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

TOWN COUNCIL AGENDA

Monday, November 17, 2025
Regular Meeting at 6:00 pm

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

		Pg #	*Presenter*
1.	**Call to Order**		Mayor Fitzsimmons
2.	**Approval/Adjustments to the Agenda**		Mayor Fitzsimmons
3.	**Conflict of Interests Statement**		Mayor Fitzsimmons
4.	**Consent Agenda**		Town Manager Harris
	A. October 27, 2025, Town Council Regular Meeting Minutes	2	
	B. Monthly Tax Report, Refunds/Releases	7	
	C. Budget Amendments – Police and Fire	12	
	D. Waterline Acceptance – Encore at Reems Creek (Ph2)	14	
	E. Helene Recovery Plan Adoption	16	
	F. Source Water Resiliency and Response Plan	34	
	G. Road Closure Ordinance – Portion of Florida Ave for Candlelight Stroll	35	
	H. Code Amendments – Ch. 20 – Legal Compliance – Set PH for 12/9/25	38	
	I. Resolution Supporting MPO Grant Application for Update to 2014 Reems Creek Greenway Feasibility Study	46	
5.	**Town Manager's Report**	48	Town Manager Harris
6.	**General Public Comments** (see below for additional information)		Mayor Fitzsimmons
7.	**Discussion & Action Items**		
	A. Annexation/Zoning/Water Request – 10 Silverwood Farm Road	51	Town Manager Harris
	B. Notice of Anticipated Vacancy on Town Council	74	Mayor Fitzsimmons
	C. Quarterly Report – Fire	79	Interim Fire Chief Davis
	D. Quarterly Report – Police	85	Police Chief Oberlin
	E. Quarterly Report – Community Center	92	Comm. Ctr Manager DeSerio
8.	**Adjournment**		Mayor Fitzsimmons

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

Town Council Regular Meeting Minutes

The Town Council held a regularly scheduled meeting on Monday, October 27, 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: Patrick Fitzsimmons, John Chase, Michelle Wood, Doug Jackson, Catherine Cordell, Peter McGuire, and Dee Lawrence.

Staff Present- Town Attorney Michael Frue, Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Planning Director James Eller, Public Works Director Angela Reece, 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, Police Chief Somer Oberlin, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Council member Jackson requested to place the annexation request on the Nov. 17th meeting as a discussion item and remove it from the Consent Agenda.

Mayor Fitzsimmons noted the WEDAC is looking for grant opportunities, and council's authority to apply would be addressed during the meeting.

Motion to approve the agenda as adjusted.

Moved by: Doug Jackson

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

Carried unanimously. 7-0

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. Community Recognition - Garden Club of Weaverville

The Garden Club of Weaverville was presented with a certificate of appreciation for their hard work in maintaining several garden areas within the Town, including the pollinator garden in the Main Street Nature Park.

Draft

5. Consent Agenda

Town Manager Harris reviewed the consent agenda items.

Motion to approve consent agenda as presented with the removal of item H concerning the annexation/zoning request for 10 Silverwood Farm Road.

Moved by: Dee Lawrence

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

Carried unanimously. 7-0

A. Town Council Meeting Minutes for 9/22/25 - *approved as presented*

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

C. Budget Amendment- Admin, Police, and Community Center - *approved as presented*

D. Budget Amendment- FY25 Transfers - *approved as presented*

E. Road Closure Ordinance – Holiday Parade - *approved as presented*

F. Waterline Acceptance Greenwood Park (Phase 4) - *approved as presented*

G. Code Amendments Ch. 20 Set Public Hearing for 12/9/25 at 6pm - *approved as presented*

I. Street Paving Contract change order - *approved as presented*

J. Meeting Schedule Changes & Designation of Organizational Meeting - *approved as presented*

6. Town Manager's Report

Town Manager Harris reviewed the following project Update, Status and Communications, Calendar and Upcoming Events

- New Public Works Director, Angela Reece introduction
- Community Conversations session October 21st
- Engagement Meetings with local officials
- Population Estimates
- Duke Energy Improvements update
- Holiday Season Events
- Waterwheel Reinstallation
- Tree Assessment Report
- Public Facilities and restroom
- Zoning Update and Pavement Standards
- Fire Truck Repair and New Equipment Status
- County Fire Tax Districts
- Capital Improvement Projects Updates
- School of Government Class for Town Manager
- Town Meetings and Upcoming Events

Mayor Fitzsimmons requested a separate motion to allow the stormwater culvert repair at Lake Louise Drive to proceed.

Draft

Motion to authorize staff to contract for the stormwater culvert repair at Lake Louise Drive based on informal bids and to bring back any needed budget amendment.

Moved by: Catherine Cordell

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

Carried unanimously. 7-0

7. Public Comment

Mayor Fitzsimmons opened the Public Comment period.

Mr. Jeff McKenna, a Weaverville resident, addressed support for the WEDAC committee and supported a proactive approach seeking economic grants.

Mr. Andrew Nagle, a Weaverville resident, addressed the Buncombe County tax assessor's re-evaluation scheduled for 2026, the law requiring that it be conducted every eight years, questioned the schedule for four years instead of eight. He requested clarification regarding the cost approach versus the sales market approach and disagreed with conducting property re-evaluation in 2026.

Ms. Darla Letourneau, a Weaverville resident, addressed support for citizens' engagement during the Strategic Plan process. She noted the upcoming candidates' forum, town growth, and support for posting the Town Manager's monthly report.

Mr. Phil Barnett, WEDAC chair, reported a new grant committee is applying for grants, Reems Creek greenway application 20% local match from French Broad MPO [*There was Town Council consensus to pursue this grant opportunity*.] The grant for $500,000 was not awarded. NCDEQ is close to concluding chemical testing on the Balcrank property and Explore Asheville will be conducting a site visit of the property.

Ms. Pamela McCury, a Buncombe County resident, was concerned with the hospital and the proposed apartment complex density for the 10 Silverwood Farm Rd property which she resides adjacent to, and noted the anticipated impacts to traffic volume.

Mr. Keith McCury Ray, a Buncombe County resident at Holler Road, was concerned with the annexation request and size of the apartment complex. He requested site development plans, environmental, flood, and geological impacts. Mr. McCory added his property is on well water at 50-foot depth, so was concerned with disrupting the water table and future access to water.

No on-line or written public comments were submitted.

8. Discussion & Action Items

A. Presentation on Reappraisal 2026

Eric Cregger, Buncombe County Tax Assessor, presented information on the property reappraisal project. He said Buncombe County reappraises all real property on a four-year schedule. The previous reappraisal occurred January 1, 2021, with the next reappraisal scheduled for January 1, 2025. Following the impacts of Tropical Storm Helene in our community, the Buncombe County Board of Commissioners voted to delay Reappraisal until January 1, 2026.

Properties are appraised at 100% of market value based on the most recent qualified sales that occurred leading up to the reappraisal date. North Carolina law requires counties to use this information to create the value included in the schedule of values. After review, public hearing, and

Draft

adoption, the schedule of values will go into effect January 1, 2026, and will be the basis for assessed values until the next reappraisal.

Mr. Cregger reviewed the 'mass appraisal' method, sales market approach or sales transactions in and around neighborhoods to help determine the new property value, and comparable market approach. Buncombe County Tax Assessors' Office receives questions regarding any increased assessments in the County, Helene damage, and appeals to the taxable value and schedule of values. Questions can be directed to the Property Assessor's Office at (828) 250-4920.

B. Strategic Plan Draft and Adoption

Town Manager Harris provided an overview of the Strategic Plan drafting process, public engagement, Town Council member review, and resulting goals and priorities for 2026-29 Strategic Plan objectives, which included the Town of Weaverville Vision Statement, and Mission Statement.

Motion to adopt the Strategic Plan for 2026-2029 as presented.

Moved by: Dee Lawrence

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

Carried 7-0

C. Quarterly Report – Planning

Planning Director Eller presented the Planning Department's report including review of the text amendments and Planning Board recommendations, newly adopted Session Law specifically to development and street standards, and Board of Adjustment case updates and granted variance. Mr. Eller reviewed the Comprehensive Plan timeline schedule and upcoming updates.

There was general Town Council consensus to delay the next steps on the Comprehensive Land Use Plan update project by 90 days, or to February 2026 to allow full participation of the new council members resulting from the upcoming municipal elections.

D. Quarterly Report - Finance

Finance Director Dozier provided an update on the financial audit process, auditors schedule, deadlines, and FEMA funding updates. Due to scheduling, the Town Council audit presentation will be at the December meeting.

Ms. Dozier reviewed our expected revenues, sales tax, and fire protection tax, expenditures, capital projects, engineering fees, and water treatment plant expansion project. She highlighted FEMA funds received, statuses on emergency protective measures, overtime, equipment usage hours, possible reimbursements and insurance claims.

9. Closed Session

Attorney Frue suggested a closed session under 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.

Motion to go into closed session under the authority stated by Town Attorney Frue at 7:18 p.m.

Moved by: John Chase

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

Carried 7-0

[CLOSED SESSION]

Motion to reenter open session at 8:10 p.m.

Moved by: John Chase

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

Carried 7-0

Councilmember Wood noted Council should conduct a full review of a request by citizens requesting to close the pickleball courts.

Motion for the Town to close the pickleball courts effective immediately pending further review and a final decision from Council.

Moved by: Michele Wood

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

Failed 1-6

10. Adjournment at 8:12 pm.

There being no further business and without objection, Mayor Fitzsimmons adjourned the meeting at 8:12 p.m.

Town Clerk, Tamara Mercer

Mayor, Patrick Fitzsimmons

Draft

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: November 17, 2025

SUBJECT: Monthly Tax Report

PRESENTER: Tax Collector

ATTACHMENTS: Monthly Tax Report Summary
TR-401G Net Collections Report for October 2025

DESCRIPTION/SUMMARY OF REQUEST:

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

A summary of the monthly tax report is provided and shows that **18.00% of the Town's property taxes have been collected as of the end of October**. This totals $866,065.36 out of the $4,800,693.79 total tax levy (real property, personal property, and business personal property). At the end of October 2025 there was $4,811,371.58 left to collect of the 2025 property taxes.

The Motor Vehicle Levy Releases/Refunds report for October has not yet been received and will be included on the November tax report.

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

October 2025	Property Tax Levy Release/Refund	$168.63
October 2025	Motor Vehicle Levy Release/Refund	TBD

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 October 2025:

Original Billed Amts	$	4,800,694
Abs Adj (Adjustments by Assessor)	$	(4,615)
Bill Releases	$	(28)
Discovery Levy	$	6,811
Additional Levy	$	8,510
Net Levy	$	4,811,372
Total Current Year Collections	**$**	**866,065**
% Collected		**18.00%**
Total Left to be Collected:	**$**	**3,945,306**
Prior Years Tax Paid	$	1,812
Prior Years Interest Paid	$	90

Date run: 11/3/2025 2:11:49 PM

TR-401G Net Collections Report

NCPTS V4

Data as of: 11/2/2025 11:51:34 PM

Report Parameters:

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

Date Sent to Finance End: **Max - October 31, 2025**

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

Tax District: **WEAVERVILLE**

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

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

Year For: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003**

Collapse Districts: **N**

Default Sort-By: **Tax Year**

Grouping: **Tax District,Levy Type**

Fiscal Year Activity from July 1, 20XX to October 31, 2025								Activity from October 1, 2025 to October 31, 2025			
Tax Year	Orig. Billed Amt ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)	Net Levy ($)	Amt Collect. ($)	Unpaid Balance ($)	Amt Collect. ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)
		Assessor Refunds ($)	Net Collections ($)	Additional Levy ($)	Collection Fee Amt ($)	% Coll.	% Uncoll.			Assessor Refunds ($)	Additional Levy ($)
TAX DISTRICT: WEAVERVILLE	**LEVY TYPE: Interest**										
2024	0.00	0.00	0.00	0.00	0.00	4,826.22	0.00	$ -	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**	**$ -**	**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	235.04	2,690.20	878.86	1,811.34	$ 61.22	0.00	0.00	235.04
		0.00	878.86	4.77	0.00	32.67 %	67.33 %			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**	**10,463.42**	**29,195.81**	**27,228.03**	**1,967.78**	**$ 61.22**	**0.00**	**0.00**	**235.04**
		0.00	**27,228.03**	**316.94**	**0.00**	**93.26 %**	**6.74 %**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: TAX**									
2025	4,800,693.79	4,615.38	27.65	6,810.86	4,811,371.58	866,065.36	3,945,306.22	$ 185,757.43	157.50	11.13	3,804.09
		-4,900.82	861,164.54	8,509.96	0.00	18.00 %	82.00 %			0.00	136.80
2024	4,297,291.04	3,866.28	46.77	5,304.73	4,301,679.77	4,297,996.54	3,683.23	$ -	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**	**25,730.69**	**3,407.40**	**63,267.12**	**24,547,680.47**	**20,591,888.41**	**3,955,792.06**	**$ 185,757.43**	**157.50**	**11.13**	**3,804.09**
		-845.24	**20,591,043.17**	**19,317.47**	**0.00**	**83.89 %**	**16.11 %**			**0.00**	**136.80**
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**	**26,366.51**	**4,302.33**	**73,730.54**	**24,631,719.66**	**20,708,724.44**	**3,964,669.47**	**$ 185,818.65**	**157.50**	**11.13**	**4,039.13**
		-845.24	**20,707,879.20**	**19,634.41**	**0.00**	**83.90 %**	**16.10 %**			**0.00**	**136.80**

Signature (Tax Collector) _____

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	November 17, 2025
Subject:	Budget Amendment – Fire, Police
Presenter:	Town Finance Director
Attachments:	Budget Amendment Form

Description/Summary of Request:

The Fire Department received a donation of **$1,000.00** from Hedrick Industries/North Buncombe Quarry in Sept 2025 as a thank you (on the one-year anniversary) for Hurricane Helene response and recovery efforts.

The Town collected an additional **$625.00** in Cops for Kids donations during Oct – Nov 2025, bringing the fiscal year-to-date total to $1,458.31.

A portion of each quarterly distribution the Town receives from the ABC Store must be allocated to Alcohol Education, and Law Enforcement activities. For the quarter ending 9/30/2025 the Town received **$3,422.55** for Alcohol Education and **$2,444.68** for Law Enforcement.

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

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2025-2026

Town of Weaverville

What expense accounts are to be increased?

Account	Account Description	Transfer Amount
040-430-434-26000	Fire—Supplies/Materials	$1,000.00
010-430-431-26608	Cops for Kids (Expenditure)	$625.00
010-430-431-26400	Police – Alcohol Ed & Prevention	$3,422.55
010-430-431-26450	Police – ABC Law Enforcement	$2,444.68

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

Account	Account Description	Transfer Amount
040-004-300-09026	Contributions Fire Dept	$1,000.00
010-004-300-09028	Cops for Kids (Revenue)	$625.00
010-004-300-06045	ABC Store – Alcohol Education	$3,422.55
010-004-300-06050	ABC Store – Police Dept Revenue	$2,444.68

Justification: Please provide a brief justification for this budget amendment. *Donation to Fire Department from Hedrick Industries received Sept 2025 for Helene response & recovery; Cops for Kids donations received Oct - Nov 2025; ABC Store distribution for Q1 FY 2026.*

Authorized by Finance Officer **Date**

Authorized by Town Manager **Date**

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

Budget Ordinance Section 10:

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

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

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

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

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: November 17, 2025

SUBJECT: Waterline Acceptance – Encore at Reems Creek (Phase 2)

PRESENTER: Public Works Director Reece

ATTACHMENTS: Easement Plat

DESCRIPTION/SUMMARY OF REQUEST:

Encore at Reems Creek Townhomes, LLC, is the owner and developer of the townhouse project known as Encore at Reems Creek that is being constructed at 480 Reems Creek Road. Phase 1 of their water system was accepted into the Town's public water system in May. The water infrastructure is now completed for Phase 2 and the Town has been asked to accept those lines into the Town's public water system. The easement plat that is attached shows the 8-inch waterline that was constructed and the 20-foot wide easement.

The 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 $10,000.00 to cover any defects that might be discovered within three years of our acceptance. Upon approval staff will be working with the owner to get the necessary easement documents in place.

STRATEGIC PLAN ALIGNMENT	Goal 1 – Sustainable Growth & Development
FINANCIAL/BUDGET IMPACT	Financial impact is limited to long-term maintenance of this infrastructure

ACTION REQUESTED:

Council action to (1) accept the waterline extension and related improvements into the Town's water system subject to staff level approval by the Town Manager, Town Attorney and Public Works Director, and (2) set the repair guaranty amount at $10,000.00. The following is suggested as a motion:

> *I move that we accept the waterline extension and related improvements for Encore at Reems Creek 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 $10,000.00.*

NOTES

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY–AT–LAW.

* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS–OF–WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

* THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.

* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE.

* NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1–800–632–4949 BEFORE DIGGING.

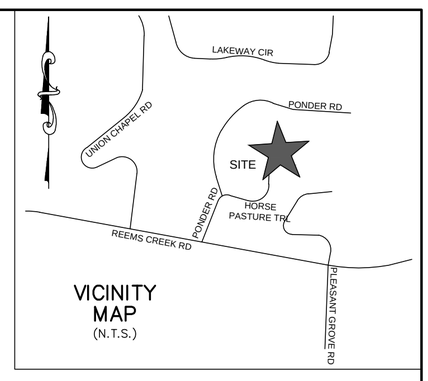
* BASED ON GEOGRAPHICAL INFORMATION, THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 3700975200J, EFFECTIVE DATE JANUARY 6, 2010.

* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

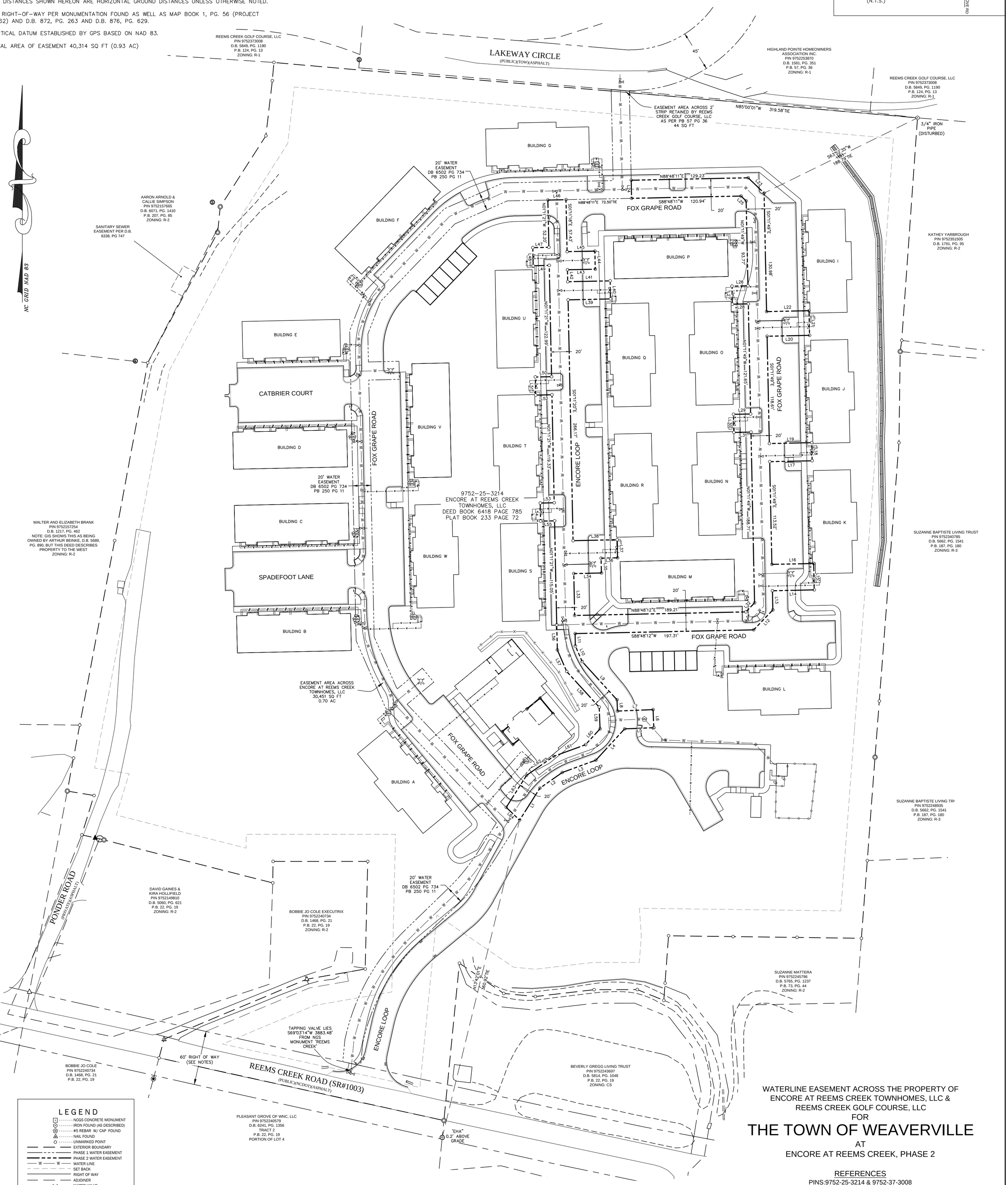
* 60' RIGHT–OF–WAY PER MONUMENTATION FOUND AS WELL AS MAP BOOK 1, PG. 56 (PROJECT 8.20162) AND D.B. 872, PG. 263 AND D.B. 876, PG. 629.

* VERTICAL DATUM ESTABLISHED BY GPS BASED ON NAD 83.

* TOTAL AREA OF EASEMENT 40,314 SQ FT (0.93 AC)



VICINITY MAP
(N.T.S.)



LEGEND

- NCGS CONCRETE MONUMENT
- IRON FOUND (AS DESCRIBED)
- #5 REBAR W/ CAP FOUND
- NAIL FOUND
- UNMARKED POINT
- EXTERIOR BOUNDARY
- PHASE 1 WATER EASEMENT
- PHASE 2 WATER EASEMENT
- WATER LINE
- SET BACK
- RIGHT OF WAY
- ADJOINER
- WATER VALVE
- HYDRANT
- WATER METER

LINE	BEARING	DISTANCE
L1	N32°24'55"E	41.89'
L2	N54°54'55"E	30.07'
L3	N69°54'55"E	39.56'
L4	N42°38'52"E	47.02'
L5	N87°38'52"E	32.26'
L6	N02°21'08"W	20.00'
L7	S87°38'52"W	39.37'
L8	N02°21'08"W	12.44'
L9	N42°21'08"W	57.22'
L10	N23°21'08"W	18.86'
L11	N01°21'56"W	13.59'
L12	N43°48'11"E	30.50'
L13	N01°11'49"W	21.19'
L14	N88°48'11"E	46.20'
L15	N01°11'49"W	29.15'
L16	S88°48'11"W	46.20'
L17	N88°48'11"E	46.90'
L18	N01°11'49"W	20.00'
L19	S88°48'11"W	46.90'
L20	N88°48'11"E	46.89'
L21	N01°11'49"W	27.24'
L22	S88°48'11"W	46.89'
L23	N46°11'49"W	24.43'
L24	S01°11'49"E	20.00'
L25	S46°11'49"E	7.86'
L26	S88°48'11"W	17.64'
L27	S01°11'49"E	20.00'
L28	N88°48'11"E	17.64'
L29	N88°48'11"E	18.95'
L30	S01°11'49"E	20.00'
L31	N88°48'11"E	18.95'
L32	N43°48'11"E	13.93'

LINE	BEARING	DISTANCE
L33	N01°11'15"W	46.31'
L34	N88°48'11"E	30.53'
L35	N01°11'49"W	16.37'
L36	N88°48'40"E	18.21'
L37	N01°11'20"W	20.00'
L38	S88°48'40"W	48.74'
L39	N88°48'40"E	46.89'
L40	N01°11'20"W	20.00'
L41	S88°48'40"W	46.89'
L42	N01°11'20"W	13.24'
L43	N88°48'11"E	30.73'
L44	N01°11'49"W	20.00'
L45	S88°48'11"W	30.73'
L46	S88°48'11"W	20.00'
L47	S88°48'39"W	17.75'
L48	S01°11'21"E	20.00'
L49	N88°48'39"E	17.75'
L50	S88°48'39"W	18.01'
L51	S01°11'21"E	20.00'
L52	N88°48'39"E	18.01'
L53	S88°48'39"W	15.42'
L54	S01°11'21"E	20.00'
L55	N88°48'39"E	15.42'
L56	S01°33'45"E	27.66'
L57	S23°21'08"E	25.92'
L58	S42°21'08"E	53.29'
L59	S02°21'08"E	23.99'
L60	S42°38'52"W	23.83'
L61	S69°54'55"W	37.35'
L62	S54°54'55"W	36.68'
L63	S32°24'55"W	41.82'
L64	S46°09'19"E	20.40'

I, JOSEPH KANE, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47–30(f)(11):
C) 4). THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62–3.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY_____.

PRELIMINARY FOR REVIEW ONLY

_____
N.C. PROFESSIONAL LAND SURVEYOR

L–5106
LICENSE #

WATERLINE EASEMENT ACROSS THE PROPERTY OF
ENCORE AT REEMS CREEK TOWNHOMES, LLC &
REEMS CREEK GOLF COURSE, LLC
FOR
THE TOWN OF WEAVERVILLE
AT
ENCORE AT REEMS CREEK, PHASE 2

REFERENCES
PINS:9752-25-3214 & 9752-37-3008
DEED BOOK: 6418 PAGE: 785
DEED BOOK: 5849 PAGE 1190
PLAT BOOK:233 PAGE 72
PLAT BOOK: 124 PAGE 13
TOWN OF WEAVERVILLE, BUNCOMBE COUNTY, NC
JOB # 24229 DATE 8-4-25
JOSEPH KANE L-5106
jkane@holmesgeo.com

HOLMES GEOSPATIAL
200 Ridgefield Court, Suite 208 Asheville, NC 28806
Phone: (828) 225-6562 Company Licensure C-2806
www.holmesgeospatial.com

50 0 25 50 100 150
GRAPHIC SCALE 1 INCH = 50 FEET

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	November 17, 2025
SUBJECT:	Helene Recovery Plan Adoption
PRESENTER:	Assistant Town Manager Jackson
ATTACHMENTS:	Proposed Resolution with Weaverville Section Attached

DESCRIPTION/SUMMARY OF REQUEST:

Since April 2025 the Town of Weaverville has been working with the County, municipal jurisdictions, and some FEMA representatives on a Helene Recovery Plan.

The Plan is now in final form with Weaverville's section of the Plan attached and the full Buncombe County Tropical Storm Helene Recovery Plan available via this link and QR code:

https://weavervillenc.org/wp-content/uploads/2025/11/2025-Buncombe-County-Helene-Recovery-Plan-final-for-adoption.pdf

The Plan, and specifically Weaverville's section, is ready for adoption and a resolution has been provided for that purpose.

STRATEGIC PLAN ALIGNMENT	Goal 2 – Emergency Preparedness/Community Resilience
FINANCIAL/BUDGET IMPACT	No financial impact for adoption of Plan

ACTION REQUESTED:

Town Council action to adopt the attached resolution is requested.

TOWN OF WEAVERVILLE

RESOLUTION CONCERNING THE BUNCOMBE COUNTY TROPICAL STORM HELENE RECOVERY PLAN AND THE WEAVERVILLE SECTION CONTAINED THEREIN

WHEREAS, the Town of Weaverville has been working with Buncombe County, the City of Asheville, and the Towns of Biltmore Forest, Black Mountain, Mountain, and Woodfin on a consolidated plan to document and address the recovery and resilience needs of the area in the wake of Tropical Storm Helene that devastated Western North Carolina on September 27, 2024;

WHEREAS, through the leadership of Buncombe County and its staff and with the valuable assistance of FEMA and other partners, the Tropical Storm Helene Recovery Plan has been developed and includes desired recovery projects specific to each local government jurisdiction, including Weaverville;

WHEREAS, public input has been solicited and received on the Plan and Weaverville's projects;

WHEREAS, Weaverville's Town Council now wishes to adopt the Tropical Storm Helene Recovery Plan in order to establish projects and recovery strategies to ensure emergency preparedness, economic resilience, infrastructure resilience, environmental resilience, and community resilience during and in the aftermath of emergencies;

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

(1) Endorses the full Buncombe County Tropical Storm Helene Recovery Plan as a multi-jurisdictional roadmap for recovery and resilience; and

(2) Formally adopts the Weaverville Section of the Recovery Plan, including the projects and recovery strategies outlined therein; and

(3) Commits to continued collaboration with regional partners to ensure coordinated implementation.

ADOPTED this the 17th day of November, 2025.

_____

PATRICK FITZSIMMONS, Mayor

_____

TAMARA MERCER, Town Clerk

November 2025

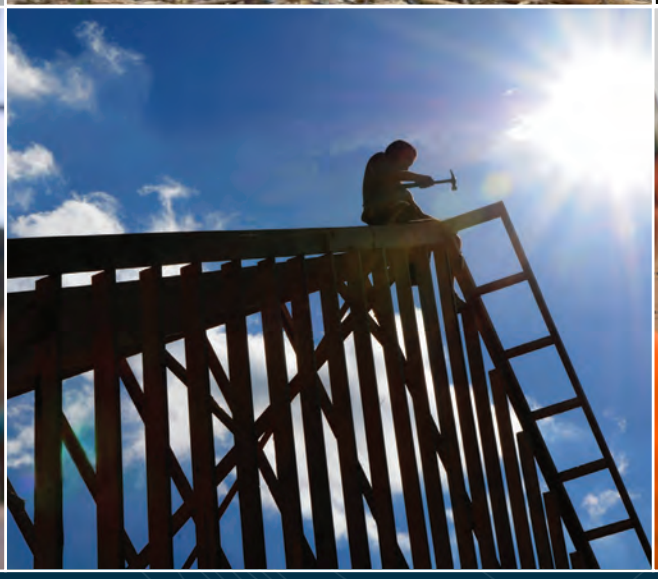
Buncombe County Helene Recovery Plan

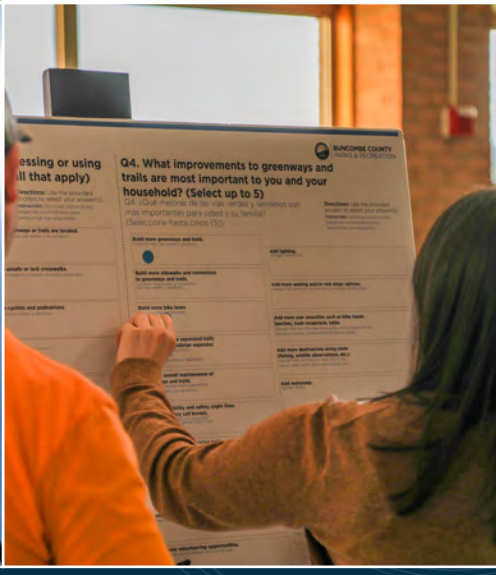












Town of Weaverville

Recovery Projects

TOWN OF WEAVERVILLE

MISSION

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



4
SQ MILES

4,799
POPULATION

51.6
MEDIAN AGE

$90,000
MEDIAN HOUSEHOLD INCOME

$452,700
MEDIAN HOME PRICE

$1,642
MEDIAN RENT

GOVERNMENT PROFILE

GOVERNMENT	ANNUAL BUDGET	EMPLOYEES
Town Council	$17.7 MILLION	90

KEY SERVICES

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

HELENE RECOVERY PRIORITIES

Emergency Preparedness
Community Resilience
Economic Resilience
Environmental Resilience
Infrastructure Resilience

Weaverville

Eller Cove Watershed Fuel Load Removal

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

Complexity	Cost	Timing
Low	$$$ High	Short-term

Category:
ENVIRONMENTAL RESILIENCE

Purpose

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

Benefits & Intended Outcomes

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

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

Activities & Deliverables

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

Implementation Considerations

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



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

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

Emergency Operations Plan

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

Complexity	Cost	Timing
Medium	$$$ Low	Short-term

Category:
EMERGENCY PREPAREDNESS

Purpose

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

Benefits & Intended Outcomes

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

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

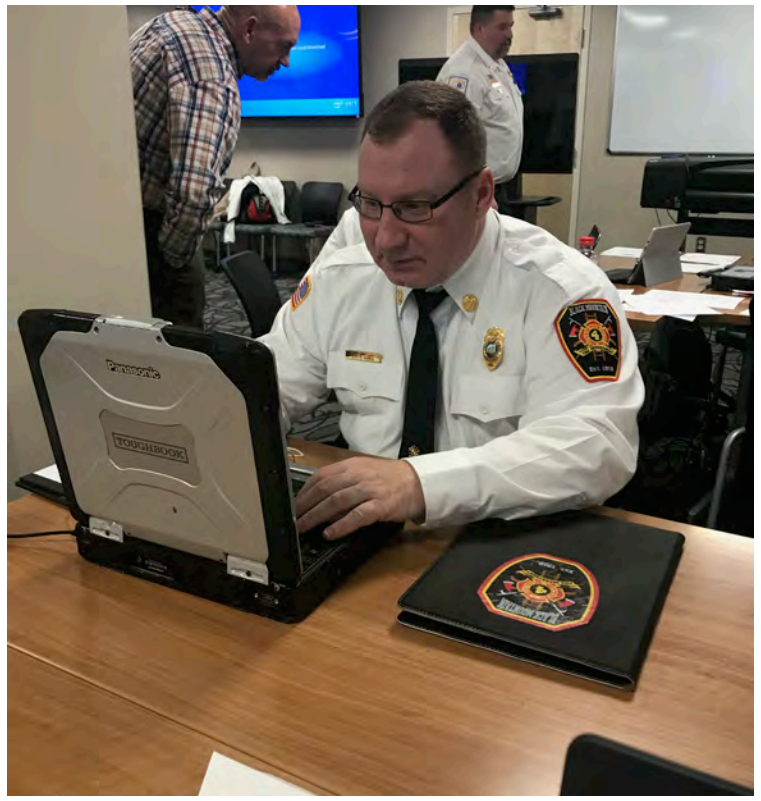
Activities & Deliverables

Key activities include:

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

Implementation Considerations

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



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

Partners:

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

Expanding Open Space & Parks

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

Complexity	Cost	Timing
Medium	$$$ High	Medium

Category:
COMMUNITY RESILIENCE

Purpose

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

Benefits & Intended Outcomes

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

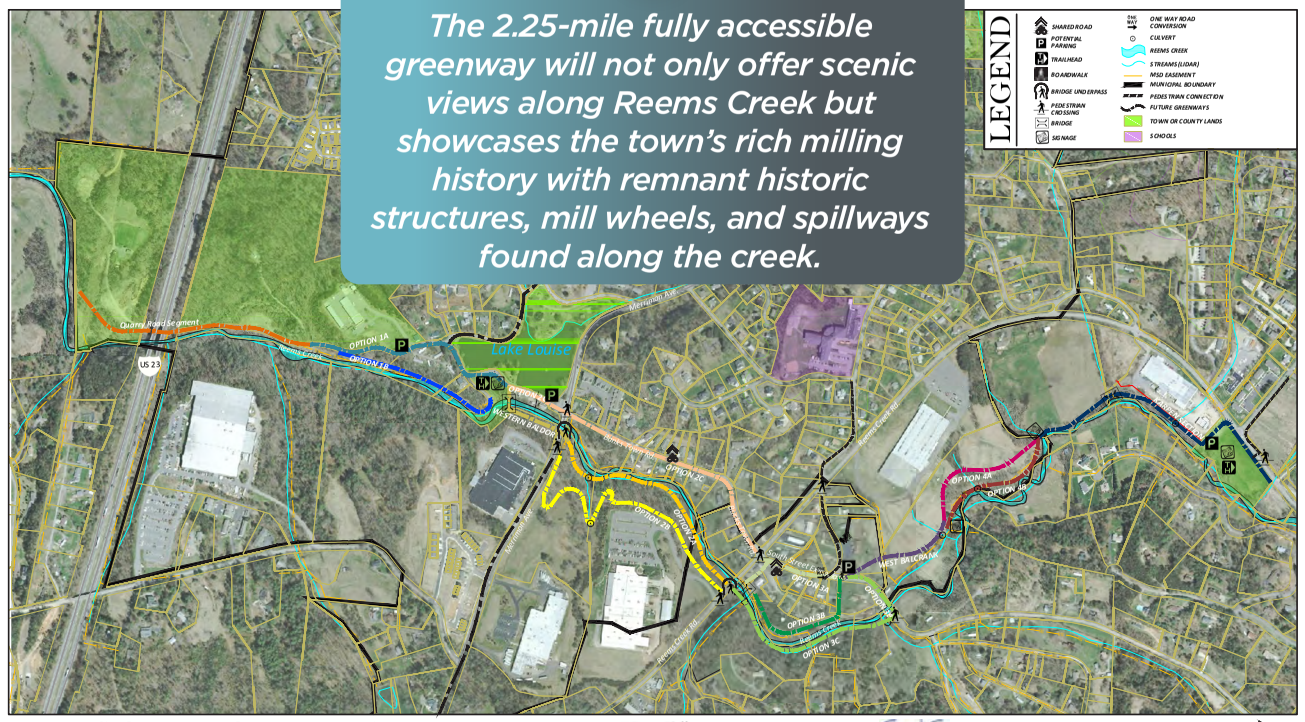
Activities & Deliverables

The key activities for this project include:

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

Implementation Considerations

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



The 2.25-mile fully accessible greenway will not only offer scenic views along Reems Creek but showcases the town's rich milling history with remnant historic structures, mill wheels, and spillways found along the creek.

REEMS CREEK GREENWAY | *Balcrank Property* | CONCEPTUAL PLAN

Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

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

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

Weaverville

First Responder Mental Health

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

Complexity	Cost	Timing
Medium	$$$ Low	Medium

Category:
EMERGENCY PREPAREDNESS

Purpose

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

Benefits & Intended Outcomes

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

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

Activities & Deliverables

This project would entail the following key activities:

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

Implementation Considerations

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



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

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

Local Business Support

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

Complexity	Cost	Timing
High	$$$ Medium	Long-term

Category:
ECONOMIC RESILIENCE

Purpose

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

Benefits & Intended Outcomes

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

Activities & Deliverables

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



Implementation Considerations

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

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

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

Project Sponsor:
Town of Weaverville

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

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

Main Street Nature Park Stormwater & Streambank Restabilization Project

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

Complexity	Cost	Timing
Low	Medium	Short-term

Category:
ENVIRONMENTAL RESILIENCE

Purpose

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

Benefits & Intended Outcomes

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

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

Activities & Deliverables

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

Implementation Considerations

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



Project Sponsor:
Town of Weaverville

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

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

Property Buyout

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

Complexity	Cost	Timing
Medium	$$$ Medium	Short-term

Category:
ENVIRONMENTAL RESILIENCE

Purpose

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

Benefits & Intended Outcomes

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

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

Activities & Deliverables

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

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

Implementation Considerations

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



Project Sponsor:
Town of Weaverville

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

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

Public Communication & Notification

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

Complexity	Cost	Timing
Medium	$$$ Medium	Short-term

Category:
EMERGENCY PREPAREDNESS

Purpose

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

Benefits & Intended Outcomes

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

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

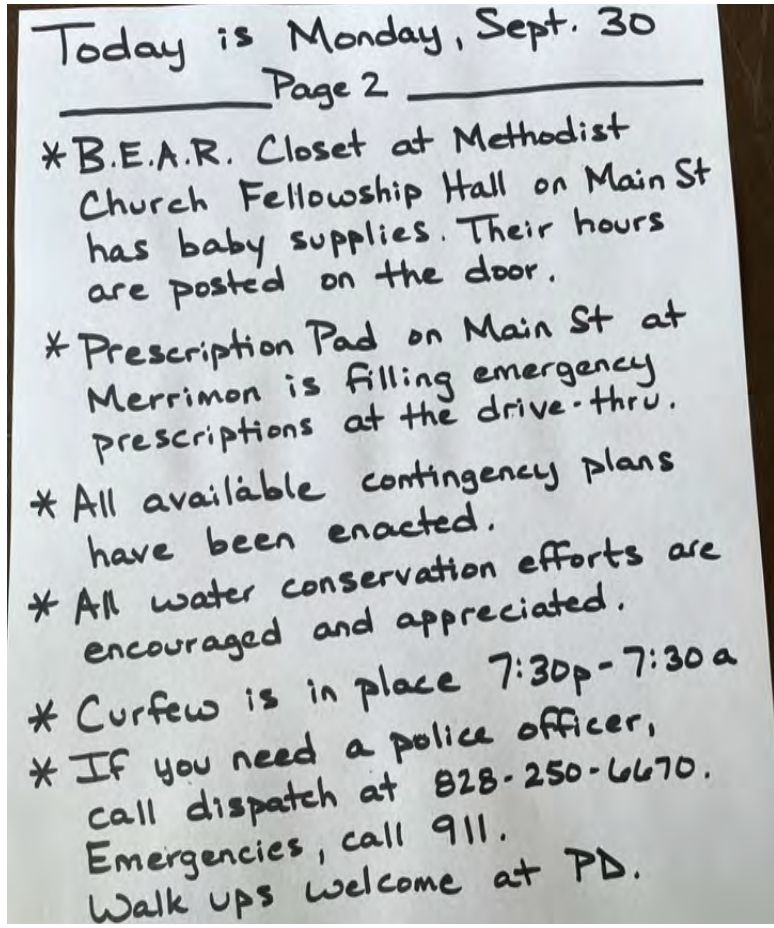
Activities & Deliverables

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

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

Implementation Considerations

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



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

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

Public WiFi & Community Engagement

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

Complexity	Cost	Timing
Medium	$$$ Medium	Medium

Category:
COMMUNITY RESILIENCE

Purpose

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

Benefits & Intended Outcomes

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

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

Activities & Deliverables

Key activities and deliverables include:

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

Implementation Considerations

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



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

Partners:

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

Weaverville

Resilience Hub

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

Complexity	Cost	Timing
Medium	$$$ Low	Short-term

Category:
EMERGENCY PREPAREDNESS

Purpose

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

Benefits & Intended Outcomes

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

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

Activities & Deliverables

This project would entail the following key activities:

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

Implementation Considerations

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



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

Partners:

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

Weaverville

Street & Sidewalk Evaluation & Repair

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

Complexity	Cost	Timing
Low	$$$ High	Medium

Category:
INFRASTRUCTURE RESILIENCE

Purpose

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

Benefits & Intended Outcomes

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

Activities & Deliverables

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

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

Implementation Considerations

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



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

Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville

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

Urban Canopy Inventory & Enhancement

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

Complexity	Cost	Timing
Low	$$$ Low	Short-term

Category:
ENVIRONMENTAL RESILIENCE

Purpose

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

Benefits & Intended Outcomes

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

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

Activities & Deliverables

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

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

Implementation Considerations

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



Project Sponsor:
Town of Weaverville

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

Partners:

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

Water System Interconnection Project

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

Complexity	Cost	Timing
Medium	$$$ Medium	Medium

Category:
EMERGENCY PREPAREDNESS

Purpose

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

Benefits & Intended Outcomes

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

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

Activities & Deliverables

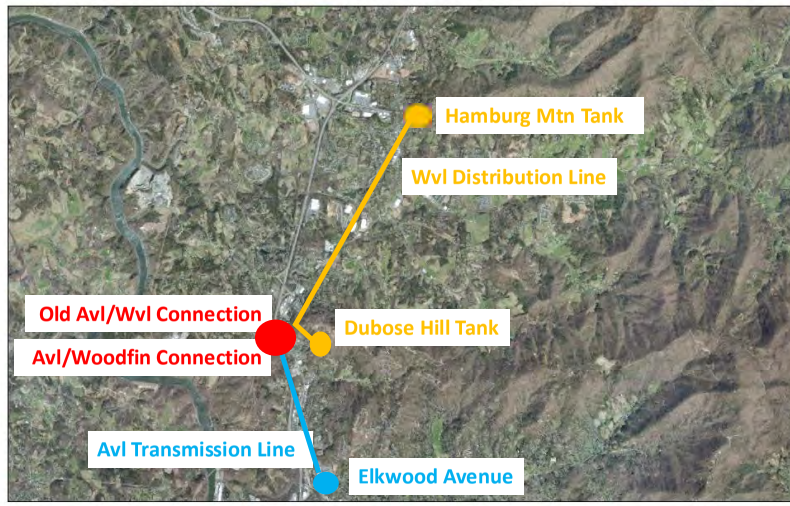
Implementing this project will require close coordination, planning, and engineering between the three jurisdictions. Key steps include the following:

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

Implementation Considerations

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

Avl and Wvl Interconnection



Project Sponsor:
Town of Weaverville

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

Project Lead:
Town of Weaverville

Weaverville Water System Improvements

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

Complexity	Cost	Timing
Medium	$$$ High	Medium

Category:
INFRASTRUCTURE RESILIENCE

Purpose

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

Benefits & Intended Outcomes

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

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

Activities & Deliverables

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

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

Implementation Considerations

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



Project Sponsor:
Town of Weaverville

Project Lead:
Town of Weaverville Water Department

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

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

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

MEETING DATE: November 17, 2025

SUBJECT: Source Water Resiliency and Response Plan

PRESENTER: Water Treatment Plant Superintendent

ATTACHMENTS: None

DESCRIPTION/SUMMARY OF REQUEST:

Pursuant to NCGS §130A-320, North Carolina's Department of Environmental Quality requires all public water suppliers that operate by treating and furnishing water from a surface water source, like the Ivy River, to create and implement a Source Water Resiliency and Response Plan (SWRRP).

Water Treatment Plant Superintendent Randall Wilson has updated the current Plan and that revised plan is now implemented. The Plan consists of the following:

Emergency Response Plan
Vulnerability Assessment
Source Water Assessment Report
Source Water Protection Plan

Not surprisingly environmental contaminants and major disasters affecting the water system, things beyond the Town's control, are identified as potential vulnerabilities and addressed in the Plan by providing protocols for handling such events.

Staff is required to advise Town Council of the creation and implementation of the SWRRP.

Confidentiality under the Homeland Security Act prevents the public disclosure of the Plan, but should Town Council members wish to confidentially review it those arrangements can be made.

STRATEGIC PLAN ALIGNMENT	Goal 5 – Infrastructure & Environmental Resilience
FINANCIAL/BUDGET IMPACT	Implementation costs are included in current operating budget

ACTION REQUESTED:

No action is required or requested.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	November 17, 2025
SUBJECT:	Road Closure Ordinance – Portion of Florida Avenue for Winter Wonderland Event
PRESENTER:	Town Manager Harris
ATTACHMENTS:	Proposed Road Closure Ordinance

DESCRIPTION/SUMMARY OF REQUEST:

The Town is providing some additional activities for the public that attends the WBA's Candlelight Stroll on Friday December 12. As discussed previously we are hoping to create a Winter Wonderland in the small portion of Florida Avenue between Main Street and Merchants Alley (Merchants Alley to remain open). A road closure ordinance is needed to close this small portion of Florida Avenue during the event.

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

STRATEGIC PLAN ALIGNMENT	Goal 3 – Downtown Vibrancy, Economic Growth & Community Character Goal 6 – Parks, Recreation, Special Events &Community Vitality
FINANCIAL/BUDGET IMPACT	No budget impacts

COUNCIL ACTION REQUESTED:

Suggested motion:

> *I move the adoption of the road closure ordinance for the Weaverville Winter Wonderland Event 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 WINTER WONDERLAND EVENT

WHEREAS, the Town Council of Weaverville acknowledges a long tradition of supporting the annual Weaverville Candlelight Stroll, and the new Winter Wonderland Event, that benefits the Weaverville community; and

WHEREAS, the Town Council of Weaverville acknowledges the need of providing community events, such as the Winter Wonderland Event for the pleasure of its citizens; and

WHEREAS the Town Council of Weaverville acknowledges the Winter Wonderland Event requires approximately four hours to install equipment, approximately three hours for the event, and also requires approximately two hours for removing signage, litter, equipment 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 local Town of Weaverville maintained roadway:

Weaverville Winter Wonderland Event

Date: Dec. 12th 2025
Begin time: 2:00 PM
End time: 11:00 PM

Description of closure: 75 feet of roadway, starting from the intersection of Florida Avenue at North Main Street, ending at 7 Florida Avenue;

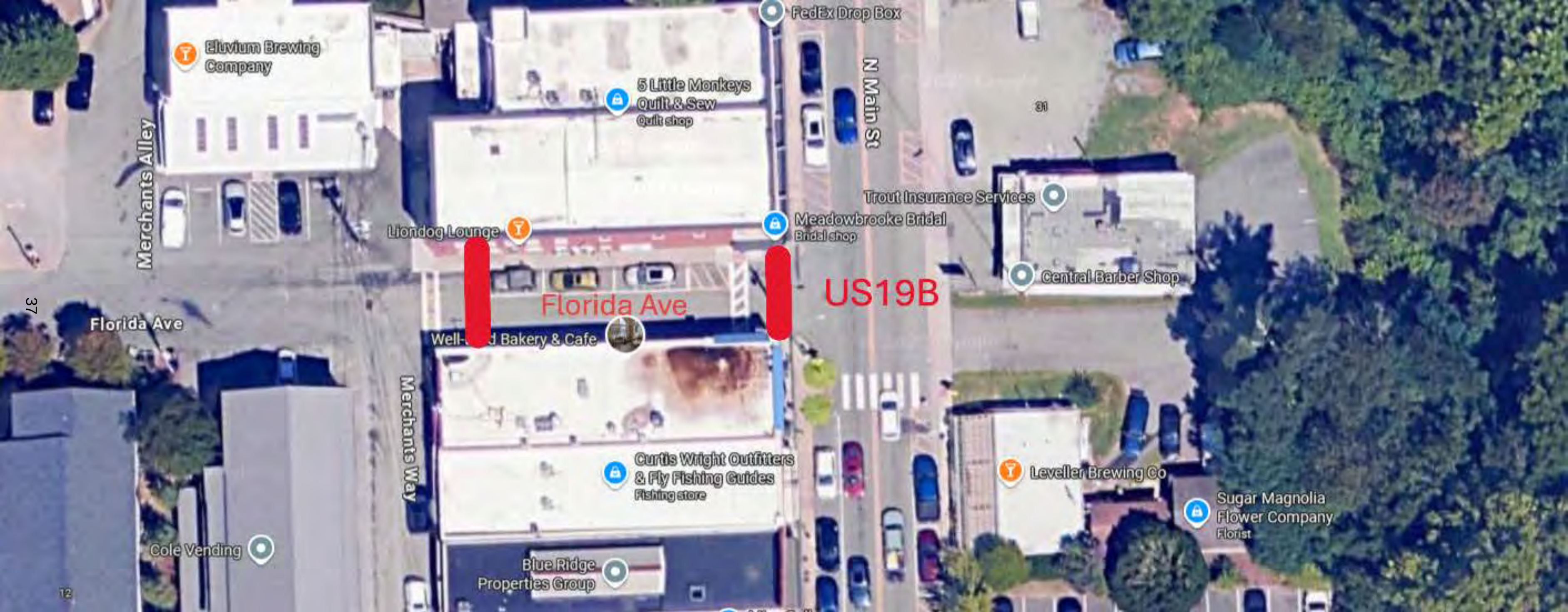
and, pursuant to Weaverville Code of Ordinances, it shall be (1) unlawful for any person to remove any barrier (traffic cone or barrel, barricade, caution tape, etc.) or sign stating that a street or roadway is closed to traffic, and (2) unlawful to drive on or over a street or roadway that is marked, 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 17th day of November, 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


FedEx Drop Box
Eluvium Brewing Company
5 Little Monkeys Quilt & Sew
Quilt shop
N Main St
31
Merchants Alley
Trout Insurance Services
Liondog Lounge
Meadowbrooke Bridal
Bridal shop
Central Barber Shop
Florida Ave
US19B
37
Florida Ave
Bakery & Cafe
Merchants Way
Curtis Wright Outfitters & Fly Fishing Guides
Fishing store
Leveller Brewing Co
Sugar Magnolia Flower Company
Florist
Cole Vending
Blue Ridge Properties Group
12

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	Monday, November 17, 2025
Subject:	Set Public Hearing: Zoning Text Amendments
Presenter:	Planning Director
Attachments:	Planning Board Recommendation, Proposed Ordinance Revisions

Description:

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations to ensure statutory compliance and consistency with stated goals. Rather than having a rank, as many other priorities do, this goal can be found within the portion of the table reserved for legal compliance and accountability.

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.

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 November 3, 2025, the Planning Board reviewed and, with a unanimous vote, recommend to Town Council the attached proposed text amendment which provides for statutory consistency with recent legislation which causes various local development regulations to be amended for legal compliance. This favorable recommendation is based on the findings as stated herein.

The Planning Board recently undertook a review of Session Law 2025-94 passed by the General Assembly in October of 2024. The Planning Board has found that these proposed code amendments are consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments align municipal ordinance with the recently enacted statute and the CLUP calls for the continuous review of zoning regulations to ensure statutory compliance.

_____

Mark Endries, Vice-Chair of the Planning Board
November 3, 2025

Sec. 20-1116. Vested rights and permit choice.

(a) *Findings.* The North Carolina General Assembly has recognized that local government approval of development typically follows significant investment in site evaluation, planning, development costs, consultant fees, and related expenses. The General Assembly also finds that it is necessary and desirable to provide for the establishment of certain vested rights in order to ensure reasonable certainty, stability, and fairness in the development regulation process, secure the reasonable expectations of landowners, and foster cooperation between the public and private sectors in land-use planning and development regulation. The provisions of this section and G.S. 160D-108 and 160D-108.1 strike an appropriate balance between private expectations and the public interest.

(b) *Permit choice*. If a land development regulation is amended between the time a development permit application was submitted and a development permit decision is made or if a land development regulation is amended after a development permit decision has been challenged and found to be wrongfully denied or illegal, G.S. 143-755 applies.

(c) *Vested rights*. Amendments in land development regulations are not applicable or enforceable without the written consent of the owner with regard to any of the following:

i. Buildings or uses of buildings or land for which a development permit application has been submitted and subsequently issued in accordance with G.S. 143-755.

ii. Subdivisions of land for which a development permit application authorizing the subdivision has been submitted and subsequently issued in accordance with G.S. 143-755.

iii. A site-specific vesting plan pursuant to G.S. 160D-108.1.

iv. A multi-phased development pursuant to subsection (f) of G.S. 160D-108 and this Code section.

v. A vested right established by the terms of a development agreement authorized by Article 10 of G.S. Chapter 160D.

The establishment of a vested right under any subdivision of subsection does not preclude vesting under one or more other subdivisions of this subsection or vesting by application of common law principles. A vested right, once established as provided in this section, G.S. 160D-108, or common law, precludes any action by a local government that would change, alter, impair, prevent, diminish, or otherwise delay the development or use of the property allowed by the applicable land development regulation or regulations, except where a change in State or federal law mandating local government enforcement occurs after the development application is submitted that has a fundamental and retroactive effect on the development or use. A vested right obtained by permit or other local government approval shall not preclude the use or extinguish the existence of any vested right or use by right attached to the property.

(d) *Duration of vesting*. Upon issuance of a developmental permit, the statutory vesting granted by subsection (c) of this section or subsection (c) of G.S. 160D-108 for a development project is effective upon filing of the application in accordance with G.S. 143-755, for so long as the permit remains valid pursuant to law. Unless otherwise specified by this section, G.S. 160D-108, or other statute, local development permits expire one year after issuance unless work authorized by the permit has substantially commenced. For the purposes of this section, a permit is issued either in the ordinary course of business of the applicable governmental agency or by the applicable governmental agency as a court directive. Except where a longer vesting period is provided by statute or land development regulation, the statutory vesting granted by this section, once established, expires for an uncompleted development project if development work is intentionally and voluntarily discontinued for a period of not less than 24 consecutive months, and the statutory vesting period granted by this section for a nonconforming use of property expires if the use is intentionally and voluntarily discontinued for a period of not less than 24 consecutive months. The 24-month discontinuance

period is automatically tolled during the pendency of any board of adjustment proceeding or civil action in a State or federal trial or appellate court regarding the validity of a development permit, the use of the property, or the existence of the statutory vesting period granted by this section. The 24-month discontinuance period is also tolled during the pendency of any litigation involving the development project or property that is the subject of the vesting.

(e) *Multiple permits for development project*. Subject to subsection (d) above, and subsection (d) of G.S. 160D-108, where multiple local development permits are required to complete a development project, the development permit applicant may choose the version of each of the local land development regulations applicable to the project upon submittal of the application for the initial development permit. This provision is applicable only for those subsequent development permit applications filed within 18 months of the date following the approval of an initial permit. For purposes of the vesting protections of this subsection, an erosion and sedimentation control permit or a sign permit is not an initial development permit.

(f) *Multi-phased development*. A multi-phased development is vested for the entire development with the land development regulations then in place at the time a site plan approval is granted for the initial phase of the multi-phased development. A right which has been vested as provided for in this subsection or subsection (f) of G.S. 160D-108 remains vested for a period of seven years from the time a site plan approval is granted for the initial phase of the multi-phased development.

(g) *Continuing review*. Following issuance of a development permit, a local government may make subsequent inspections and reviews to ensure applicable compliance with the land development regulations in effect at the time of the original application.

(h) *Process to claim vested rights*. A person claiming a statutory or common law vested rights may submit information to substantiate that claim to the subdivision administrator or zoning administrator who shall make an initial determination as to the existence of the vested right. The decision of the administrator may be appealed under G.S. 160D-405 or Code section 20-1308. On appeal, the existence of a vested right shall be reviewed de novo. In lieu of seeking such a determination or pursuing an appeal to the board of adjustment in accordance with G.S. 160D-405, a person claiming a vested right may bring an original civil action as provided by G.S. 160D-1403.1.

(i) *Miscellaneous provisions*. The vested rights granted by this section run with the land except for the use of land for outdoor advertising governed by G.S. 136-131.1 and 136-131.2 in which case the rights granted by this section and section (i) of G.S. 160D-108 run with the owner of a permit issued by the North Carolina Department of Transportation. Nothing in this section precludes judicial determination, based on common law principles or other statutory provisions, that a vested right exists. In a particular case or that a compensable taking has occurred. Except as expressly provided in this section, nothing in this section shall be construed to alter the existing common law.

(j) *Definitions.* Notwithstanding any other provisions of this chapter, as used in this section, the following definitions apply:

i. Development - As defined by G.S. 143-755(e)(1).

ii. Development permit - As defined in G.S. 143-755(e)(2).

iii. Land development regulation - As defined in G.S. 143-755(e)(3).

iv. Multi-phased development - A development containing 25 acres or more that is both of the following:

a. Submitted for development permit approval to occur in more than one phase.

b. Subject to a master development plan with continued elements showing the type and intensity of use of each phase.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-1508. Waiting period for subsequent requests.

~~When an application for a zoning map amendment has been approved or denied by town council, no rezoning applications covering the same property shall be accepted or considered within 12 months after the date of approval or denial. This restriction shall apply regardless of whether or not the new application is for a zoning classification different from the original application.~~

~~The waiting period required by this section may be waived by a three-fourths (3/4) vote of town council if it determines that there have been substantial changes in conditions or circumstances which may relate to the request.~~

Withdrawn or Denied Applications. – This development regulation does not include waiting periods prohibiting a landowner, developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-2403. Streets.

(a) Access to a publicly maintained street must be provided to all lots within a subdivision. Existing direct public street access or access to a public street through recorded access easements must be documented.

(b) All new streets ~~proposed for a subdivision shall be constructed in accordance with the requirements of Code chapter 24, including street construction standards for private streets and construction standards and inspection procedures for public streets.~~ shall be constructed in accordance with the most recently adopted or revised North Carolina Department of Transportation Subdivision Roads Minimum Construction Standards.

(c) If new private streets are proposed, appropriate easements and road maintenance agreements must be recorded at the time the final plat is recorded to provide all lots with access to a publicly maintained street. Documentation evidencing such private street easements and road maintenance agreements must be submitted by the subdivider as part of the final plat review process.

(d) Where curbs are provided on streets or where curbs, ramps, and sidewalks are constructed within any subdivision, any construction or reconstruction of such curbs, ramps, and sidewalks shall be in full compliance with ADA accessibility standards.

(e) Any guardrails or bridges proposed must be constructed in accordance with the minimum standards for subdivisions as established by North Carolina Department of Transportation or the North Carolina Fire Prevention Code as adopted by the town, whichever is stricter.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3108. Quasi-judicial zoning decisions.

(a) *Quasi-judicial procedures.* The board of adjustment shall follow quasi-judicial procedures as specified in G.S. 160D-406 and Code section 20-1309 when making any quasi-judicial decision.

(b) *Appeals of administrative decisions.* Except as otherwise provided by G.S. Chapter 160D, the board of adjustment shall hear and decide appeals from administrative decisions regarding administration and enforcement of all development regulations and may hear appeals arising out of any other ordinance that regulates land use or development. A majority vote of the members shall be required to decide an appeal. The provisions of G.S. 160D-405 and Code section 20-1308 governing appeals of administrative decisions,

and G.S. 160D-406 and Code section 20-1309 governing quasi-judicial procedure are applicable to these appeals.

(c) *Special use permits.* The board of adjustment shall hear and decide special use permits in accordance with principles, conditions, safeguards, and procedures specified in Code section 20-3204. A majority vote of the members shall be required to issue a special use permit. Reasonable and appropriate conditions and safeguards may be imposed upon these permits. Where appropriate, such conditions may include requirements that street and utility rights-of-way be dedicated to the public and that provision be made for recreational space and facilities. Conditions and safeguards imposed under this subsection shall not include requirements for which the local government does not have authority under statute to regulate nor requirements for which the courts have held to be unenforceable if imposed directly by the local government, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land. The regulations may provide that defined minor modifications to special use permits that do not involve a change in uses permitted or the density of overall development permitted may be reviewed and approved administratively. In addition to the provisions of this section, Code section 20-1303 shall apply to minor modifications of special use permits. Any revocation or modification other than a minor modification shall follow the same process for approval as is applicable to the approval of a special use permit. If multiple parcels of land are subject to a special use permit, the owners of individual parcels may apply for permit modification so long as the modification would not result in other properties failing to meet the terms of the special use permit or regulations. Any modifications approved apply only to those properties whose owners apply for the modification. Special use permits be recorded with the register of deeds. If a special use permit expires and does not vest, the current zoning classification or regulation for the property applies.

(d) *Variances.* When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the board of adjustment shall vary any of the provisions of the zoning regulation when, based on competent, material, and substantial evidence, it finds all of the following:

(1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made on the property;

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability;

(3) The hardship did not result from the actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship;

(4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved;

(5) The requested variance is not a request to permit a use of land, building, or structure which is not permitted in the zoning district in which the property is located; and

(6) The requested variance is not a request to permit a prohibited sign or to eliminate a required sidewalk.

Appropriate conditions may be imposed on any variance, provided the conditions are reasonably related to the variance. Other development regulations that regulate land use or development, including the subdivision regulations, may provide for variances from the provisions of those ordinances consistent with the provision of this section. The concurring vote of four-fifths (4/5) of the board of adjustment shall be

necessary to grant a variance. Approved variances are required to be recorded with the Buncombe County Register of Deeds upon approval.

(e) *Vegetative screening and/or buffer waivers.* The board of adjustment shall have the authority to alter or eliminate the required vegetative screening or buffering requirement 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 chapter, between the owner of the lot requiring the vegetative screen and the owner of the adjacent lot zoned residential. These waivers may be granted by the board upon a majority vote of the members based on competent, material, and substantial evidence and any such agreements shall be attached to the approved waiver.

(Ord. of 5-24-2021(1), § 5; Ord. of 11-22-2021(1), § 5; Ord. of 5-23-2022(2), § 6; Ord. of 1-22-2024(1), § 6)

Sec. 20-4102. Authorized signs.

The following signs are considered authorized and allowed by right in all zoning districts without permit:

(a) Signs erected or installed by a governmental agency under governmental authority to identify public buildings, welcome or direct visitors, or to regulate, control or direct traffic, including signs indicating bus stops and similar transportation facilities. Such signs may be illuminated, flashing or moving as required for public safety. Furthermore, signs erected by a governmental agency which convey information regarding a public service or the location of a public facility may also be illuminated, as necessary.

(b) Signs erected, maintained or otherwise posted, owned or leased by the local, state, or federal governments.

(c) Legal notices, warnings, regulatory informational signs erected, or required, by a public agency to ensure the public health, safety, or general welfare.

(d) Signs required by law, including, but not limited to, building permits, exit signs, etc.

(e) Signs which warn of hazard to life, limb, and property, such as high voltage electrical equipment, explosives, etc.

(f) "No Trespassing" and "No Parking" signs equal to or containing less than four square feet of surface area and located on private property.

(g) Signs which are located inside a particular establishment and which are not intended for external viewing.

(h) Temporary signs with an aggregate sign face area not to exceed six square feet. Off premises commercial signs are not considered temporary signs under this section.

(i) Political signs are temporary signs and the regulations of G.S. 136-32(b)—(e), which are incorporated herein by reference, apply to all political signs within all rights-of-way for North Carolina's highway system and within all rights-of-way for town streets.

(j) Display of official governmental flags; public restrictions (NCGS: 144-7).

(a) For purposes of this section, an “official governmental flag” shall mean any of the following:

(1) The flag of the United States of America.

(2) The flag of nations recognized by the United States of America.

(3) The flag of the State of North Carolina.

(4) The flag of any state or territory of the United States.

(5) The flag of a political subdivision of any state or territory of the United States.

(b) A county, city, consolidated city-county, or unified government shall not prohibit an official governmental flag from being flown or displayed if the official governmental flag is flown or displayed:

(1) In accordance with the patriotic customs set forth in 4 U.S.C. §§ 5-10, as amended; and

(2) Upon private or public property with the consent of either the owner of the property or of any person having lawful control of the property.

(c) Notwithstanding subsection (a) of this section: (i) for the purpose of protecting the public health, safety, and welfare, reasonable restrictions on flag size, number of flags, location, and height of flagpoles are not prohibited, provided that such restrictions shall not discriminate against any official governmental flag in any manner; and (ii) with respect to the flag of the United States of America and the flag of the State of North Carolina, however, enforcement of a restriction as to a particular property shall require evaluation of and written findings of fact to document the public health, safety, and welfare concerns justifying enforcement of the ordinance at that particular property. If a traffic-based justification is asserted concerning such flag on a particular property, a site study conducted by the Department of Transportation shall be performed to evaluate whether traffic concerns will arise with manner or placement of the display of such flag at a particular location, and such flag shall only be prohibited if the Department of Transportation determines traffic concerns would in fact arise.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: November 17, 2025

SUBJECT: Resolution Supporting Grant Application for Update to 2014 Reems Creek Greenway Feasibility Study

PRESENTER: Town Manager Harris

ATTACHMENTS: Proposed Resolution

DESCRIPTION/SUMMARY OF REQUEST:

Town Council has challenged its Manager and Town departments to pursue grant funding where identified and available to support approved projects or projects under consideration.

The WEDAC encouraged the Town to submit a grant application to the MPO for funding to update the 2014 Reems Creek Greenway Feasibility Study and done some initial work on the application. The application deadline is December 31st.

One of the newer requirements for this type of grant is that the applicant must commit to paying the 20% cash match as part of the application process.

A resolution of support is also needed for this grant application, and the one attached for consideration incorporates the commitment to the required cash match of 20% if the grant is awarded and accepted by the Town.

STRATEGIC PLAN ALIGNMENT	Goal 1 – Sustainable Growth & Development Goal 5 – Infrastructure & Environmental Resilience Goal 6 – Parks, Recreation, Special Events & Community Vitality
FINANCIAL/BUDGET IMPACT	Commitment for cash match of 20%

ACTION REQUESTED:

Council action to approve the attached resolution that authorizes staff to submit an application to the MPO for grant funding for a proposed update to the 2014 Reems Creek Greenway Feasibility Study.

TOWN OF WEAVERVILLE
RESOLUTION IN SUPPORT OF AN APPLICATION FOR
UPWP/MPO GRANT TO UPDATE ITS 2014 REEMS CREEK
GREENWAY FEASIBILITY STUDY

WHEREAS, the Town of Weaverville wishes to consider the installation and operation of a publicly accessible greenway along Reems Creek as it runs through its municipal jurisdiction and, to that end, conducted a feasibility study resulting in the 2014 Reems Creek Greenway Feasibility Study; and

WHEREAS, many circumstances have changed since the 2014 study was completed, not the least of which was the impact of Tropical Storm/Hurricane Helene on Reems Creek and the surrounding area; and

WHEREAS, the Town of Weaverville now wishes to update the 2014 Reems Creek Greenway Feasibility Study and seeks to secure grant funding for that purpose;

WHEREAS, the Town of Weaverville believes that this project may be eligible for funding under the North Carolina Unified Planning Work Program (MPO) grant program and wishes to submit an application for consideration;

WHEREAS, the Town does understand that there is a 20% cash match for the grant funding and agrees to commit to such funding requirement;

NOW, THEREFORE, BE IT RESOLVED that the Town Council for the Town of Weaverville hereby endorses the application for grant funding through the Unified Planning Work Program MPO, or similar grant program, for an update to its 2014 Reems Creek Greenway Feasibility Study, directs Town staff to make such application, and commits to payment of the 20% cash match if grant funding is awarded and accepted.

THIS the 17th day of November, 2025.

TOWN OF WEAVERVILLE

_____
Patrick Fitzsimmons, Mayor

ATTEST:

_____
Tamara Mercer, Town Clerk

TOWN MANAGER'S REPORT
November 2025

Mayor/Council,

School of Government "Leading for Results" Class
I attended the first sessions of the "Leading for Results" Class at the School of Government during the week of November 10 and will be in Chapel Hill during the week of December 8 attending the last sessions. I'm grateful for the scholarship that is allowing me to attend this course without much financial impact on the Town.

AdventHealth Hospital
Town representatives will be attending an informational lunch held on the AdventHealth hospital campus site on November 18. At this event AdventHealth will provide updates on the hospital's progress and services that they plan to bring to this new hospital.

Spruce Tree at Clock Lot
The Town was awarded the Arbor Day Foundation Truist Charitable Trust grant last spring. With the monies received, the Town contracted with the Davey Group to perform tree surveys, data collection, and overall tree canopy health and assessments on Town owned properties and rights-of-ways. The Arborist doing the inspection reported that the blue spruce located at the Clock Lot is infected with Rhabdocline Needle Cast fungus and their recommendation was that it be removed. The Town has elected to postpone the tree removal until after the Candlelight Stroll event, but will slate removal before December 31, 2025, for full grant compliance.



Veteran's Day Event
We paused to remember and honor our veterans on November 11. Major General Gill Beck (Retired), who served for 25 years in the US Army Rangers, provided the keynote address at the event held at the Community Center. I am grateful for Councilmember Doug Jackson's leadership in these events and the Patriotic Committee's hard work in organizing them.

Main Street Nature Park
The Town has secured an additional $35,000 in grant funding for the design elements of the Stormwater and Streambank Stabilization Project in the Main Street Nature Park through the

generosity of the Pigeon River Fund that is administered though the Community Foundation of Western North Carolina. Grant funding for this project to date totals $215,000 on a project that is estimated at approximately $360,000. Land of Sky Regional Council has been instrumental in helping us secure these monies and hopes to secure more in Spring 2026.

Financial System Upgrade

Town Hall is currently upgrading to a new accounting software system. We are scheduled to "Go Live" in the new system this week with support on-site. Please be patient with our staff for the next few weeks as it may take some time to get fully comfortable navigating & using the new system. With this upgrade, we will also be updating the look of our water bills effective with the January 31, 2026 billing. Any customers who receive e-statements through SouthData, will need to set up a new account with our MyGovHub portal which directly integrates with our accounting software. We will discontinue utilizing SouthData for printing/emailing of bills effective January 1, 2026. The MyGovHub portal can be found on our website by navigating to the section to pay Town bills online.

Holiday Season Events

The decorating of the spruce tree in the Clock Lot will be done by Town staff this year in addition to the installation of the lighted snowflakes. That work is expected during the week of December 1st. In coordination with the Primary and Elementary Schools the Town provided wooden holiday ornaments for students to decorate. These will be placed on the tree as a decorative garland in order to incorporate our school families into the holiday events sponsored by the WBA and the Town.

The Holiday Parade will be held on Saturday December 6th at 11am and 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. While you are attending the WBA's Candlelight Stroll, come visit the mini winter wonderland in the Florida Avenue area on Friday December 12th beginning at 6 pm. We will have hot chocolate, photo opportunities (including Santa's sleigh), a mobile bookstore, and an area with tables, chairs, and heaters.

I-26 Bridge Construction

Construction on the I-26 bridge in our area continues and is resulting in some limited interstate shutdowns. When this happens a great deal of traffic is shifted to our downtown area streets. We will all need to have patience and take extra care in driving when this occurs in order to minimize the risk of accidents.



Temporary Food Pantry

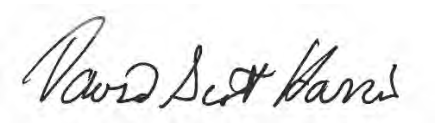
BeLoved Asheville has placed a temporary food pantry in the back of the Clock Lot in order to provide food resources to those in need during this time when benefits may be disrupted. This food pantry is monitored daily by volunteers, many of whom live in Weaverville. Donations are not accepted at this food pantry.

Fire Department Grant Award

The Fire Department received word this week that they have been awarded a $50,000 grant from the Office of State Fire Marshal's Helene Disaster Recovery Program.

Upcoming Town Meetings/Events

November 27-28 – Town offices closed
December 6 – Holiday Parade at 11 am
December 12 – WBA Candlelight Stroll and Town Winter Wonderland at 6pm
December 9 – Town Council Workshop Meeting at 6pm
December 15 – Town Council Regular Meeting at 6pm (Organizational Meeting & Swearing In)
December 24-26 – Town offices closed
January 1 – Town offices closed



Respectfully submitted,
Scottie Harris, Town Manager

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	November 17, 2025
SUBJECT:	Annexation/Zoning/Water – 10 Silverwood Farm Rd
PRESENTER:	Town Manager Harris
ATTACHMENTS:	Certificate of Sufficiency Petition and Supporting Documentation Plat and Property Tax Map Showing Property Planning Board Recommendation; Water Request Staff Report Summary and Staff Reports

DESCRIPTION/SUMMARY OF REQUEST:

A voluntary annexation petition seeking to have approximately 107 acres located at 10 Silverwood Farm Road annexed into the Town of Weaverville has been submitted. The purpose of their annexation appears to be to obtain Town services, including water, to support an apartment complex, 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.

The petitioners requested R-12, R-3, and C-2 traditional zoning and the Planning Board recommendation was favorable as to the proposed districts shown on the map attached to their recommendation letter.

The Town received a water commitment request on this property on November 5th. The Public Works Director and her team are working on the water capacity analysis and will report to Town Council her findings as soon as they are available, but not later than Town Council's December 15th meeting.

Several staff reports are provided for Town Council's information on this matter and others will be provided Monday night. Staff and the applicant will be available to discuss the applications and the impacts of this proposed development and answer Town Council's questions on this matter.

COUNCIL ACTION REQUESTED:

Town Council discussion on these requests is needed and can be focused on if and how to support this proposed development: (1) through provision of water only or (2) through annexation and water. Town Council is asked to set public hearings on the annexation and the initial zoning of the property, which can be scheduled as early as December 9, 2025.

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): _____
_____

Brian A. Lasher, Mgr. Heaven Vegas, LLC
Signature of Owner(s)

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

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

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

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

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

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

NAME	OFFICE HELD	SIGNATURE

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

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

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

TRICIA E. WARD NOTARY PUBLIC BUNCOMBE COUNTY, NC

Tricia E. Ward
Notary Public

My Commission Expires: 6/28/2026

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

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

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

NAME	SIGNATURE	OFFICE HELD

THIS the 15th day of September, 2025

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

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

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

Tricia E. Ward
Notary Public

My Commission Expires: 6/28/2026

TRICIA E. WARD NOTARY PUBLIC BUNCOMBE COUNTY, NC

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

PROPERTY LEGAL DESCRIPTION:

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

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

PROPERTY OWNER:

PROPERTY OWNER CONTACT INFORMATION:

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

PERMIT SOUGHT/APPLICATION TO BE SUBMITTED: Annexation and Rezoning

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

AGENT CONTACT INFORMATION:

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

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

Property Owner Signature

Date: 9/15/2025

Property Owner Signature

Date: _____

TOWN OF WEAVERVILLE APPLICATION FOR A ZONING MAP OR TEXT AMENDMENT

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

Application Fee Based Upon Size of Property

OWNER/APPLICANT NAME: LDG Multifamily, LLC

APPLICATION DATE:

PHONE NUMBER: 502-649-0601

MAILING ADDRESS: 535 S 3rd Street Louisville KY 40202

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

[x] The Zoning Map

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

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: 10 Silverwood Farm Rd.

PIN: 9743293399

LOT AREA (acres): 107

CURRENT ZONING DISTRICT: None

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

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:

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

---

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

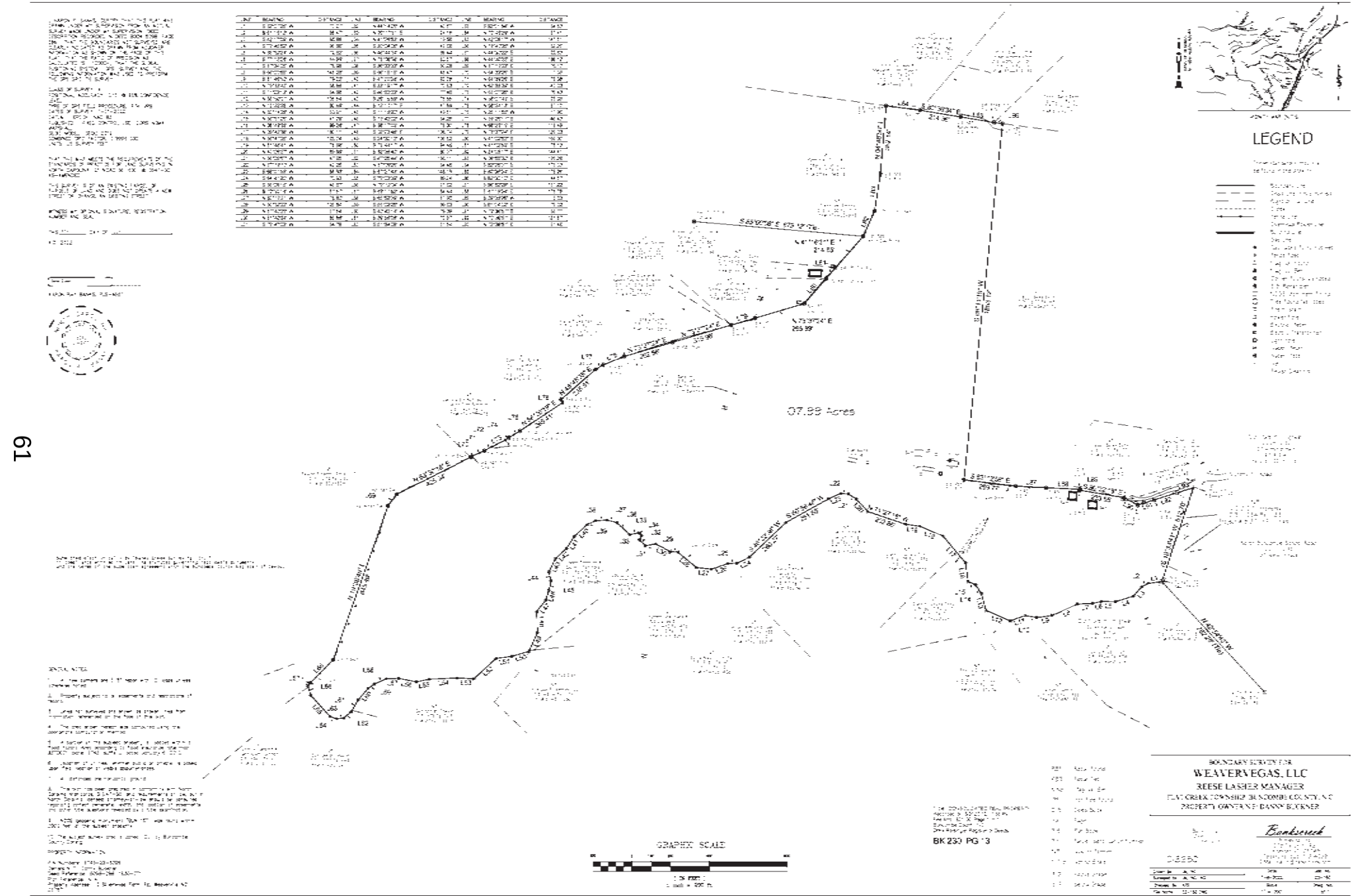
Text Amendment
Fees..... $500.00

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




LEGEND
07.99 Acres
GRAPHIC SCALE
BOUNDARY SURVEY FOR
WEAVERVEGAS, LLC
REESE LASHER MANAGER
FLAT CREEK TOWNSHIP, BUNCOMBE COUNTY, N.C.
PROPERTY OWNED BY DANNY BUCKNER
BK 230 PG 13

The Town of
Weaverville
NORTH CAROLINA

November 12, 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 (Updated Plan)
Statement of Consistency/Reasonableness and Recommendation

Dear Mayor and Council –

At the direction of Town Council, on October 6th and November 3rd 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 districts 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.

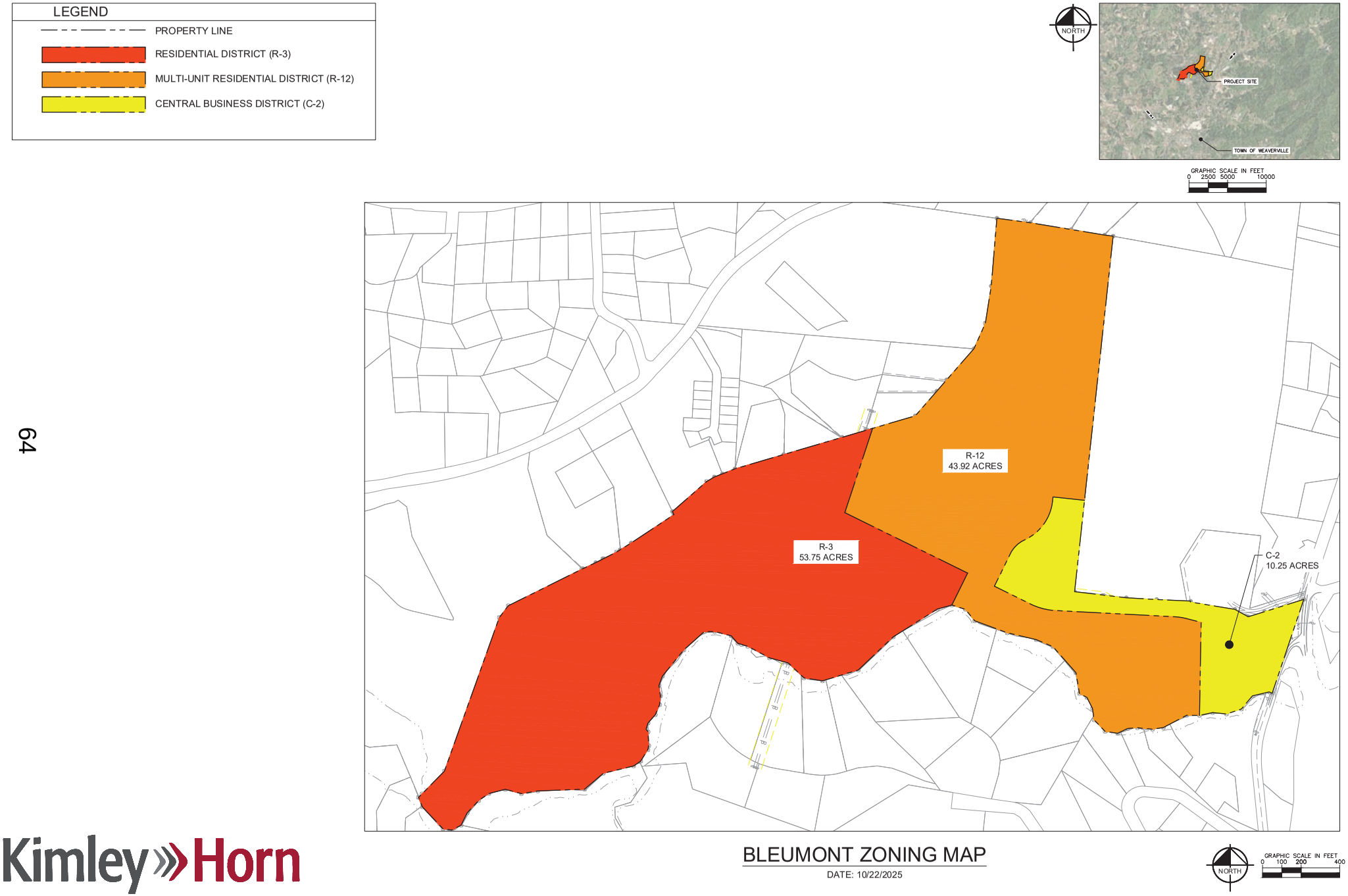
Please let me know if you need anything further from the Board on this matter.

Sincerely,



Planning Board Vice Chairman

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



Kimley»Horn

BLEUMONT ZONING MAP

DATE: 10/22/2025

TOWN OF WEAVERVILLE
WATER DEPARTMENT

APPLICATION FOR A COMMITMENT LETTER

APPLICANTS NAME: Chris Dischinger

PROJECT NAME: Bleumont

ADDRESS: 545 S 3rd Street
Louisville, KY 40202

LOCATION: 10 Silverwood Farm Road
Weaverville NC 28806

PHONE NUMBER: 502-649-0601

PIN NUMBER: 9743293399

ELEVATION: 2,075'

TYPE OF SERVICE:

RESIDENTIAL	☐	SINGLE FAMILY HOME
	☐	TWO FAMILY_____NUMBER OF BUILDINGS
	☑	MULTI-FAMILY 17 NO. OF BUILDINGS 24 UNITS PER BUILDING
	☑	RESIDENTIAL SUBDIVISION 180 NO. OF LOTS
COMMERCIAL	☐	SINGLE COMMERICAL BUILDING
	☑	UNIFIED BUSINESS DEVELOPMENT unknown NO. OF BUILDINGS unknown NO. OF UNITS
INDUSTRIAL	☐	SANITARY FACILITES ONLY
	☐	SANITARY & INDUSTRIAL PROCESS WATER
OTHER	☑	FIRE SPRINKLER SYSTEM
	☑	IRRIGATION SYSTEM
	☐	_____

CAPACITY REQUESTED:

MAXIMUM GALLONS PER MINUTE 371
MAXIMUM GALLONS PER DAY 118,470
ANTICIPATED DATE OF SERVICE 2027

PROJECT DESCRIPTION:

By way of Attachment(s) provide as much information as possible about this project. At minimum, attach A copy of the County Tax Map showing the location of the property. If the project involves a subdivision or more than one building location, a topographic map of the property is required to show building or lot Elevation.

ACKNOWLEDGEMENT:

I Chris Dischinger understand that the processing fee of $100, paid herewith is non-refundable and is to cover the costs of processing and investigating this request and that an additional Commitment Fee based on the size and number of connections is due upon approval. It is further understood that the Town has the exclusive right to deny the request for any reason whatsoever.

Signature [signature] Date 11/05/25

Bleumont										
PROJECT # 014280005		BY:	*LDS*							
DATE: 10/31/2025		T.M:	*ARS*							
Type of Establishment	**Unit ADF**	**Design Units**	**# of units**	**Wastewater**			**Water**		
				Total ADF (GPD)	**Total ADF (GPM)**	**Total PDF (GPM)**	**Total ADF (GPD)**	**Total ADF (GPM)**	**Total PDF (GPM)**
				93300	***65***	***292***	***102630***	***72***	***321***
Residential									
One bedroom	75	gal/unit	*126*	*9450*	*6.56*	*29.53*	*10395*	*7.22*	*32.48*
Two bedroom	150	gal/unit	*186*	*27900*	*19.38*	*87.19*	*30690*	*21.31*	*95.91*
Three bedroom	225	gal/unit	*159*	*35775*	*24.84*	*111.80*	*39353*	*27.33*	*122.98*
Four bedroom	300	gal/unit	*27*	*8100*	*5.63*	*25.31*	*8910*	*6.19*	*27.84*
Swimming pools, bathhouses and spas	10	gal/person	*20*	*200*	*0.14*	*0.63*	*220*	*0.15*	*0.69*
Commercial									
Future Commercial Use	10,000	gal	*1*	*10000*	*6.94*	*31.25*	*11000*	*7.64*	*34.38*
Day Care	25	gal/person	*75*	*1875*	*1.30*	*5.86*	*2063*	*1.43*	*6.45*

NCDEQ Peaking Factor	
Population	
Peaking Factor	*4.50*

Water % increase	*10%*

Assumptions/ Notes

*Wastewater demand per 15A NCAC 02T .0114(b) including December 13, 2023 Amendment

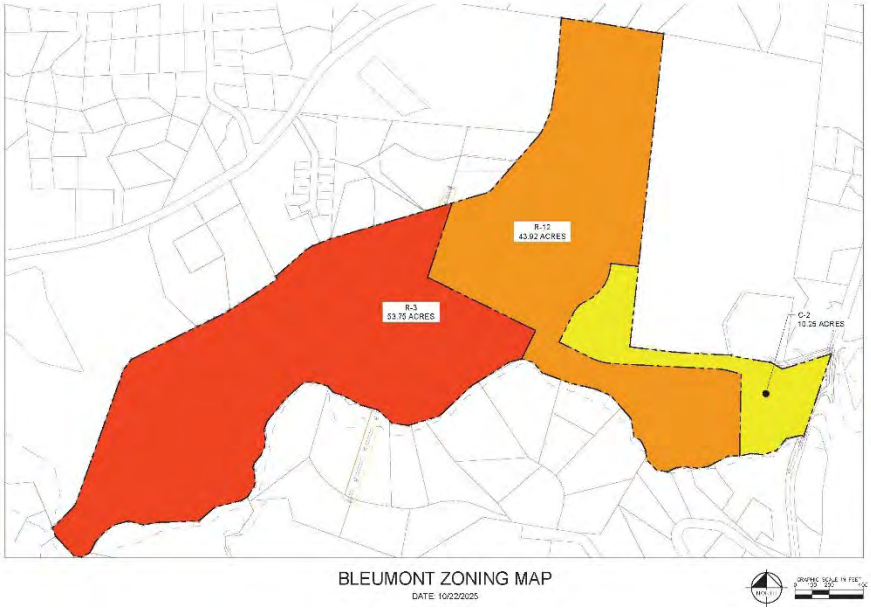
*Domestic demand flow calculated at 1.10x rate to wastewater demand

ANNEXATION STAFF REPORT SUMMARY
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 9.3% of the current cap of 10%.

PROJECT DETAILS – Apartment complex with approximately 300-400 units and amenities, 115-180 single family residences, and approximately 10-acres of commercial use



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 October 6 and November 3 to forward favorable findings and recommendation on the requested traditional zoning districts as now reflected on the map to the left.

[***SEE ALSO SEPARATE INFORMATION***]

FINANCIAL PROJECTIONS AND NOTES (*BASED ON PROPOSED PROJECT*)

	Property Value Estimate	System Development Fees	Annual Water Revenue Est.	Annual Prop. Tax Revenue[1]
Apartments	$42,900,000-$57,200,000[2]	$68,750	$132,000-$176,000	$0.00 - $108,680
Single Family	$30,475,000 - $47,700,000	$316,250-$495,000	$50,600- $79,200	$115,800 - $181,260
Commercial	TBD	TBD	TBD	TBD
Totals	**$73,375,000 -$104,900,000**	**$385,000-$563,750**	**$182,600-$211,200**	**$115,800-$289,940**
Estimate if NOT annexed		**$385,000-$563,750**	**$365,000-$422,400[3]**	**$37,393 - $93,620[4]**

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

[2] It is expected that at least half of this apartment complex will qualify for nonprofit tax exemption, but the rest of the project will be taxable. The figure in the table is the total value and estimated taxable value between $0.00 and $28,600,000.

[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 SUMMARY
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 415-480 dwelling units with an expected population increase of approximately 1,120-1,300 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 was submitted on November 5 and is currently being reviewed. 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 – [***SEE ALSO SEPARATE INFORMATION***] 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 – [***SEE ALSO SEPARATE INFORMATION***] 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 – [***SEE ALSO SEPARATE INFORMATION***] The number of single-family lots proposed for this development 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.

Outlook

Silverwood Farm Road

From Somer Oberlin <soberlin@weavervillenc.org>
Date Thu 11/6/2025 12:54 PM
To Jennifer Jackson <jjackson@weavervillenc.org>

The Criminal Justice Analysis Center reported that between 2019 and 2022, police departments in North Carolina experienced a decrease in officer-to-population ratios, moving from 2.2 officers per 1,000 residents to 2.0. For comparison, the FBI reported a national rate of 2.4 officers per 1,000 inhabitants in 2019.

Staffing recommendations are influenced by several factors:

- **Population Size:** Smaller communities often maintain higher officer-to-population ratios than larger cities. National averages indicate that cities with fewer than 10,000 residents have approximately 4.2 officers per 1,000 residents, while cities with populations between 50,000 and 100,000 have an average of 1.6 officers per 1,000 residents.
- **Jurisdiction Type:** Rural and suburban areas may require staffing models different from those in urban centers.
- **Local Conditions:** Crime rates, community expectations (such as community policing efforts), traffic conditions, and the presence of commercial establishments all influence the demand for police services.

The proposed annexation at **Silverwood Farm Road** will add **415 residences**, with an estimated **2.5 residents per household**, totaling a projected increase of **1,038 residents**. This growth will place additional service demands on the police department. Factors such as existing traffic congestion, the types of businesses that may develop nearby, and the level of cooperation from property management will further shape service needs.

Based on projected population growth and police staffing standards, the department anticipates the need for **at least 2 additional officers**, with the potential for more depending on how local conditions develop, such as business/occupancy classifications.

Chief Somer Oberlin
Weaverville Police Department
30 South Main Street
P.O. Box 338, Weaverville, NC 28787

Subject: Concern Regarding Proposed Silverwood Farms Development

On behalf of the Weaverville Fire Department Battalion Chiefs, I would like to formally express concerns regarding the proposed Silverwood Farms development. This project is expected to include 415 residences, a day care facility, and a five-acre commercial development area, which will potentially bring approximately 1,000 additional citizens into the Weaverville Fire District.

While this project will not expand our geographic coverage area, the anticipated increase in population density and infrastructure will have significant impacts on fire and emergency services, traffic patterns, and overall community safety.

Population and Infrastructure Impact

The fire department is already experiencing a substantial rise in call volume. From January 1 through September 23, 2024, we responded to 1,468 calls. In the same period this year, that number has risen to 1,775 calls—an increase of 307 calls. The addition of this development will only accelerate this upward trend.

Overlapping Calls and Staffing Concerns

As of September 23, 2025, the department has a 24.34% rate of overlapping calls. With the addition of Silverwood Farms, this figure is expected to surpass 25%. This is a critical issue given that the department is currently operating with only two companies. When both companies are engaged in responses, there are no remaining companies to answer additional calls, which places community safety at risk.

Traffic and Fire Life Safety

The development is situated along a main roadway heavily utilized during the school season, raising additional concerns for traffic congestion and emergency response times. Furthermore, the inclusion of a day care facility introduces additional fire life safety considerations, including evacuation challenges and heightened vulnerability of children in emergency scenarios.

Long-Term Outlook

This proposed development, combined with the low-income housing off Monticello, the hospital expansion, and other upcoming projects, underscores the pressing need to reevaluate staffing and resources within the fire department. The addition of another company will not only address overlapping calls but also strengthen our operational effectiveness, particularly in responding to structure fires and other complex emergencies.

Conclusion

We respectfully urge the decision-making body to carefully weigh these public safety considerations as part of the approval process. Growth and development bring many benefits, but they must be balanced with the critical infrastructure required to keep our community safe. The Weaverville Fire Department stands ready to collaborate in planning for the resources necessary to ensure that emergency services keep pace with the demands of this and future developments.

Sincerely,

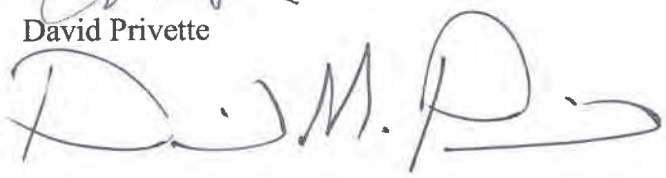
Casey Duckworth



Chance Folse



David Privette



Battalion Chief
Weaverville Fire Department

Kile Davis



Fire Marshall Weaverville Dire Department

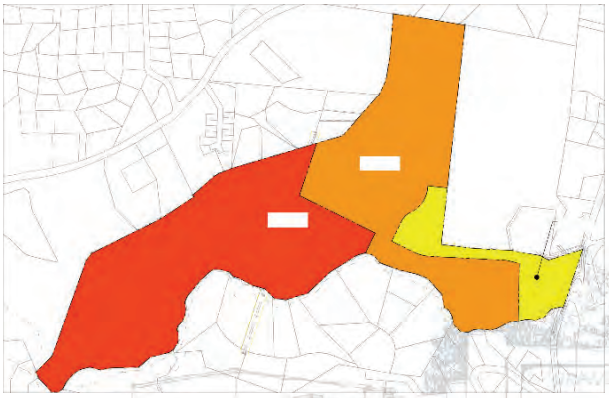
Town of Weaverville, North Carolina
Staff Report: Planning Department, 10 Silverwood Farm Annexation and Zoning

Prepared November 2025

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

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

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 October 6 and November 3, 2025 to forward favorable findings and recommendation on the requested traditional zoning districts [see zoning district plan to above].

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 527 units in R-12 and 430 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.

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.

Satellite Annexation Percentage

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 9.3% of the current cap of 10%.

Town of Weaverville, North Carolina
Staff Report: 10 Silverwood Farm Rd Zoning Map Amendment

Prepared October 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.



TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	November 17, 2025
SUBJECT:	Notice of Anticipated Vacancy on Town Council
PRESENTER:	Mayor Patrick Fitzsimmons
ATTACHMENTS:	Relevant Section of Rules of Procedure and Application

DESCRIPTION/SUMMARY OF REQUEST:

With the results of the 2025 municipal election for mayor now known, it is anticipated that when Councilmember Dee Lawrence is sworn in as Weaverville's next mayor a vacancy on Town Council will be created.

Town Council has Rules of Procedure concerning the appointment process for filling such a vacancy on Town Council (see attached).

At this meeting it is proper to announce this anticipated vacancy and encourage residents that are interested to apply for the position using the attached application.

Town Council intends to consider all applications that are submitted by close of business on December 8th at the December 15, 2025 meeting and action might be taken at that time to appoint and fill the vacancy.

ACTION REQUESTED:

No Town Council action is needed other than the announcement of the anticipated Town Council vacancy.

the hearing must be continued until the council's next regular meeting without further advertisement.

(e) **Conduct of Public Hearings**. At the time appointed for the hearing, the mayor shall call the hearing to order and proceed to allow public input in accordance with the rules adopted by the council for public hearings [see Appendix B]. Unless the council extends the hearing, when the time allotted for the hearing expires, or when no one wishes to speak who has not done so, the mayor shall declare the hearing closed and the council shall resume the regular order of business.

(f) **Public Hearings by Less Than a Majority of Council Members**. Nothing in this rule prevents the council from appointing a member or members to hold a public hearing on the council's behalf, except when state law requires that the council itself hold the hearing.

Rule 38. Public Comment Periods

(a) **Frequency of Public Comment Periods**. The council must provide at least one opportunity for public comment each month at a regular meeting, except that the council need not offer a public comment period during any month in which it does not hold a regular meeting. During any meeting the council, in its discretion, may allow public comment on certain agenda items during the course of the meeting, but the rules for public comment shall apply. The council in its discretion may also allow public comment from individuals joining the meeting remotely and the rules for public comment shall also apply to those comments.

(b) **Rules for Public Comment Periods**. The council hereby adopts the rules for public comment period that are set out in Appendix B, which are deemed reasonable and, among other things:

(1) fix the maximum time allotted to each speaker;
(2) provide for the designation of spokespersons for groups of persons supporting or opposing the same positions; and
(3) provide for the maintenance of order and decorum in the conduct of the hearing.

(c) **Content-Based Restrictions Generally Prohibited**. The council may not restrict speakers based on subject matter, as long as their comments pertain to subjects within the council's real or apparent jurisdiction.

PART XI. APPOINTMENTS AND APPOINTED BODIES

Rule 39. Appointments

(a) **Consideration and Appointment in Open Session**. The council must consider and make any appointment to another body or, in the event of a vacancy on the council, to

its own membership in open session. The mayor may make recommendations, motions, and nominations and vote on appointments made under this rule.

(b) **Procedure for Appointment to Town Council**. The council shall use the following procedure to fill a vacancy or open seat on town council:

a. *Public Notification of Vacancy*. The council shall in a regular council meeting provide notice that there is or will be a vacancy occurring on town council and shall, at that meeting, establish any procedures and deadlines relative to receiving applications and filling such vacancy. After such meeting, a notice with any established procedures and deadlines for application submittals, shall also be posted on the town's website and principal bulletin board.

b. *Application Submittal*. Anyone wishing to be considered for appointment to fill a vacancy on town council shall submit an application using the form provided for that purpose and any supplemental or supporting materials requested or deemed advisable for full consideration. Application deadlines may be established by council. All applications received by the submittal deadline shall be provided to all council members in advance of any council meeting at which action on such appointments is expected to be taken.

c. *Mayor or Nominating Committee Recommendation*. The mayor may make recommendations as to individuals that council might wish to consider to fill any open seat on council. If a nominating committee has been appointed by council, it shall be called upon to make its report and recommendations.

d. *Action by Council*. Appointments shall not be made at the same meeting at which the public is first notified of the vacancy. Appointments shall be made by motion with a member making a motion that the council appoint an individual and, following debate, the council voting on the motion. If the motion passes, the seat is filled. If it fails, the floor is then open to a new motion.

(c) **Procedure for Appointment to Boards and Committees**. The council shall use the following procedure to fill a vacancy or open seat on any board, committee, or other body to which it has the power of appointment, except for a vacancy on town council (see subparagraph (b) above):

a. *Application Submittal*. Anyone wishing to be considered for appointment to any board, committee or other body shall submit an application using the form provided for that purpose and any supplemental or supporting materials requested or deemed advisable for full consideration.

b. *Mayor Recommendation*. The mayor may make recommendations as to individuals that council might wish to consider to fill any open seat on any board, committee, or other body. Applications for all individuals that the mayor

APPLICATION FOR APPOINTMENT TO FILL WEAVERVILLE MAYOR/TOWN COUNCIL VACANCY

Name: _____
First Middle Last

Address: _____
Street Address Apt/Suite

_____
City State Zip Code

E-Mail: _____ **Phone:** _____

Employer: _____ **Occupation:** _____

Years in Position: _____ **Job Title:** _____

Do you reside in the town limits of Weaverville? ☐ YES ☐ NO
Length of Residency _____
Are you a registered voter in the Town of Weaverville? ☐ YES ☐ NO

Why do you want to serve on the Town Council? _____

_____

_____

Why do you think that you would be an asset to the Town Council? _____

_____

_____

Additional Comments:

_____

_____

_____

Affirmation of Eligibility

Have any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction? ☐ YES ☐ NO **If yes, please explain disposition:** _____

_____

_____

Are there any conflict of interest or other matter(s) that would create problems or prevent you from fairly and impartially discharging your duties as a member of the Town Council?
☐ YES ☐ NO **If yes, please explain:** _____

_____

Are you currently serving on any other Board/Commission/Committee? ☐ YES ☐ NO
Local Government: _____

Board/Commission/Committee: _____

Date Appointed: _____ **Term Expiration:** _____

Do you have prior experience with a Local Government Agency?
☐ YES ☐ NO **If yes, please explain:** _____

_____

I understand that this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge.

I understand that regular attendance at Council meetings is essential to conscientious representation of the residents of the District and the Town of Weaverville, and that should I be appointed to Council, I will be responsible for representing the best interest of the residents of my District as well as all the residents of the Town of Weaverville.

I understand that should I be appointed to Council, full disclosure of conflicts of interest and potential financial gain from any matter brought before Council must take place prior to any discussion or vote, and that when deemed appropriate, I must rescues myself from discussion and action taken by Council.

Signature: _____ **Date:** _____

Return completed form to:
Town of Weaverville
Attn: Town Clerk
Town Hall, 30 South Main Street
Weaverville, NC 28787
Phone: 828-645-7116 Fax: 828-645-4776

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, November 17, 2025

Subject: Quarterly Report for Weaverville Fire Department for November 2025

Presenter: Interim Fire Chief Ron Davis

Attachments: Quarterly Report

Description:

Please find the Weaverville Fire Department quarterly report, including activities, graphs and statistical information. Interim Chief Davis will present at the meeting to review the report and answer any questions Town Council might have.

Council Action Required:

No action Required.

WEAVERVILLE FIRE DEPARTMENT
3 MONTICELLO RD.
WEAVERVILLE, NC 28787

Celebrating 100 years of service to our community

Fire Marshals Office Stats. August 2025, September 2025 and October 2025.

SafeKids. Child Car Seat Installation.

August = 6 installations.

September = 2 installation.

October = 3 installations.

Fire Prevention and Education Classes.

August 21st . Conducted fire alarm drill. Weaverville Public Works. (19 adults)

August 23rd . Salute to Kids. Nature Park. (80 kids)

September 4th . Home Safety Event. Maple Trace Subdivision. (45 adults)

September 13th . North Pointe Church. Home School Kids. (85 kids)

October 10th . Transportation Day. Reynolds Mountain Academy. (120 kids)

October 14th . Station Tour. Reynolds Mountain Academy. (28 kids)

October 17th. Station Tour. Reynolds Mountain Academy. (26 kids)

October 18th. Certification Class. Reems Creek Fire Dept. (40 adults)

October 22nd . Fall Walk. Weaverville primary School. (214 kids)

Commercial Business Inspections.

August = 22 inspections.

September = 28 inspections.

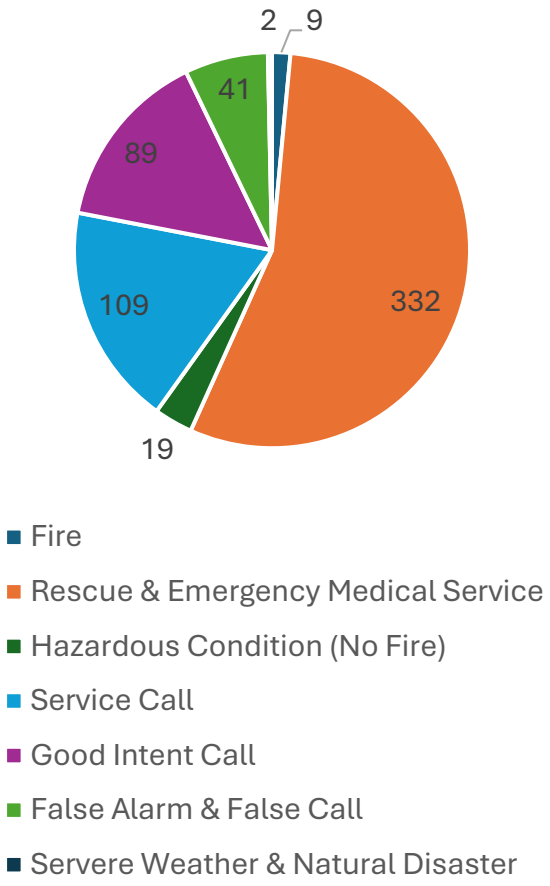
October = 27 inspections.

Kile R. Davis

Fire Marshal

Weaverville Fire Department

Major Incident Type



MAJOR INCIDENT TYPE	# INCIDENTS
Fire	9
Rescue & Emergency Medical Service	332
Hazardous Condition (No Fire)	19
Service Call	109
Good Intent Call	89
False Alarm & False Call	41
Severe Weather & Natural Disaster	2
TOTAL	**601**
TOTAL LAST QUARTER	**560 (up 7%)**

Fire Loss*

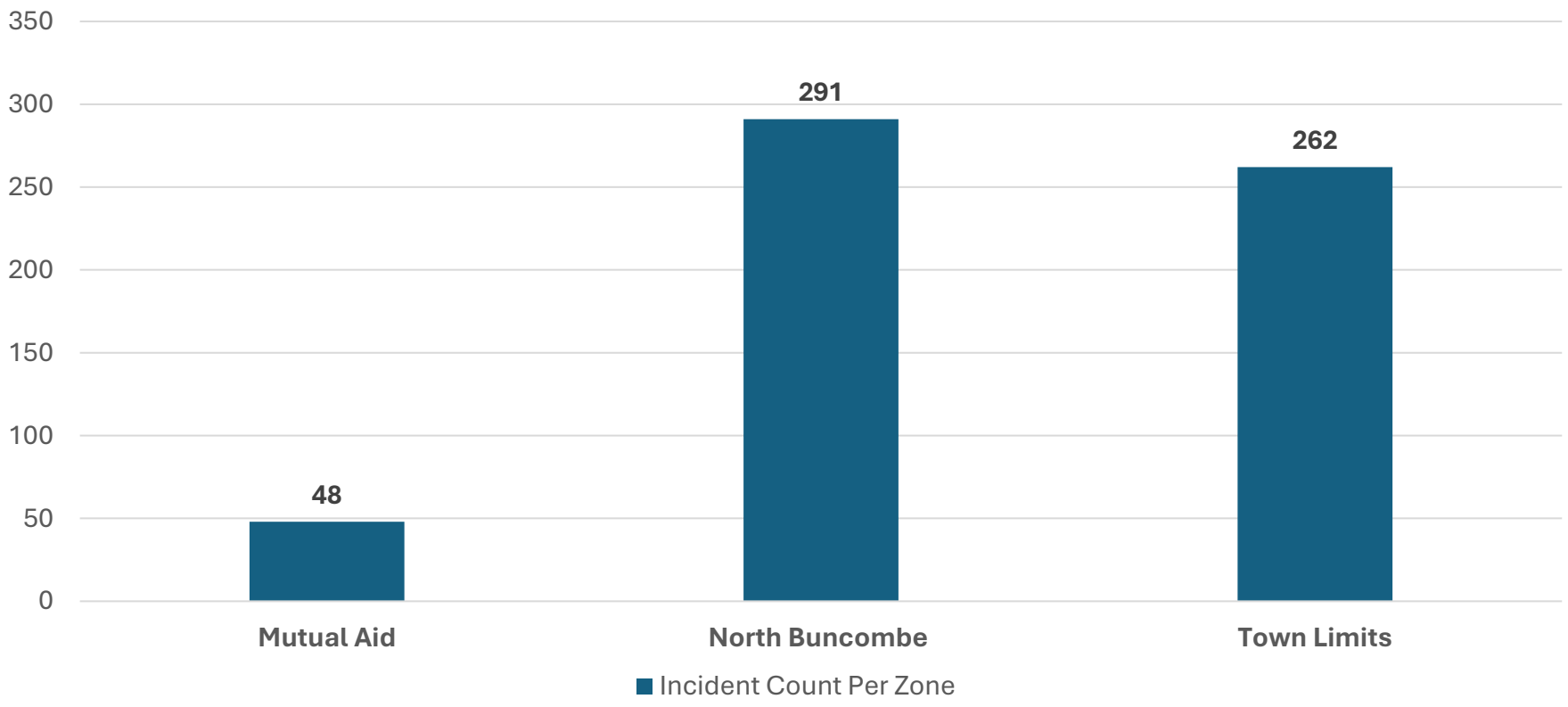
*(Two Major losses include WFD Fire Truck and one structure)

LOSSES		PRE-INCIDENT VALUES	
PROPERTY	CONTENTS	PROPERTY	CONTENTS
$703,100	$30,000	$704,400	$30,000



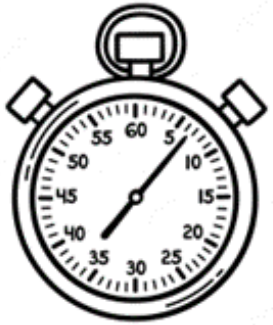


Incident Count Per Zone



Average Response Time and Overlapping Calls

- Average Response Time 6:42
- (Increase of 38 seconds from last quarter)



- There were 135 overlapping calls for service
- (Increase of 32% from last quarter)

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, November 17, 2025

Subject: Quarterly Report from Weaverville Police Department for November 2025

Presenter: Police Chief Somer Oberlin

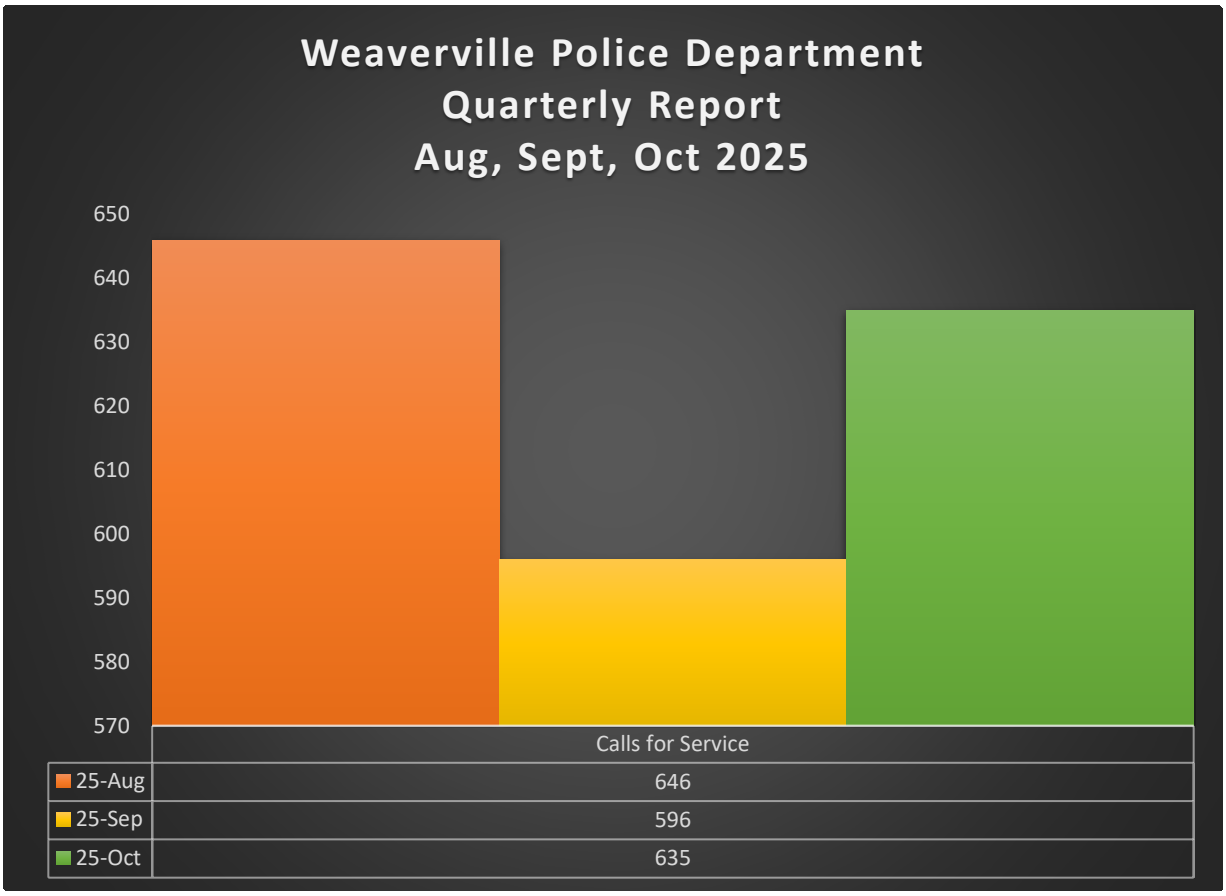
Attachments: Quarterly Report

Description:

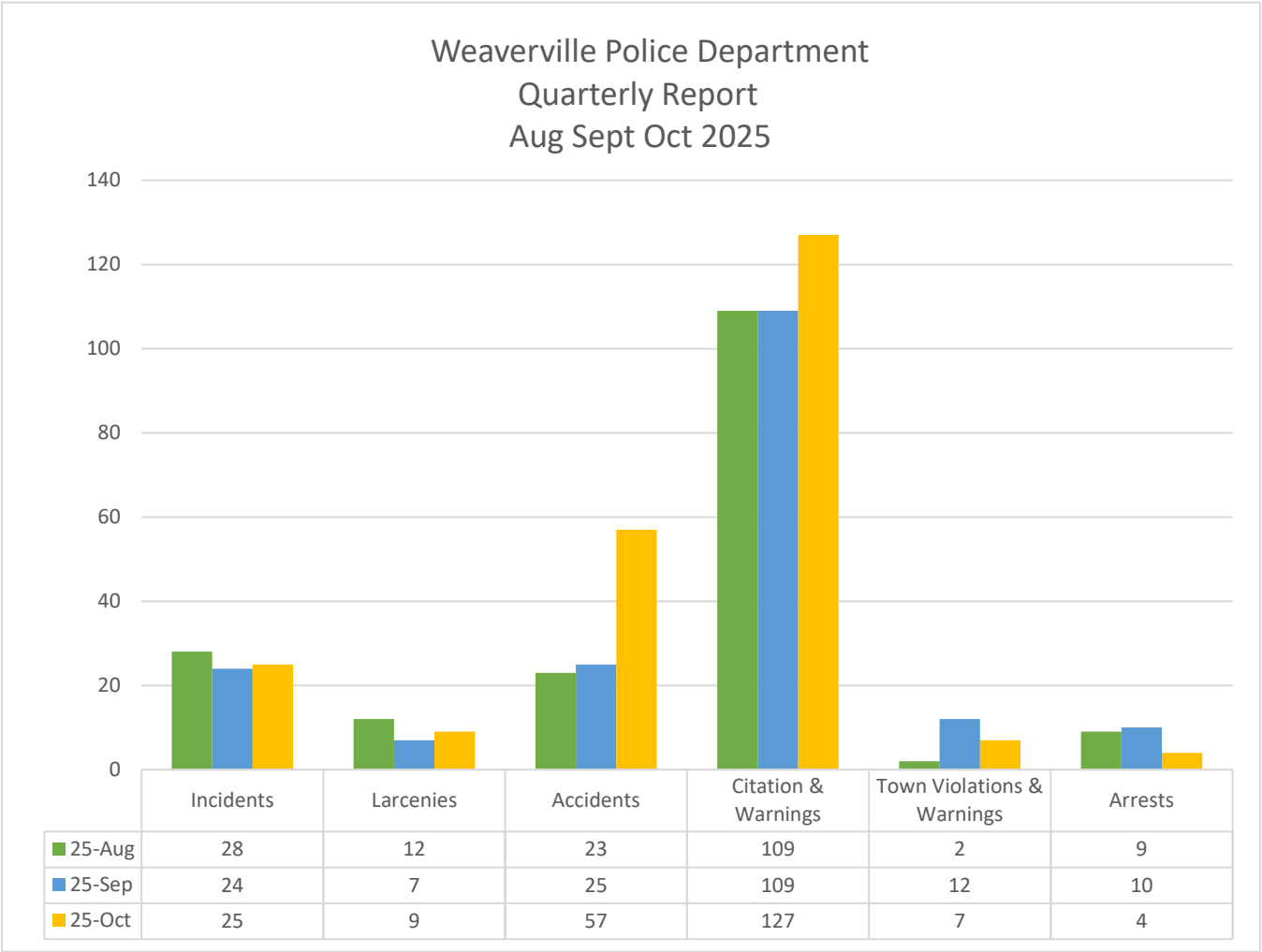
Attached please find the Weaverville Police Department quarterly report for November 2025. Chief Oberlin will be present at the meeting to review this quarterly report.

Council Action Requested:

No action required.



*Calls for service refer to the requests made to police departments by members of the public for assistance with various issues or emergencies. Some examples may be suspicious events, motor vehicle accidents, business or home alarms, welfare checks, stranded motorists, panhandlers, business checks, funeral escorts, dogs running at large, dogs left in vehicles, and many others.



	Incidents	Larcenies	Accidents	Citation & Warnings	Town Violations & Warnings	Arrests
25-Aug	28	12	23	109	2	9
25-Sep	24	7	25	109	12	10
25-Oct	25	9	57	127	7	4

* Incidents Include-Larcenies, Death Investigations, Drug Offenses, Animal Bites, Trespassing, Fraud/ID Theft, Elder Abuse, Info Only Reports, Sexual Offenses, Involuntary Commitments, and other reportable crimes.

* Citations & Warnings Include-Traffic Offenses-184, Criminal Offenses-19, Warnings-139

* Ordinance Violations Include-Parking, Noise, Dogs Running at Large, Public Urination, Firearms

Training and Professional Development

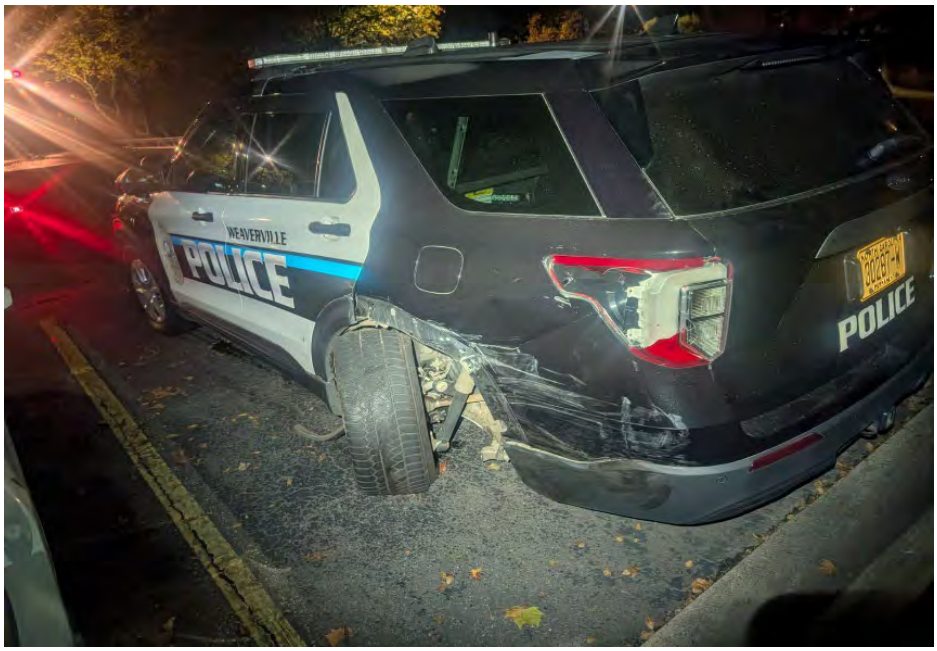
- A firearms instructor completed Glock armorer school
- The bike team leader completed police bike maintenance training.
- An officer completed Field Training Officer School
- Chief and Captains attended NC ACP meeting.
- An officer successfully completed basic radar operator school
- Three officers attended HR 101
- Two officers attended LEO motivational speaker, Paul Butler
- Evidence technician attended annual evidence conference
- Four employees attended Records and Retention training
- One officer attended Interview and Interrogation
- Two officers attended Compliance and Control techniques
- One officer attended Vistelar De-escalation training
- One officer attended Animal Services Bite Report training
- One officer attended an enhanced Rifle Training

Activities of Interest

- First day of school
- Re-keyed the door locks throughout the building
- New shooting platform
- Three officers participated in promotion/selection processes at Black Mountain
- Co-hosted Maple Trace HOA "Welcome" meeting



- Co-hosted Creekside Village Public Safety meeting
- Art in Autumn
- Assisted with NBHS Homecoming Festival
- Chief was a guest speaker at NCLEWA Conference
- Chief was a guest speaker at Police Chief's Institute
- Property and Evidence Professionals Week
- Participated in Brevard's Chief of Police selection process
- Fall Walk
- Halloween – all hands on deck



- Police vehicle totaled on the interstate

Check Point

- **8** Standardized Field Sobriety Tests (SFSTs) administered
- Enforcement actions taken on **22** vehicles, including SFSTs, citations, written warnings, or determinations that no action was necessary
- **10** citations issued for **No Operator's License**
- **7** citations for **Expired Registration Tags**
- **1** citation for **Driving While License Revoked (DWLR)**
- **1** citation for **No Vehicle Inspection**



WHY WOULD THERE BE MORE THAN ONE OFFICER ON A CALL?

- Officer in training
- Language barrier
- Specialty skill needed
- Multiple suspects
- Potential for danger
- Senate Bill 300
- Etc.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: November 17, 2025

SUBJECT: Quarterly Report – Community Center

PRESENTER: Community Center Director DeSerio

ATTACHMENTS: 1

DESCRIPTION/SUMMARY OF REQUEST:

Community Center Director, Mike DeSerio to provide a Weaverville Community Center quarterly report including updates on facility rentals, programs, events, and community engagement.

WEAVERVILLE COMMUNITY CENTER

QUARTERLY REPORT JULY-SEPT 2025

NOV 17, 2025



PRIVATE RENTALS

July - September 2025

Resident	**(56%)**	**$5,264**
Non Resident	**(44%)**	**$4,136**
Total Quarter Rental Revenue		**$9,400**

FACILITY AND PRIVATE RENTAL

UPDATES

Beginning to see some normal wear and tear on the building and maintenance is being done.

- **Automatic doors have been repaired.**
- **A/V equipment had routine maintenance completed.**
- **Interior repairs were made to the Albert Weaver room.**

Community Programs Still Going Strong

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

COMMUNITY EVENTS



Nancy Phesant

In Other Words

“The Times of Our Lives”



Celebration of 150 Years



Chris Rosser

Rudy’s Bluegrass Review

Queen Bee and the Honey Lovers

Town Events



4th of July
“Breakfast for Dinner”

9/11 Observance

Helene Recovery and Resilience

FAMILY FRIDAYS CONCLUDED

- **Storytime / Toddler Time/ Lego Club**
- **Arts and Crafts**
- **Movie Nights**
- **Cooking Class**

Pickleball updates

- Town is providing quieter pickle ball supplies:

1. Balls
2. Paddle Covers

- Pickle Ball hours shift from 8am - 8pm to 8am - 6pm.

VOLUNTEER APPRECIATION IN MOTION

We are honoring our wonderful instructors with a hand written note and gift card.