Asheville. Spend the money on purchasing land that can be turned into green spaces - that could possibly prohibit developers from purchasing it for more housing that normal people can't afford.

8 Response(s)

Have a bridge, like the one in Greenville SC, to go over the town park to a street that would be an alternative to Main Street. Or please talk to someone who is an expert at town design to see what can be done about the terrible traffic problem.
There is traffic coming from North Buncombe all the way through town; no one is stopping to shop or go to restaurants. The traffic just going through town.
SOMETHING to be done for a long-term fix. ATTRACTIVE parking garage behind library

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: September 22, 2025

SUBJECT: Quarterly Report - Public Works & Water

PRESENTER: Assistant Public Works Director Cutshall

ATTACHMENTS: Quarterly Report (June 2025 – August 2025)

DESCRIPTION/SUMMARY OF REQUEST:

Attached please find the quarterly report from the Public Works Department.

No action requested.

TOWN OF WEAVERVILLE PUBLIC WORKS ACTIVITY SHEET

JUNE 2025 - AUGUST 2025

WATER MAINTENANCE DIVISION:		**Jun-25**	**Jul-25**	**Aug-25**	**3 month average**
Water Leaks Repaired		2	3	3	3
New Water Taps		2	5	4	4
Total Active Water Meters	3,286	3,310	3,341	3,343	3331
Water Quality Complaints		0	0	0	0
Meter Re-Read Service Calls		72	54	57	61
General Service Calls		138	120	101	120
Water Door Tags Delivered		22	28	28	26
Water Line Locate Utility Service Calls (811)		404	443	329	392
Reservoir-Pump Station Site Checks		21	14	21	19
Water Line Construction Inspections:		Encore 95% Phase 1	Encore 100% Phase 1	Greenwood Park Phase 4 75%	

WATER PRODUCTION DIVISION: (Gallons per month)	**Jun-25**	**Jul-25**	**Aug-25**	**3 month average**
1A. Raw water pumped from river to Water Treatment Plant	23,094,000	25,001,000	19,447,000	22,514,000
(daily average vs. 1.5 MGD plant capacity)	51%	54%	43%	50%
1B. Raw water used at the WTP	1,663,000	1,836,000	1,550,000	1,683,000

1C. Finished water Produced at WTP	21,431,000	23,165,000	17,897,000	20,831,000
2. Water Purchased from Mars Hill	0	0	0	0
A1. TOTAL WATER PRODUCTION (1.C. + 2)	21,431,000	23,165,000	17,897,000	20,831,000
3. Finish Water used at WTP	771,516	1,196,576	644,292	870,795
A2. TOTAL WATER AVAILABLE FOR SALES	20,659,484	21,968,424	17,252,708	19,960,205
B. TOTAL METERED FOR BILLING	14,364,800	16,898,700	12,397,800	14,553,767
C. Metered, Non-Metered & Non-Billed Use by Town	4,200,000	2,500,000	3,000,000	3,233,333
D. Total Accounted For Water (3 + B + C)	19,336,316	20,595,276	16,042,092	18,657,895
E. TOTAL UNACCOUNTED (A1-D)	2,094,684	2,569,724	1,854,908	2,173,105
F. MONTHLY UNACCOUNTED WATER (E/A1x100)	9.8%	11.1%	10.4%	10.4%

WATER CAPACITY VS PRODUCTION: (Gallons per day)	**Jun-25**	**Jul-25**	**Aug-25**	**3 month average**
Water Plant Design Capacity	1,500,000	1,500,000	1,500,000	1,500,000
Average Daily Production Total Water Production **(A1** above) / 30 days in month	714,367	772,167	596,567	694,367
AVERAGE USE RELATIVE TO DESIGN CAPACITY	47.6%	51.5%	39.8%	46.3%
Current Water Commitments for future development	707,574	707,574	707,574	707,574
MONTHLY USAGE & FUTURE USAGE VS 1,500,00 GPD	94.8%	98.6%	86.9%	93.5%

STREETS DIVISION:

	Jun-25	Jul-25	Aug-25	3 month average
Street/Sidewalk/Drainage /Sign Repairs Completed	4	5	4	4
Roads paved	0	0	1	0

GROUNDS MAINTENANCE DIVISION:

	Jun-25	Jul-25	Aug-25	3 month average
Special Projects/Repairs Completed	3	3	1	2

STORMWATER MANAGEMENT DIVISION:

	Jun-25	Jul-25	Aug-25	3 month average
Storm drain pipes/structures cleaned or replaced	0	5	6	4
Miles of curbs and streets sweeping	0	0	0	0

SANITATION DIVISION:

		Jun-25	Jul-25	Aug-25	3 month average
Residential Collection Points	2265	2265	2265	2267	2266
Monthly Residential Collections (4/month)		9060	9060	9068	9063
Business Pick Ups	80	80	80	80	80
Business Pick Ups (4/month)		320	320	320	320
Residential Set-Outs	113	113	115	116	115
Residential Set-Outs (4/month)		452	460	464	459
TOTAL points picked up per month		9832	9840	9852	9841

Total Tons to Landfill	118.46	141.49	130.64	130.20
Average Pounds Per Collection Point (per week)	24.1	28.8	26.5	26.5
Cubic Yards - Yard Debris	720	729	677	708.3
Cubic Yards - Brush Chipped (Sept), Veg. Debris collected (Oct - Nov)	0	0	0	0
Cubic Yards - Leaf Collection	0	0	0	0

MISC

1) Recycling which is contracted with Curbside Management, went to bi-weekly pickup beginning July 1st.

2) Paving project which was awarded to C & T paving on July 28th completed Park Street minus the curbing. Remaining streets to be completed in the next few months.

3) Public Works is fully staffed.

4) All staff completed flagger and fire extinguisher training in August.

5) The water wheel began the assembly process on September 8th.