



**Town of Weaverville
Zoning Board of Adjustment
Council Chambers
February 12, 2018, 7pm**

Agenda

1. Call to Order – Chairman Jeff McKenna.
2. Approval of an Order Granting a Variance from the Front Yard Setbacks Established by the R-2 Zoning District on the Property Commonly Known as 52 Governor Thomson Terrace.
3. Public Hearing Regarding an Application for a Variance on the Property Commonly Known as 3 Penley Park Drive. The Nature of Said Variance is from the Front Yard Setback Established by the R-2 Zoning District.
4. Consideration of a Motion Establishing a Ruling on the Aforementioned Application for a Variance.
5. Any Other Business to Come Before the Board.
6. Adjournment.



Agenda Item 2
Approval of an Order

**TOWN OF WEAVERVILLE
ZONING BOARD OF ADJUSTMENT**

**ORDER GRANTING
A VARIANCE**

APPLICANT: John and Constance Aceves

PROPERTY LOCATION: 52 Governor Thomson Terrace, Weaverville, NC

PARCEL IDENTIFICATION NUMBERS: 9752-05-1477

The Zoning Board of Adjustment of the Town of Weaverville (hereinafter "Board") held a quasi-judicial evidentiary hearing (hereinafter "Hearing") on Monday, January 8, 2018, at 7 p.m. in Council Chambers at Town Hall at 30 South Main Street, Weaverville, on a request for a 9.2 foot variance of the 30-foot front yard setback.

A quorum of the Board was present with Chairman Jeff McKenna, Vice Chairman Tycer Lewis, Board Members Paul Clauhs, Cynthia Wright, and Roger Parkin in attendance. Town Attorney Jennifer Jackson and Town Planner James Eller were also present.

The Hearing was held after notice of the meeting had been mailed to property owners within five hundred feet of the subject property, notice of the meeting was posted on the subject property and notice of the meeting was duly advertised in a paper of record.

At the Hearing on January 8, 2018, Chairman McKenna presided. The Board acknowledged that the following had standing to participate in the Hearing and were made parties to this matter: Applicant/property owners John and Constance Aceves and Town Planner James Eller. Jeff Osborne is the general contractor that was hired by the property owner and was present and represented the applicant/owners.

The Zoning Board of Adjustment for the Town of Weaverville, after having held the Hearing in this matter and having considered all the evidence and arguments presented at the hearing, finds as fact and concludes as follows:

1. Documentary evidence was submitted and admitted into evidence without objection as follows:
 - a. In the absence of an affidavit of publication that has not yet been received, documentation showing that the hearing was submitted to the Weaverville Tribune was submitted as Exhibit 1-A. An affidavit of mailing, and an affidavit of posting were submitted into evidence by James Eller as Exhibit 1-B and 1-C.
 - b. A packet of information submitted to the Board in which the following items were included: Application for a Variance dated December 21, 2017; a vicinity map with the property highlighted in blue; and a site plan submitted by the applicant showing proposed location of the house and the proposed 9.2 foot encroachment into the 30-foot front setback; said packet was submitted into evidence by James Eller as Exhibit 2.
2. The following individuals were sworn in and gave testimony: James Eller, Jeff Osborne, Gayle Smy and Terry Dawson.

3. The Applicant owns the unimproved lot located at 52 Governor Thomson Terrace, which bears Buncombe County parcel identification number 9752-05-1477 and is zoned R-2 residential. The lot is a triangular shaped lot with a significant drop-off towards the rear of the lot.
4. In the process of digging the basement for a timber block modular home that the owner purchased for the site, Mr. Osborne encountered a large area of fill consisting of stumps, trees, and other unstable debris. Mr. Osborne marked the fill area with a pink highlighter on the site plan included in Exhibit 2. Mr. Osborne indicated that the depth of the fill area was extensive as the soil was still unstable 13 feet below the level of the basement.
5. Consistent with industry norms, the owner did not have a geotechnical analysis done on the site prior to ordering the modular home or beginning the grading work for the basement. It was reasonable that the conditions found on the site were unforeseeable.
6. Timber block modular homes must be ordered and substantially paid for months in advance of delivery, so it was unreasonable to expect that grading work would commence prior to substantial monies being spent on the home..
7. The placement of the modular home in its original location, within the standard setbacks, would be substantially affected by the fill area in that the ground is too unstable to support the home without a costly remediation of the site. Mr. Osborne testified that the cost of repairing the site so that the home could be located within the standard setbacks is likely to be between \$30,000 and \$40,000. This is an unreasonably high cost to impose on the owner as compared to the \$7,000 in additional cost to be incurred if the variance is granted.
8. While other lots within the area have proven to be challenging to build upon and required engineered construction due to topography issues, the site conditions on this particular lot are unique in that the fill site was unknown and unexpected and the surveying and other testing normally done on residential lots would not and did not show the nature and scope of the fill site.
9. The requested encroachment into the front setback will have a minimal impact on the neighboring properties.
10. The Board further finds and concludes that:
 - a) an unnecessary hardship will result in the strict application of the Zoning Ordinance as the lot without the variance cannot reasonably be used for single family residential purposes, the primary use within an R-2 zoning district, without incurring a substantial and unreasonable cost;
 - b) the hardship results from conditions that are peculiar to the property, including specifically the unexpected fill site, are not a result of personal circumstances, and did not result from action taken by the applicant or property owner;
 - c) the requested variance is consistent with the spirit, purpose and intent of the Zoning Ordinance;

- d) the requested variance is not a request to permit a use of land, building or structure which is not permitted within a residential zoning district, nor does the variance concern a prohibited sign.

NOW THEREFORE, based upon the foregoing findings of fact and conclusions, the Zoning Board of Adjustment for the Town of Weaverville concludes that (1) it has jurisdiction to hear this variance request and (2) the request for a 9.2 foot variance from the front setback as shown on the attached site plan should be granted as the request meets the required findings of subsection 36-328(2)(a) – (f) of the Code of Ordinances of the Town of Weaverville.

IT IS, THEREFORE, ORDERED that the Applicant’s request for a 9.2 foot variance as shown on the attached site plan is hereby granted.

ORDERED THIS the _____ day of _____, 2018.

**Jeff McKenna, Chairman
Zoning Board of Adjustment**

ATTEST:

**James W. Eller
Town Planner / Deputy Town Clerk**



Agenda Item 3 & 4
Variance Application – 3 Penley Park Drive

**ZONING BOARD OF ADJUSTMENT
MEETING SHEET FOR FEBRUARY 12, 2018**

VARIANCE REQUEST

INTRODUCTION: Solid Rock Builders, LLC, through its manager Travis Meinch, is the owner of property located at 3 Penley Park Drive, a corner lot adjacent to Union Chapel Road and Penley Park Drive in Reems Creek Village and having a Buncombe County Parcel Identification Number of 9752-16-0624. Mr. Meinch has requested a +/- 5 foot variance of the 30-foot front yard setback to allow construction of a residence fronting Penley Park Drive.

JURISDICTION: Sec. 36-328(2) authorizes the BOA to grant variances when hardships would result from carrying out the strict letter of the terms of the zoning ordinance. Variances require a 4/5 vote of the board.

STANDARDS FOR VARIANCES:

1. Unnecessary hardship would result from the strict application of the zoning ordinance. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of 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 the variance.
3. The hardship did not result from 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 shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the zoning ordinance such that public safety is secured and substantial justice is achieved.
5. The 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.
6. The variance is not a request to permit a prohibited sign.

QUESTION FOR DELIBERATION: Does the record include competent, relevant and substantial evidence that the variance requested by the property owner meets the standards and should therefore be granted?

**TOWN OF WEAVERVILLE
REGARDING THE MATTER OF:**

Travis Meinch
Variance
3 Penley Park Drive

AFFIDAVIT OF MAILING


Being first duly sworn, I, James W. Eller, do hereby swear or affirm that on the 24th day of January, 2018, I mailed the attached Notice (Exhibit A) to all of the persons listed on the attached Exhibit B and that said mailing was accomplished by putting the Notice in envelopes, with postage pre-paid, addressed to all persons shown and at the addresses reflected on the attached Exhibit B, and that said envelopes were deposited in a U.S. Mail Box under the exclusive control of the U.S. Postal Service.

This the 24 day of January, 2018.



James W. Eller

Sworn to and subscribed before me
this 24th day of January, 2018



Notary Public

My Commission Expires:

[Notary Seal]



Exhibit A

NOTICE OF PUBLIC HEARING

Public Notice is hereby given that the Town of Weaverville Zoning Board of Adjustment will hold a Public Hearing on Monday, February 12, 2018 at 7:00p.m. This meeting will occur within Council Chambers at Town Hall located at 30 South Main Street, Weaverville, NC to consider the following item:

An application for a Variance related to the front yard setbacks established by the R-2 Zoning District for a property bearing Buncombe County PIN#9752-16-0624, 3 Penley Park Drive, Weaverville, NC.

If you would like additional information or to review the content related to the Public Hearing you may contact Planning Director and Deputy Town Clerk James Eller at 828-484-7002 or jeller@weavervillenc.org.

Publication Dates: 2/1/17 and 2/8/18

Exhibit B

Travis Meinch
9 Florida Ave.
Weaverville, NC 28787

Rabbit Ridge Properties
11 Rabbit Ridge Dr.
Weaverville, NC 28787

Greenwood Park, LLC
200 Rabbit Ridge Dr.
Weaverville, NC 28787

Forehand Family Trust
25 Penley Park Dr.
Weaverville, NC 28787

38PPD, LLC
78 Union Chapel Rd.
Weaverville, NC 28787

Cynthia Shilkret
1501-A Creekside Ct.
Pasadena, CA 91107

Jordan Bell
23 Penley Park Dr.
Weaverville, NC 28787

Dennis Donahue
18 Al Dorf Dr.
Weaverville, NC 28787

Megan Taylor
14 Al Dorf Dr.
Weaverville, NC 28787

Daniel Hinchliffe
8 Wakefield Dr.
Asheville, NC 28803

Tori Rector
20 Penley Park Dr.
Weaverville, NC 28787

Mary Clark
4 Al Dorf Dr.
Weaverville, NC 28787

Jean Pointet
8 Al Dorf Dr.
Weaverville, NC 28787

James Jost
11 Gale Kelly Ct.
Weaverville, NC 28787

Thomas Gianni
7135 S. Sentinel Ln.
York, PA 17403

John Malkasian
5 Compass Park Dr.
Weaverville, NC 28787

Frances Taylor
9 Gale Kelly Ct.
Weaverville, NC 28787

Henry Mancuso
5 Gale Kelly Ct.
Weaverville, NC 28787

Larry Raburn
3 Gale Kelly Ct.
Weaverville, NC 28787

Kimberly Holt
60 Union Chapel Rd.
Weaverville, NC 28787

Stephen Foehner
62 Union Chapel Rd.
Weaverville, NC 28787

Compass Park HOA
42 Compass Park Dr.
Weaverville, NC 28787

Timothy Hensley
4 Governor Thomson Ter.
Weaverville, NC 28787

Brian Loftin
28 Compass Park Dr.
Weaverville, NC 28787

William Mulligan
8 Penley Park Dr.
Weaverville, NC 28787

Douglas Miller
4 Penley Park Dr.
Weaverville, NC 28787

Gina Gonzalez
42 Union Chapel Rd.
Weaverville, NC 28787

Stephenberg Holdings
1110 NE 16th Ave.
Fort Lauderdale, FL 33304

Ryan Wilson
38 Union Chapel Rd.
Weaverville, NC 28787

John Liposchak
40 Union Chapel Rd.
Weaverville, NC 28787

Laurel Broadhurst
117 Hillcrest Dr.
Weaverville, NC 28787

Cecile Presnell
43 Union Chapel Rd.
Weaverville, NC 28787

Marshall Williams
6 Highland Pointe Dr.
Weaverville, NC 28787

Alan Cote
12421 SW 90th Ave.
Miami, FL 33176

Sabra Presnell
37 Union Chapel Rd.
Weaverville, NC 28787

William Venable
3 Lakeway Cir.
Weaverville, NC 28787

Robert Doucette
2 Lakeway Cir.
Weaverville, NC 28787

Chad Barrett
63 Union Chapel Rd.
Weaverville, NC 28787

Bill Barrett
61 Union Chapel Rd.
Weaverville, NC 28787

Warrior Golf, LLC
Attn: Manager 15 Mason
Irvine, CA 92618

**TOWN OF WEAVERVILLE
REGARDING THE MATTER OF:**

Travis Meinch
Variance
3 Penley Park Drive

AFFIDAVIT OF POSTING


Being first duly sworn, I, James W. Eller, do hereby swear or affirm that on the 24th day of January, 2018, I posted the attached Notice of Public Hearing Sign, Exhibit A, on the property commonly known as 3 Penley Park Drive, PIN:9752-16-0624 and that a Notice of Public Hearing, Exhibit B, was affixed to the reverse side of same.

This the 24 day of January, 2018.



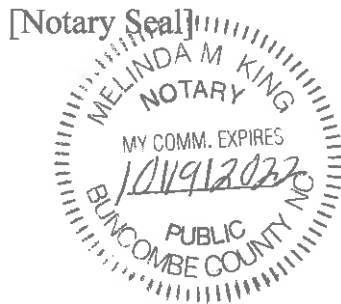
James W. Eller

Sworn to and subscribed before me
this 24th day of January, 2018



Notary Public

My Commission Expires:



Erdbot A



Exhibit B

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If you would like additional information or to review the content related to the Public Hearing you may contact Planning Director and Deputy Town Clerk James Eller at 828-484-7002 or jeller@weavervillenc.org.

Publication Dates: 2/1/17 and 2/8/18

From: Heather Berry
To: [James W. Eller](#)
Subject: Weaverville Public Notice
Date: Wednesday, January 24, 2018 4:07:47 PM

Thanks James!

Heather

Publication Cost: \$52.64

Publication Dates: 1/2 1/8

WL

Proof:

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Publication Dates: 2/1/17 and 2/8/18

End of Proof

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Thank you for your time and consideration in this matter; it is greatly appreciated.

Sincerely,
Heather Berry
Tribune Papers
Legals Department
828-513-0171
828-275-4129
legals@thetribunepapers.com

Please note

We are a weekly publication publishing on Thursdays. Our deadline for legal publications is Tuesday by noon, unless notified otherwise.



Virus-free. www.avast.com

**TOWN OF WEAVERVILLE APPLICATION FOR
A VARIANCE**

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: \$250.00 + \$50.00 for each variance requested

OWNER/APPLICANT NAME: *Travis Mainch* APPLICATION DATE: *1.23.18*

PHONE NUMBER: *828-712-3280*

MAILING ADDRESS:

NATURE OF THE VARIANCE(S): *encroachment into
front yard setback*

*9 Florida Ave
Weaverville NC 28787*

PROPERTY ADDRESS: *3 Penley Park Drive*

PIN: *9752-10-0024*

LOT AREA (acres): *.25 acres*

ZONING DISTRICT: *F-2*

The Zoning Board of Adjustment is authorized to grant a variance when unnecessary hardships would result from carrying out the strict letter of the terms of Chapter 36 of the Code of Ordinances upon a showing of all of the following:

- a. Unnecessary hardship would result from the strict application of this chapter. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- b. 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.
- c. The hardship did not result from 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 shall not be regarded as a self-created hardship.
- d. The requested variance is consistent with the spirit, purpose, and intent of this chapter such that public safety is secured and substantial justice is achieved.
- e. The 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.
- f. The variance is not a request to permit a prohibited sign.

Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.



**TOWN OF WEAVERVILLE APPLICATION FOR
A VARIANCE**

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: \$250.00 + \$50.00 for each variance requested

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.

Please indicate on the following line how you wish to receive a copy of the written order establishing a decision related to this application.

Application has been reviewed with the applicant.

	1-23-18
SIGNATURE OF APPLICANT	DATE
	1.23.18
SIGNATURE OF ZONING ADMINISTRATOR	DATE

OFFICE USE ONLY

FEE: \$ 16250	DATE PAID: 1.23.18	CHECK <input checked="" type="checkbox"/>	CASH <input type="checkbox"/>
DATES OF PUBLIC NOTICE ADVERTISED:		DATE OF PUBLIC HEARING: 2.12.18	

**TOWN OF WEAVERVILLE APPLICATION FOR
A VARIANCE**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
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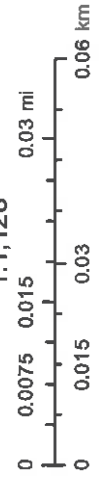
ZBA DECISION:	<input type="checkbox"/>	APPROVED	<input type="checkbox"/>	DISAPPROVED	DATE:
<input type="checkbox"/>	APPROVED WITH CONDITIONS:				

Buncombe County



January 23, 2018

1:1,128



SITE

Not To Scale

VICINITY MAP

LEGEND

○ IP	Iron Pin Found
○ PS	Iron Pin Set 5/8" Rubber
PT	Unmarked Point
⊕	Utility Pole
-OU-	Overhead Utilities
XX	Fire Hydrant
⊙	Sanitary Sewer Manhole
⊙	Water Meter
□	Power Box

Date: August 24, 2017

Ref. Deed Book: D.B. 4655 Pg. 153 / D.B. 4112 Pg. 769

Ref. Plat Book: P.B. 88 Pg. 184

Tract Parcel Number: 9752-16-0824, 06-8538, 06-8732

Drawn by: MDJ Party Check: MDJ

Job File: S-1708-070

I, Mark D. Freeman, notary public, do hereby certify that the within and above described plat was drawn under my hand and seal on the 24th day of August, 2017, at Edenton, North Carolina, and that the same is a true and correct copy of the original as the same appears on the records of the County of Currituck, North Carolina.

Mark D. Freeman
Notary Public
N.C. Exp. 12-30-2025

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

LARRY & MARY RABURN, by their attorneys, LARRY & MARY RABURN, P.C., do hereby certify that the within and above described plat was drawn under my hand and seal on the 24th day of August, 2017, at Edenton, North Carolina, and that the same is a true and correct copy of the original as the same appears on the records of the County of Currituck, North Carolina.

Larry & Mary Raburn
By Deed: 8-24-17

Filed for Registration on the 24th day of August, 2017, at _____, North Carolina.

By Deed: 8-24-17

NOTES:

- This plat has been made as a preliminary or preliminary plat for the purpose of recording, and it is not intended to be a final plat.
- Any other facts that are necessary to complete this plat are shown on the original plat.
- This plat is subject to the provisions of the North Carolina Plat Act, Chapter 47B, of the North Carolina General Statutes.
- All dimensions are horizontal unless otherwise noted.
- All bearings are by magnetic north.

I hereby certify that the within and above described plat was drawn under my hand and seal on the 24th day of August, 2017, at Edenton, North Carolina, and that the same is a true and correct copy of the original as the same appears on the records of the County of Currituck, North Carolina.

Mark D. Freeman
Notary Public
N.C. Exp. 12-30-2025

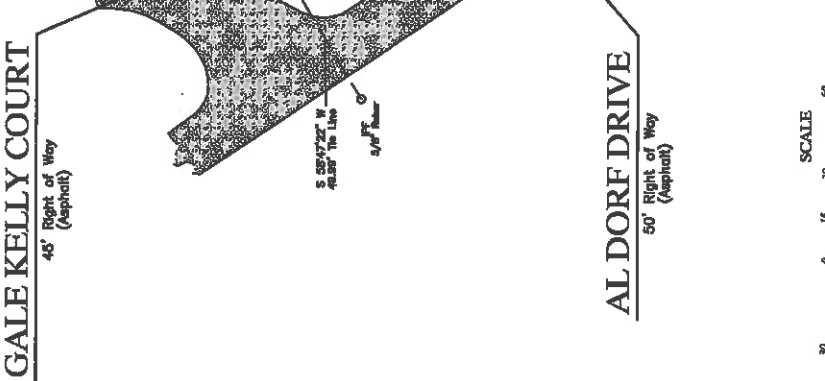
Lot 5
Larry & Mary Raburn
D.B. 4112 Pg. 769

Tract A
0.02 Acres
690.24 Sq. Feet
To be recombined with Lot 5

Tract B
0.03 Acres
1457.63 Sq. Feet
To be recombined with Lot 5

LOT 4A
0.27 Acres
11693.67 Sq. Feet

LOT 3A
0.28 Acres
12056.90 Sq. Feet



NOTES:

- No attempt has been made on a part of this boundary survey to obtain or show data concerning easements, liens, debts, conditions, capacity or location of any utility or municipal/public service facility. For information regarding these facilities or facilities, please contact the appropriate agencies.

SCALE
30 0 15 30 60 120
30 Feet to the Inch

RECOMBINATION SURVEY OF
Part of Lots 3 & 4 to Lot 5 of Reems Creek Village, Sec. 1
For
LARRY & MARY RABURN
State of North Carolina
Currituck County
Reems Creek Township

Owners:
Larry & Mary Raburn
3 Gale Kelly Court
Weaverville, NC 28787

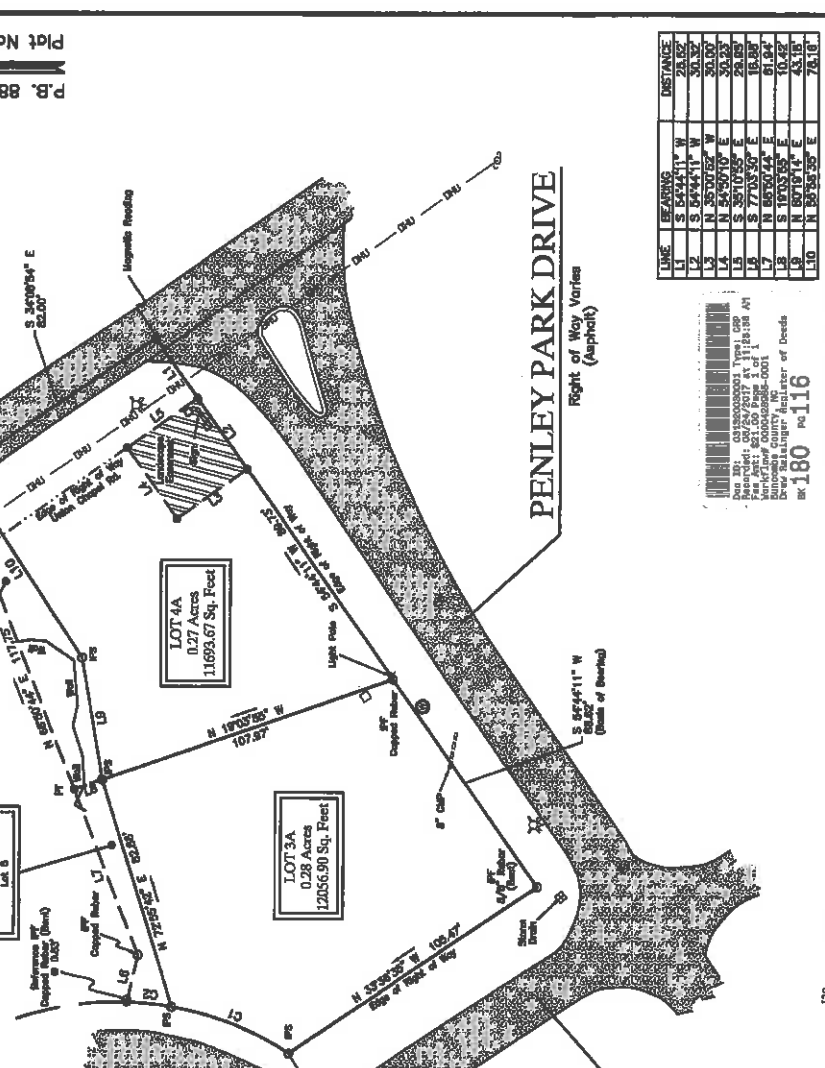
FREEMAN LAND SURVEYING, PLLC
P.O. Box 40
EDNEYVILLE, NORTH CAROLINA 28727
(828)-259-9759
Licenses No. P-01164

UNION CHAPEL ROAD
60' Right of Way (Asphalt)

GALE KELLY COURT
45' Right of Way (Asphalt)

AL DORF DRIVE
50' Right of Way (Asphalt)

PENLEY PARK DRIVE
Right of Way Varies (Asphalt)



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For
LARRY & MARY RABURN
State of North Carolina
Currituck County
Reems Creek Township

Owners:
Larry & Mary Raburn
3 Gale Kelly Court
Weaverville, NC 28787

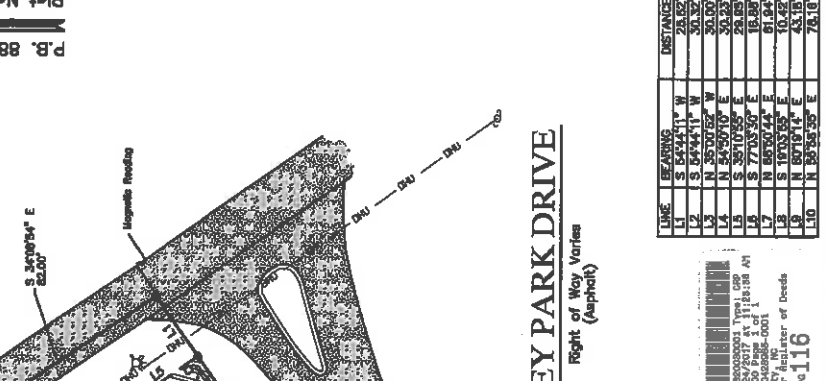
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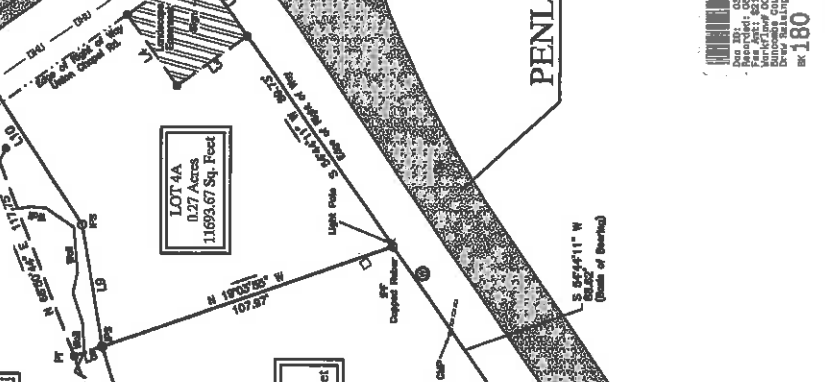
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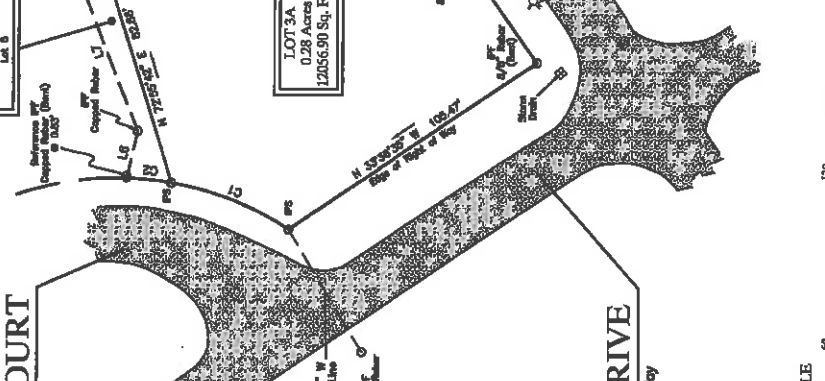
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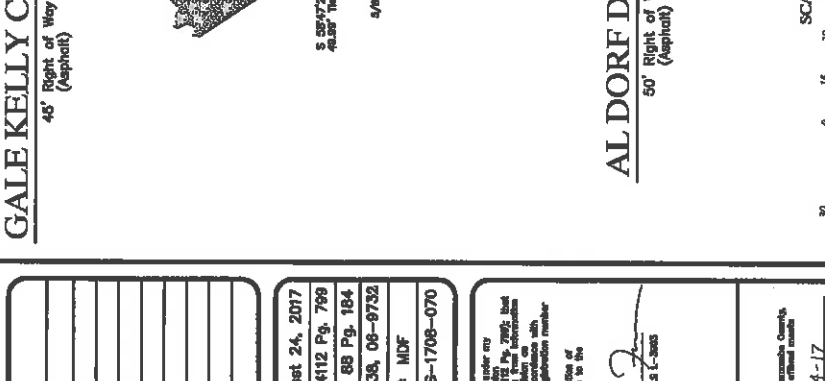
FREEMAN LAND SURVEYING, PLLC
P.O. Box 40
EDNEYVILLE, NORTH CAROLINA 28727
(828)-259-9759
Licenses No. P-01164

UNION CHAPEL ROAD
60' Right of Way (Asphalt)

GALE KELLY COURT
45' Right of Way (Asphalt)

AL DORF DRIVE
50' Right of Way (Asphalt)

PENLEY PARK DRIVE
Right of Way Varies (Asphalt)



NOTES:

- No attempt has been made on a part of this boundary survey to obtain or show data concerning easements, liens, debts, conditions, capacity or location of any utility or municipal/public service facility. For information regarding these facilities or facilities, please contact the appropriate agencies.

SCALE
30 0 15 30 60 120
30 Feet to the Inch

RECOMBINATION SURVEY OF
Part of Lots 3 & 4 to Lot 5 of Reems Creek Village, Sec. 1
For
LARRY & MARY RABURN
State of North Carolina
Currituck County
Reems Creek Township

Owners:
Larry & Mary Raburn
3 Gale Kelly Court
Weaverville, NC 28787

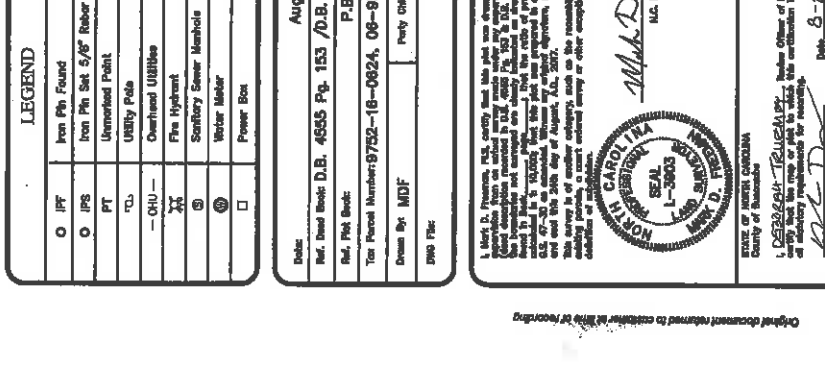
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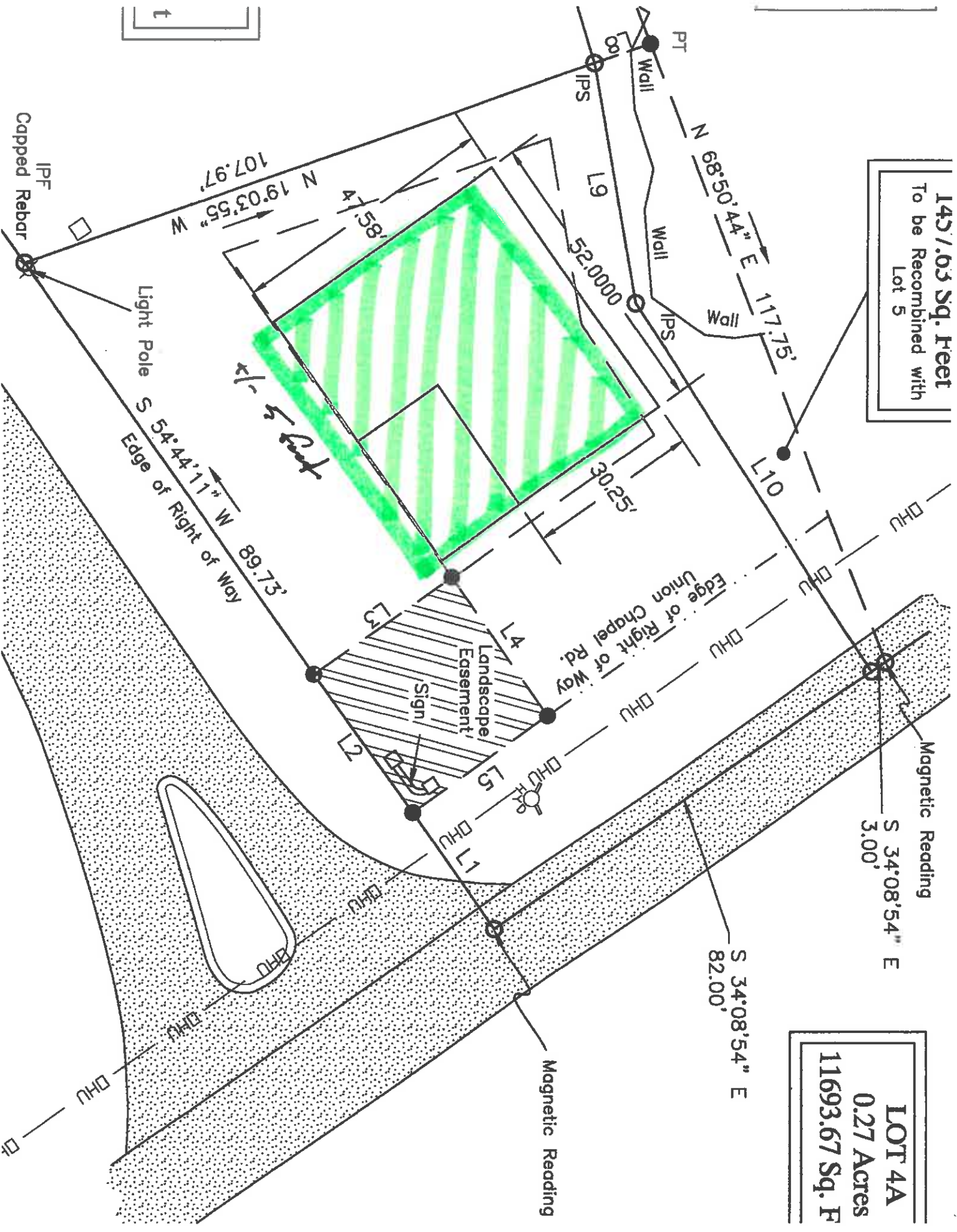
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1451.63 Sq. Feet
To be Recombined
with
Lot 5

LOT 4A
0.27 Acres
11693.67 Sq. F



3

cm3

Workflow No. 0000432468-0002

 Doc ID: 031358010003 Type: CRP
 Recorded: 09/15/2017 at 04:46:00 PM
 Fee Amt: \$130.00 Page 1 of 3
 Revenue Tax: \$110.00
 Workflow# 0000432468-0002
 Buncombe County, NC
 Drew Reisinger Register of Deeds
 BK 5590 PG 1749-1751

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamps: \$110.00 Prepared by and return to: Goosmann Rose Colvard & Cramer, P.A
 P.O. Box 7436
 Asheville, NC 28802
 (17-3111 jrr/car)

This North Carolina General Warranty Deed is made as of this 15th day of September, 2017, by and between Larry W. Raburn and Mary Lee Raburn, as Co-Trustees of The Larry and Mary Raburn Family Trust u/a dated April 24, 2008, and any amendments thereto; whose mailing address is: 9 Florida Avenue, Weaverville, NC 28787, (herein "Grantor") and Solid Rock Builders, LLC, a North Carolina limited liability company, whose mailing address is 24 Highland Street, Weaverville, NC 28787, (herein "Grantee"). (The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.)

The Grantor, for a valuable consideration received from Grantee, conveys to Grantee, in fee simple (unless otherwise stated below), the property described as follows (intending to and including all appurtenances thereto):

See Exhibit A attached hereto and incorporated herein by reference.

This instrument was prepared by John R. Rose, a licensed NC Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

The property conveyed herein does not include the grantors primary residence.

In Witness Whereof, as of the above date, the Grantor has caused the due execution of the foregoing instrument in the ordinary course of its business, by the signature below of its duly authorized representative, as the act of such entity.

Grantors:

**Larry W. Raburn and Mary Lee Raburn,
Co-Trustees of The Larry and Mary Raburn
Family Trust u/a dated April 24, 2008, and
any amendments thereto.**

BY: 
LARRY W. RABURN, Co-Trustee

BY: 
MARY LEE RABURN, Co-Trustee

State of North Carolina
County of Buncombe

I, a Notary Public of the State and County aforesaid, do hereby certify that **Larry W. Raburn and Mary Lee Raburn, Co-Trustees of The Larry and Mary Raburn Family Trust u/a dated April 24, 2008, and any amendments thereto**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this the 15th day of September, 2017.

Comm. Exp. Date:
4/29/2019


Notary Public: CATHERINE N. TOLER



Exhibit A

Being all of Lot 4A of Section 1 of Reems Creek Village as shown on that plat recorded in Plat Book 180, at Page 116 of the Buncombe County, NC Register's Office; reference to which Plat is hereby made for a more particular description of said Property.

17-3111

- Upload a PDF Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings
- File an Annual Report/Amend an Annual Report
- Print an Amended a Annual Report form
- Print a Pre-Populated Annual Report form

Limited Liability Company

Legal Name

Solid Rock Builders L.L.C.

Information

SosId: 1301530

Status: Current-Active

Annual Report Status: Current

Citizenship: Domestic

Date Formed: 2/11/2013

Fiscal Month: December

Registered Agent: Meinch, Travis

Addresses

Mailing

3 Florida Ave
Weaverville, NC 28787-9415

Principal Office

3 Florida Ave
Weaverville, NC 28787-9415

Reg Office

3 Florida Ave
Weaverville, NC 28787-9415

Reg Mailing

3 Florida Ave
Weaverville, NC 28787-9415

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Member

Travis Meinch
24 Highland St
Weaverville NC 28787