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

TOWN COUNCIL AGENDA

Monday, October 27, 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.	**Community Recognition – Garden Club of Weaverville**	2	Town Manager Harris
5.	**Consent Agenda**		Town Manager Harris
	A. September 22, 2025, Town Council Regular Meeting Minutes	3	
	B. Monthly Tax Report, Refunds/Releases	8	
	C. Budget Amendments – Admin, Police, and Community Center	14	
	D. Budget Amendment – FY25 Transfers	16	
	E. Road Closure Ordinance – Holiday Parade	18	
	F. Waterline Acceptance – Greenwood Park (Phase 4)	20	
	G. Code Amendments – Ch. 20 – Set Public Hearing for 12/9	22	
	H. Annexation/Zoning -10 Silverwood Farm Rd – Set Public Hearings for 12/9	53	
	I. Street Paving Contract – Change Order #1	72	
	J. Meeting Schedule Changes & Designation of Organizational Meeting	74	
6.	**Town Manager's Report**	76	Town Manager Harris
7.	**General Public Comments** (see below for additional information)		Mayor Fitzsimmons
8.	**Discussion & Action Items**		
	A. Presentation on Reappraisal 2026	81	Eric Cregger, Tax Assessor
	B. Strategic Plan Draft and Possible Adoption	82	Town Manager Harris
	C. Quarterly Report – Planning	96	Planning Director Eller
	D. Quarterly Report – Finance	99	Finance Director Dozier
9.	**Closed Session** *N.C.G.S. 143-318.11(a)(3) – To consult with an attorney and preserve attorney-client privilege; N.C.G.S. 143-318(a)(6) – To review or discuss confidential personnel matters; and N.C.G.S. 143-318.11(a)(5) – To review or discuss terms of an employment agreement*		Mayor Fitzsimmons
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.

ON BEHALF OF THE TOWN OF WEAVERVILLE

Certificate of Recognition

IS PRESENTED TO

THE GARDEN CLUB OF WEAVERVILLE

In recognition of outstanding contributions, dedication, and stewardship to the community parks of Weaverville.

For the Club's tireless efforts enhancing the beauty and functionality of Weaverville's cherished community parks.

P Fitzsimmons

PATRICK FITZSIMMONS
Mayor

27th of October 2025

Town Council Regular Meeting Minutes

The Town Council held its regularly scheduled meeting on Monday, September 22, 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

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

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

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, Community Center Manager Mike DeSerio, and Police Chief Somer Oberlin.

Mayor Fitzsimmons acknowledged a donation received from our sister-city Weaverville, California toward Hurricane Helene recovery for $846.00. *Consensus to use this money to support children within Weaverville.*

2. Approval/Adjustments to the Agenda

Motion to adopt the agenda as presented.

Moved by: Dee Lawrence

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

Carried 6-0

3. Conflict of Interests Statement

Mayor Fitzsimmons 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. Recognition of Hurricane Helene Anniversary

Mayor Fitzsimmons reflected on the Hurricane Helene Anniversary with a moment of silence and announced the upcoming remembrance event on September 27th to be held at 11:00 am at the Community Center.

Draft

5. Consent Agenda

Town Manager Harris reviewed the consent agenda items.

Motion to approve the consent agenda as presented.

Moved by: John Chase

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

Carried 6-0

A. Town Council Meeting Minutes Aug. 25, 2025- approved as presented

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

C. Budget Amendments- approved as presented

D. ADA Transition Plan Update- information only

E. Stormwater Program Update- information only

F. Minor Modifications - Northridge Farms Conditional District- information only

6. Town Manager's Report

Town Manager Harris provided information on the following projects, updates and events

- FEMA Reimbursements
- Reems Creek Waterwheel Reinstallation
- Sept. 27th Helene Remembrance Ceremony at Lake Louise
- HR Consultant and course training
- Manager Ride Along and Department Engagement
- Tree Inventory and Assessment
- Community Engagement Strategic Planning Session
- Music on the Knoll series
- Community Engagement
- County Fire Tax Districts
- Vaccination Clinic October 14th
- Engineering Services
- Weaverville Economic Development Foundation (WEDF)
- Meetings and Event Calendar

Councilmember Jackson thanked Manager Harris for his remarks at the Town's 9/11 Observance.

7. Public Comment

Mr. Jeff Kniffen, Weaverville resident, discussed Maple Trace subdivision events and positive community support for Town services received, including a community services meeting.

8. Discussion & Action Items

A. **Update from MSD Board Representative**

Draft

Metropolitan Sewerage District of Buncombe County report was submitted by representative Doug Dearth and included project improvements and maintenance updates, budgetary updates, and rates.

B. **Update from Weaverville Economic Development Advisory Committee**

Mr. Phil Barnett reviewed recent activity of the Weaverville Economic Development Advisory Committee (WEDAC).

C. **Update from FBRMPO Board Representative**

Representative to the FBRMPO, Council member Cordell, provided the French Broad River Metropolitan Planning Organization's report that was read by Mayor Fitzsimmons. Highlights included:

- Reems Creek Road US 19/23 update
- New Bike/Ped Greenway Quarry Road to Karpen Soccer Field
- Long-range Comprehensive Transportation Plan and Transportation Improvement Plan
- Project funding and Statewide NCDOT Transportation Improvement Programs and plans

D. **Maple Trace- Streets and Stormwater Plan**

Attorney Frue reviewed the engineering reports, pipe flushing project, stormwater and street issues. He noted the amended resolution addressed the WGLA Engineering letter and Mattern & Craig report and inspections, as well as a review of the payments from Maple Trace HOA.

An amended resolution was presented and reviewed that would finalize all outstanding matters and accept the Maple Trace streets into the Town's public street system.

Motion to adopt the amended resolution dated concerning Maple Trace Subdivision as presented.

Moved by: Dee Lawrence

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

Carried 6-0

E. **Annexation/Zoning Request 10 Silverwood Farm Rd.**

Assistant Manager Jackson reviewed the petition for a voluntary non-contiguous or satellite annexation following projects, updates and events of approximately +/- 107 acres located at 10 Silverwood Farm Road for the purposes to obtain Town services. The zoning request includes three separate zoning designations consisting of multifamily residential, single-family residential, and commercial development, as R-3, R-12, and C-2.

Council discussion included how this annexation would impact our satellite annexation percentage cap, and sewer line location. Council member Jackson requested to amend the resolution to add allow for additional time for the next steps.

Motion to approve the resolution concerning a voluntary annexation petition submitted by Weavervegas LLC for 10 Silverwood Farm Road annexation No. 2025-1 to come before the Town Council not later than the November meeting.

Moved by: Dee Lawrence

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

Carried 6-0

Draft

F. **Helene Recovery Plan & Public Input**

Town Council reviewed the draft comprehensive plan, Buncombe County recovery planning, and surrounding municipal jurisdictions on the Helene Recovery Comprehensive Plan addressing:

- Economic Resilience
- Emergency Preparedness
- Infrastructure Resilience
- Environmental Resilience
- Community Resilience

Once the final round of public input is received by the County the draft will be finalized and released for approval in November.

G. **Strategic Plan Draft & Public Input**

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 goals were provided:

- 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

Town Manager Harris will present the completed draft to Town Council at the October 27 meeting.

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

Assistant Public Works Director Cutshall reviewed the water usage report, sanitation collections, paving project updates, and personnel training. He provided an update on the Reems Creek waterwheel concrete platform and added that OSHA problems had been resolved with fines reduced.

9. Closed Session

Attorney Frue requested that Town Council hold a closed session as allowed by NC G.S. 143-318.11 (a) (3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege; and NC G.S. 143-318.11 (a) (6) To consider the qualifications, competence, performance, character, fitness, and conditions of appointment of an individual public officer or employee.

Motion to enter closed session at 6:49 p.m.

Moved by: John Chase

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

Carried 6-0

[CLOSED SESSION]

Draft

Motion to exit closed session and reconvene in open session at 7:05 p.m.

Moved by: Catherine Cordell

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

Carried 6-0

10. Adjournment

There being no further action nor business and without objection, Mayor Fitzsimmons adjourned the meeting at 7:05 p.m.

Town Clerk, Tamara Mercer

Mayor, Patrick Fitzsimmons

Draft

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: October 27, 2025

SUBJECT: Monthly Tax Report

PRESENTER: Tax Collector

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

DESCRIPTION/SUMMARY OF REQUEST:

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

A summary of the monthly tax report is provided and shows that 14.15**% of the Town's property taxes have been collected as of the end of September**. This totals $680,307.93 out of the $4,807,599.32 total tax levy (real property, personal property, and business personal property). At the end of September 2025 there was $4,127,291.39 left to collect of the 2025 property taxes.

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

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

September 2025	Property Tax Levy Release/Refund	($1,168.46)
September 2025	Motor Vehicle Levy Release/Refund	$291.44

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 September 2025:

Original Billed Amts	$	4,800,694
Abs Adj (Adjustments by Assessor)	$	(4,458)
Bill Releases	$	(16)
Discovery Levy	$	3,007
Additional Levy	$	8,373
Net Levy	$	4,807,599
Total Current Year Collections	**$**	**680,308**
% Collected		**14.15%**
Total Left to be Collected:	**$**	**4,127,291**
Prior Years Tax Paid	$	1,812
Prior Years Interest Paid	$	90

Date run: 10/3/2025 4:13:38 PM

TR-401G Net Collections Report

NCPTS V4

Data as of: 10/2/2025 11:52:49 PM

Report Parameters:

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

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

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

Tax District: **WEAVERVILLE**

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

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

Year For: **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 September 30, 2025								Activity from September 1, 2025 to September 30, 2025			
Tax Year	Orig. Billed Amt ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)	Net Levy ($)	Amt Collect. ($)	Unpaid Balance ($)	Amt Collect. ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)
		Assessor Refunds ($)	Net Collections ($)	Additional Levy ($)	Collection Fee Amt ($)	% Coll.	% Uncoll.			Assessor Refunds ($)	Additional Levy ($)
TAX DISTRICT: WEAVERVILLE LEVY TYPE: Interest											
2024	0.00	0.00	0.00	0.00	0.00	4,826.22	0.00	$ 1.36	0.00	0.00	0.00
		0.00	4,826.22	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**	**41,674.25**	**0.00**	**$ 1.36**	**0.00**	**0.00**	**0.00**
		0.00	**41,674.25**	**0.00**	**0.00**	**NA**	**NA**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: LATE LIST PENALTY**									
2025	2,480.49	29.95	0.15	0.00	2,455.16	817.64	1,637.52	$ 469.21	4.21	0.00	0.00
		0.00	817.64	4.77	0.00	33.30 %	66.70 %			0.00	0.00
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**	**635.82**	**3.17**	**10,228.38**	**28,960.77**	**27,166.81**	**1,793.96**	**$ 469.21**	**4.21**	**0.00**	**0.00**
		0.00	**27,166.81**	**316.94**	**0.00**	**93.81 %**	**6.19 %**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: TAX**									
2025	4,800,693.79	4,457.88	16.52	3,006.77	4,807,599.32	680,307.93	4,127,291.39	$ 393,045.92	3,728.10	0.05	0.00
		-4,900.82	675,407.11	8,373.16	0.00	14.15 %	85.85 %			-4,900.82	8,325.42
2024	4,297,291.04	3,866.28	46.77	5,304.73	4,301,679.77	4,297,996.54	3,683.23	$ 30.25	0.00	0.00	0.00
		437.67	4,298,434.21	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**	**25,573.19**	**3,396.27**	**59,463.03**	**24,543,908.21**	**20,406,130.98**	**4,137,777.23**	**$ 393,076.17**	**3,728.10**	**0.05**	**0.00**
		-845.24	**20,405,285.74**	**19,180.67**	**0.00**	**83.14 %**	**16.86 %**			**-4,900.82**	**8,325.42**
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**	**26,209.01**	**4,291.20**	**69,691.41**	**24,627,712.36**	**20,522,905.79**	**4,146,480.82**	**$ 393,546.74**	**3,732.31**	**0.05**	**0.00**
		-845.24	**20,522,060.55**	**19,497.61**	**0.00**	**83.16 %**	**16.84 %**			**-4,900.82**	**8,325.42**

Signature (Tax Collector) _____

District Refunds FY2026
July 2025 through June 2026

NCVTS Pending refund report Fiscal Year 2026

Sep-25

Tax Jurisdiction	District Type	Net Change
BUN	COUNTY	($12,409.66)
CAS	CITY	($3,100.51)
CBF	CITY	($75.89)
CBM	CITY	($317.79)
CMT	CITY	($32.38)
CWV	CITY	($291.44)
CWO	CITY	($403.22)
FBA	FIRE	($17.59)
FEB	FIRE	($60.32)
FEC	FIRE	($186.37)
FFA	FIRE	($271.64)
FFB	FIRE	($173.15)
FGC	FIRE	($13.87)
FJU	FIRE	($20.93)
FLE	FIRE	($87.46)
FNB	FIRE	($136.45)
FRC	FIRE	($156.91)
FRE	FIRE	($221.68)
FRI	FIRE	($55.67)
FSK	FIRE	($217.83)
FSW	FIRE	($65.40)
FUH	FIRE	($87.00)
FWB	FIRE	($122.90)
FWO	FIRE	($96.70)
IAD	SPECIAL	($12.84)
SAS	SPECIAL	($513.09)
Total		**($19,148.69)**

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	October 27, 2025
Subject:	Budget Amendment – Admin, Police, Community Center
Presenter:	Town Finance Director
Attachments:	Budget Amendment Form

Description/Summary of Request:

The Town received a donation of **$840.56** last month from our sister city Weaverville CA for Helene recovery efforts.

The Town collected an additional **$565.00** in Cops for Kids donations during Sept – Oct 2025, bringing the fiscal year-to-date total to $833.31.

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
010-410-411-39510	Community Promotions – Gov Body	$840.56
010-430-431-26608	Cops for Kids (Expenditure)	$565.00
010-600-614-39510	Community Programs – Comm Center	$50.00

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

Account	Account Description	Transfer Amount
010-004-300-09023	Contributions Town Admin	$840.56
010-004-300-09028	Cops for Kids (Revenue)	$565.00
010-004-300-09022	Contributions Comm Center	$50.00

Justification: Please provide a brief justification for this budget amendment. *Donation from Weaverville CA received Sept 2025 for Helene recovery; Cops for Kids donations received Sept - Oct 2025; Donation received for Community Center Oct 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

Date of Meeting:	October 27, 2025
Subject:	Budget Amendment – Transfers for FY25
Presenter:	Town Finance Director
Attachments:	Budget Amendment Form

Description/Summary of Request:

Fiscal Year 2024-2025 included several transfers between funds, including the General Fund, Water Fund, Capital Project Funds, and Capital Reserve Funds. As a result of preliminary audit work, the following budget amendments are necessary adjustments:

- Transfer from the General Fund to Water Fund and Fire Fund for insurance proceeds received in the amounts of **$18,503.00** and **$12,300.43** respectively.
- Transfer from the Capital Reserve Fund to the Fire Fund for **$525,000.00** set aside in prior years for future Fire Truck purchases.
- Capital Reserve Fund in Water closed out with **$384,154.00** transferred to the Water Treatment Plant Capital Project Fund.
- Transfer from General Fund to Rec Complex Capital Project Fund in the amount of **$52,634.24** to finish out the project.

The attached budget amendment is necessary so that the funds can be properly transferred and recorded in FY 2024-2025.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2024-2025

Town of Weaverville

What expense accounts are to be increased, or revenue decreased?

Account	Account Description	Transfer Amount
010-004-320-60300	Transfer to Water Fund	$18,503.00
010-004-320-60500	Transfer to Fire Fund	$12,300.43
040-430-434-50500	Fire – Capital Equipment	$525,000.00
061-300-000-19008	WTP Expansion – Engineering Fees	$384,154.00
070-300-000-19003	Rec Complex – Fixtures & Equip	$52,634.24

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

Account	Account Description	Transfer Amount
010-004-310-09900	Appropriated Fund Bal (General)	$52,634.24
011-000-310-09900	Appr Fund Bal (Cap Res Fund -Gen)	$525,000.00
030-003-300-60010	Transfer from Gen Fund to Water	$18,503.00
031-000-300-09900	Appr Fund Bal (Cap Res Fund -Wat)	$384,154.00
040-000-300-60010	Transfer from Gen Fund to Fire	$12,300.43

Justification: Please provide a brief justification for this budget amendment. *Transfer adjustments for Fiscal Year 2024-2025 between General Fund, Water Fund, Capital Project Funds, and Capital Reserve Funds.*

Authorized by Finance Officer **Date**

Authorized by Town Manager **Date**

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

Budget Ordinance Section 13:

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:	October 27, 2025
SUBJECT:	Road Closure Ordinance – Holiday Parade
PRESENTER:	Town Manager Harris
ATTACHMENTS:	Proposed Road Closure Ordinance

DESCRIPTION/SUMMARY OF REQUEST:

A road closure ordinance is needed for the Holiday Parade that the Town is holding on Saturday December 6. This closure has been approved by NCDOT

The Town Manager recommends that this road closure ordinance be adopted so that the event can proceed as scheduled.

COUNCIL ACTION REQUESTED:

Suggested motion:

> *I move the adoption of the road closure ordinance for the Weaverville Holiday Parade as presented*

Town Hall
30 South Main Street | P.O. Box 338
Weaverville, N.C. 28787

The Town of Weaverville NORTH CAROLINA

Phone: (828) 645-7116
Fax: (828) 645-4776
Website: www.weavervillenc.org

AN ORDINANCE DECLARING A ROAD CLOSURE FOR THE WEAVERVILLE HOLIDAY PARADE

WHEREAS, the Town Council of Weaverville acknowledges a long tradition of supporting the annual Weaverville Holiday Parade, that benefits the Weaverville and the North Buncombe community; and

WHEREAS, the Town Council of Weaverville acknowledges a long tradition of providing the Weaverville Holiday Parade for the pleasure of its citizens; and

WHEREAS the Town Council of Weaverville acknowledges the Weaverville Holiday Parade celebration requires approximately one-half hour to install signage, approximately one hour fifteen minutes for parade event, and also requires approximately one-half hour for removing signage, litter, etc.

WHEREAS, The Town Council of Weaverville recognizes that the detour route will be appropriately marked with signage and personnel at various locations to ensure the motoring public travels safely and without unnecessary delay.

THEREFORE, BE IT ORDAINED by the Town Council of Weaverville pursuant to the authority granted by G. S. 20-169, that we do hereby declare a temporary road closure on the day and times set forth below and the following described portion of a State Highway System route:

Weaverville Holiday Parade

Date:	Dec. 6th 2025
Begin time:	11:00 am
End time:	1:30 pm

Description of closure: 1.91 miles along SR2207, US 19 Bus, and SR2127 Main Street from North Buncombe Middle School to Weaverville Elementary School / Yost Street;

and, pursuant to Weaverville Code of Ordinances, it shall be (1) unlawful for any person to remove any barrier (traffic cone or barrel, barricade, caution tape, etc.) or sign stating that a street or roadway is closed to traffic, and (2) unlawful to drive on or over a street or roadway that is marked, signed or barricaded to indicate that it is closed to traffic. A person who violates any provision of this ordinance may be subject to criminal and/or civil penalties.

This ordinance is adopted this the 27th day of October, 2025, and is to become effective when signs are erected giving notice of the road closures and detour routes and the implementation of adequate traffic control.

_____
Patrick Fitzsimmons, Mayor

Attest:

_____
Tamera Mercer, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	October 27, 2025
SUBJECT:	Waterline Acceptance and Authorization for Staff Level Approval – Greenwood Park Phase 4
PRESENTER:	Assistant Public Works Director
ATTACHMENTS:	Approved Easement Plat

DESCRIPTION/SUMMARY OF REQUEST:

Greenwood Park LLC continues its development in the Reems Creek Village area, including Greenwood Park Phase 4. The waterlines within Greenwood Park Phase 4 have now been completed and tested and the Town has been asked to accept the lines into the Town's public water system. A water easement plat is attached showing the lines and the easement area.

The Assistant Public Works Director is requesting that Town Council accept the waterline extension and related improvements into the Town's water system subject to staff level approval by the Public Works Director, Town Manager and Town Attorney. The Public Works Director also urges Town Council to set a waterline repair guaranty at $5,000.00 to cover any defects that might be discovered within three years of our acceptance. Upon approval the Town Attorney will be working with the owner to get the necessary easement documents in place.

ACTION REQUESTED:

Council action to accept the water infrastructure subject to staff level approval. The following is suggested as a motion:

> *I move that we accept the waterline extension and related improvements for Greenwood Park Phase 4 into the Town's water system subject to staff level approval by the Town Manager, Town Attorney and Public Works Director, and to set the repair guaranty amount at $5,000.00.*

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°53'26"W	10.00'
L2	N25°54'03"W	7.23'
L3	S13°30'36"E	16.34'
L4	S76°29'24"W	22.30'
L5	S03°33'32"W	128.41'
L6	S86°26'28"E	14.30'
L7	S03°33'32"W	20.00'
L8	N86°26'28"W	14.30'
L9	S03°33'32"W	21.90'
L10	S86°26'28"E	17.21'
L11	S03°33'32"W	20.00'
L12	N86°26'28"W	17.21'
L13	S03°33'32"W	22.15'
L14	S86°26'28"E	10.60'
L15	S03°33'32"W	16.61'
L16	N86°26'28"W	20.60'
L17	N86°26'28"W	10.00'
L18	N03°33'32"E	25.50'
L19	N86°26'28"W	25.76'
L20	N03°33'32"E	20.00'
L21	S86°26'28"E	25.76'
L22	N03°33'32"E	18.03'
L23	N86°26'28"W	26.29'
L24	N03°33'32"E	20.00'
L25	S86°26'28"E	26.29'
L26	N03°33'32"E	161.31'
L27	N68°15'04"W	3.09'
L28	S21°44'56"W	20.19'
L29	N68°15'04"W	20.00'
L30	N21°44'56"E	20.19'
L31	N68°15'04"W	43.74'
L32	S28°04'17"W	260.11'
L33	S49°49'21"E	9.66'
L34	N45°28'36"E	16.81'
L35	S44°31'24"E	20.00'
L36	S45°28'36"W	35.04'
L37	N49°49'21"W	59.81'
L38	N40°10'39"E	20.00'
L39	S49°49'21"E	11.46'
L40	N28°04'17"E	67.26'
L41	N61°55'43"W	20.45'
L42	N28°04'17"E	20.00'
L43	S61°55'43"E	20.45'
L44	N28°04'17"E	129.32'
L45	N61°55'43"W	15.76'
L46	N28°04'17"E	20.00'
L47	S61°55'43"E	15.76'
L48	N28°04'17"E	19.24'
L49	N08°24'55"E	14.54'
L50	S81°35'05"E	20.00'
L51	S08°24'55"W	14.54'
L52	S68°15'04"E	66.83'
L53	N58°36'57"E	11.76'
L54	S25°54'03"E	10.05'
L55	S25°54'03"E	18.20'
L56	S58°36'57"W	10.80'
L57	N68°15'04"W	66.83'
L58	S28°04'17"W	268.77'
L59	S03°33'32"W	254.63'

CURVE TABLE			
CURVE	DIRECTION	CHORD	RADIUS
C1	N63°31'47"E	11.59'	70.00'
C2	S74°37'53"E	15.56'	70.00'
C3	S69°54'37"W	80.04'	60.00'
C4	S59°39'11"W	83.79'	80.00'
C5	N71°19'39"W	8.59'	80.00'
C6	N85°10'57"E	44.72'	50.00'
C7	N74°28'27"E	32.79'	60.00'
C8	S78°57'33"E	22.30'	60.00'
C9	S69°54'37"W	93.39'	70.00'

I, ROBERT K. BRADY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5911, PAGE 1247, DEED BOOK 5843, PAGE 1299 AND DEED BOOK 2212, PAGE 709); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47–30 AS AMENDED.

THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62–3.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

_____ DATE

_____

ROBERT K. BRADY, JR., PLS–3959

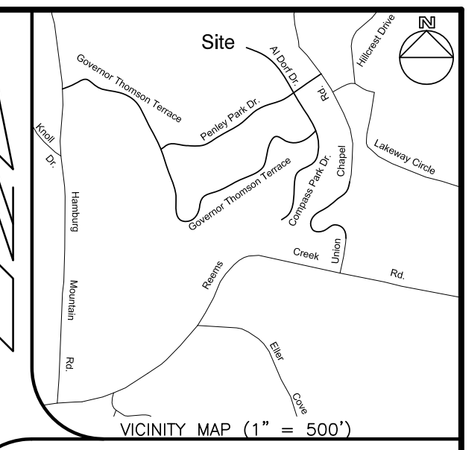
I, Robert K. Brady, Jr., certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervison and the following information was used to perform the survey:
Class of survey: Class B
Horizontal Positional accuracy: 0.011
Vertical Positional accuracy: 0.017
Type of GPS (or GNSS) field procedure: Real–Time Kinematic networks
Date(s) of survey:
Datum/Epoch: NAD 83 (2011)(EPOCH2010.000)
Published/fixed control: VRS
Geoid model: GEOID12B
Combined factor: 0.99980812
Units: U.S. Foot
Horizontal positions are referenced to NAD83(2011)
Vertical positions are referenced to NAVD88

_____ DATE

_____

ROBERT K. BRADY, JR., PLS–3959

BASIS OF BEARINGS: NC GRID(NAD83)



VICINITY MAP (1" = 500')

GENERAL NOTES:

1. Property subject to all easements, rights–of–way and restrictions of record
2. Lines not surveyed are shown as broken lines from information referenced on the face of this plat
3. The area shown hereon was computed using the coordinate computation method
4. Subject property is not located within a flood hazard area according to flood insurance community 370269, panel 9752, suffix J dated January 6, 2010
5. Location of utilities, whether public or private, is based upon field location of visible appurtenances
6. All distances are horizonal ground measured in US Feet
7. This plat has been prepared without the benefit of a title report which may reveal additional conveyances, easements, rights–of–way or building restrictions. A North Carolina licensed attorney–at–law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by the title examination.
8. This map does not transfer to anyone other than the persons or business named in the title block and may not be used without written authorization from Blackrock Surveying and Land Design, PC.

Legend

⊗	Calculated Point
W	Water Meter
FH	Fire Hydrant
WV	Water Valve
	Blow Off Valve
	Catch Basin
N.T.S.	Not to Scale
D.B.	Deed Book
Pg.	Page
P.B.	Plat Book
PIN	Parcel Identification Number
R/W	Right–of–Way
N	Northing
E	Easting
Ch.	Chord
Rad.	Radius

Preliminary Plat

Not for Recordation, Conveyance, or Sale

Water Easement for

Greenwood Park Phase 4

Town of Weaverville, Buncombe County, North Carolina

PIN : 9752 06 0802 9752 96 6521	Current Owner: Greenwood Park, LLC	Address: 88 Union Chapel Rd. Weaverville, NC 28787
D.B./Pg.: 5911 / 1247 5843 / 1299 2212 / 709	P.B./Pg.: 186 / 49	Zoning: R-2
Job Number: 25-116w	Firm License No.: C-2921	Date: 09/10/2025
Surveyed by: RB	Drawn by: RKB	PLS: Robert K. Brady, Jr.

GRAPHIC SCALE

30 0 15 30 60 120

1" = 30'

BLACKROCK SURVEYING & LAND DESIGN, PC

PO Box 8302
Asheville, North Carolina
28814
phone: 828-225-4341
www.blackrocksurveying.com

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, October 27, 2025

Subject: Code Amendments - Ch. 20 - Set Public Hearing

Presenter: Planning Director

Attachments: Planning Board Recommendations, Staff Reports

Description:

Over the previous months, staff has presented several proposed text amendments to the Planning Board. These are related to the creation of a R-6 and R-10 zoning districts to support higher density single family residential development and sign regulations within residential zoning districts. The Planning Board has offered a favorable recommendation on these matters. To be eligible for action, a public hearing must be conducted.

Action Requested:

Town Council is asked to set a public hearing on the proposed text amendments for December 9, 2025 at 6pm or at such time as Council reaches the matter.

Town of Weaverville
Planning Board

Recommendation and Plan Consistency Statement for
Proposed Text Amendments

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

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

Jane Kelley
_____

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

Sec. 20-3205. Table of uses.

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

(1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.

(2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator shall make a determination on which use most closely resembles the proposed use and shall apply those regulations and restrictions. Such determination may be made as a formal interpretation, or as part of an issuance or denial of a zoning permit or a notice of violation. The zoning administrator's determination is subject to an appeal of an interpretation which shall be heard by the board of adjustment.

(3) The abbreviations and symbols shown in the Table of Uses have the following meanings:

"C" = Conditional District required

"P" = Permitted

"PS" = Permitted with Standards

"-" = Not Permitted

USES	R-1	R-2	R-3	R-6	R-12
Dwelling - Single Family	P	P	P	P	-
Dwelling - Duplex	-	P	P	-	P
Dwelling - Multifamily (4 or fewer units/building)	-	P	P	-	P
Dwelling - Multifamily (more than 4 units/building)	-	-	PS	-	PS
Dwelling - Secondary	PS	PS	PS	PS	-
Family Care Home (6 or fewer residents)	PS	PS	PS	PS	-
Child Care Home (6 or fewer children)	PS	PS	PS	PS	-
Home Occupation	PS	PS	PS	PS	PS
Manufactured Home	-	-	-	-	-
Manufactured Home Park	-	-	-	-	-
Recreational Vehicle	-	-	-	-	-
Recreational Vehicle Park, Campground	-	-	-	-	-
Bed & Breakfast	P	P	P	P	-
Hotel, Motel, Inn	-	-	-	-	-
Animal Services, Veterinary Clinic	-	-	-	-	-
Automated Teller Machines	-	-	-	-	P
Automobile Services, Gas Station	-	-	-	-	-
Automobile Services, Repair	-	-	-	-	-
Banks, Credit Unions, Financial Services	-	-	-	-	-
Child Care Center (more than 6)	-	-	-	-	-
Community Service Organization	-	-	-	-	-
Equipment Rental (Exterior Storage)	-	-	-	-	-
Equipment Rental (Interior Storage)	-	-	-	-	-

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

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

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

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

Sec. 20-3206. Table of dimensional requirements.

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

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

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

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

Additional Notes corresponding to the table:

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

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

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

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

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

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

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

Town of Weaverville Planning Board

Recommendation and Plan Consistency Statement for
Proposed Text Amendments

On September 1 and October 6 the Planning Board studied and developed a new R-10 zoning district to accommodate single family residential development on smaller lots with reduced minimum lot widths and reduced side yard setbacks. This matter was taken up as a way to potentially avoid conditional district zoning for residential projects that are seeking smaller lot sizes.

With a majority vote of 3 to 2, the Planning Board offers a favorable recommendation on the attached text amendment. The Planning Board has found that this proposed amendment is consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public. Given that land prices are very expensive, the proposed amendment seeks to provide a higher density single family zoning district that will potentially provide a lower cost single family residential option to developers and help address the housing shortage and affordability issues in the area.

The proposed minimum lot width in the new R-10 district is 50 feet with the following setbacks: 30 feet in front, 10 feet in the rear, and 6 feet on the side. There was a significant amount of discussion concerning the side yard setback which is reduced from the typical 10 feet to 6 feet. A majority of the Planning Board approved the 6-foot side yard setback to accommodate housing designs that include a front facing garage in order to better handle parking. This reduced setback was also found to be consistent with several of the developments within and around Weaverville such as Lillie Farm Cove, Partridge Berry, Lakeside Meadows, Creekside Village, and the development on Wheeler Road.

Two members of the Planning Board expressed concern that the reduced side yard setback will allow houses to be built too close together, citing fire safety concerns. It is noted that the NC Fire Code applies to all residential development so any housing built within the new R-10 district must meet Fire Code standards that are in place at the time of development.

Jane Kelley
_____

Jane Kelley, Chairman of the Planning Board
October 8, 2025

Sec. 20-3201. Conventional districts.

The following conventional districts are hereby established:

(a) *R-1 district.* The primary residential district is established in which the principal use of the land is for single family residential purposes and the regulations for the R-1 district are established in order to protect the existing residential development and promote a suitable environment for residential life in a low density community.

(b) *R-2 district.* The transitional residential district is established in which the principal use of the land is for residential purposes and the regulations for the R-2 district are established in order to protect the existing residential development and protect and promote a suitable environment for residential life in a moderate density community.

(c) *R-3 district.* The general residential district is established in in which the principal use of the land is for residential purposes and the regulations for the R-3 district are established in order to protect the existing residential development and protect and promote a suitable environment for residential life with a higher allowable density than the R-1 and R-2 districts.

(d) *R-6 district.* The residential district is established in which the principal use of the land is for single-family residential purposes. The regulations for the R-6 district are established to provide an opportunity for higher density single-family development in areas where such development is compatible with the surrounding environment. With smaller dimensional requirements compared to the R-1 district, the R-6 district allows for a more efficient use of land while still maintaining a residential character and promoting a suitable environment for family living in a low-density residential community.

(e) *R-10 district.* The residential district is established in which the principal use of the land is for single-family residential purposes. The regulations for the R-10 district are established to accommodate slightly higher-density single-family residential development through reduced lot area requirements, while still ensuring the preservation of the character of the neighborhood. The R-10 district provides flexibility for development while promoting a suitable environment for residential life within a moderately dense, single-family residential area.

(f) *R-12 district.* The multi-unit residential district is established in which the principal use of the land is for residential purposes and the regulations for the R-12 district are established in order to provide a location for multi-unit residential development such as apartments and to provide regulations to minimize the effects of higher density residential uses.

(g) *C-1 district.* The central business district is established in which the principal use of the land is for retail and food service businesses and the regulations for the C-1 district are established in order to protect the present retail businesses and service development within the district and promote future development within the district of businesses compatible with a vibrant, walkable main street.

(h) *C-2 district.* The general business district is established in which the principal use of the land is for commercial development and the regulations for the C-2 district are established in order to promote current and future development of businesses which are required to serve the needs of residents of the town with convenience shopping, goods and services.

(i) *I-1 district.* The light industrial district is established in which the principal use of the land is for light industrial development and the regulations for the I-1 district are established in order to promote industrial development but provide that the noise, dust, glare, and odor of each such industrial operation be kept to a minimum.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3205. Table of uses.

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

(1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.

(2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator shall make a determination on which use most closely resembles the proposed use and shall apply those regulations and restrictions. Such determination may be made as a formal interpretation, or as part of an issuance or denial of a zoning permit or a notice of violation. The zoning administrator's determination is subject to an appeal of an interpretation which shall be heard by the board of adjustment.

(3) The abbreviations and symbols shown in the Table of Uses have the following meanings:

"C" = Conditional District required

"P" = Permitted

"PS" = Permitted with Standards

"-" = Not Permitted

USES	R-1	R-2	R-3	R-6	R-10	R-12	C-1	C-2	I-1	MHO
RESIDENTIAL										
Dwelling - Single Family	P	P	P	P	P	-	-	-	-	-
Dwelling - Duplex	-	P	P	-	-	P	-	-	-	-
Dwelling - Multifamily (4 or fewer units/building)	-	P	P	-	-	P	-	-	-	-
Dwelling - Multifamily (more than 4 units/building)	-	-	PS	-	-	PS	-	-	-	-
Dwelling - Secondary	PS	PS	PS	PS	PS	-	-	-	-	-
Family Care Home (6 or fewer residents)	PS	PS	PS	PS	PS	-	-	-	-	-
Child Care Home (6 or fewer children)	PS	PS	PS	PS	PS	-	-	-	-	-
Home Occupation	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Manufactured Home	-	-	-	-	-	-	-	-	-	PS
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-
Recreational Vehicle	-	-	-	-	-	-	-	-	-	-
Recreational Vehicle Park, Campground	-	-	-	-	-	-	-	C	C	-
Bed & Breakfast	P	P	P	P	P	-	-	-	-	-
Hotel, Motel, Inn	-	-	-	-	-	-	C	C	C	-
OFFICE / SERVICE										
Animal Services, Veterinary Clinic	-	-	-	-	-	-	P	P	P	-
Automated Teller Machines	-	-	-	-	-	P	P	P	P	-
Automobile Services, Gas Station	-	-	-	-	-	-	P	P	P	-
Automobile Services, Repair	-	-	-	-	-	-	PS	PS	PS	-
Banks, Credit Unions, Financial Services	-	-	-	-	-	-	PS	P	P	-
Child Care Center (more than 6)	-	-	-	-	-	-	C	PS	PS	-
Community Service Organization	-	-	-	-	-	-	-	P	P	-

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

Warehousing and Distribution - Exterior Storage	-	-	-	-	-	-	-	-	P	-
Warehousing and Distribution - Interior Storage	-	-	-	-	-	-	-	P	P	-
CIVIC / INSTITUTIONAL										
Cemeteries	-	-	-	-	-	-	-	-	C	-
Public Safety Facilities	C	C	C	C	C	C	C	P	P	-
Religious Institutions	C	C	C	C	C	C	C	C	C	-
Schools	C	C	C	C	C	C	C	C	C	-
UTILITIES										
Solar Collector System - Primary Use	-	-	-	-	-	-	-	-	PS	-
Wireless Telecommunication Facility - Stealth	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Wireless Telecommunication Facility - Tower	-	-	-	-	-	-	-	PS	PS	-
MISCELLANEOUS USES										
Accessory Structures	PS	PS	PS	PS	PS	PS	P	P	P	-
Adult Establishment	-	-	-	-	-	-	-	C	C	-
Agriculture - Commercial	-	-	-	-	-	-	PS	PS	PS	-
Agriculture - Neighborhood	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Crematories	-	-	-	-	-	-	-	-	C	-
Event Center	-	-	-	-	-	-	C	C	C	-
Gaming Terminals	-	-	-	-	-	-	-	PS	PS	-
Mixed-Use Building or Structure	-	-	-	-	-	PS	PS	PS	-	-
Noxious Uses	-	-	-	-	-	-	-	-	C	-
Solar Collector System - Roof Mounted - Accessory Use	P	P	P	P	P	P	P	P	P	P
Solar Collector System - Ground Mounted - Accessory Use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Tattoo Parlors	-	-	-	-	-	-	-	P	P	-
TEMPORARY USES										
Farmers Market	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Mobile Food Vendor	-	-	-	-	-	-	PS	PS	PS	-
Temporary Use	PS	PS	PS	PS	PS	PS	PS	PS	PS	-

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

Sec. 20-3206. Table of dimensional requirements.

Zoning District	R-1	R-2	R-3	R-6	R-10	R-12	C-1	C-2	I-1	M
Minimum Lot Area (sq. Ft.)	10,000[2,7]	7,500[1,2,3,4,7,12]	5,445[1,2,3,4,7,12]	7,260	4,356	7,500[4,7,8,12]	0	0	0	5
Minimum Lot Width(ft.)	100	75[12]	75[12]	75	50	75[12]	0	50	0	7
Minimum Front Yard (ft.)	30	30[12]	30[12]	30	30	30[12]	0	0	0	3

Major Thoroughfare	30	30	30	30	30	30[5]	0	60	35[5]	
Minor Thoroughfare	30	30	30	30	30	30[5]	0	25[5]	35[5]	
With Parking in Front	-	-	-	-	-	-	-	60	-	-
Without Parking in Front	-	-	-	-	-	-	-	40	-	-
Minimum Side Yard (ft.) Abutting Residential District	10	10[6,12]	10[6,12]	10	6	10[6,12]	0	30	40	
Minimum Side Yard (ft.) Abutting Commercial or Industrial District	10	10[6]	10[6]	10	6	10[6]	0	0	40	
Minimum Rear Yard (ft.) Abutting Residential District	10	10[6,12]	10[6,12]	10	10	10[6,12]	0	30	40	
Minimum Rear Yard (ft.) Abutting Commercial or Industrial District	10	10[6]	10[6]	10	10	10[6]	0	0	40	
Height Limit (ft.)	35	35	35	35	35	45 and no more than 3 stories	Note 10	75	75	
Buffer if Abutting a	0	0	0	0	0	20	Note 9	20	20	

Residential District (ft.)										

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

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

Additional Notes corresponding to the table:

1. 10,000 square feet if no public sewerage is available.
2. 20,000 square feet if neither public water or sewerage is available.
3. 5,000 additional square feet for each additional dwelling unit when public water and/or sewer is available, but in no event may density exceed 8 units per acre.
4. 10,000 additional square feet for each additional dwelling unit when public water and/or sewer is not available.
5. 40 feet if property directly across the right-of-way is zoned residential.
6. 15 feet for duplexes; 25 feet for all other multi-family dwelling units.
7. Additional square footage may be required by the authority having jurisdiction over private water and/or sewerage systems located on individual lots.
8. 3,280 additional square feet for each additional dwelling unit when public water and/or sewer is available, but in no event may density exceed 12 units per acre.
9. Where a lot in the C-1 district abuts a residential district, either directly or across a street (on the side of the C-1 lot), and any use is hereafter established on the C-1 lot by the construction of a new building thereon or by the enlargement of an existing building on the C-1 lot which enlargement exceeds by 25 percent the floor area of the existing building, such building and such lot shall be screened from the lot in the residential district by a vegetative screen on the side of the building or lot facing the residential lot shall require screening. Exceptions to this buffering requirement in C-1 are as follows:
   (a) These provisions shall not apply to any lot which is used for a use which would be permitted in the adjacent residentially zoned district.
   (b) The vegetative screen required shall be omitted along the street where the C-1 lot fronts.
   (c) The board of adjustment shall have the authority to alter or eliminate the required vegetative screen where the lot requiring the vegetative screen and the adjacent lot zoned residential are in single ownership or upon receipt of a notarized statement waiving or modifying the screening provisions of this section, between the owner of the lot requiring the vegetative screen and the owner of the adjacent lot zoned residential. Any such agreements shall be attached to the application for zoning permit and retained by the town.
10. In the C-1 district, every building or structure hereafter erected or structurally altered to exceed 35 feet in height, shall, above such 35-foot height, be set back from the front line of the property on which the building or structure is located on the ratio of one set back foot for each two-foot rise above such 35-foot height. In no case shall the height be greater than 57 feet (which would require a setback of 11 feet).

    Where more than one-half of the street frontage in a particular street block is zoned residential and the remaining frontage on the same side of that street block is zoned C-1, the height regulations

for the residential district shall apply to the lots zoned for commercial uses on that side of the street block.

11. The dimensional standards for the MHO district only apply to manufactured homes. To the extent that a dimensional requirement for a manufactured home in the MHO district is inconsistent with the corresponding dimensional requirement of the underlying use district, the more restrictive dimensional requirement shall apply to that manufacture home.

12. For "multifamily dwelling" or "dwelling, multifamily" projects which are designed to offer individual dwelling units or lots for sale rather than rent, the dimensional requirements shall be as set forth in subsection (d) of Code section 20-3324.

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

Sec. 20-3310. Farmers market.

(a) Vendors may offer seasonal horticultural, agricultural, aquacultural or forest products, including but not limited to raw fruits, vegetable, perennials, annuals bulbs, dried flowers, Christmas trees, and similar products.

(b) Vendors may offer value-added horticultural, agricultural, aquacultural or forest products which were produced by the vendor, including but not limited to baked goods, meat, dairy, honey, cider, preserves, relishes, jams, jellies and similar products.

(c) Vendors may offer hand-made crafts and works of art which were produced by the vendor; provided, however, that such products shall not exceed 25 percent of all products sold within the venue on any given day of operation.

(d) Vendors may offer food items prepared by the vendor; provided, however, that such products shall not exceed 25 percent of all products sold within the venue on any given day of operation, and provided that the vendor shall comply with all applicable requirements of the director of public health and the North Carolina Department of Agriculture.

(e) The sale of live animals is prohibited.

(f) Off-street parking shall be provided in order to maintain the safe flow of traffic in the immediate vicinity.

(g) Farmers markets operating within the R-1, R-2, R-3, R-6, R-10 or R-12 districts shall only be conducted on property owned by the town. Additionally, these farmers markets may not operate more than one day per week and for no longer than eight hours on such day.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3315. Mobile food vendors.

(a) No waste, wastewater or grease shall be distributed into the sanitary sewer system, stormwater system, or other public spaces.

(b) Mobile food vendors:

(1) Shall be situated at least ten feet from all property lines, excepting those separating contiguous parcels under common ownership, and

(2) Shall not encroach onto any street or sidewalk, and

(3) Shall not obstruct any loading zone or parking space required by this chapter, and

(4) Shall not create a sight line obstruction.

(c) Mobile food vendors shall be located at least 150 feet from any primary residential structure located within the R-1, R-2, R-3, R-6 or R-10 district.

(d) Mobile food vendors shall not be located within ten feet of any fire hydrant.

(e) Hours on site shall be consistent with the hours of operation of the principal building or use of the property on which the mobile food vendor is located but in no instance shall such hours exceed 7:00 a.m. to 11:00 p.m.

(f) Each mobile food vendor shall supply at least one receptacle for waste which must be emptied regularly and removed upon conclusion of hours of operation. Town waste receptacles shall not be used.

(g) In addition to signage displayed directly on the vehicle, one sign attached to the ground, or menu board sign, which shall not exceed four feet in height or eight square feet of surface area, is permitted. Such a sign shall be placed within ten feet of the mobile food unit or vehicle and shall only be displayed during hours of operation.

(h) The sale of alcoholic beverages shall not be permitted by any mobile food vender absent the issuance of the requisite special event permit.

(i) Mobile food vendors are only permitted on public property, including but not limited to any real property, parking spot or lot, or road or right-of-way under municipal or state control and ownership, in conjunction with the issuance of a special event permit. Mobile food vendors operating in conjunction with a special event permit issued by the town are not subject to these regulations but are governed by the conditions placed upon the permit for approval.

(j) Mobile food vendors are also subject to standards of the Buncombe County Health Department as it relates to the permitting, inspection and grading of all regulated food service establishments.

(k) In no instance shall a mobile food vendor be permitted to be the primary or principal use of a parcel of land.

(l) A zoning permit is required for each parcel which proposes to establish a mobile food vendor. The fee for said permit may be found within the schedule of fees.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-4104. Sign restrictions for R-1, R-2, R-3, R-6 and R-10 districts.

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

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

(c) Flags:

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

4. Location: Flagpoles shall be placed inside the setbacks of the applicable zoning district.

(Ord. of 06-24-2024(1), § 2)

Sec. 20-4209. Wireless telecommunication facilities - Microcell.

(a) Use districts: C-1, C-2, I-1 and all Town of Weaverville owned property located in R-1, R-2, R-3, R-6, and R-10.

(b) Microcellular wireless telecommunication facilities are permitted on buildings and other existing structures (other than off-premises signs) which do not require an increase in height to accommodate the facility. Electric distribution poles may be extended in height in R-3 residential zoning districts to the lesser of 20 feet above the vegetative canopy in the vicinity of the site as determined by the town zoning administrator or 100 feet in height. Such extensions shall qualify as an existing structure for purposes of this section. Such height extensions of electric distribution poles shall only be permitted if no other distribution pole within 1,320 feet of the proposed site has been extended in height above the average pole height on the same distribution line as documented by the utility owning such poles.

(c) All antennas associated with microcellular wireless telecommunication facilities mounted on a building or other existing structure (other than a utility pole) shall be flush-mounted against the side of the building or structure and camouflaged to match or complement the color and architectural treatment of the surface on which they are mounted.

(d) Antennas associated with a microcellular wireless telecommunication facility mounted on a utility pole must be mounted atop the pole or flush mounted against the sides of the pole, and shall be colored to match or complement the color of the utility pole and shall be mounted in as unobtrusive a manner as possible.

(e) Antennas associated with a microcellular wireless telecommunication facility may not be collocated on a tower or other support structure used by an amateur radio operator.

(f) Equipment enclosures associated with microcellular wireless telecommunication facilities mounted on a building or other existing structure (other than a utility pole) shall be mounted inside the building or structure, attached to an exterior surface, or placed underground or on a concrete pad on the ground outside the building or structure. If mounted on an exterior surface, the enclosures shall be colored or camouflaged to match or complement the color and architectural treatment of the surface on which they are mounted. If placed on a concrete pad on the ground, the enclosures shall be screened so as to make them unobtrusive.

(g) Equipment enclosures associated with a microcellular wireless telecommunication facility mounted on a utility pole, must be mounted on the utility pole provided, however, if combiners are used to allow collocation by sharing of an antenna or antenna array and pole-mounting of equipment enclosures cannot be accommodated on the pole, the combiner and additional equipment enclosures may be placed underground or on a concrete pad on the ground. If placed on a concrete pad on the ground, such additional equipment enclosures shall be screened so as to make them unobtrusive.

(h) All cabling and wiring connecting antennas, equipment enclosures, and other components of a microcellular wireless telecommunication facility shall be colored or concealed in a manner as to render them unobtrusive.

(i) No towers may be mounted on a roof structure.

(j) Generators may not be used as a primary electrical power source. Backup generators shall only be operated during power outages or for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.

(k) A copy of the applicant's FCC license must accompany its application. If the applicant is not an FCC licensee, the applicant must demonstrate that it has binding commitments from one or more FCC licensees to utilize the wireless telecommunication facility and must submit a copy of each such wireless service provider's FCC license. If FCC licenses have previously been filed with the Town of Weaverville in conjunction with other wireless telecommunication facilities, the applicant may certify that such licenses remain in full force and effect.

(l) As part of its application each applicant for a microcellular wireless telecommunication facility shall be required to execute a standard maintenance/removal agreement binding the applicant and its successors and assigns to properly maintain the exterior appearance of and ultimately remove the facility upon abandonment or cessation of operations. Such agreement shall require the applicant to pay all costs for monitoring compliance with, and enforcement of, the agreement and to reimburse the Town of Weaverville for all costs it incurs to perform any work required of the applicant by the agreement that the applicant fails to perform. A $5,000.00 cash bond, or other security acceptable to the Town of Weaverville, shall be required in conjunction with the maintenance/removal agreement. The applicant and its successors and assigns shall be required to continue such bond or other security until such time as the facility has been removed and all other requirements of its maintenance/removal agreement have been satisfied. Private business users operating a single wireless telecommunication facility at their principal place of business and governmental users are exempt from the bond requirement.

(m) Abandoned or unused wireless telecommunication facilities shall be removed within one year (365 days) of abandonment or cessation of operations. If not removed within that period, such facilities may be removed as provided in the permittee's maintenance/removal agreement and the costs of removal recovered from the permittee's bond or other security. Prior to removing a wireless telecommunication facility pursuant to this provision, the Town of Weaverville shall give 30 days' written notice of its intention to do so to the permittee at its last known address.

(n) An annual wireless telecommunication facility permit shall be required for each wireless telecommunication facility located in the Town of Weaverville. Before an annual permit shall be issued or renewed an applicant or permittee must certify that:

(1) It currently holds an FCC license to provide commercial wireless services and that such license is in good standing or, if the permittee is not an FCC licensee, that the license of each of its FCC tenants is in good standing.

(2) The wireless telecommunication facility continues to be operated by the permittee and that it has a continuing need for the facility to meet the requirements of its FCC license.

(3) That the facility continues to comply with all FCC and FAA rules and regulations.

(4) That the permittee currently has general liability insurance of at least $1,000,000.00 in force covering the wireless telecommunication facility as evidenced by a certificate of insurance attached to its renewal application.

(5) That it is in compliance with its maintenance/removal agreement and that any bond or other security given in conjunction therewith remains it full force and effect.

(6) That it has not constructed, maintained, modified or operated any wireless telecommunication facilities in the Town of Weaverville without the town's approval or, if it has done so, that it has ceased operating and has removed all such facilities.

Failure to obtain or renew an annual wireless telecommunication facility permit shall result in the wireless telecommunication facility being deemed abandoned and subject to removal, as well as subjecting the facility's owner to all other penalty and enforcement provisions of this Code. The Town of Weaverville shall give 30 days' advance written notice to the permittee at its last known address of the pending expiration of the permittee's

annual wireless telecommunication facility permit. Fees for annual wireless telecommunication facility permits shall be in accordance with the Town of Weaverville Fees and Charges Manual.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-4210. Wireless telecommunication facilities - concealed.

(a) Use districts: C-1, C-2, I-1 and all Town of Weaverville owned property located in R-1, R-2, R-3, R-6, and R-10.

(b) Concealed wireless telecommunication facilities are permitted on buildings and alternative structures (other than off-premises signs and telecommunication towers).

(c) For purposes of this section antennas mounted on an electric transmission tower shall qualify as a concealed wireless telecommunication facility provided antennas associated with such a facility do not extend more than ten feet above the top of the supporting structure, nor more than two feet from the sides of the structure. Equipment enclosures associated with such a facility may be mounted on the structure or placed underground or on the ground. If placed on the ground, equipment enclosures shall be placed on a concrete pad and screened so as to make them unobtrusive.

(d) For purposes of this section, antennas mounted on an electric distribution tower, street lighting pole or traffic light pole shall qualify as a concealed wireless telecommunication facility provided antennas associated with such a facility do not extend more than ten feet above the top of the supporting structure, nor more than two feet from the sides of the structure, and equipment enclosures associated with the facility occupy less than 60 cubic feet. Equipment enclosures associated with such a facility may be mounted on the structure or placed underground or on the ground on a concrete pad. Electric distribution poles may be extended in height in I-1, zoning districts to 20 feet above the vegetative canopy in the vicinity of the site as determined by the town zoning administrator. Such extensions shall qualify as an existing structure for purposes of this section. Such height extensions of electric distribution poles shall only be permitted if no other distribution pole within 1,320 feet of the proposed site has been extended in height above the average pole height on the same distribution line as documented by the utility owning such poles.

(e) Panel antennas associated with concealed wireless telecommunication facilities may not exceed eight feet in height. If flush-mounted on the side of a building or alternative structure, antennas shall be camouflaged to match or complement the color and architectural treatment of the surface. Antennas extending above the roofline of a building shall be concealed behind a RF-transparent parapet wall or facade, which is camouflaged to match or complement the color and architectural treatment of the building or structure. Such parapet walls or facades shall not extend more than ten feet above the roofline. Where a parapet wall is at least eight feet in height, omnidirectional (whip-type) antennas may extend above the parapet wall by a distance equal to the height of the parapet wall.

(f) Antennas associated with a concealed wireless telecommunication facility may not be collocated on a tower or other support structure used by an amateur radio operator.

(g) Electronic equipment associated with concealed wireless telecommunication facilities may be placed inside a building or, if placed on a rooftop, all equipment enclosures shall be mounted behind a parapet wall or facade which is camouflaged to match or complement the color and architectural treatment of the building. If placed on the ground on a concrete pad, except as provided in subsection (d) above, equipment enclosures shall be screened so as to make them unobtrusive.

(h) All cabling and wiring connecting antennas, equipment enclosures, and other components of concealed wireless telecommunication facilities shall be colored or concealed in a manner as to render them unobtrusive.

(i) Generators may not be used as a primary electrical power source. Backup generators shall only be operated during power outages or for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.

(j) Reserved.

(k) Applicants for concealed wireless telecommunication facilities shall first be encouraged to consider properties owned by the Town of Weaverville, before considering private properties. Public properties shall be subject to the same restrictions and standards of appropriateness as private properties. All such public agencies or instrumentalities shall retain discretion as to whether to make a specific property available for wireless telecommunication facilities and to make determinations with respect to site capacity, aesthetics, or suitability of such facilities.

(l) A copy of the applicant's FCC license must accompany its application. If the applicant is not an FCC licensee, the applicant must demonstrate that it has binding commitments from one or more FCC licensees to utilize the wireless telecommunication facility and must submit a copy of each such wireless service provider's FCC license. If FCC licenses have previously been filed with the town in conjunction with other wireless telecommunication facilities, the applicant may certify that such licenses remain in full force and effect.

(m) Before a concealed wireless telecommunication facility is approved an applicant shall be required to post a $5,000.00 cash bond, or other security satisfactory to the town, to secure the costs of maintaining the exterior appearance of the facility if the wireless provider or its successors or assigns fails to continually do so, or removing such facility in the event the wireless provider shall fail to do so within one year (365 days) of abandonment or cessation of operation of the facility. The applicant shall be required to continue such bond or other security until such time as the facility has been removed and all other requirements of its maintenance/removal agreement have been satisfied. Private business users operating a single wireless telecommunication facility at their principal place of business and governmental users are exempt from the bond requirement.

(n) Abandoned or unused wireless telecommunication facilities shall be removed within one year (365 days) of abandonment or cessation of operations. If not removed within that period, such facilities may be removed as provided in the permittee's maintenance/removal agreement and the costs of removal recovered from the permittee's bond or other security. Prior to removing a wireless telecommunication facility pursuant to this provision, the town shall give 30 days' written notice of its intent to do so to the permittee at its last known address.

(o) An annual wireless telecommunication facility permit shall be required for each wireless telecommunication facility located in the town. Before an annual permit shall be issued or renewed an applicant or permittee must certify that:

(1) It currently holds an FCC license to provide commercial wireless services and that such license is in good standing or, if the permittee is not an FCC licensee, that the license of each of its FCC tenants is in good standing.

(2) The wireless telecommunication facility continues to be operated by the permittee and that it has a continuing need for the facility to meet the requirements of its FCC license.

(3) That the facility continues to comply with all FCC and FAA rules and regulations.

(4) That the permittee currently has general liability insurance of at least $1,000,000.00 in force covering the wireless telecommunication facility as evidenced by a certificate of insurance attached to its renewal application.

(5) That it is in compliance with its maintenance/removal agreement and that any bond or other security given in conjunction therewith remains it full force and effect.

(6) That it has not constructed, maintained, modified or operated any wireless telecommunication facilities in the town without the town's approval or, if it has done so, that it has ceased operating and has removed all such facilities.

Failure to obtain or renew an annual wireless telecommunication facility permit shall result in the wireless telecommunication facility being deemed abandoned and subject to removal, as well as subjecting the facility's owner to all other penalty and enforcement provisions of this Code. The town shall give 30 days' advance written notice to the permittee at its last known address of the pending expirations of the permittee's annual wireless telecommunication facility permits. Fees for annual wireless telecommunication facility permits shall be in accordance with the Town of Weaverville Fees and Charges Manual.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-4211. Wireless telecommunication facilities - collocated.

(a) Use districts: Use Districts: C-1, C-2, I-1 and all Town of Weaverville owned property located in R-1, R-2, R-3 R-6, and R-10.

(b) Application fees for a collocated wireless telecommunication facility shall be in accordance with the Town of Weaverville's Fees and Charges Manual.

(c) Wireless telecommunication facilities may be collocated on any structure which hosts one or more permitted and approved wireless telecommunication facilities provided, however, that the proposed collocated wireless facility must meet equipment enclosure and antenna size restrictions for the type of facility and zoning district in which the existing facility was approved (i.e., microcell and concealed wireless telecommunication facilities).

(d) Where collocation is proposed by use of a combiner (allowing two or more commercial wireless service providers to share a common antenna or antenna array), an equipment enclosure which houses only the combiner and amplifiers may exceed the maximum permitted dimensions for other types of equipment enclosures.

(e) Antennas associated with a co-located wireless telecommunication facility may not be collocated on a tower or other support structure used by an amateur radio operator.

(f) Collocated wireless telecommunication facilities shall meet the following design standards:

(1) Use of dual-band/multi-band antennas (to allow sharing of antennas or antenna arrays by wireless providers using different frequency bands) or by using combiners (to allow antenna sharing by users of the same frequency band) is encouraged in order to minimize the height of support structures and the visual impact of multiple collocated antennas or antenna arrays.

(2) Antennas associated with a collocated wireless telecommunication facility shall be mounted so as to present the smallest possible silhouette, profile, or cross-section. Preferred antenna mounting scenarios are, in order of descending preference:

i. Compact dual-polarized antennas in a cylindrical unicell arrangement extending less than two feet from the structure, and mounted atop the tower;

ii. Panel antennas flush-mounted against the tower;

iii. Antennas mounted at the end of straight or curved davit arms or brackets extending from the sides of the tower.

(3) No collocated wireless telecommunication facility located on a telecommunication tower shall have constructed thereon, or attached thereto in any way, any platform, catwalk, crow's nest, triangular framework, or like structures or equipment, except during periods of construction or repair. Curved or

straight davit arms or brackets used for antenna mounting shall be connected to the tower at the base of the arms or brackets only and such arms or brackets (and any antennas or hardware mounted thereon) shall not be physically interconnected with any similar arm or bracket.

(4) All equipment enclosures and other improvements accessory to a collocated wireless telecommunication facility shall be architecturally designed to blend in with the surrounding environment and shall be maintained in good appearance and repair. No equipment enclosure may exceed 12 feet in height. Ground mounted equipment shall be screened from view, except where a design of nonvegetative screening better reflects and complements the architectural character of the surrounding neighborhood.

(5) Generators may not be used as a primary electrical power source. Backup generators shall only be operated during power outages or for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.

(6) Equipment enclosures and other improvements shall be enclosed within a security fence consisting of chain link fencing at least eight feet in height. The fence may be topped with barbed wire. The zoning administrator may require as a condition of approval that the fencing be screened by appropriate landscaping or other means, or may waive or modify the fencing requirement if it determines that doing so will enhance the overall appearance of the facility without any compromise in safety or security.

(7) Signage at any ground-based portion of a collocated wireless telecommunication facility site shall conform to the following provisions:

i. A sign listing the name of the wireless telecommunication service provider operating the site, the site name or number and an emergency telephone number shall be posted at or near the entrance to the site so as to be readily visible to persons outside the site's security fencing. Maximum size of the sign is four square feet.

ii. Equipment hazard warning and informational signs are permitted.

iii. The posting of any other signs or advertising is prohibited at any wireless telecommunication facility or upon any telecommunication tower.

(g) A copy of the applicant's FCC license must accompany its application. If the applicant is not an FCC licensee, the applicant must demonstrate that it has binding commitments from one or more FCC licensees to utilize the wireless telecommunication facility and must submit a copy of each such wireless service provider's FCC license. If FCC licenses have previously been filed with the town in conjunction with other wireless telecommunication facilities, the applicant may certify that such licenses remain in full force and effect.

(h) Before a collocated wireless telecommunication facility is approved, an applicant shall be required to post a $5,000.00 cash bond, or other security satisfactory to the town, to secure the costs of maintaining the exterior appearance of the facility if the wireless provider fails to continually do so, or removing such facility in the event the wireless provider shall fail to do so within one year (365 days) of abandonment or cessation of operation of the facility. The applicant shall be required to continue such bond or other security until such time as the facility has been removed and all other requirements of its maintenance/removal agreement have been satisfied. Private business users operating a single wireless telecommunication facility at their principal place of business and governmental users are exempt from the bond requirement.

(i) Abandoned or unused wireless telecommunication facilities shall be removed within one year (365 days) of abandonment or cessation of operations. If not removed within that period, such facilities may be removed as provided in the permittee's maintenance/removal agreement and the costs of removal recovered from the permittee's bond or other security. Prior to removing a wireless telecommunication facility pursuant to this provision, the town shall give 30 days' written notice of its intention to do so to the permittee at its last known address.

(j) Collocated wireless telecommunication facilities shall not be constructed unless the facility owner has general liability coverage of at least $1,000,000.00. The owner of a collocated wireless telecommunication facility shall provide the town with a certificate of insurance showing evidence of its coverage and the certificate shall contain a requirement that the insurance company notify the town 30 days prior to the cancellation, modification or failure to renew the insurance coverage required.

(k) An annual wireless telecommunication facility permit shall be required for every wireless telecommunication facility located in the town. Before a permit shall be issued or renewed an applicant or permittee must certify that:

(1) It currently holds an FCC license to provide commercial wireless services and that such license is in good standing or, if the permittee is not an FCC licensee, that the license of each of its FCC tenants is in good standing.

(2) The wireless telecommunication facility continues to be operated by the permittee and that it has a continuing need for the facility to meet the requirements of its FCC license.

(3) That the facility continues to comply with all FCC and FAA rules and regulations and all conditions of its conditional use permit.

(4) That the permittee currently has general liability insurance of at least $1,000,000.00 in force covering the wireless telecommunication facility as evidenced by a certificate of insurance attached to its renewal application.

(5) That it is in compliance with its maintenance/removal agreement and that any bond or other security given in conjunction therewith remains in full force and effect.

(6) That it has not constructed, maintained, modified or operated any wireless telecommunication facilities in the town without the town's approval or, if it has done so, that it has ceased operating and has removed all such facilities.

Failure to obtain or renew an annual wireless telecommunication facility permit shall result in the wireless telecommunication facility being deemed abandoned and subject to removal, as well as subjecting the facility's owner to all other penalty and enforcement provisions of this Code. The town shall give 30 days' advance written notice to the permittee at its last known address of the pending expiration of the permittee's annual wireless telecommunication facility permit. Fees for annual wireless telecommunication facility permits shall be in accordance with the Town of Weaverville Fees and Charges Manual.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-4212. Wireless telecommunication facilities - monopole.

(a) Use districts. Use districts C-2 and I-1 and all Town of Weaverville owned property located in R-1, R-2, R-3, R-6, and R-10.

(b) Applications fees for a monopole wireless telecommunication facility shall be in accordance with the Town of Weaverville's Fee and Charges Manual.

(c) Monopole wireless telecommunications facilities may be located on any property located in the C-2 and I-1 district that can provide the required fall zones as described herein. In addition, a wireless telecommunications company may construct a monopole telecommunication facility only if they can prove that no other type of wireless telecommunication facility will allow them to provide service.

(d) Monopole wireless telecommunication facilities shall meet the following design standards:

(1) Use of dual-band/multi-band antennas (to allow sharing of antennas or antenna arrays by wireless providers using different frequency bands) or by using combiners (to allow antenna sharing by users of

the same frequency band) is encouraged in order to minimize the height of support structures and the visual impact of multiple collocated antennas or antenna arrays.

(2) Antennas associated with a monopole wireless telecommunication facility shall be mounted so as to present the smallest possible silhouette, profile, or cross section. Preferred antenna mounting scenarios are, in order of descending preference:

i. Compact dual-polarized antennas in a cylindrical unicell arrangement extending less than two feet from the structure, and mounted atop the tower;

ii. Panel antennas flush-mounted against the tower;

iii. Antennas mounted at the end of straight or curved davit arms or brackets extending from the sides of the tower.

(3) No monopole wireless telecommunication facility shall have constructed thereon, or attached thereto in any way, any platform, catwalk, crow's nest, triangular framework, or like structures or equipment, except during construction or repair. Curved or straight davit arms or brackets used for antenna mounting shall be connected to the tower at the base of the arms or brackets only and such arms or brackets (and any antennas or hardware mounted thereon) shall not be physically interconnected with any similar arm or bracket and shall not extend more than two feet from the structure.

(4) All equipment enclosures and other improvements necessary to a monopole wireless telecommunications facility shall be architecturally designed to blend in with the surrounding environment and shall be maintained in good appearance and repair. No equipment enclosure may exceed 12 feet in height. Ground-mounted equipment shall be screened from view, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood.

(5) Generators may not be used as the primary electrical power source. Backup generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.

(6) Equipment enclosures and other improvements shall be enclosed within a security fence consisting of chain link fencing at least eight feet in height. The fence may be topped with barbed wire. The zoning administrator may require as a condition of approval that the fencing be screened by appropriate landscaping or other means, or may waive or modify the fencing requirement if he determines that doing so will enhance the overall appearance of the facility without any compromise in safety or security.

(7) Signage at a monopole wireless telecommunications facility shall conform to the following provisions:

i. A sign listing the name of the wireless telecommunication service provider operating the site, the site name or number and an emergency telephone number shall be mounted at or near the entrance to the site so as to be readily visible to persons outside the site's security fencing. Maximum size of the sign is four square feet.

ii. Equipment hazard warning and informational signs are permitted.

iii. The posting of any other signs or advertising is prohibited at any wireless telecommunication facility or upon any telecommunication tower.

(8) Notwithstanding any height limitations otherwise set forth in this Code, monopoles may be constructed up to, but shall not exceed 150 feet in height in the C-2 and I-1 use districts and 100 feet in height in all other use districts.

(e) Monopoles shall be constructed in a manner to provide a fall zone all around the monopole in a length of one-half of the heights of the monopole unless the applicant provides a sealed statement from a North

Carolina professional engineer that a shorter length for all or a part of the fall zone area shall provide adequate distance to provide protection from damage to adjacent property. A copy of the applicant's FCC license must accompany its application. If the applicant is not an FCC licensee, the applicant must demonstrate that it has binding commitments from one or more FCC licensees to utilize the wireless telecommunication facility and must submit a copy of each wireless service provider's FCC license. If FCC licenses have been previously filed with the Town of Weaverville in conjunction with other wireless telecommunication facilities, the applicant may certify that such licenses remain in full force and effect.

(f) Before a monopole wireless telecommunication facility is approved, an applicant shall be required to post a $25,000.00 cash guarantee or other security satisfactory to the town, to secure the costs of maintaining the exterior appearance of the facility, including the property on which the facility is located and any improvements on the property which are associated with the facility if the wireless provider fails to continually do so, or removing such facility in the event the wireless provider shall fail to do so within one year (365 days) of abandonment or cessation of operation of the facility. The applicant shall be required to continue such guarantee or other security until such time as the facility has been removed and all other requirements of its maintenance/removal agreement have been satisfied. Private business users operating a single wireless telecommunications facility at their principal place of business and governmental users are exempt from the guarantee requirement.

(g) Abandoned or unused wireless telecommunications facilities shall be removed within one year (365 days) of abandonment or cessation of operations. If not removed within that period, such facilities may be removed as provided in the permittee's maintenance/removal agreement and the costs of removal recovered from the permittee's bond or other security. Prior to removing a wireless telecommunication facility pursuant to this provision, the town shall give 30 days' written notice of its intention to do so to the permittee at its last known address. The remedies of the town set forth herein are not exclusive and the town may elect to use any or all of the remedies for enforcement of town ordinances set forth in section 1-6 of this Code or any other remedies available to the town in state statutes or other applicable law.

(h) Monopole wireless telecommunication facilities shall not be constructed unless the facility owner has general liability coverage of at least $1,000,000.00. The owner of a collocated wireless telecommunication facility shall provide the town with a certificate of insurance showing evidence of its coverage and the certificate shall contain a requirement that the insurance company notify the town 30 days prior to the cancellation, modification or failure to renew the insurance coverage required.

(i) An annual wireless telecommunication facility permit shall be required for every monopole wireless telecommunication facility located in the town. Before a permit shall be issued or renewed, an applicant or permittee must certify that:

(1) It currently holds an FCC license to provide commercial wireless services and that such license is in good standing or, if the permittee is not an FCC licensee, that the license of each of its FCC tenants is in good standing.

(2) The wireless telecommunication facility continues to be operated by the permittee and that it has a continuing need for the facility to meet the requirements of its FCC license.

(3) The facility continues to comply with all FCC and FAA rules and regulations and all conditions of its conditional use permit.

(4) The permittee currently has general liability insurance of at least $1,000,000.00 in force covering the wireless telecommunication facility as evidenced by a certificate of insurance attached to its renewal application.

(5) It is in compliance with its maintenance/removal agreement and that any bond or other security given in conjunction therewith remains it full force and effect.

(6) It has not constructed, maintained, modified or operated any wireless telecommunication facilities in the town without the town's approval or, if it has done so, that it has ceased operating and has removed all such facilities.

Failure to obtain or renew an annual wireless telecommunication facility permit shall result in the wireless telecommunication facility being deemed abandoned and subject to removal, as well as subjecting the facility's owner to all other penalty and enforcement provisions of this Code. The town shall give 30 days' advance written notice to the permittee at its last known address and pending the expiration of the permittee's annual wireless telecommunications facility permit. Fees for annual wireless telecommunication facility permits shall be in accordance with the Town of Weaverville Fees and Charges Manual.

(Ord. of 5-24-2021(1), § 5)

Town of Weaverville
Planning Board

Recommendation and Plan Consistency Statement for
Proposed Text Amendments

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

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

Jane Kelley
_____

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

RECOMMENDED AMENDMENTS TO CHAPTER 20
REGARDING RESIDENTIAL SIGNAGE TEXT AMENDMENT

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

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

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

(c) Flags:

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

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

Comprehensive Land Use Plan Stated Goal and Background Information

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

Existing Conditions

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

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

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

Down-zoning Analysis

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

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

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

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

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

Proposed Modification of Existing Sign Restrictions for Residential Districts

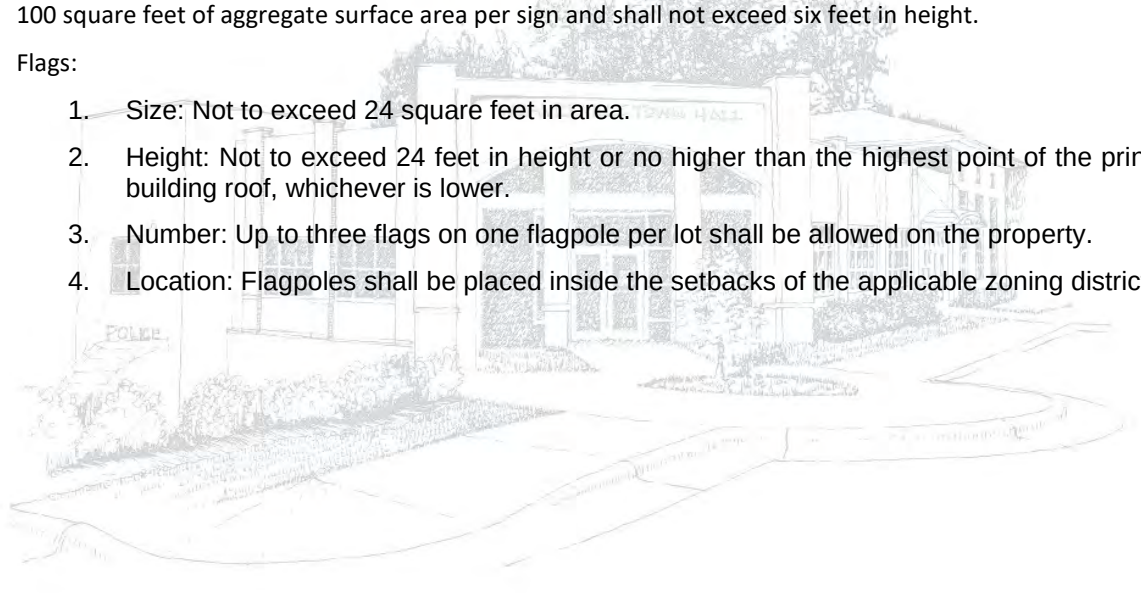
Sec. 20-4104. Sign restrictions for R-1, R-2, and R-3 districts.

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

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

(c) Flags:

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



TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	October 27, 2025
SUBJECT:	Annexation/Zoning – 10 Silverwood Farm Rd (#2025-1) - Set Public Hearings for 12/9/25
PRESENTER:	Town Clerk Mercer
ATTACHMENTS:	Certificate of Sufficiency Petition and Supporting Documentation Plat and Property Tax Map Showing Property Planning Board Recommendation Staff Reports

DESCRIPTION/SUMMARY OF REQUEST:

The Town is in possession of a voluntary annexation petition seeking to have approximately 107 acres located at 10 Silverwood Farm Road annexed into the Town of Weaverville. The purpose of their annexation appears to be to obtain Town services, including water, to support a 300-unit apartment complex, 115 single family residential units/lots, and 10 acres of commercial property.

At Town Council's meeting on September 22, 2025, the Town Clerk was directed to investigate the sufficiency of the annexation petition. Town Clerk Mercer has done so and has found that the petition is sufficient (see attached).

The petitioners are requesting R-12, R-3, and C-2 traditional zoning. Planning Director Eller was also able to have the proposed zoning districts reviewed by the Planning Board. The Planning Board recommendation was favorable as to the proposed districts.

A staff report is also provided for Town Council's information on this matter.

Should Town Council wish to proceed with the annexation the next step would be to set public hearings on the annexation and the initial zoning of the property. Town Council's December workshop meeting, which is to be held on December 9, 2025, is proposed for these public hearings. The attached Planning Board recommendation includes a zoning map configuration.

COUNCIL ACTION REQUESTED:

The following motion is proposed:

> *I move that we schedule the public hearing on the annexation petition for the +/- 107 acres at 10 Silverwood Farm Road, Annexation #2025-1, and the public hearing on the proposed R-12, R-13, and C-2 traditional zoning of the property for December 9, 2025, at 6 pm, or as soon thereafter as Town Council can reach the matter, in the Community Room/Council Chambers at Town Hall, 30 South Main Street, Weaverville.*

The Town of
Weaverville
NORTH CAROLINA

CERTIFICATE OF SUFFICIENCY OF
ANNEXATION PETITION 2025-1
10 SILVERWOOD FARM ROAD – WEAVERVEGAS, LLC

TO THE WEAVERVILLE TOWN COUNCIL:

I, Tamara Mercer, Weaverville Town Clerk, do hereby certify that I have investigated the Voluntary Annexation Petition No. 2025-1 submitted by Weavervegas, LLC, for 10 Silverwood Farm Road, PIN 9743-29-3399 and have found as a fact:

1. That said Petition is signed by all the owners of the real property lying in the area described therein;
2. That the nearest point on the proposed satellite corporate limits is not more than 3 miles from the Town's primary corporate limits;
3. That no point on the proposed satellite corporate limits is closer to the primary corporate limits of any other city than to the primary corporate limits of the Town;
4. That the area is situated so that the Town will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits;
5. That the area within the proposed satellite corporate limits, when added to the area of all other satellite corporate limits of the Town, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town.

Therefore, in accordance with North Carolina General Statutes § 160A-58.2, I certify that the Petition is valid and sufficient for the voluntary annexation of a non-contiguous area pursuant to said § 160A-58.1, *et seq.*, of the North Carolina General Statutes.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Weaverville, this the 21 day of October, 2025.

Tamara Mercer

TAMARA MERCER, Town Clerk

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

TRICIA E. WARD NOTARY PUBLIC BUNCOMBE COUNTY, NC

My Commission Expires: 6/28/2026

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:			

Search By Deed or Plat

Sales Report Buffer Export Map Export to Google Map



I, AARON R. BANKS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 5098, PAGE 286); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM ADJOINER INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PREFORM THE GPS GRID TIE SURVEY:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10' @ 95% CONFIDENCE LEVEL
TYPE OF GPS FIELD PROCEDURE: RTK/VRS
DATES OF SURVEY: 7-01-2022
DATUM / EPOCH: NAD 83
PUBLISHED / FIXED CONTROL USE: CORS NCMA MARSHALL
GEOID MODEL: GEOID 2012
COMBINED GRID FACTOR: 0.99981030
UNITS: US SURVEY FEET

THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) & GS47-30 AS-AMENDED.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 18TH DAY OF JULY,

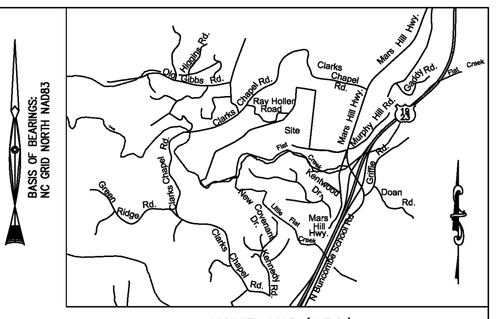
A.D. 2022.

Aaron Banks

AARON RAY BANKS, PLS-4667

NORTH CAROLINA PROFESSIONAL SEAL L-4667 LAND SURVEYOR AARON R. BANKS

LINE	BEARING	DISTANCE
L1	S 82°07'25" W	73.27'
L2	S 61°15'12" W	35.47'
L3	S 42°17'09" W	65.66'
L4	S 72°45'52" W	96.66'
L5	N 88°52'24" W	72.82'
L6	S 77°12'28" W	44.99'
L7	S 87°34'05" W	78.98'
L8	S 66°00'55" W	145.28'
L9	S 81°46'50" W	79.22'
L10	N 79°33'45" W	58.86'
L11	S 71°22'12" W	84.88'
L12	N 66°50'07" W	135.54'
L13	N 15°23'25" W	90.69'
L14	N 33°14'28" W	53.91'
L15	N 66°51'26" W	41.09'
L16	N 08°49'35" W	99.28'
L17	N 39°49'38" W	180.11'
L18	N 66°47'25" W	128.04'
L19	N 81°48'41" W	78.88'
L20	N 43°26'27" W	89.99'
L21	N 56°29'57" W	47.95'
L22	N 87°19'10" W	42.25'
L23	S 66°01'55" W	66.93'
L24	S 64°41'20" W	73.93'
L25	S 88°08'15" W	46.87'
L26	S 70°30'18" W	87.87'
L27	N 83°19'21" W	78.60'
L28	N 50°32'22" W	125.54'
L29	N 87°40'28" W	37.54'
L30	N 61°40'24" W	85.88'
L31	S 79°47'03" W	54.76'
L32	N 44°14'28" W	40.67'
L33	N 20°17'31" E	24.16'
L34	N 41°26'53" W	19.56'
L35	S 80°04'06" W	49.68'
L36	N 46°44'34" W	89.44'
L37	N 75°08'38" W	53.57'
L38	S 86°33'33" W	60.28'
L39	S 66°18'15" W	45.47'
L40	S 47°00'38" W	93.28'
L41	S 33°19'17" W	73.83'
L42	S 46°53'33" W	77.46'
L43	S 26°15'59" W	75.55'
L44	S 12°10'17" E	47.69'
L45	S 11°18'20" W	49.51'
L46	S 18°43'02" W	54.25'
L47	S 38°17'03" W	75.30'
L48	S 02°23'48" E	108.74'
L49	S 24°30'12" W	106.52'
L50	S 73°44'17" W	94.45'
L51	S 82°36'40" W	80.37'
L52	S 47°26'44" W	156.11'
L53	N 87°09'25" W	84.46'
L54	S 87°27'43" W	146.19'
L55	S 79°03'39" W	69.24'
L56	N 79°12'04" W	91.62'
L57	S 89°17'52" W	64.44'
L58	S 87°19'34" E	175.78'
L59	S 09°35'26" W	5.03'
L60	S 61°04'02" E	79.02'
L61	S 40°43'14" W	79.39'
L62	N 72°36'51" E	88.77'
L63	S 83°01'54" W	34.53'
L64	N 70°45'29" W	37.41'
L65	N 42°08'17" W	147.51'
L67	N 18°40'26" W	52.26'
L68	N 44°30'22" E	22.63'
L69	N 37°19'23" E	76.10'
L70	N 64°39'26" E	7.08'
L71	N 64°39'26" E	73.38'
L72	N 62°55'39" E	43.33'
L73	N 63°07'26" E	76.43'
L74	N 58°07'43" E	23.08'
L75	N 58°24'13" E	67.10'
L76	N 25°11'55" W	17.96'
L77	N 59°26'11" E	46.43'
L78	N 68°23'15" E	115.49'
L79	N 73°37'24" E	129.03'
L80	N 41°02'53" E	169.30'
L81	N 41°02'53" E	78.13'
L82	N 24°05'17" E	144.41'
L83	N 08°55'30" E	195.28'
L84	S 80°36'34" E	175.33'
L85	S 80°36'34" E	175.26'
L86	S 82°30'10" E	44.57'
L87	S 86°52'29" E	157.22'
L88	S 87°19'34" E	175.78'
L89	S 09°35'26" W	5.03'
L90	S 61°04'02" E	79.02'
L91	S 40°43'14" W	79.39'
L92	N 72°36'51" E	121.57'
L93	S 72°36'51" E	91.46'

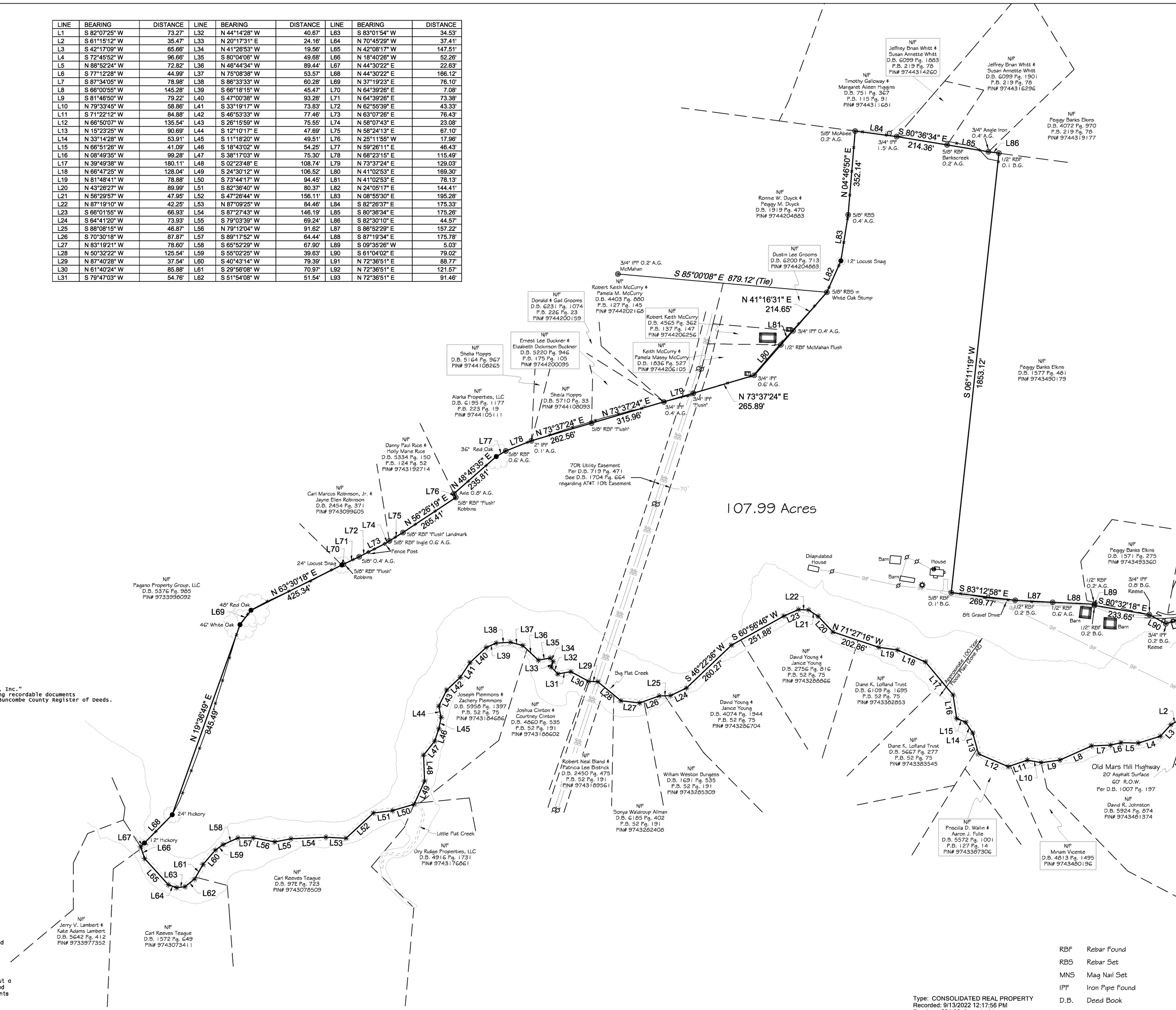


VICINITY MAP (N.T.S.)

LEGEND

These standard symbols will be found in the drawing.

- Boundary Line
- Deed Line "not surveyed"
- Right of Way Line
- Creek
- Fence Line
- OHP — Overhead Power Line
- Building Line
- G — G — Gas Line
- Calculated Point "not set"
- Fence Post
- Mag Nail Found
- Mag Nail Set
- Corner Found "as noted"
- 5/8" Rebar Set
- NCGS Monument Found
- Tree Found "as noted"
- Fire Hydrant
- Power Pole
- Electnc Meter
- Electnc Transformer
- Light Pole
- Water Meter
- Water Meter
- Well
- Sewer Cleanout



Submitted electronically by "Banks Creek Surveying, Inc." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Buncombe County Register of Deeds.

GENERAL NOTES:

1. All new corners are 5/8" rebar with I.D. caps unless otherwise noted.
2. Property subject to all easements and restrictions of record.
3. Lines not surveyed are shown as broken lines from information referenced on the face of this plat.
4. The area shown hereon was computed using the coordinate computation method.
5. A portion of the subject property is located within a flood hazard Area according to flood insurance rate map #370031, panel 9743, suffix J, dated January 6, 2010.
6. Location of utilities, whether public or private, is based upon field location of visible appurtenances.
7. All distances are horizontal ground.
8. This plat has been prepared in conformity with North Carolina standards, G.S.47-30, and requirements of law, but a North Carolina licensed attorney-at-law should be consulted regarding correct ownership, width, and location of easements and other title questions revealed by a title examination.
9. NCGS geodetic monument "BUN 15" was found within 2000 feet of the subject property.
10. The subject survey area is zoned (OU) by Buncombe County Zoning.

PROPERTY INFORMATION:

PIN Numbers: 9743-29-3399
Owners N/F: Danny Buckner
Deed Reference: 5098-286, 1830-371
Plat Reference: N/A
Property Address: 10 Silverwood Farm Rd, Weaverville NC 28787

GRAPHIC SCALE

200' 0 100' 200' 400' 800'

(IN FEET)
1 inch = 200 ft.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/13/2022 12:17:56 PM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 230 PG 13

RBF	Rebar Found
RBS	Rebar Set
MNS	Mag Nail Set
IPF	Iron Pipe Found
D.B.	Deed Book
Pg.	Page
P.B.	Plat Book
PIN	Parcel Identification Number
N/F	Now or Formerly
N.T.S.	Not to Scale
A.G.	Above Grade
B.G.	Below Grade

BOUNDARY SURVEY FOR
WEAVERVEGAS, LLC
REESE LASHER MANAGER
FLAT CREEK TOWNSHIP, BUNCOMBE COUNTY, N.C.
PROPERTY OWNER N/F: DANNY BUCKNER



C-3280

Bankscreek
Surveying, Inc.
278 Tipton Hill Rd.
Leicester NC, 28748
Telephone:(828)779-4039
E Mail: Aaron@bankscreek.com

Drawn By JM, NC	Date 7-8-2022	Job No. 22-160
Surveyed by JM, NC, AG		
Checked By ARB	Scale 1" = 200'	Drwg. No. 1 of 1
File Name 22-160.DWG		

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The Town of
Weaverville
NORTH CAROLINA

October 8, 2025

Mayor Patrick Fitzsimmons and
Weaverville Town Council

Re: *10 Silverwood Farm Road - +/- 107 acres*
Proposed Zoning Map Amendment - R-12, R-3, and C-2 Zoning
Statement of Consistency/Reasonableness and Recommendation

Dear Mayor and Council –

At the direction of Town Council, the Planning Board reviewed the application for a zoning map amendment that was submitted in conjunction with the pending annexation petition on the above-referenced property, and submits this letter as its statement on plan consistency and reasonableness.

The property consists of +/- 107 acres located at 10 Silverwood Farm Road, is near the I-26 interchange just north of Town municipal limits and within the Town's Growth Area 4.

Town development regulations concerning zoning map amendments require the Planning Board to review the application for consistency with the Comprehensive Land Use Plan (CLUP) and reasonableness.

The Planning is required to consider the reasonableness factors contained in Town Code Section 20-1505(d) which include the following: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

With a unanimous vote the Planning Board sends a favorable recommendation to Town Council for the attached zoning district plan showing R-12, R-3, and C-2 with findings that those zoning districts are consistent with the CLUP and reasonable.

In finding these zoning designations are reasonable the Planning Board considered the I-26 corridor area, the current and desirable uses, and the growing need for housing. It also considered that a variety of housing, particularly workforce housing, will be necessary to accommodate the employees of the AdventHealth hospital. It was recognized that the property is currently zoned County Open Use and a wide array of uses would be permissible on this large site that has easy access to I-26. By requesting R-12, R-3, and C-2, the developer is agreeing to the downzoning the property and greatly limiting the

possible uses of this property. These proposed zoning district represent consistent and compatible uses when considering the zoning and current uses in the area, including properties within the Town and just outside its municipal limits, and could serve to increase housing availability and affordability and diversify the housing stock within the Town's municipal limits.

Please let me know if you need anything further from the Board on this matter.

Sincerely,

Jane Kelley
Planning Board Chairman

cc: James Eller, Planning Director
Scottie Harris, Town Manager

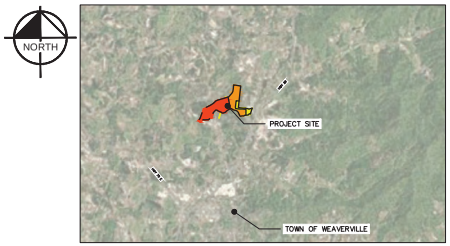
LEGEND

PROPERTY LINE

RESIDENTIAL DISTRICT (R-3)

MULTI-UNIT RESIDENTIAL DISTRICT (R-12)

CENTRAL BUSINESS DISTRICT (C-2)



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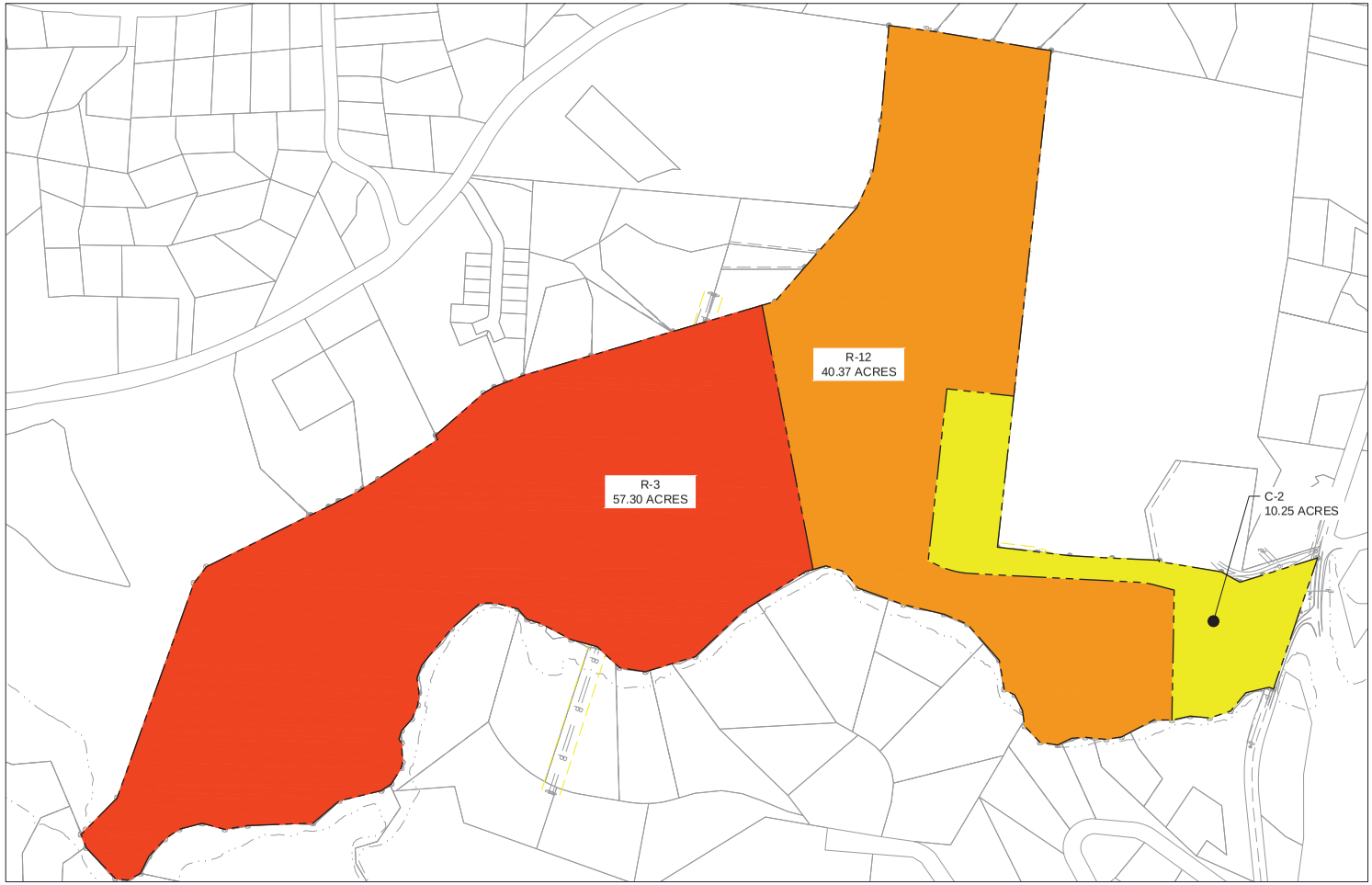

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Kimley»Horn

BLEUMONT ZONING MAP

DATE: 10/03/2025

NORTH

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Town of Weaverville, North Carolina
Staff Report: 21 College Cresent
Zoning Map Amendment

Prepared May 2025

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

Introduction to the Property

The subject parcel, commonly known as 10 Silverwood Farm Road, consists of 107.67 acres as shown on Buncombe County tax records. The property may be found at the intersection of Old Mars Hill Highway, Murphy Hill Road and Silverwood Farm Road located approximately ½ mile north of the town's current primary municipal border.



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

Desired Zoning Map Amendment

Currently the property is zoned (OU) open use which allows a wide array of uses which may not otherwise be permitted in other County zoning districts and is described as follows:

Open Use District (OU). The OU Open Use District is established as a district in which all uses are allowed by right, except for certain uses that are regulated as special uses so as to ensure that neighborhood impact is mitigated. Additionally, those uses which are specific to the Airport Industry District (AI) are excluded from the OU Open Use District. The neighborhood impact from special uses will be mitigated through the use of minimum specific site standards combined with general standards which provide the flexibility to impose a higher level of specific site standards dependent upon the degree of neighborhood impact. No zoning permit shall be required for permitted uses in the OU Open Use District.

Open use zoning carries no dimensional requirements except as applied to special uses and a link to the counties' table of uses may also be found here: https://library.municode.com/nc/buncombe_county/codes/code_of_ordinances?nodeId=COOR_CH78ZO_ARTVIBUCOZOOR_DIV4ZODIMA_S78-641PEUS

The zoning map amendment the town is considering calls for a mixture of R-3, R-12, and C-2 as you will see on the map provided with the map amendment application. Should this map amendment be adopted upon annexation it would allow for multifamily residential, high density single family residential, and commercial uses of the property in those established locations.

Plan Consistency and Reasonableness Statement for Rezonings

In consultation with the ordinance regarding growth areas we find the subject property to be located in growth area four (I-26 corridor). Growth area four specifically enumerates the uses of multifamily development, single family residential development and commercial development for this growth area. Furthermore, it is noted that these uses are most consistent with the R-1, R-2, R-3, R-12, C-2, and conditional zoning. Given that the proposed zoning map amendment does not conflict with the resolution concerning growth areas, it is the position of staff that the proposal also does not conflict with the comprehensive land use plan.

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

The Board should also consider the reasonableness of the zoning request.

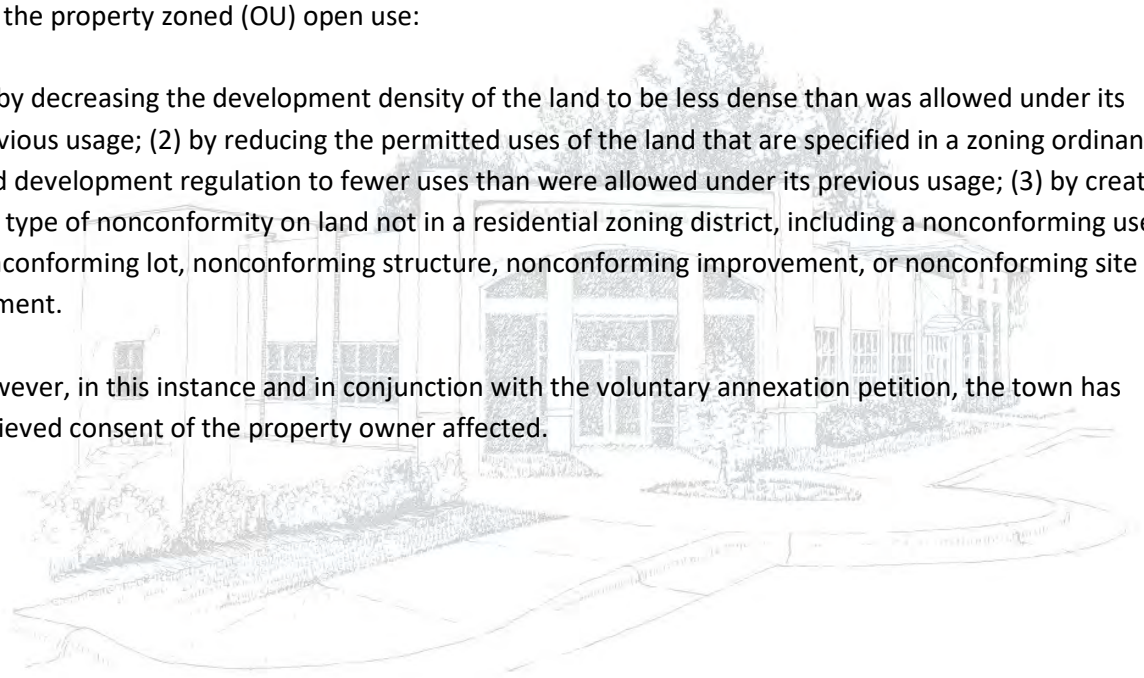
Down-zoning Analysis

Courtesy of the recently enacted SB 382, it is the position of staff that the proposed map amendment does represent a downzoning of a property initiated by the local government thereby requiring consent of the owner(s) affected.

The proposed text amendment does affect an area of land in the following ways as the county currently has the property zoned (OU) open use:

(1) by decreasing the development density of the land to be less dense than was allowed under its previous usage; (2) by reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage; (3) by creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.

However, in this instance and in conjunction with the voluntary annexation petition, the town has achieved consent of the property owner affected.

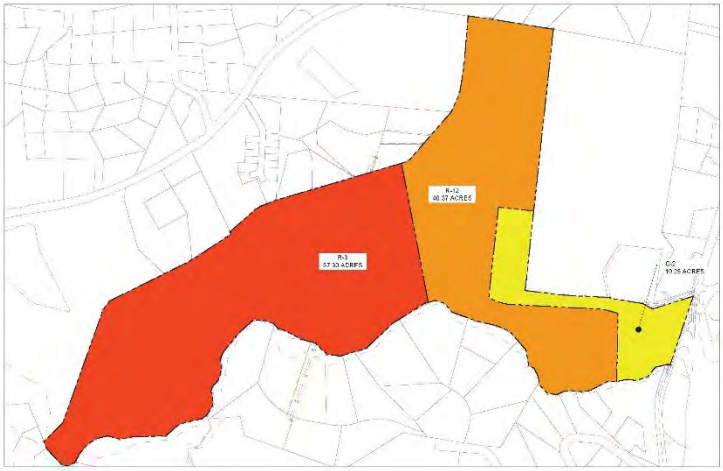


ANNEXATION STAFF REPORT
ANNEXATION #2025-1 – WEAVERVEGAS/LDG

PROPERTY DESCRIPTION – +/- 107 acres located at 10 Silverwood Farm Road; PIN 9743-29-3399. WeaverVegas, LLC, is the current owner of the entire parcel and LDG Multifamily, LLC, is the proposed developer of the majority of the property. This property is accessed via Old Mars Hill Highway (SR 2148).

SUFFICIENCY OF PETITION – The Town Clerk certified the sufficiency of the annexation petition on 21 October 2025. It is noted that with this annexation the Town's satellite annexation percentage is 9.6% of the current cap of 10%.

PROJECT DETAILS – 300-unit apartment complex with amenities, 115 single family residences, and approximately 10-acres of commercial use that is expected to include a day care facility



VESTED RIGHTS AND ZONING CLASSICATIONS

There are no vested rights that are currently claimed.

Zoning designations of R-12, R-3, and C-2 have been requested for the project. The Planning Board reviewed the properties and potential zoning districts and voted on 6 October 2025 to forward favorable findings and recommendation on the requested traditional zoning districts [see zoning district plan to left].

All uses and zoning standards should be considered for C-2, R-12, and R-3 if traditional zoning is applied. This includes a large number of commercial uses permitted in C-2 and the density standards for R-12 and R-3, which has a theoretical maximum number of units of 480 units in R-12 and 456 in R-3. This could result in a much more intensive use than what is proposed. A County-issued permit prior to annexation or conditional district zoning could limit density and uses to the project that is currently planned.

FINANCIAL PROJECTIONS AND NOTES (*FOR PROPOSED PROJECT*)

	Property Tax Value Est.	System Development Fees	Annual Water Revenue Est.	Annual Prop. Tax Revenue[1]
Apartments	$42,900,000	$68,750	$132,000	$0.00[2]
Single Family	$30,475,000	$316,250	$50,600	$115,800
Commercial				
Totals	**$73,375,000**	**$385,000**	**$182,600/year**	**$115,800/year**
Estimate if NOT annexed		**$385,000**	**$365,000/year[3]**	**$37,400/year[4]**

[1] Based on current tax rate of $0.38/$100.

[2] It is expected that the apartment complex will qualify for nonprofit tax exemption, but the rest of the project will be taxable.

[3] If the proposed property is NOT annexed but developed as proposed and Town's authority to charge differential water rates for out-of-town customers is not substantially changed by the NC Legislature, the annual water revenue would be doubled under the current rate schedule.

[4] If the proposed property is NOT annexed but developed as proposed, the Town property tax revenue would be limited to fire tax; calculated based on current rate of $0.1227/$100.

ANNEXATION STAFF REPORT
ANNEXATION #2025-1 – WEAVERVEGAS/LDG

OPERATIONAL AND SYSTEM IMPACTS

With traditional zoning requested, all uses within the zoning classifications of R-12, R-3, and C-2 should be considered, but this section specifically outlines the impacts of the proposed project which represents 415 dwelling units with an expected population increase of approximately 1,120 people. Increases in Town staffing levels and proper planning will be needed to meet the service needs associated with this project.

WATER – A water application for the project has not yet been submitted to the Town, but is expected. Connections are available at the existing 10" Town water line in Old Mars Hill Highway (SR 2148). Town Council is not allowed to deny a water application unless the water system does not have adequate capacity to serve the project.

STREETS – It is expected that all new streets in the proposed development will be private streets. The development is situated along Old Mars Hill Highway (SR 2148) that is heavily used during school season. This raises concerns about traffic congestion.

SANITATION – The apartment portion of this project must provide its own garbage removal. If the single-family residential portion of the project is to remain under common ownership, as proposed, then the owner will be required to provide its own garbage removal as well. If the lots are to be sold, those 115 properties are expected to rely on Town staff for sanitation services. Especially when considering the other recent annexations and the distance to travel to serve this property that is located approximately 1 mile outside Town limits, there will likely be a need to add another garbage pickup day and staffing levels will likely have to be increased.

PARKS – This project is expected to increase the usage of the Town's public parks and recreational amenities., even though park and recreational spaces are planned to serve this development.

POLICE – The project adds a large population to the municipal service area. The ability of the WPD to efficiently and effectively serve this large project and associated population increase must be monitored and additional staffing will be needed when considered together with AdventHealth and other large residential projects that are due to come online. Increased response times in this area are anticipated due to increases in traffic congestion. A day care facility will require careful review and implementation of security and safety plans.

FIRE – These properties are located within the North Buncombe Fire District (NBFD) which are serviced by the Weaverville Fire Department (WFD). There will be an insignificant loss in NBFD tax revenue on the unimproved properties if annexed.

This project does represent an increase in population density and structures and will have a significant impact on fire and emergency services, traffic patterns, and overall community safety. There has been a substantial rise in call volume [1/1/24 to 9/23/24 = 1,468 calls; 1/1/25 to 9/23/25 = 1,775 calls; increase of 307] and this development will accelerate that upward trend. Overlapping calls place community safety at risk and are expected to surpass 25% when this development comes online. The expected increase in traffic congestion will impact emergency response times. The proposed day care center will require additional fire/life safety considerations to adequately serve that vulnerable population.

WFD staffing and departmental resources will need to be reevaluated and the addition of another company will likely be needed when this project is added to the expected needs of pending projects, including Northridge Farms, Meribel, and the AdventHealth hospital campus. This additional company will not only address the increase in overlapping calls but will also strengthen the operational effectiveness of the WFD, particularly in responding to structure fires and other complex emergencies.

PLANNING – If the 115 single family lots are to be sold individually the Planning Department will be tasked with the issuance of all of those 115 zoning permits. This is approximately how many permits are typically issued in one year and may have an impact on the timing that it takes to process permit requests at current staffing levels.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: October 27, 2025

SUBJECT: Street Paving Project - Change Order

PRESENTER: Assistant Public Works Director Cutshall

ATTACHMENTS: Change Order No. 1

DESCRIPTION/SUMMARY OF REQUEST:

The 2025 Street Paving Project is under way with C&T Paving.

Staff proposes to add the paving of Hamburg Drive to the contract for a cost of $29,634.50. The attached change order makes that change and adds 15 days to the contract time for this additional work.

The adjusted project cost is still under the original budget amount.

The Town Manager and Assistant Public Works Director recommend that Town Council approve this change order.

COUNCIL ACTION REQUESTED:

Town Council action to approve the Change Order No. 1 as presented, with the following suggested motion:

> *I move the approval of Change Order No. 1 to the C&T Paving Contract as presented.*

CHANGE ORDER

PROJECT: **2025-26 Paving Project**
Town of Weaverville

Change Order No.: 1
Date Issued: 9/23/2025
Effective Date: 9/1/2025
Date of Contract:

Eric Cutshall
Asst. Public Works Director
Town of Weaverville, North Carolina

CONTRACTOR: C & T Paving

Contractor's Address: 125 Sweeten Creek Road

The Contract Documents are modified as follows upon execution of this Change Order (with documentation as needed):

The Contract Amount shall be increased to include the additional scope of work for Hamburg Dr, consisting of 450' of milling 2 inches of existing asphalt, installing 2 inches of compacted surface asphalt using a vibratory steel drum roller, and the installation of 200 linear feet of asphalt curb.

CHANGE IN CONTRACT PRICE

ORIGINAL CONTRACT AMOUNT:	$ 638,941.00
Increase (Decrease) from previously approved Change Orders No. ____ to No. ____:	$0.00
CONTRACT PRICE PRIOR TO THIS CHANGE ORDER:	$ 638,941.00
Increase (Decrease) of this Change Order	$ 29,634.50
CONTRACT PRICE INCORPORATING THIS CHANGE ORDER	$ 668,575.50

CHANGE IN CONTRACT TIME

ORIGINAL CONTRACT TIME (Calendar days):120	(9/1/2025 – 11/30/2025)
Increase (Decrease) from previously approved Change Orders No. ____ to No. ___:	0
CONTRACT TIME PRIOR TO THIS CHANGE ORDER:	120 (11/30/2025)
Increase (Decrease) of this Change Order	15
CONTRACT TIME INCORPORATING THIS CHANGE ORDER	135 (12/15/2025)

RECOMMENDED BY: **Eric Cutshall, Assistant Public Works Director**

Name Eric Cutshall Title Assistant Director Date 10/20/2025

ACCEPTED BY OWNER: **Town of Weaverville**

Name_____ Title_____ Date_____

ACCEPTED BY CONTRACTOR: **C&T Paving**

Name_____ Title_____ Date_____

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	October 27, 2025
SUBJECT:	Meeting Schedule Changes and Designation of Organizational Meeting
PRESENTER:	Town Manager Harris
ATTACHMENTS:	Amended Regular Meeting Schedule

DESCRIPTION/SUMMARY OF REQUEST:

To better accommodate Town Council's work with the Thanksgiving and Veteran's Day holidays, the following changes in Town Council's regular meeting schedule for its November meetings are recommended:

- Move the regular meeting from Monday 11/24/25 (Thanksgiving week) to Monday 11/17/25
- Eliminate the workshop meeting currently scheduled for 11/18/25

Normally we would recommend that the workshop meeting be moved up a week but that would result in it being scheduled for 11/11/25, which is Veteran's Day.

Town Council's first regular meeting in December, scheduled for 12/15/25, is recommended as the organizational meeting of Town Council in which newly elected officials be sworn in and the vice mayor appointed. This is consistent with Town Council's Rules of Procedure.

COUNCIL ACTION REQUESTED:

Town Council action to approve the amended regular meeting schedule and designation of December 15 as the organizational meeting of Town Council. The following motion is suggested:

> *I move that we adopt the amended regular meeting schedule as presented and designate the December 15 Town Council meeting as the organizational meeting of Town Council.*

2025 Town Council Meeting and Holiday Schedule

Town Council Meetings held in Council Chambers at Town Hall (30 South Main Street, Weaverville) unless otherwise noticed.

In accordance with the Town of Weaverville Personnel Policy, Article VII, Section 2(a), The Town provides paid holidays consistent with the State's holiday schedule, and includes any personal observance leave or floating holiday provide to State employees.

Wednesday, January 1, 2025	New Year's Holiday – Town Offices Closed
Monday, January 20, 2025	Martin Luther King Jr. Holiday – Town Offices Closed
Tuesday, January 21, 2025	**Town Council Workshop at 6:00pm**
Monday, January 27, 2025	**Regular Town Council Meeting at 6:00pm**
Tuesday, February 18, 2025	**Town Council Workshop at 6:00pm**
Monday, February 24, 2025	**Regular Town Council Meeting at 6:00pm**
Tuesday, March 18, 2025	**Town Council Workshop at 6:00pm**
Monday, March 24, 2025	**Regular Town Council Meeting at 6:00pm**
Tuesday, April 15, 2025	**Town Council Workshop at 6:00pm**
Friday, April 18, 2025	Good Friday Holiday – Town Offices Closed
Monday, April 28, 2025	**Regular Town Council Meeting at 6:00pm**
Tuesday, May 13, 2025	**Town Council Workshop at 6pm**
Monday, May 19, 2025	**Regular Town Council Meeting at 6:00pm**
Monday, May 26, 2025	Memorial Day Holiday – Town Offices Closed
Tuesday, June 17, 2025	**Town Council Workshop at 6pm**
Monday, June 23, 2025	**Regular Town Council Meeting at 6:00pm**
Friday, July 4, 2025	Independence Day Holiday – Town Offices Closed
Tuesday, July 15, 2025	**Town Council Workshop at 6:00pm**
Monday, July 28, 2025	**Regular Town Council Meeting at 6:00pm**
Tuesday, August 19, 2025	**Town Council Workshop at 6:00pm**
Monday, August 25, 2025	**Regular Town Council Meeting at 6:00pm**
Monday, September 1, 2025	Labor Day Holiday – Town Offices Closed
Tuesday, September 16, 2025	**Town Council Workshop at 6:00pm**
Monday, September 22, 2025	**Regular Town Council Meeting at 6:00pm**
Tuesday, October 21, 2025	**Town Council Workshop at 6:00pm**
Monday, October 27, 2025	**Regular Town Council Meeting at 6:00pm**
Tuesday, November 11, 2025	Veterans Day Holiday – Town Offices Closed
Monday, November 17, 2025	**Regular Town Council Meeting at 6:00pm**
Thursday-Friday, November 27-28, 2025	Thanksgiving Holidays – Town Offices Closed
Tuesday, December 9, 2025	**Town Council Workshop at 6:00pm**
Monday, December 15, 2025	**Regular Town Council Meeting at 6:00pm**
Wed-Thurs-Fri, December 24-25-26, 2025	Christmas Holidays – Town Offices Closed
Thursday, January 1, 2026	2026 New Year's Holiday – Town Offices Closed

TOWN MANAGER'S REPORT
October 2025

Mayor/Council,

Introduction of New Public Works Director Angela Reece
Angela Reece has started her new position with us as Public Works Director and has hit the ground running. She brings more than 15 years of municipal leadership experience, with a proven track record in overseeing public operations, infrastructure projects, and team development across Western North Carolina. Welcome, Angela! For those that missed the press release, please see attached.

Community Conversations
I held my first "Community Conversations" session on October 21. This time is meant to provide important engagement with the community. Approximately 20 people from the public attended and offered an opportunity for open dialog discussion. I look forward to hosting these on a regular basis. Some of the topics brought up were traffic, pedestrian safety/crosswalks, and managing growth.

Engagement Meetings with Other Officials
I met with Ryan Cody the new Town Administrator of Marshall, the week of Oct 20th and talked about water resiliency and just a general meet and greet for collaboration and networking. I also met with Seth Eckard from Woodfin Water Authority on Oct 23rd to talk about Weaverville and Woodfin water and interconnections.

Population Estimates
Weaverville's official population estimate tipped over 5,000 on October 1. According to NC Office of State Budget and Management, our estimated population is now 5,116.

Duke Energy Work
I had a meeting with Duke Energy on Tuesday the 21st and they are starting to do work in the area to improve resiliency and will be providing us with information to push out. We expect they will be in downtown area in the first part of 2026, as we asked them to wait till after the holiday season to limit the disruption of traffic flow.

Holiday Season Events
The Town is now taking entries for the Holiday Parade that will be held on Saturday December 6th at 11am. The link to the sign form is:
2025 Weaverville Holiday Parade (December 6th) Sign-Up Form
The Town will also be participating in the WBA's Candlelight Stroll on Friday December 12th with a portion of Florida Avenue closed for holiday activities. We plan to make a mini winter wonderland area open for all ages using the Florida Avenue area.

Waterwheel Reinstallation

The waterwheel has been reinstalled on its new concrete foundation and staff is now working on fencing, some rock work, and general cleanup of that area.





Tree Assessment Report

The Davey Resource Group has completed their inventory and assessment of trees on Town properties. Their report and a virtual presentation will be provided to Town Council at one of your meetings in November or December. They have noted that our general maintenance and upkeep for the overall tree canopy is good. There are 4 dangerous or unhealthy trees that are recommended for removal including the spruce tree in Clock Lot, a heritage pine tree at Lake Louise, and two black walnuts in the Main Street Nature Park. Staff are actively working on the removal of both the spruce tree in the Clock Lot and the pine tree at Lake Louise. As a reminder, this assessment and cost of removal is paid for with grant funds. Any remaining grant funds will be used for the purchase and replanting of trees.

Public Restrooms

The installation of public restrooms in the downtown area has been given high priority. With the removal of the spruce tree at the Clock Lot there will be room to install an ADA accessible restroom in that central location. Staff are working on the design, cost estimates, and bidding of the project, and hopes to begin that project after the first of the year.

Loss of Authority on Pavement Standards

The NC General Assembly recently passed what is now Session Law 2025-94 (formerly HB926). These new laws went into effect on October 6 and will require some Code amendments to bring the Town's land use development regulations into compliance. Of note is that municipalities no longer have the authority to establish or require pavement design standards for public roads or private roads that are more stringent than the minimum pavement design standards adopted by NCDOT. Staff are working on this and will bring forward amendments once they are drafted and reviewed by the Planning Board.

Fire Truck Repair and Status of New Equipment

We are still awaiting the insurance adjusters' determination regarding whether the fire engine that caught fire last month is going to be a total loss or reparable. As you know there is a significant lead time on buying custom-built fire apparatus. We are still waiting on the engine

that was ordered two years ago to be built and a pre-construction meeting on the rescue truck is scheduled for early November.

County Fire Tax Districts

As mentioned last month the County continues to host meetings with the Fire Chief's discussing 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. Some of the discussions around the single tax district is setting minimum pay, staffing, and response times.

Capital Improvement Projects Update

I wanted to provide you with a quick status update on several capital improvement projects that are underway:

- Appalachian Siteworks has begun work on waterline replacements in Stony Knob area;
- C&T Paving is actively working; paving is completed on College Crescent, Harbeck, Park, and Sunset; work on Alaron, Hamburg Drive, Oak, Willamette, and Water Leaf is remaining
- WTP Generator and Gas Conversion Project – Pre-Construction meeting was held on October 23 with work to begin in the first part of November
- WTP Expansion Project permitting is finally moving at the state level and we hope to have final permit approval by Spring 2026 and the project under contract by July 2026 with an anticipated 12-month construction
- East Street culvert repair started on October 20 (FEMA project)
- Lake Louise Drive stormwater culvert repair estimates are being reviewed. The current estimates range from $102,000 to $156,000 and staff needs to better understand the differences in the quotes before contracting for this work, but ***would like authority from Town Council to proceed with the project***. We will bring back a budget amendment.
- Fire Station stormwater and pavement repair is completed

School Of Government Class

I was awarded a scholarship in 2024 to attend the "Leading for Results" Class at the School of Government. I was unable to attend due to the storm event that year and was allowed to have my enrollment pushed to the 2025 Cohort. This program will take place on the Campus of UNC Chapel Hill for two weeks with the first week being the week of Nov 10th and the next week being Dec 8th .

Upcoming Town Meetings/Events

November 11 – Veterans Day Holiday and Town Offices will be closed
November 17 – Town Council Regular Meeting at 6pm
December 6 – Holiday Parade at 11 am
December 9 – Town Council Workshop Meeting at 6pm
December 15 – Town Council Regular Meeting at 6pm (Organizational Meeting & Swearing In)



Respectfully submitted,
Scottie Harris, Town Manager

FOR IMMEDIATE RELEASE

Town of Weaverville Welcomes Angela Reece as New Public Works Director

Weaverville, NC – October 3, 2025 – The Town of Weaverville is pleased to announce the appointment of **Angela Reece** as the new Public Works Director. Reece brings more than 15 years of municipal leadership experience, with a proven track record in overseeing public operations, infrastructure projects, and team development across Western North Carolina.

In her new role, Reece will oversee the Town's **streets, sanitation, stormwater, grounds maintenance, water distribution, and water production operations**, ensuring that essential services are delivered efficiently, safely, and in compliance with local, state, and federal regulations.

"Angela's deep background in municipal government, capital project management, and public works operations makes her an exceptional addition to our leadership team," said **Scottie Harris, Town Manager**. "Her ability to lead with both technical expertise and a collaborative approach will be invaluable to the Town of Weaverville as we continue to invest in infrastructure and provide high-quality services to our residents."

Reece previously served as **Project & Facilities Manager for the Town of Black Mountain**, where she directed more than $9 million in state and federal capital projects, including flood recovery initiatives, dam renovations, and a bridge replacement. She also developed the town's first comprehensive Facilities Condition Assessment and negotiated contracts for emergency remediation of town facilities following Hurricane Helene, ensuring FEMA compliance and cost-effective recovery.

Her earlier roles include serving as **City Clerk for the City of Hendersonville** and as **Town Clerk/PIO/Assistant to the Manager for the Town of Black Mountain**, where she supported council initiatives, implemented community engagement programs, and strengthened transparency through IT modernization and citizen education.

A graduate of **Western Carolina University**, Reece holds a **Master of Public Affairs** and a **Bachelor of Science in Criminal Justice**. She has also earned numerous professional certifications, including a **Project Management Certificate from UNC Charlotte**, **Advanced Supervisory Practices from UNC School of Government**, and the **Master Municipal Clerk designation**.

"I am honored to join the Town of Weaverville and lead the talented Public Works team," said Reece. "Public works is the backbone of municipal services, and I look forward to building on the Town's tradition of excellence while working alongside staff, leadership, and

the community to ensure our infrastructure remains strong, safe, and resilient for years to come."

The Town of Weaverville warmly welcomes Angela Reece to her new role and looks forward to her leadership in advancing public works services and projects for the community.

Media Contact:
Scottie Harris, Town Manager
Town of Weaverville
P.O. Box 338, Weaverville, NC 28787
Phone: (828)645-7116
Email: sharris@weavervillenc.org

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	October 27, 2025
SUBJECT:	Presentation on Reappraisal 2026
PRESENTER:	Eric Cregger, Buncombe County Tax Assessor
ATTACHMENTS:	None

DESCRIPTION/SUMMARY OF REQUEST:

Buncombe County Tax Assessor Eric Cregger will be at tonight's meeting to provide Town Council and the public with information on the tax reappraisal project that will take effect in 2026.

COUNCIL ACTION REQUESTED:

No action is requested

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	October 27, 2025
SUBJECT:	Strategic Plan Draft and Possible Adoption
PRESENTER:	Town Manager Harris
ATTACHMENTS:	Draft Strategic Plan for 2026-2029

DESCRIPTION/SUMMARY OF REQUEST:

The strategic planning process was initiated at the February 2024 Planning Retreat conducted by Town Council and was restarted with the hiring of Scottie Harris as the Town's new Town Manager in April 2025.

After working with Mayor Fitzsimmons and Council Member Lawrence, the Town Manager first presented draft goals and priorities in August 2025. Public input was gathered in person and through an on-line survey in September with the results presented to Town Council in September 2025, and have largely been incorporated into the draft, including the priority of goals.

This information has now been formatted into the fully developed plan that is attached and includes a vision statement, mission, and policy goals with strategies and objectives. This draft plan is presented for Town Council consideration.

COUNCIL ACTION REQUESTED:

Town Council discussion and possible action.

Should Town Council be ready to adopt the draft either as presented or as it might wish to amend, the following motion is suggested:

> *I move that we adopt the Strategic Plan for 2026-2029 [as presented][with the following changes: _____].*



STRATEGIC PLAN

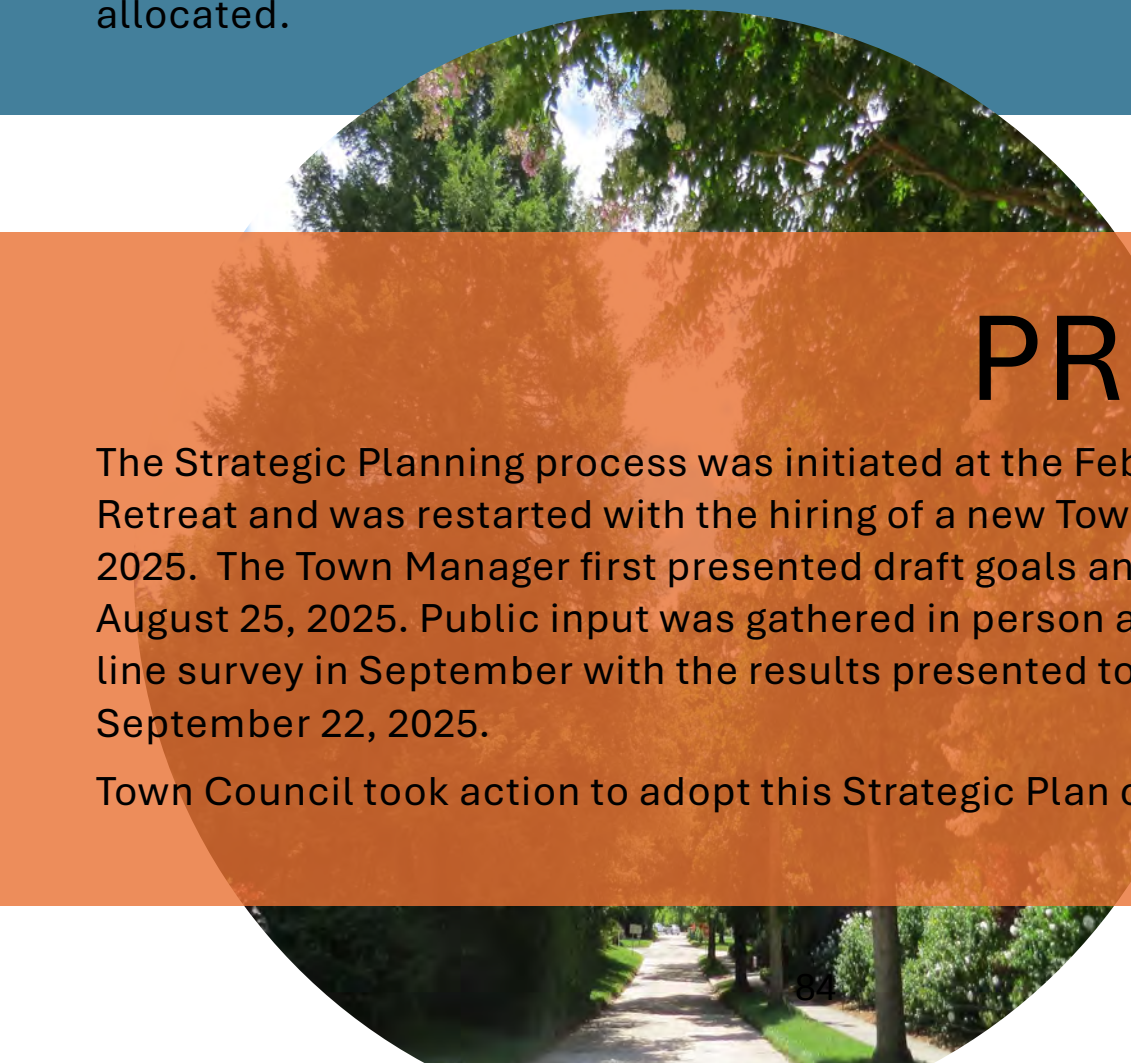
2026-2029

PURPOSE

The Town of Weaverville recognizes that the realization of a community vision is only achieved when the strategic goals of the community are in alignment with available and planned resources.

As such, the purpose of the strategic plan is to provide for a process that aligns resources with commitment from the Town organization leaders to bridge the gap between the assessed current conditions and the envisioned community of the future.

To this end, the Strategic Plan has been adopted and guides the development of the Town's budget for the next 3 years, through Fiscal Year 2028-2029. The plan is reviewed and re-prioritized routinely to ensure that the vision and staff implementation is consistent with resources allocated.



PROCESS

The Strategic Planning process was initiated at the February 2024 Planning Retreat and was restarted with the hiring of a new Town Manager in April 2025. The Town Manager first presented draft goals and priorities on August 25, 2025. Public input was gathered in person and through an on-line survey in September with the results presented to Town Council on September 22, 2025.

Town Council took action to adopt this Strategic Plan on _____.



VISION STATEMENT *and* MISSION

Our vision is to be a resilient and forward-thinking community that thrives in the face of challenge and change. As we grow, we will build a strong foundation by prioritizing sustainability, preparedness, and economic vitality. Through thoughtful planning, collaboration, and a commitment to preserving our Town's unique character, we will create a plan where residents and businesses can flourish, no matter the challenges ahead.

The Town of Weaverville's mission is to guide our Town's growth with resilience, sustainability, and inclusivity at the forefront. We are committed to strengthening our infrastructure, protecting our natural and community resources, and fostering a thriving local economy. By embracing innovation and community-driven solutions, we aim to ensure that our Town remains a safe, vibrant, and adaptable place for current and future generations.

POLICY GOALS *in brief*

Policy goal areas are intentionally broad and are used to identify the most critical issues facing the community. Each policy goal has specific action initiatives that are intended to be annually prioritized to assist in the allocation of resources and staff time to ensure efficiency and effectiveness. The policy goal areas are identified to include the following:

GOAL 1: Sustainable Growth & Development
Ensure responsible urban planning to respond to increases in growth pressures

GOAL 2: Emergency Preparedness & Community Resilience
Plan for emergencies to ensure community resilience

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

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

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

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

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

GOAL 8: Community Engagement and Communication
Increase community engagement through public outreach efforts and better communication

Key for Strategic Objectives and Initiatives for Goals 1-8 on remaining pages:
★ = Top.Priority
✓ = High.Priority

GOAL 1: Sustainable Growth & Development

Ensure responsible urban planning to respond to increases in growth pressures

Sustainable growth and development goal attainment occurs when the following is realized or conditions exist: (a) Infrastructure and service delivery capacity can handle current demand without significant impact to citizens and businesses; (b) land use planning policies are aligned with goals developed by Town leadership with citizen input





Strategic Objectives and Initiatives

★	1. Identity existing and future growth areas and guide development in those areas to align with land use planning goals
★	2. Update and implement the Town's Comprehensive Land Use Plan to ensure sustainable growth, responsible land use regulation, and preservation of open space
★	3. 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; develop transition plans as needed
✓	4. Expand water infrastructure and capacity to support the growth needs
✓	5. 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
	6. Prioritize green infrastructure and connectivity
	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

GOAL 2: Emergency Preparedness & Community Resilience

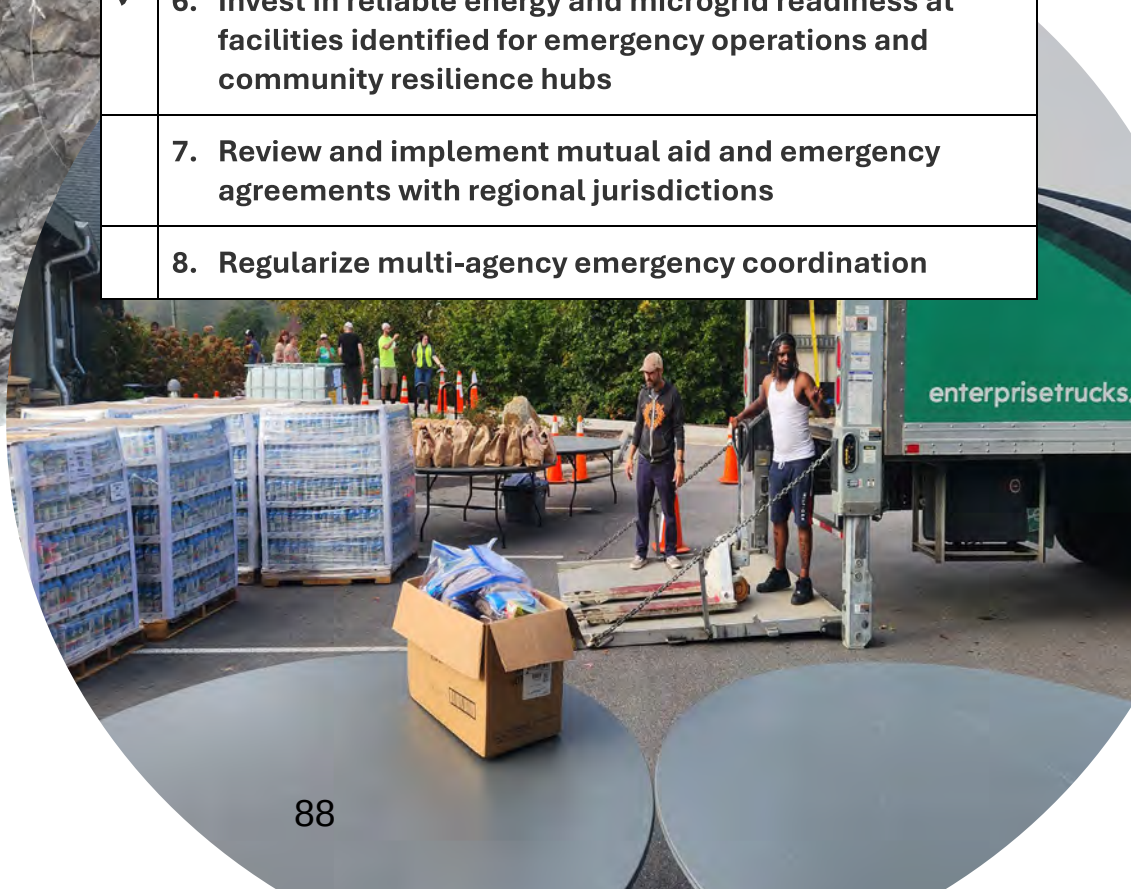
Plan for emergencies to ensure community resilience

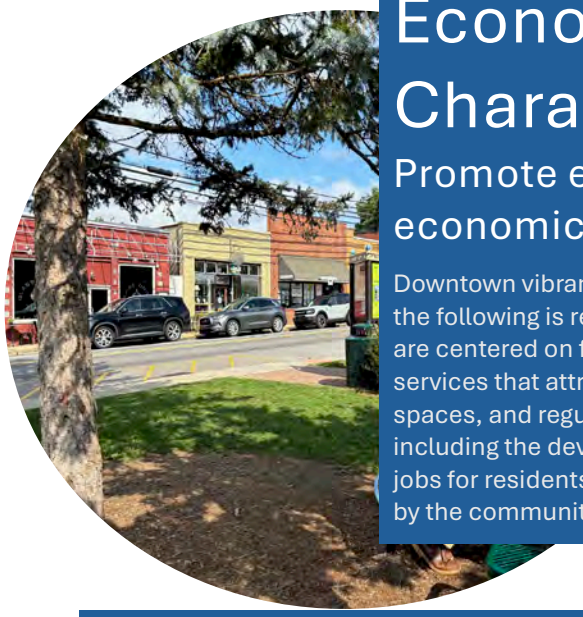
Emergency preparedness and community resilience goal attainment occurs when the following is realized or conditions exist: (a) A comprehensive emergency operations plan, needed infrastructure, and regional agreements are in place to support the Town through a variety of foreseeable emergencies

Strategic Objectives and Initiatives

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







GOAL 3: Downtown Vibrancy, Economic Growth, & Community Character

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

Downtown vibrancy, economic growth, and community character goal attainment occurs when the following is realized or conditions exist: (a) Downtown holds a vibrant mix of businesses that are centered on food and beverages, local retailers, art galleries and studios, and neighborhood services that attract area residents in coordination with sufficient parking, attractive public spaces, and regular events that foster a small town charm; (b) An appropriate mix of land uses including the development of commercial and office uses to enhance property values, create jobs for residents, and make opportunities available for shopping, services, and products desired by the community and region.

Strategic Objectives and Initiatives

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

GOAL 4: Public Safety & Neighborhood Resilience

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

Public safety and neighborhood resilience goal attainment occurs when the following is realized or conditions exist: (a) Develop an environment for community-engaged policing and code enforcement that emphasizes maintaining safe, family-friendly neighborhoods, improving the public environment for accessibility, and encourage community ownership in improving private property

Strategic Objectives and Initiatives

★	1. 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
★	2. Evaluation options for a police sub-station to serve the new hospital and the north and west areas of Town
★	3. Evaluate options for a new fire station to serve the south and east areas of the Town
✓	4. Evaluate and implement growth in public safety staffing for service provision in our growing community
✓	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. Support expansion of medical services, pharmacies, and related services



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

Infrastructure and environmental resilience goal attainment occurs when the following is realized or conditions exist: (a) Public utilities, infrastructure, and land holdings are designed, maintained and extended to provide for necessary water, stormwater, streets, sidewalks, bikeways, greenways, intersections, facilities, and debris removal for the existing and planned community; (b) environmental impacts and alternatives, energy efficiency, and climate resilience efforts are considered as part of Town operations and for all large projects in order to protect the Towns's natural resources when feasible and financially reasonable



Strategic Objectives and Initiatives

★	1. Study and implement sidewalk expansions and improvements for greater connectivity and equity of services provisions through the Town including Safe Routes to Schools opportunities
★	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. Find additional funding and complete the stormwater rehabilitation and streambank stabilization project in the Main Street Nature Park
✓	4. Collaborate with NCDOT on options to provide a safe pedestrian crossing over Reems Creek on Merrimon Avenue
✓	5. Work with regional partners on feasibility of reestablishing a public transportation connection with City of Asheville
	6. 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
	7. Improve pedestrian and cyclist connectivity
	8. Complete key on- and off-street pedestrian and bike connections identified in the Active Weaverville ("Bike-Ped") Plan
	9. Collaborate on expansion of public utilities and infrastructure with regional partners



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

Parks, recreation, special events, and community vitality goal attainment occurs when the following is realized or conditions exist: (a) Provide recreation amenities and services to residents and visitors through quality facilities, diverse program offerings, varied parks and special events guided by community-driven input and focus on accessibility, connectivity, and healthy fun for all

Strategic Objectives and Initiatives

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



Strategic Objectives and Initiatives

★	1. Complete a facility needs analysis to plan for necessary property and structural needs to maintain services for a growing community
★	2. Develop a plan to fund needed capital improvements and to grow organizational capacity to implement planned capital projects and programs
★	3. 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
✓	4. Modernize technology where needed to support effective and efficient operations
✓	5. Formalize an interagency coordination group to enable cohesive planning around shared infrastructure, land use, and emergency response
	6. 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
	7. Enhance opportunities for cross-department interface through organization-wide programs and efforts
	8. 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

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

Organization culture goal attainment occurs when the following opportunities are realized or conditions exist: (a) Build an organization committed to improving daily towards a goal of excellence in service to its citizens, businesses, visitors, and employees through responsible fiscal management, inclusive communication, innovative approaches and technologies, and professional development



GOAL 8: Community Engagement and Communication

Increase community engagement through public outreach and better communication

Community Engagement and Communication goal attainment occurs when the following opportunities are realized or conditions exist: (a) Community engagement opportunities and transparent communications

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. Standardize public comment submission methods
✓	4. Engage different community areas and groups by holding public meetings in those communities
✓	5. Publish monthly Town Council and committee recaps
	6. Boost community engagement through Town Council meeting access and participation
	7. Develop a volunteer ambassador program to strengthen civil engagement





Mayor Patrick Fitzsimmons
Vice Mayor John Chase

Council Member Doug Jackson
Council Member Catherine Cordell
Council Member Michele Wood
Council Member Peter McGuire
Council Member Dee Lawrence

Town Manager Scottie Harris

Town of Weaverville
30 South Main Street
Weaverville, NC 28787
(828)645-7116

weavervillenc.org



TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	Monday, October 27, 2025
Subject:	Planning Department Report for the 3rd Quarter of Calendar Year 2025
Presenter:	Planning Director
Attachments:	Planning Department Report – Q3, 2025, Comprehensive Land Use Plan (CLUP) Update

Description:

Attached you will find a report reflective of permits issued in July, August, and September 2025 and Planning Board and Board of Adjustment activity during the same time.

Staff will also seek guidance on the project overview for the update of the CLUP.

Action Requested:

None

Planning Department Report – Q3, 2025

Total Zoning Permits Issued: 29

Residential:
Single family dwellings: 6 **Internal upfit or accessory structure: 18**

Commercial:
New Commercial: 1 **Internal upfit or accessory structure: 2**

Sign Permits: 2

Planning Board Activity

July: The Board reviewed residential uses and zoning districts discussing the creation of a new zoning district to support higher density single family development.

August: The Board continued its deliberations on the continued review of residential uses and districts. The Board also reviewed a compilation of comments received, both from in person information sessions and an online survey, related to the update of the comprehensive land use plan.

September: The Board offered a favorable recommendation to Town Council on the creation of a R-6 residential zoning district to support single family residential development on smaller lots. Conversations were also held related to performance guarantees for landscaping regulations and off street parking regulations.

Board of Adjustment Activity

August: The Board granted a vegetative screen buffer for the property commonly known as 10 Garrison Branch Road.

PROJECT OVERVIEW

	Description	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Phase I	Info/Data Gathering	*							
Phase II	Community Input		*						
Phase III	Staff Draft of Plan			*	*				
Phase IV	Planning Board Review and Input					*			
	Town Council Review and Input						*		
	Joint Meeting of TC and PB							*	
Phase V	Final Draft of Plan								*
	Town Council Review and Adoption								*

PLAN DOCUMENTS CONSULTED: Weaverville Comprehensive Land Use Plan (2008, 2012, 2019), Weaverville Parks and Recreation Plan (2018), Reems Creek Greenway Feasibility Study (2014), Weaverville Water System Plans, Metropolitan Sewerage District Plans, Buncombe-Madison Hazard Mitigation Plan, Active Weaverville Plan, Weaverville Strategic Plan, Envision Buncombe Results

RESOURCE AGENCIES: US Census Bureau, State of North Carolina, NCDOT Division 13, Buncombe County, Town of Weaverville, Land of Sky Regional Council, Metropolitan Sewerage District of Buncombe County, Asheville Redefines Transit, Mountain Mobility, Connect Buncombe

TOWN COUNCIL: Patrick Fitzsimmons, John Chase, Doug Jackson, Catherine Cordell, Michele Wood, Peter McGuire, Dee Lawrence

PLANNING BOARD: Jane Kelley, Mark Endries, Donna Mann Belt, Jonathan Brown, Michael Sollazzo, Jennifer Young

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

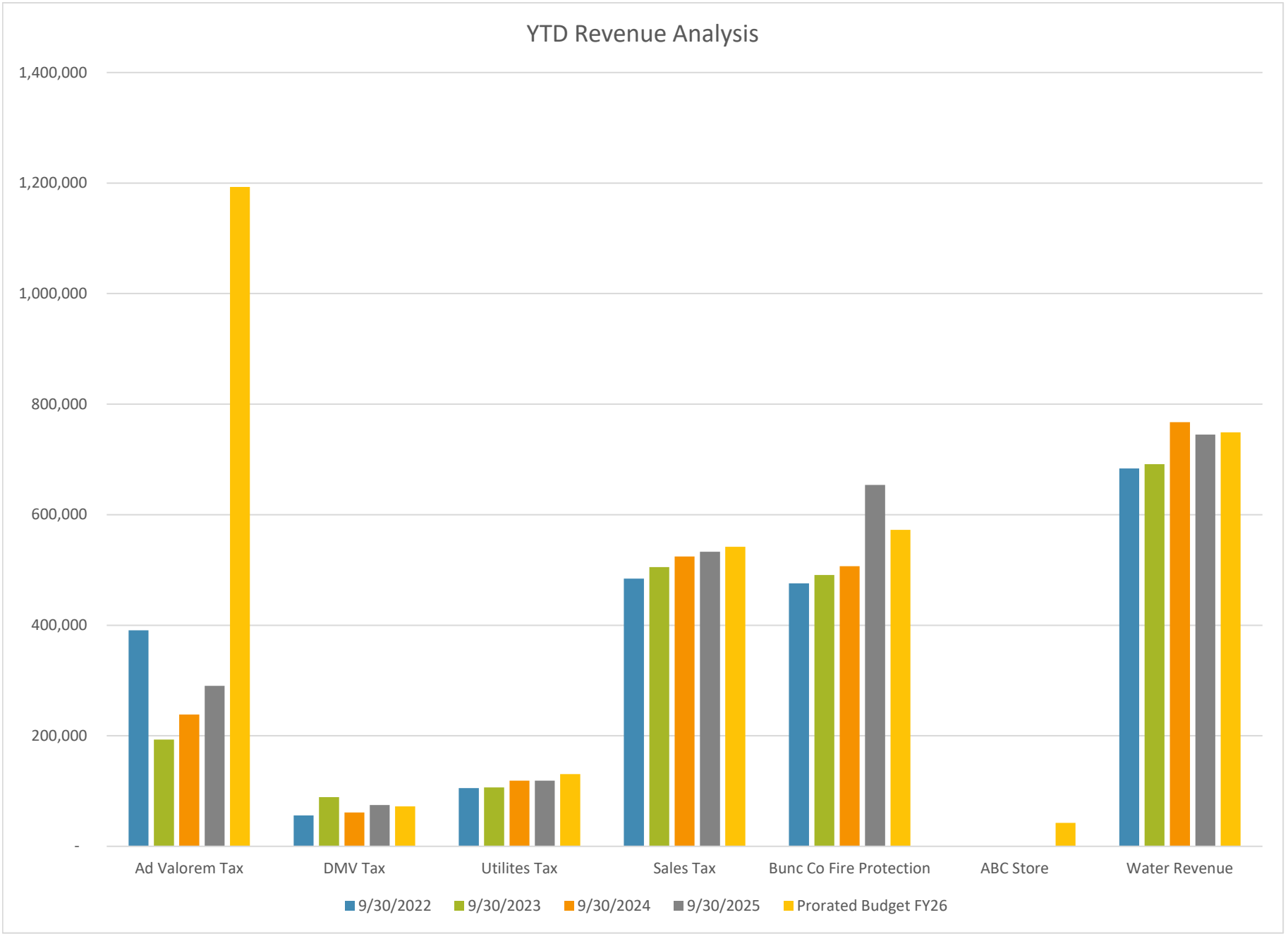
Date of Meeting:	October 27, 2025
Subject:	Departmental Quarterly Report: Finance
Presenter:	Town Finance Director
Attachments:	Quarterly Report – 1st Quarter FY 2026

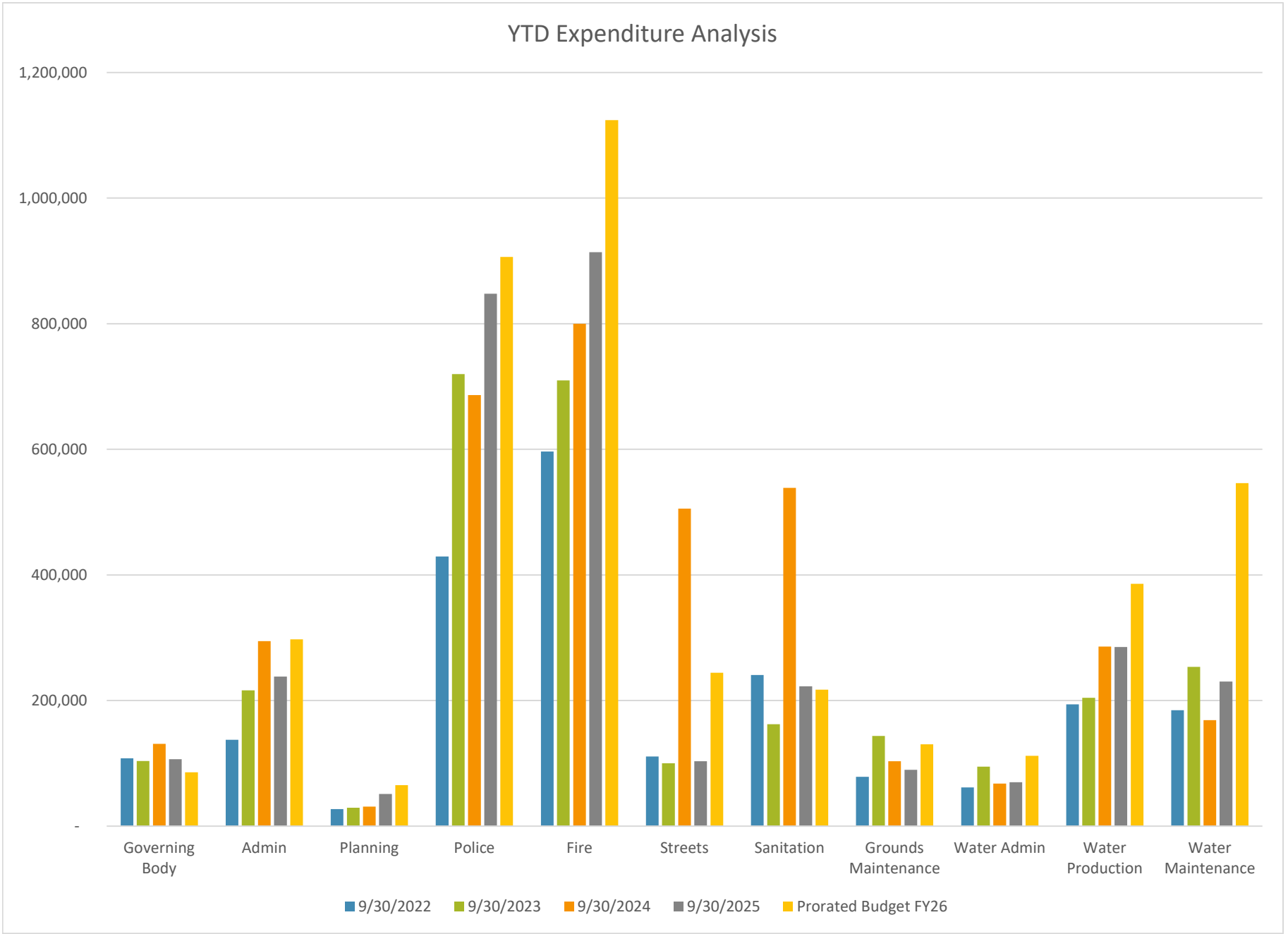
Description:

Attached please find the Finance Department's quarterly report, with charts summarizing revenues and expenditures as of 9/30/2025, as well as updated summaries of the Water Treatment Plant Expansion Project, the Water System Resiliency Project, and the Helene Disaster Response & Recovery Project.

Council Action Requested:

No action requested.


YTD Revenue Analysis
1,400,000
1,200,000
1,000,000
800,000
600,000
400,000
200,000
-
Ad Valorem Tax
DMV Tax
Utilites Tax
Sales Tax
Bunc Co Fire Protection
ABC Store
Water Revenue
9/30/2022
9/30/2023
9/30/2024
9/30/2025
Prorated Budget FY26


YTD Expenditure Analysis
1,200,000
1,000,000
800,000
600,000
400,000
200,000
-
Governing Body
Admin
Planning
Police
Fire
Streets
Sanitation
Grounds Maintenance
Water Admin
Water Production
Water Maintenance
9/30/2022
9/30/2023
9/30/2024
9/30/2025
Prorated Budget FY26

TOWN OF WEAVERVILLE
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT

FY 2025-2026

07/01/2025 TO 09/30/2025

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
REVENUE:					
010-004-300-04010	PRIOR YEAR TAX REVEI	2,966.48	2,966.48	3,000.00	1
010-004-300-04020	AD VALOREM TAX REV.	290,488.18	290,488.18	4,771,838.00	94
010-004-300-04025	DMV TAX REVENUE	74,699.64	74,699.64	288,513.00	74
010-004-300-04030	TAX PENALTIES & INTE	698.94	698.94	2,000.00	65
010-004-300-05010	UTILITIES TAX	119,046.64	119,046.64	522,594.00	77
010-004-300-05040	BEER & WINE TAX	0.00	0.00	19,000.00	100
010-004-300-05050	POWELL BILL DISTRIBU	84,001.02	84,001.02	164,000.00	49
010-004-300-05060	LOCAL GOVT SALES TA	532,803.64	532,803.64	2,167,561.00	75
010-004-300-06040	ABC STORE DISTRIBUTI	0.00	0.00	170,000.00	100
010-004-300-07050	POLICE DEPT GRANTS	4,240.50	4,240.50	4,240.50	0
010-004-300-07075	NATURE PARK GRANTS	10,000.00	10,000.00	10,000.00	0
010-004-300-07076	PUBLIC WORKS GRANT	0.00	0.00	35,000.00	100
010-004-300-09015	CELL TOWER REVENUE	5,562.84	5,562.84	22,300.00	75
010-004-300-09020	MISCELLANEOUS REVE	1,443.73	1,443.73	12,000.00	88
010-004-300-09022	CONTRIBUTIONS COMM	1,200.00	1,200.00	1,200.00	0
010-004-300-09026	CONTRIBUTIONS FIRE D	30.00	30.00	0.00	0
010-004-300-09028	COPS FOR KIDS	813.31	813.31	268.31	-203
010-004-300-09030	INTEREST EARNED	82,116.85	82,116.85	276,061.00	70
010-004-300-09031	INTEREST EARNED POW	8,052.06	8,052.06	16,302.00	51
010-004-300-09039	CONTRIBUTIONS PUBLI	840.56	840.56	0.00	0
010-004-300-09040	PLANNING & ZONING FI	2,825.00	2,825.00	20,000.00	86
010-004-300-09041	FACILITY USE RENTAL I	9,412.50	9,412.50	45,000.00	79
010-004-300-09043	PROPERTY INSURANCE	41,006.66	41,006.66	41,006.66	0
010-004-300-09044	PARKING ENFORCEMEN	2,970.00	2,970.00	3,400.00	13
010-004-300-09050	SALE OF PROPERTY	1,960.00	1,960.00	16,000.00	88
010-004-310-09900	APPROPRIATED FUND B	0.00	0.00	2,630,857.46	100
030-004-300-08010	WATER REVENUE	744,819.53	744,819.53	2,996,505.00	75
030-004-300-08020	MISCELLANEOUS REVE	21,407.50	21,407.50	88,000.00	76
030-004-300-08030	WATER TAPS	500.00	500.00	26,250.00	98
030-004-300-08040	SYSTEM DEVELOPMENT	11,000.00	11,000.00	190,600.00	94
030-004-300-08060	FEES FOR MSD COLLECT	21,424.86	21,424.86	86,990.00	75
030-004-300-09030	INTEREST EARNED	35,192.94	35,192.94	122,299.00	71
030-004-310-09900	APPROPRIATED FUND B	0.00	0.00	975,214.60	100
040-004-300-09026	CONTRIBUTIONS FIRE D	0.00	0.00	30.00	100
040-004-300-09045	FIRE INSPECTION FEES	200.00	200.00	1,000.00	80
040-004-310-09901	APPROPRIATED FUND B	0.00	0.00	156,489.72	100
040-004-610-09900	BUNC CO FIRE PROTECT	882,840.11	882,840.11	2,289,779.00	61
	TOTAL REVENUE	2,994,563.49	2,994,563.49	18,175,299.25	84
OTHER FINANCING SOURCE:					
040-000-300-60010	TRANSFER FROM GENEI	0.00	0.00	2,049,452.00	100
	TOTAL OTHER FINANCING SOURCE	0.00	0.00	2,049,452.00	100
	AFTER TRANSFERS	2,994,563.49	2,994,563.49	20,224,751.25	

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
411 GOVERNING BODY					
EXPENDITURE:					
010-410-411-12100	SALARIES & WAGES	9,150.00	9,150.00	38,600.00	76
010-410-411-18100	FICA	699.99	699.99	2,953.00	76
010-410-411-19000	PROFESSIONAL SERVICI	39,132.75	39,132.75	83,670.00	53
010-410-411-19500	CONTRACT LABOR	8,100.00	8,100.00	58,000.00	86
010-410-411-26000	SUPPLIES / MATERIALS	0.00	0.00	500.00	100
010-410-411-31000	TRAVEL & TRAINING	0.00	0.00	4,000.00	100
010-410-411-32100	TELEPHONE/INTERNET	0.00	0.00	3,756.00	100
010-410-411-35100	BUILDING REPAIR / MAI	2,971.89	2,971.89	12,000.00	75
010-410-411-39100	ADVERTISING	0.00	0.00	3,000.00	100
010-410-411-39200	NEWS LETTERS	0.00	0.00	1,000.00	100
010-410-411-39300	PRINTING	400.00	400.00	600.00	33
010-410-411-39500	DUES & SUBSCRIPTIONS	0.00	0.00	500.00	100
010-410-411-39510	COMMUNITY PROMOTI(	40,797.99	40,797.99	72,000.00	43
010-410-411-39520	ELECTION EXPENSES	0.00	0.00	44,100.00	100
010-410-411-39530	PUBLIC WI-FI	4,890.00	4,890.00	18,000.00	73
010-410-411-40450	INSURANCE	406.68	406.68	801.00	49
TOTAL EXPENDITURE		106,549.30	106,549.30	343,480.00	69
BEFORE TRANSFERS		-106,549.30	-106,549.30	-343,480.00	
AFTER TRANSFERS		-106,549.30	-106,549.30	-343,480.00	
412 ADMINISTRATION					
EXPENDITURE:					
010-410-412-12100	SALARIES & WAGES	125,454.01	125,454.01	517,470.00	76
010-410-412-18100	FICA	9,388.47	9,388.47	39,587.00	76
010-410-412-18200	RETIREMENT	18,103.02	18,103.02	74,257.00	76
010-410-412-18210	401-K MATCH	7,034.84	7,034.84	25,874.00	73
010-410-412-18300	HEALTH INSURANCE	15,820.42	15,820.42	74,478.00	79
010-410-412-19000	PROFESSIONAL SERVICI	10,244.86	10,244.86	114,600.00	91
010-410-412-19500	CONTRACT LABOR	4,000.00	4,000.00	36,000.00	89
010-410-412-19600	TAX COLLECTION FEES	5,883.07	5,883.07	95,437.00	94
010-410-412-25000	VEHICLE SUPPLIES	2,743.19	2,743.19	6,500.00	58
010-410-412-26000	SUPPLIES / MATERIALS	6,780.37	6,780.37	24,000.00	72
010-410-412-31000	TRAVEL & TRAINING	2,045.03	2,045.03	13,000.00	84
010-410-412-32100	TELEPHONE / INTERNET	5,034.57	5,034.57	20,258.00	75
010-410-412-32500	POSTAGE	600.00	600.00	2,000.00	70
010-410-412-33100	UTILITIES	940.90	940.90	7,018.00	87
010-410-412-35100	BUILDING REPAIR / MAI	4,108.86	4,108.86	35,152.93	88
010-410-412-35200	EQUIPMENT MAINTENA	907.69	907.69	5,000.00	82
010-410-412-35300	VEHICLE MAINTENANC	90.00	90.00	500.00	82
010-410-412-39100	ADVERTISING	0.00	0.00	500.00	100
010-410-412-39500	DUES & SUBSCRIPTIONS	1,335.00	1,335.00	4,600.00	71
010-410-412-39600	BANK SERVICE CHARGI	3,992.97	3,992.97	15,000.00	73

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
010-410-412-39800	ESC REIMBURSEMENT	0.00	0.00	8,000.00	100
010-410-412-40450	INSURANCE	7,639.71	7,639.71	11,471.00	33
010-410-412-50100	SMALL EQUIPMENT	5,854.07	5,854.07	39,388.08	85
010-410-412-50500	CAPITAL EQUIPMENT	0.00	0.00	20,000.00	100
TOTAL EXPENDITURE		238,001.05	238,001.05	1,190,091.01	80
BEFORE TRANSFERS		-238,001.05	-238,001.05	-1,190,091.01	
AFTER TRANSFERS		-238,001.05	-238,001.05	-1,190,091.01	
413 PLANNING					
EXPENDITURE:					
010-410-413-12100	SALARIES & WAGES	34,696.69	34,696.69	166,090.00	79
010-410-413-18100	FICA	2,652.35	2,652.35	12,706.00	79
010-410-413-18200	RETIREMENT	5,006.74	5,006.74	23,834.00	79
010-410-413-18210	401-K MATCH	2,081.80	2,081.80	9,965.00	79
010-410-413-18300	HEALTH INSURANCE	3,271.25	3,271.25	23,111.00	86
010-410-413-19000	PROFESSIONAL SERVICI	1,117.76	1,117.76	10,000.00	89
010-410-413-25000	VEHICLE SUPPLIES	0.00	0.00	1,000.00	100
010-410-413-26000	SUPPLIES / MATERIALS	11.50	11.50	1,500.00	99
010-410-413-31000	TRAVEL & TRAINING	1,430.00	1,430.00	5,000.00	71
010-410-413-32100	TELEPHONE / INTERNET	489.90	489.90	2,841.00	83
010-410-413-32500	POSTAGE	0.00	0.00	1,000.00	100
010-410-413-35300	VEHICLE MAINTENANC	0.00	0.00	1,000.00	100
010-410-413-39100	ADVERTISING	0.00	0.00	1,500.00	100
010-410-413-40450	INSURANCE	473.01	473.01	728.00	35
010-410-413-50100	SMALL EQUIPMENT	0.00	0.00	500.00	100
TOTAL EXPENDITURE		51,231.00	51,231.00	260,775.00	80
BEFORE TRANSFERS		-51,231.00	-51,231.00	-260,775.00	
AFTER TRANSFERS		-51,231.00	-51,231.00	-260,775.00	
431 POLICE					
EXPENDITURE:					
010-430-431-12100	SALARIES & WAGES	420,897.12	420,897.12	1,931,510.50	78
010-430-431-12500	SEPARATION ALLOWAN	13,626.60	13,626.60	51,626.00	74
010-430-431-18100	FICA	32,271.50	32,271.50	147,646.00	78
010-430-431-18200	RETIREMENT	66,332.09	66,332.09	302,420.00	78
010-430-431-18210	401-K MATCH	23,585.44	23,585.44	93,919.00	75
010-430-431-18300	HEALTH INSURANCE	76,083.67	76,083.67	255,614.00	70
010-430-431-18400	RETIREE HEALTH INSUI	7,411.04	7,411.04	34,788.00	79
010-430-431-19000	PROFESSIONAL SERVICI	37,654.38	37,654.38	200,000.00	81
010-430-431-25000	VEHICLE SUPPLIES	8,128.73	8,128.73	69,690.00	88
010-430-431-26000	SUPPLIES / MATERIALS	5,409.44	5,409.44	16,000.00	66
010-430-431-26400	ALCOHOL EDUCATION (	7,044.18	7,044.18	17,000.56	59
010-430-431-26450	ABC LAW ENFORCEMEN	297.93	297.93	13,745.27	98

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
010-430-431-26608	COPS FOR KIDS	56.25	56.25	1,387.44	96
010-430-431-26900	UNIFORMS	5,404.01	5,404.01	13,300.00	59
010-430-431-31000	TRAVEL & TRAINING	7,413.97	7,413.97	20,000.00	63
010-430-431-32100	TELEPHONE / INTERNET	7,079.97	7,079.97	33,863.00	79
010-430-431-32500	POSTAGE	20.58	20.58	250.00	92
010-430-431-33100	UTILITIES	932.41	932.41	7,848.00	88
010-430-431-35100	BUILDING REPAIR / MAI	1,454.14	1,454.14	46,114.99	97
010-430-431-35200	EQUIPMENT MAINTENA	39.99	39.99	17,500.00	100
010-430-431-35300	VEHICLE MAINTENANC	4,460.39	4,460.39	25,000.00	82
010-430-431-40450	INSURANCE	78,085.36	78,085.36	81,472.00	4
010-430-431-50100	SMALL EQUIPMENT	66,368.55	66,368.55	98,400.00	33
010-430-431-50300	CAPITAL IMPROVEMEN	0.00	0.00	49,290.19	100
010-430-431-50500	CAPITAL EQUIPMENT	-22,328.25	-22,328.25	96,600.00	123
TOTAL EXPENDITURE		847,729.49	847,729.49	3,624,984.95	77
BEFORE TRANSFERS		-847,729.49	-847,729.49	-3,624,984.95	
AFTER TRANSFERS		-847,729.49	-847,729.49	-3,624,984.95	
434 FIRE					
EXPENDITURE:					
040-430-434-12100	SALARIES & WAGES	417,237.64	417,237.64	2,295,335.00	82
040-430-434-12800	RELIEF PAY	2,824.00	2,824.00	67,778.00	96
040-430-434-18100	FICA	30,949.59	30,949.59	180,778.00	83
040-430-434-18200	RETIREMENT	60,207.46	60,207.46	331,217.00	82
040-430-434-18210	401-K MATCH	18,403.77	18,403.77	114,767.00	84
040-430-434-18300	HEALTH INSURANCE	77,762.58	77,762.58	369,336.00	79
040-430-434-18400	RETIREE HEALTH INSUI	2,917.55	2,917.55	10,829.00	73
040-430-434-19000	PROFESSIONAL SERVICI	4,383.91	4,383.91	27,270.00	84
040-430-434-19900	CONTRACT WORK	45,000.00	45,000.00	45,000.00	0
040-430-434-25000	VEHICLE SUPPLIES	7,183.88	7,183.88	39,151.00	82
040-430-434-26000	SUPPLIES / MATERIALS	3,731.37	3,731.37	12,030.00	69
040-430-434-26100	MEDICAL VACINATIONS	0.00	0.00	12,000.00	100
040-430-434-26150	PREVENTION SUPPLIES	0.00	0.00	6,000.00	100
040-430-434-26260	MEDICAL EQUIP & SUPF	1,193.18	1,193.18	13,500.00	91
040-430-434-26900	UNIFORMS	854.06	854.06	12,000.00	93
040-430-434-31000	TRAVEL & TRAINING	3,945.69	3,945.69	33,000.00	88
040-430-434-32100	TELEPHONE / INTERNET	5,562.94	5,562.94	32,369.00	83
040-430-434-33100	UTILITIES	1,954.47	1,954.47	20,260.00	90
040-430-434-35100	BUILDING REPAIR / MAI	1,083.97	1,083.97	51,880.00	98
040-430-434-35200	EQUIPMENT MAINTENA	1,378.61	1,378.61	20,000.00	93
040-430-434-35300	VEHICLE MAINTENANC	16,244.01	16,244.01	78,901.34	79
040-430-434-39500	DUES & SUBSCRIPTIONS	8,295.00	8,295.00	20,680.00	60
040-430-434-40450	INSURANCE	115,511.38	115,511.38	120,081.00	4
040-430-434-50100	SMALL EQUIPMENT	22,892.77	22,892.77	154,535.00	85
040-430-434-50500	CAPITAL EQUIPMENT	64,403.35	64,403.35	428,053.38	85

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
TOTAL EXPENDITURE		913,921.18	913,921.18	4,496,750.72	80
BEFORE TRANSFERS		-913,921.18	-913,921.18	-4,496,750.72	
AFTER TRANSFERS		-913,921.18	-913,921.18	-4,496,750.72	
451 STREETS					
EXPENDITURE:					
010-450-451-12100	SALARIES & WAGES	50,682.02	50,682.02	189,099.00	73
010-450-451-18100	FICA	3,645.15	3,645.15	14,466.00	75
010-450-451-18200	RETIREMENT	7,313.39	7,313.39	27,136.00	73
010-450-451-18210	401-K MATCH	2,388.73	2,388.73	11,346.00	79
010-450-451-18300	HEALTH INSURANCE	10,347.83	10,347.83	27,940.00	63
010-450-451-19000	PROFESSIONAL SERVICI	1,679.82	1,679.82	42,500.00	96
010-450-451-19500	CONTRACT LABOR	0.00	0.00	10,920.00	100
010-450-451-19900	CONTRACT WORK	0.00	0.00	20,000.00	100
010-450-451-25000	VEHICLE SUPPLIES	941.02	941.02	13,800.00	93
010-450-451-26000	SUPPLIES / MATERIALS	2,482.54	2,482.54	40,000.00	94
010-450-451-26500	SAFETY MATERIALS	0.00	0.00	4,000.00	100
010-450-451-26900	UNIFORMS	624.60	624.60	4,000.00	84
010-450-451-31000	TRAVEL & TRAINING	874.00	874.00	5,000.00	83
010-450-451-32100	TELEPHONE / INTERNET	777.44	777.44	4,993.00	84
010-450-451-33100	UTILITIES	8,296.60	8,296.60	67,760.00	88
010-450-451-35100	BUILDING REPAIR / MAI	160.00	160.00	3,000.00	95
010-450-451-35200	EQUIPMENT MAINTENA	131.95	131.95	7,800.00	98
010-450-451-35300	VEHICLE MAINTENANC	90.00	90.00	8,400.00	99
010-450-451-39410	EQUIPMENT RENTAL	304.86	304.86	2,500.00	88
010-450-451-39500	DUES & SUBSCRIPTIONS	0.00	0.00	1,000.00	100
010-450-451-40450	INSURANCE	12,719.69	12,719.69	15,219.00	16
010-450-451-50100	SMALL EQUIPMENT	0.00	0.00	3,000.00	100
010-450-451-50300	CAPITAL IMPROVEMEN	0.00	0.00	320,745.72	100
010-450-451-50500	CAPITAL EQUIPMENT	0.00	0.00	133,000.00	100
TOTAL EXPENDITURE		103,459.64	103,459.64	977,624.72	89
BEFORE TRANSFERS		-103,459.64	-103,459.64	-977,624.72	
AFTER TRANSFERS		-103,459.64	-103,459.64	-977,624.72	
459 POWELL BILL					
EXPENDITURE:					
010-450-459-12100	SALARIES & WAGES	2,919.66	2,919.66	14,345.00	80
010-450-459-18100	FICA	203.61	203.61	1,097.00	81
010-450-459-18200	RETIREMENT	421.34	421.34	2,059.00	80
010-450-459-18210	401-K MATCH	111.75	111.75	861.00	87
010-450-459-18300	HEALTH INSURANCE	357.86	357.86	1,696.00	79
010-450-459-50300	CAPITAL IMPROVEMEN	0.00	0.00	447,535.35	100

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
TOTAL EXPENDITURE		4,014.22	4,014.22	467,593.35	99
BEFORE TRANSFERS		-4,014.22	-4,014.22	-467,593.35	
AFTER TRANSFERS		-4,014.22	-4,014.22	-467,593.35	
471 SANITATION					
EXPENDITURE:					
010-470-471-12100	SALARIES & WAGES	76,581.92	76,581.92	344,506.00	78
010-470-471-18100	FICA	5,629.62	5,629.62	26,355.00	79
010-470-471-18200	RETIREMENT	11,050.81	11,050.81	49,436.00	78
010-470-471-18210	401-K MATCH	3,804.61	3,804.61	17,225.00	78
010-470-471-18300	HEALTH INSURANCE	15,467.45	15,467.45	61,049.00	75
010-470-471-19000	PROFESSIONAL SERVICI	2,076.39	2,076.39	14,000.00	85
010-470-471-19500	CONTRACT LABOR	0.00	0.00	15,920.00	100
010-470-471-19900	CONTRACT WORK	0.00	0.00	5,000.00	100
010-470-471-25000	VEHICLE SUPPLIES	4,380.55	4,380.55	36,000.00	88
010-470-471-26000	SUPPLIES / MATERIALS	12,950.18	12,950.18	13,200.00	2
010-470-471-26500	SAFETY MATERIALS	900.76	900.76	7,000.00	87
010-470-471-26900	UNIFORMS	0.00	0.00	8,500.00	100
010-470-471-31000	TRAVEL & TRAINING	135.00	135.00	1,500.00	91
010-470-471-32100	TELEPHONE / INTERNET	473.97	473.97	2,859.00	83
010-470-471-33100	UTILITIES	453.59	453.59	4,000.00	89
010-470-471-35100	BUILDING REPAIR / MAI	466.74	466.74	3,000.00	84
010-470-471-35200	EQUIPMENT MAINTENA	500.00	500.00	18,000.00	97
010-470-471-35300	VEHICLE MAINTENANC	4,976.95	4,976.95	57,415.98	91
010-470-471-40100	TIPPING FEES	13,644.29	13,644.29	83,000.00	84
010-470-471-40450	INSURANCE	41,216.26	41,216.26	50,871.00	19
010-470-471-50100	SMALL EQUIPMENT	1,423.53	1,423.53	10,000.00	86
010-470-471-50500	CAPITAL EQUIPMENT	26,676.25	26,676.25	41,006.66	35
TOTAL EXPENDITURE		222,808.87	222,808.87	869,843.64	74
BEFORE TRANSFERS		-222,808.87	-222,808.87	-869,843.64	
AFTER TRANSFERS		-222,808.87	-222,808.87	-869,843.64	
473 STORMWATER MANAGEMENT					
EXPENDITURE:					
010-470-473-12100	SALARIES & WAGES	9,976.36	9,976.36	112,326.00	91
010-470-473-18100	FICA	714.01	714.01	8,593.00	92
010-470-473-18200	RETIREMENT	1,439.61	1,439.61	16,119.00	91
010-470-473-18210	401-K MATCH	471.75	471.75	6,740.00	93
010-470-473-18300	HEALTH INSURANCE	1,644.28	1,644.28	17,113.00	90
010-470-473-19000	PROFESSIONAL SERVICI	1,320.00	1,320.00	17,000.00	92
010-470-473-19500	CONTRACT LABOR	0.00	0.00	15,920.00	100
010-470-473-26000	SUPPLIES / MATERIALS	0.00	0.00	3,000.00	100
010-470-473-31000	TRAVEL / TRAINING	0.00	0.00	2,000.00	100

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
010-470-473-35200	EQUIPMENT MAINTENA	0.00	0.00	1,000.00	100
010-470-473-39500	DUES AND SUBSCRIPTI(	0.00	0.00	1,500.00	100
010-470-473-40450	INSURANCE	2,039.37	2,039.37	2,200.00	7
010-470-473-50300	CAPITAL IMPROVEMEN'	54,900.00	54,900.00	357,010.00	85
TOTAL EXPENDITURE		72,505.38	72,505.38	560,521.00	87
BEFORE TRANSFERS		-72,505.38	-72,505.38	-560,521.00	
AFTER TRANSFERS		-72,505.38	-72,505.38	-560,521.00	
612 GROUNDS MAINTENANCE					
EXPENDITURE:					
010-600-612-12100	SALARIES & WAGES	33,492.21	33,492.21	191,770.00	83
010-600-612-18100	FICA	2,425.40	2,425.40	14,671.00	83
010-600-612-18200	RETIREMENT	4,085.53	4,085.53	27,519.00	85
010-600-612-18210	401-K MATCH	1,381.67	1,381.67	9,589.00	86
010-600-612-18300	HEALTH INSURANCE	4,984.32	4,984.32	39,560.00	87
010-600-612-19000	PROFESSIONAL SERVICI	1,974.64	1,974.64	23,000.00	91
010-600-612-19500	CONTRACT LABOR	405.00	405.00	15,920.00	97
010-600-612-19900	CONTRACT WORK	0.00	0.00	15,000.00	100
010-600-612-25000	VEHICLE SUPPLIES	510.18	510.18	9,000.00	94
010-600-612-26000	SUPPLIES / MATERIALS	2,604.61	2,604.61	32,000.00	92
010-600-612-26500	SAFETY MATERIALS	329.90	329.90	2,500.00	87
010-600-612-26900	UNIFORMS	0.00	0.00	3,500.00	100
010-600-612-27000	MUNICIPAL FORESTRY	0.00	0.00	35,000.00	100
010-600-612-31000	TRAVEL & TRAINING	0.00	0.00	1,500.00	100
010-600-612-32100	TELEPHONE / INTERNET	388.73	388.73	2,192.00	82
010-600-612-33100	UTILITIES	1,747.10	1,747.10	18,500.00	91
010-600-612-35100	BUILDING REPAIR / MAI	0.00	0.00	1,500.00	100
010-600-612-35200	EQUIPMENT MAINTENA	1,179.39	1,179.39	5,000.00	76
010-600-612-35300	VEHICLE MAINTENANC	0.00	0.00	1,320.00	100
010-600-612-39410	EQUIPMENT RENTAL	304.87	304.87	3,000.00	90
010-600-612-40450	INSURANCE	8,161.52	8,161.52	9,605.00	15
010-600-612-50100	SMALL EQUIPMENT	0.00	0.00	1,500.00	100
010-600-612-50300	CAPITAL IMPROVEMEN'	4,650.00	4,650.00	57,696.26	92
010-600-612-50500	CAPITAL EQUIPMENT	21,222.00	21,222.00	0.00	0
TOTAL EXPENDITURE		89,847.07	89,847.07	520,842.26	83
BEFORE TRANSFERS		-89,847.07	-89,847.07	-520,842.26	
AFTER TRANSFERS		-89,847.07	-89,847.07	-520,842.26	
614 COMMUNITY CENTER					
EXPENDITURE:					
010-600-614-12100	SALARIES & WAGES	36,580.09	36,580.09	164,100.00	78
010-600-614-18100	FICA	2,795.69	2,795.69	12,554.00	78
010-600-614-18200	RETIREMENT	5,278.50	5,278.50	23,548.00	78

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
010-600-614-18210	401-K MATCH	1,198.85	1,198.85	9,846.00	88
010-600-614-18300	HEALTH INSURANCE	7,401.74	7,401.74	28,000.00	74
010-600-614-19000	PROFESSIONAL SERVIC]	7,653.17	7,653.17	12,980.00	41
010-600-614-26000	SUPPLIES / MATERIALS	1,278.79	1,278.79	15,268.00	92
010-600-614-31000	PROFESSIONAL DEVELC	0.00	0.00	5,000.00	100
010-600-614-32100	TELEPHONE / INTERNET	2,826.31	2,826.31	17,755.00	84
010-600-614-33100	UTILITIES	1,705.58	1,705.58	13,044.00	87
010-600-614-35100	BUILDING REPAIR / MAI	1,850.00	1,850.00	24,900.00	93
010-600-614-35200	EQUIPMENT MAINTENA	0.00	0.00	2,000.00	100
010-600-614-39510	COMMUNITY PROGRAM	5,026.18	5,026.18	26,200.00	81
010-600-614-40450	INSURANCE	4,812.50	4,812.50	6,149.00	22
010-600-614-50100	SMALL EQUIPMENT	0.00	0.00	5,590.00	100
TOTAL EXPENDITURE		78,407.40	78,407.40	366,934.00	79
BEFORE TRANSFERS		-78,407.40	-78,407.40	-366,934.00	
AFTER TRANSFERS		-78,407.40	-78,407.40	-366,934.00	

711 WATER ADMINISTRATION

EXPENDITURE:

030-700-711-12100	SALARIES & WAGES	30,481.75	30,481.75	225,459.00	86
030-700-711-18100	FICA	2,238.60	2,238.60	17,248.00	87
030-700-711-18200	RETIREMENT	4,398.57	4,398.57	32,353.00	86
030-700-711-18210	401-K MATCH	1,804.96	1,804.96	13,528.00	87
030-700-711-18300	HEALTH INSURANCE	5,601.85	5,601.85	32,542.00	83
030-700-711-19000	PROFESSIONAL SERVIC]	3,273.47	3,273.47	66,000.00	95
030-700-711-25000	VEHICLE SUPPLIES	379.70	379.70	3,000.00	87
030-700-711-26000	SUPPLIES / MATERIALS	1,738.69	1,738.69	3,500.00	50
030-700-711-26500	SAFETY MATERIALS	0.00	0.00	1,200.00	100
030-700-711-26900	UNIFORMS	0.00	0.00	800.00	100
030-700-711-31000	TRAVEL & TRAINING	200.00	200.00	1,800.00	89
030-700-711-32100	TELEPHONE / INTERNET	1,368.49	1,368.49	6,751.00	80
030-700-711-32500	POSTAGE	3,118.50	3,118.50	16,799.00	81
030-700-711-35300	VEHICLE MAINTENANC	0.00	0.00	1,000.00	100
030-700-711-39500	DUES & SUBSCRIPTIONS	2,724.00	2,724.00	5,000.00	46
030-700-711-40450	INSURANCE	12,755.37	12,755.37	17,509.00	27
030-700-711-50100	SMALL EQUIPMENT	0.00	0.00	4,000.00	100
TOTAL EXPENDITURE		70,083.95	70,083.95	448,489.00	84
BEFORE TRANSFERS		-70,083.95	-70,083.95	-448,489.00	
AFTER TRANSFERS		-70,083.95	-70,083.95	-448,489.00	

712 WATER PRODUCTION

EXPENDITURE:

030-700-712-12100	SALARIES & WAGES	88,415.97	88,415.97	514,812.00	83
030-700-712-18100	FICA	6,606.48	6,606.48	39,383.00	83

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
030-700-712-18200	RETIREMENT	12,758.44	12,758.44	73,876.00	83
030-700-712-18210	401-K MATCH	3,333.62	3,333.62	25,741.00	87
030-700-712-18300	HEALTH INSURANCE	21,901.57	21,901.57	94,194.00	77
030-700-712-19000	PROFESSIONAL SERVICI	3,444.62	3,444.62	25,000.00	86
030-700-712-19600	WATER TESTING / MAIN	2,395.00	2,395.00	18,000.00	87
030-700-712-19900	CONTRACT WORK	600.00	600.00	10,000.00	94
030-700-712-20000	CHEMICALS	21,457.42	21,457.42	120,000.00	82
030-700-712-25000	VEHICLE SUPPLIES	492.06	492.06	5,000.00	90
030-700-712-26000	SUPPLIES / MATERIALS	2,949.07	2,949.07	12,000.00	75
030-700-712-26500	SAFETY MATERIALS	0.00	0.00	1,500.00	100
030-700-712-26900	UNIFORMS	0.00	0.00	7,000.00	100
030-700-712-27001	LAB SUPPLIES	6,457.10	6,457.10	30,000.00	78
030-700-712-31000	TRAVEL & TRAINING	551.00	551.00	10,000.00	94
030-700-712-32100	TELEPHONE / INTERNET	870.26	870.26	7,442.00	88
030-700-712-33100	UTILITIES	17,511.42	17,511.42	145,000.00	88
030-700-712-34000	SLUDGE REMOVAL	72,638.40	72,638.40	80,000.00	9
030-700-712-35100	BUILDING REPAIR / MAI	7,173.43	7,173.43	30,000.00	76
030-700-712-35200	EQUIPMENT MAINTENA	414.37	414.37	10,000.00	96
030-700-712-35300	VEHICLE MAINTENANC	22.00	22.00	5,000.00	100
030-700-712-40450	INSURANCE	15,357.84	15,357.84	19,306.00	20
030-700-712-40900	WATER PURCHASES	0.00	0.00	6,000.00	100
030-700-712-50100	SMALL EQUIPMENT	0.00	0.00	7,000.00	100
030-700-712-50500	CAPITAL EQUIPMENT	0.00	0.00	246,677.31	100
TOTAL EXPENDITURE		285,350.07	285,350.07	1,542,931.31	82
BEFORE TRANSFERS		-285,350.07	-285,350.07	-1,542,931.31	
AFTER TRANSFERS		-285,350.07	-285,350.07	-1,542,931.31	

713 WATER MAINTENANCE

EXPENDITURE:

030-700-713-12100	SALARIES & WAGES	70,635.27	70,635.27	370,091.00	81
030-700-713-18100	FICA	5,166.04	5,166.04	28,312.00	82
030-700-713-18200	RETIREMENT	9,708.56	9,708.56	53,108.00	82
030-700-713-18210	401-K MATCH	2,870.62	2,870.62	18,505.00	84
030-700-713-18300	HEALTH INSURANCE	16,718.48	16,718.48	80,867.00	79
030-700-713-18400	RETIREE HEALTH INSUI	5,076.91	5,076.91	23,036.00	78
030-700-713-19000	PROFESSIONAL SERVICI	2,551.15	2,551.15	35,000.00	93
030-700-713-19500	CONTRACT LABOR	5,400.00	5,400.00	31,320.00	83
030-700-713-19900	CONTRACT WORK	0.00	0.00	20,000.00	100
030-700-713-25000	VEHICLE SUPPLIES	4,972.52	4,972.52	27,859.32	82
030-700-713-26000	SUPPLIES / MATERIALS	29,565.95	29,565.95	169,182.34	83
030-700-713-26500	SAFETY MATERIALS	631.80	631.80	4,500.00	86
030-700-713-26900	UNIFORMS	240.00	240.00	10,760.00	98
030-700-713-31000	TRAVEL & TRAINING	302.50	302.50	4,400.00	93
030-700-713-32100	TELEPHONE / INTERNET	1,021.35	1,021.35	8,118.00	87
030-700-713-33100	UTILITIES	3,458.57	3,458.57	31,000.00	89

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
030-700-713-35100	BUILDING REPAIR / MAI	0.00	0.00	10,000.00	100
030-700-713-35200	EQUIPMENT MAINTENA	0.00	0.00	15,000.00	100
030-700-713-35300	VEHICLE MAINTENANC	495.00	495.00	6,900.00	93
030-700-713-39410	EQUIPMENTAL RENTAL	304.87	304.87	1,200.00	75
030-700-713-39500	DUES & SUBSCRIPTIONS	0.00	0.00	1,800.00	100
030-700-713-40450	INSURANCE	13,399.90	13,399.90	18,644.00	28
030-700-713-50100	SMALL EQUIPMENT	0.00	0.00	8,500.00	100
030-700-713-50300	CAPITAL IMPROVEMEN	19,850.27	19,850.27	986,535.96	98
030-700-713-50500	CAPITAL EQUIPMENT	38,031.44	38,031.44	220,565.67	83
TOTAL EXPENDITURE		230,401.20	230,401.20	2,185,204.29	89
BEFORE TRANSFERS		-230,401.20	-230,401.20	-2,185,204.29	
AFTER TRANSFERS		-230,401.20	-230,401.20	-2,185,204.29	
910 DEBT SERVICE					
EXPENDITURE:					
030-910-910-60020	USDA LOAN PAYMENT-	0.00	0.00	93,705.00	100
030-910-910-60030	RESERVE FOR BOND PA	0.00	0.00	210,529.00	100
TOTAL EXPENDITURE		0.00	0.00	304,234.00	100
BEFORE TRANSFERS		0.00	0.00	-304,234.00	
AFTER TRANSFERS		0.00	0.00	-304,234.00	
999 OTHER FUNDING USES					
EXPENDITURE:					
010-005-999-60434	TRANSFER TO FIRE DEP	0.00	0.00	2,049,452.00	100
010-005-999-90000	CONTINGENCY	0.00	0.00	10,000.00	100
030-005-999-90000	CONTINGENCY	0.00	0.00	5,000.00	100
TOTAL EXPENDITURE		0.00	0.00	2,064,452.00	100
BEFORE TRANSFERS		0.00	0.00	-2,064,452.00	
AFTER TRANSFERS		0.00	0.00	-2,064,452.00	

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

		BUDGETED	PAID IN FY 2021-2024	PAID IN FY 2025	9/30/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:								
061-300-000-19005	CONSTRUCTION ADMIN	-	-	-	-	-	-	0%
061-300-000-19007	LEGAL SERVICES	-	-	-	-	-	-	0%
061-300-000-19008	ENGINEERING FEES	1,068,740.00	591,718.73	126,650.00	11,685.00	730,053.73	338,686.27	32%
061-300-000-19009	INTEREST ON INTERIM	-	-	-	-	-	-	0%
061-300-000-19900	CONSTRUCTION COST	18,634,000.00	-	-	-	-	18,634,000.00	0%
061-300-000-90000	CONTINGENCY	497,035.00	-	-	-	-	497,035.00	0%
TOTAL EXPENDITURE		20,199,775.00	591,718.73	126,650.00	11,685.00	730,053.73	19,469,721.27	96%
FINANCING SOURCE:								
061-000-300-60031	TRANSFER FROM WATER CAPITAL RESERVE	724,038.00	349,254.98	-		349,254.98	374,783.02	52%
061-000-300-60030	TRANSFER FROM WATER FUND	917,342.00	242,463.75	126,650.00	11,685.00	380,798.75	536,543.25	58%
061-000-300-60030	TRANSFER FROM WATER FUND - ARP	1,283,395.00	-	-	-	-	1,283,395.00	
061-000-300-60034	LOAN FROM GENERAL FUND	1,500,000.00	-	-	-	-	1,500,000.00	
061-000-300-60035	PROCEEDS FROM GRANT FUNDING	15,775,000.00	-	-	-	-	15,775,000.00	0%
TOTAL FINANCING SOURCE		20,199,775.00	591,718.73	126,650.00	11,685.00	730,053.73	19,469,721.27	96%

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

		BUDGETED	PAID IN FY 2023-2024	PAID IN FY 2025	9/30/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:								
063-300-000-19003	FIXTURES AND EQUIPMENT	1,196,400.00	20,417.98	266,674.72		287,092.70	909,307.30	76%
063-300-000-19005	CONSTRUCTION ADMIN	-	-	-		-	-	0%
063-300-000-19007	LEGAL SERVICES	-	-	-		-	-	0%
063-300-000-19008	ENGINEERING FEES	98,500.00	42,250.00	13,750.00	5,750.00	61,750.00	36,750.00	37%
063-300-000-19009	INTEREST ON INTERIM	-	-	-		-	-	0%
063-300-000-19900	CONSTRUCTION COST	403,600.00	-	-		-	403,600.00	0%
063-300-000-90000	CONTINGENCY	-	-	-		-	-	0%
TOTAL EXPENDITURE		1,698,500.00	62,667.98	280,424.72	5,750.00	348,842.70	1,349,657.30	79%
FINANCING SOURCE:								
063-000-300-60030	TRANSFER FROM WATER FUND	1,698,500.00	62,667.98	280,424.72	5,750.00	348,842.70	1,349,657.30	79%
TOTAL FINANCING SOURCE		1,698,500.00	62,667.98	280,424.72	5,750.00	348,842.70	1,349,657.30	79%

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

		BUDGETED	PAID IN FY 2025	9/30/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:							
051-300-000-19002	DEBRIS REMOVAL	3,107,713.00	738,674.00	480,326.08	1,219,000.08	1,888,712.92	61%
051-300-000-19003	DEBRIS MANAGEMENT SITE	60,000.00	90,000.00	30,000.00	120,000.00	(60,000.00)	0%
051-300-000-19005	EMERGENCY REPAIRS	107,713.00	281,547.12	88,473.98	370,021.10	(262,308.10)	0%
051-300-000-19500	WATER LINE REPAIRS	250,000.00	243,703.80		243,703.80	6,296.20	0%
051-300-000-19510	WATER SYSTEM REPAIRS	167,714.00	164,529.00		164,529.00	3,185.00	0%
051-300-000-19600	GRANT ADMINISTRATIVE SERVICES	15,000.00	7,763.06	5,455.80	13,218.86	1,781.14	0%
TOTAL EXPENDITURE		3,708,140.00	1,526,216.98	604,255.86	2,130,472.84	1,577,667.16	43%
FINANCING SOURCE:							
051-000-000-07073	FEMA GRANT FUNDS	3,708,140.00	1,526,216.98	604,255.86	2,130,472.84	1,577,667.16	43%
TOTAL FINANCING SOURCE		3,708,140.00	1,526,216.98	604,255.86	2,130,472.84	1,577,667.16	43%

Project #	Category	Title	Process Step	Best Avail Cost	*Recv'd by Town*	*Date*
813930	A - Debris Removal	Weaverville, Town of - Waterway Debris - 90%	Pending App Completion	488,405.05		
963581	A - Debris Removal	Weaverville, Town of - ROW companion - 90%	Pending App Completion	179,548.42		
963389	A - Debris Removal	Weaverville, Town of - PPDR Debris 100%	Pending Scope and Cost Dev	-		
813925	A - Debris Removal	Weaverville, Town of - PPDR Debris - 90%	Pending App Completion	81,343.40		
797905	C - Roads and Bridges	Weaverville Township wide Roads	Obligated	52,488.93		
800922	B - Emergency Protective Measures	Weaverville EMP	Obligated	**605,095.33**	***605,095.33***	*9/29/2025*
817940	C - Roads and Bridges	Weaverville culvert	Obligated	**93,517.94**	***93,517.94***	*9/9/2025*
797907	E - Buildings and Equipment	Weaverville Buildings/Fences	Pending Insurance Comp	107,443.54		
798031	F - Utilities	Water Line Break in the Town of Weaverville	Obligated	**234,826.69**	***234,826.69***	*9/29/2025*
797912	F - Utilities	Raw Water Pump Station/Reems Creek GC, WVL	Obligated	**76,479.86**	***76,479.86***	*9/9/2025*
797911	G - Parks, Recreational Facilities	Lake Louise Park, Weaverville	Pending EHP Review	107,994.09		
962785	B - Emergency Protective Measures	90% FS Companion - 800922	Pending Award	31,000.00		
394508	A - Debris Removal	(PW# 63) WEARO02 - City Wide Debris Removal	Project Closed Out	30,437.48		
394507	B - Emergency Protective Measures	(PW# 60) WEBRO01 - City Wide Emergency Services	Project Closed Out	23,660.75		
375994	A - Debris Removal	(PW# 40) DEBRIS REMOVAL	Project Closed Out	12,050.10		
375993	B - Emergency Protective Measures	(PW# 39) EMERGENCY PROTECTIVE MEASURES	Project Closed Out	1,781.51		
			Subtotals	2,126,073.09	*1,009,919.82*	
759567	A - Debris Removal	Expedited Debris	Pending Amend Req Approval	**1,854,070.32**	***1,854,070.32***	*10/29/2024*
		(Actual Cost of Project =$608,327.78, Est. Return to FEMA = $1,245,742.54)		**(1,245,742.54)**	***(1,245,742.54)***	
					-	
			Total Anticipated from FEMA	**2,734,400.87**	***1,618,247.60***	