

**TOWN OF WEAVERVILLE**

**Town Hall Council Chambers  
30 South Main Street  
Weaverville, NC 28787**

**AGENDA**

**October 15, 2018  
Public Hearings at 6:30pm  
Regular Meeting at 7:00 pm**

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**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

# **PUBLIC HEARING**

**MEETING DATE:** October 15, 2018

**SUBJECT:** Proposed Code Amendments – Zoning – Nonconformities, Conditional Zoning Districts, Political Signage

**PRESENTER:** Planning Director

**ATTACHMENTS:** Notice of Public Hearing  
Proposed Amendments  
Planning & Zoning Board Recommendations

**DESCRIPTION/SUMMARY OF REQUEST:**

Tonight’s public hearing is being held on proposed amendments to Town Code regarding regulations governing nonconformities, conditional zoning districts and political signage.

The proposed amendments are attached and show the changes that have been recommended by the Planning and Zoning Board. The Planning and Zoning Board has been hard at work over its last three meetings reviewing and refining proposed amendments on these subjects. The Board’s findings and recommendations are included with tonight’s materials and should be received as part of the public hearing.

Public notice of tonight’s public hearing has been provided as required by state statute and Town Code.

Tonight’s public hearing offers an opportunity for the citizens of the Town of Weaverville to provide comments, both positive and negative, regarding the proposed amendments.

**COUNCIL ACTION REQUESTED:**

Town Council is asked to hear from the public on these proposed amendments prior to taking any action during your regular Town Council meeting on October 15, 2018.

## **NOTICE OF SPECIAL CALLED MEETING AND PUBLIC HEARING**

Public Notice is hereby given that the Town of Weaverville Town Council will hold a special called meeting on Monday, October 15 at 6:30 p.m. for the purpose of holding a Public Hearing. This meeting will occur within Council Chambers at Town Hall located at 30 South Main Street, Weaverville, NC, to consider the following item:

Public Hearing on proposed zoning ordinance text amendments related to conditional zoning districts, nonconformities and political signage.

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](mailto:jeller@weavervillenc.org).

Publication Dates: 10/3/18 and 10/10/18



**Town of Weaverville  
Planning and Zoning Board**

**On Tuesday, September 4 and Tuesday, October 2, 2018 the Planning and Zoning Board reviewed and unanimously recommended to Town Council the attached amendment to municipal ordinance related to conditional zoning districts.**

**It has been found that the aforementioned amendments to the Town's ordinances would not conflict with the Town's Comprehensive Plan. The Planning and Zoning Board considers approval both reasonable and in the public interest providing a mechanism where a properly planned particular use may be appropriate for a specific site and conditions may be placed on the proposal to mitigate impact on the surrounding area.**

*Doug Theroux*  
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**Doug Theroux  
Chairman, Planning and Zoning Board**

**PROPOSED CODE AMENDMENT – ZONING – CONDITIONAL ZONING DISTRICTS**

**ADD THE FOLLOWING DEFINITION TO SECTION 36-5:**

Sec. 36-5. – Definitions.

Conditional Zoning District (CZD). A zoning district in which the development and use of the property included in the district is subject to ordinance standards and rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property.

**AMEND SECTION 36-84 AS FOLLOWS:**

Sec. 36-84. - Conditional zoning district.

- (a) *Intent.* It is expected that, in most cases, a general district will appropriately regulate site-specific impact of permitted use and structures on surrounding areas, however conditional zoning districts provide for those situations where a particular use, properly planned, may be appropriate for a particular site, but where the underlying general district has insufficient standards to mitigate the site-specific impact on surrounding area.
- (b) *Use permitted.* Any uses ~~The uses which~~ may be considered for a conditional zoning district and shall be established on an individual basis, at the request of the property owner, according to the procedures of this section 36-83(d). Zoning of a conditional zoning district is not intended for the securing of early or speculative reclassification of property. It is expected that, in most cases, a general district will appropriately regulate site-specific impact of permitted use and structures on surrounding areas.
- (c) *Conditions.* In establishing a conditional zoning district town council may place conditions on the property which set individualized standards to the site and a site plan and supporting documents illustrating said conditions and standards may be included in the ordinance establishing the district. These conditions which may be established by town council shall only be those which are necessary for ordinance and plan compliance and shall only address the impacts reasonably expected to be generated by the project. Said conditions may be proposed by town council or the applicant and must be mutually approved by town council and the applicant.
- (e) *Definition of conditional zoning district.* ~~For purpose of this section, a "conditional zoning district" shall be defined as a zoning district in which the development and use of the property included in the district is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. / If the property use is ever proposed to be changed from the original approved plan, then the new proposed use and plan must be resubmitted for approved by the town council.~~
- (d) *Petition of request.* Property may be rezoned to a conditional zoning district only in response to and consistent with a petition of the owners, or agents of the owners of all of the property to be included in the district and shall be accompanied by an **official** petition, a statement analyzing the reasonableness of the proposed rezoning request by the petitioner, the established fee, and documentation as required by the following:
  - (1) A petition for a conditional zoning district must include a site plan and supporting information that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to all predetermined ordinance requirements, will govern the development and use of the property;
  - (2) A boundary survey and vicinity map showing the property's total acreage, current zoning classification(s), general location in relation to major streets, date and north arrow;

- (3) Existing topography on the site and within 300 feet of the boundary of the site, and the general nature of the proposed topography contours shown at a maximum of five feet;
  - (4) All existing easements, reservations, rights-of-way, and any other valid restrictions on the use of the land;
  - (5) The number and general location of all proposed structures;
  - (6) The proposed use of all land and structures, including the number of residential units or the total square footage of any nonresidential development;
  - (7) All yards, buffers, screening, and landscaping and sidewalks required ~~by the town code~~ within the underlying zoning district;
  - (8) All existing and proposed points of access to public streets and the locations of proposed new streets;
  - (9) Delineation of areas within the floodplain;
  - (10) Proposed number and location of the signs;
  - (11) Proposed phasing, if any, and the approximate completion time for the project;
  - ~~(12) The location of existing and proposed storm drainage patterns and facilities intended to serve the development;~~
  - (12) Traffic, parking, and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets, existing and proposed;
  - ~~(14) A list of adjoining properties including county tax parcel numbers and the name and address of each owner, provided in digital form;~~
  - ~~(15) The location of significant trees on the petitioned property;~~
  - (13) ~~The scale of buildings relative to adjoining properties, including sight lines~~ Photographs of buildings on properties within 200 feet of the subject property establishing the scale of the buildings within the proposed project with those surrounding;
  - (14) Information on the height of all proposed structures;
  - (15) Exterior features of all of the proposed development including but not limited to construction and finishing materials;
  - (16) Any supporting text and all documents presented shall constitute part of the petition.
- ~~(e) Approval procedures for initial CZD. Except as specifically modified by this section, the procedures to be followed by the town council in reviewing, granting, or denying any petition a for conditional zoning district shall be the same as those established for general use district zoning petitions under G.S. Ch. 160A, Art. 19. The following procedures shall also apply for the approval of conditional zoning districts:~~
- ~~(1) Initial consideration by town council. Petitions for conditional zoning district shall be initially reviewed by town council. After its initial consideration of a petition for a conditional zoning district, town council shall refer the request to the planning board for the full review process as required by state statute. Initial consideration of such petition are intended to provide town council with the opportunity to express their preliminary thoughts related to the petition but shall not serve as a final determination on same.~~
  - (2) Planning and zoning review. Following an initial review by town council as set forth herein and in Sec. 36-358 all conditional zoning requests shall be submitted to the town planning and zoning board to determine if approvals of such plans are made in consideration of identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy

documents. A statement analyzing the reasonableness of the proposed rezoning shall be prepared by the town planning and zoning board for each petition for a rezoning to a conditional zoning district and submitted to the town council for final action on the request. Due to the scope and complexities which may be presented by a conditional zoning district request, the planning and zoning board shall have up to 180 days from its first consideration to submit its statement of reasonableness and recommendation to town council. If the planning and zoning board fails to submit such statement and/or recommendation within 180 days then the request shall be forwarded to town council with a record of the planning and zoning board's comments and town council is eligible to consider the request and take final action thereon.

- (3) *Public involvement meeting*. Before a public hearing may be held by the town council on a petition for a conditional zoning the petitioner must file in the office of the town clerk a written report of at least one community meeting held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this subsection shall be considered by the town council but shall not be subject to judicial review. Notice of such a public hearing shall be given to all the property owners within 200 feet of the property boundaries and in accordance with the provisions of G.S. 160A-364.
- (4) *Public hearing. As required by Article 19 of Chapter 160A of the North Carolina General Statutes, town council cannot take any action on a conditional zoning district request until such time as it has held a public hearing that has been properly noticed.*
- (f) *District approval and ordinance*. If a petition for a conditional zoning district is approved, the development and use of the property shall be governed by the ~~predetermined ordinance requirements applicable to such district category ordinance~~ ordinance establishing the conditional zoning district, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district. Each conditional zoning district will be given a special number, distinguishing such conditional zoning district from another zoning district. Each ordinance adopted by town council which establishes a conditional zoning district within the Town of Weaverville is hereby incorporated into this chapter as a separate and unique zoning district and shall be reflected on the town's zoning map. Copies of such ordinances shall be kept on file with the town clerk and may be reviewed upon request.
- (g) *Time limits. Time limits for the completion of the projects infrastructure and completion of construction shall be established on an individual basis by town council based upon the type and scope of development. Extensions to established time frames shall be subject to the approval of town council. A time limit of 240 calendar days for securing applicable permits in order to construct the project and 365 calendar days thereafter for completion of the project; provided, however, the town council may approve up to an additional 365 calendar days for completion of the project, for good cause shown. In the event that the project involves more than three acres and/or more than 15,000 thousand square feet, the time period for securing applicable permits for the project shall be 365 calendar days and the time period for completion of the project shall be 730 calendar days thereafter; provided, however, the town council may approve up to an additional 180 calendar days for completion of the project, for good cause shown. Conditional zoning district projects that have approved detailed plans and have secured applicable permits for start of construction as of May 1, 2009, but on which there has not been a start of construction, will have an additional 12 months to be*

~~added to the construction time limits in this subsection from the date of approval of the detailed plans for the completion of the project.~~

- (h) Phasing of projects. Any project phasing must be reviewed and approved with the conditional zoning district. Phases must be shown on the site plan that is adopted in conjunction with the ordinance approving the conditional zoning district and the time periods related to the phasing must also be addressed in said ordinance.
- (i) *Guarantee of conditions.* At the discretion of the town council, the council may require the property owner to guarantee the performance or completion of conditions included in the approved conditional zoning plan. Such guarantee may be in the form of:
- (1) A surety performance bond made by a surety bonding company licensed and authorized to do business in the state;
  - (2) A bond of the developer with an assignment to the town of a certificate of deposit as security for the bond;
  - (3) A bond of the developer secured by an official bank check drawn in favor of the town and deposited with the town clerk;
  - (4) Cash or an irrevocable letter of credit; or
  - (5) A bank escrow account whereby the developer deposits cash, a note, a bond or some other instrument readily convertible into cash for a specific face value, with a federally insured financial institution in an account payable to the town.
- The amount of the guarantee shall be determined by town council and must be reasonable taking into consideration the type and scope of proposed development.
- (j) *Judicial review.* Conditional zoning district decisions under this section are legislative decisions a legislative process and not subject to judicial review that are presumed valid if there is a reasonable basis for the decision.
- (k) *Future variance request.* Property zoned CZD will not be able to apply for a variance on the approved project.
- (l) *Maintaining the zoning district.* A CZD is a rezoning which represents both a text and map amendment and as such is maintained after the sale of the property. If the property owner wishes to change the approved CZD plan, all property owners within the original CZD must apply for a rezoning or a modification to the CZD as per Sec. 36-84(n).
- (m) *Minor Modifications.* ~~Minor modifications to a project shall be submitted to the zoning administrator for review. No building permit for the proposed development or any part thereof shall be issued until the zoning administrator has determined that the pertinent detailed plans are in accordance with the application and general plans as approved by the town council. Minor modifications that can be approved by staff are limited to modifications that do not affect the property lines, do not affect the final plat and which are in substantial compliance with the approved plans. An extension of any time frame stated within an ordinance designating a conditional zoning district must be approved by town council but shall otherwise be considered a minor modification. All other modifications must be approved by town council and are subject to the procedures set out in Section 36-84(n).~~
- (n) Approval procedures for modifications of a CZD. Except for minor modifications that can be approved by staff or town council as provided in Section 36-84(m), the procedures to be followed in reviewing, granting or denying any requested modification to the approved site plan or the CZD ordinance shall be the same as those established for approval of an initial CZD except that a public involvement meeting is not required.

(o) Final plat approval process. All water, sewer, stormwater infrastructure, and all street, sidewalk, and similar improvements must be installed and verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat will be reviewed by staff and the planning and zoning board for compliance with the relevant portions of the ordinance approving the conditional zoning district for the project. After its review the planning and zoning board shall submit a recommendation to town council. Town council must consider the planning and zoning board's findings and recommendation and, upon finding that the required infrastructure is complete and compliant, shall approve the final plat and authorize the recordation of same.

Final plats must contain the following language:

"This plat has been approved as part of a conditional zoning district and all lots shown are subject to all the conditions, rules and regulations governing that conditional zoning district and not subject to the subdivision ordinance of the Town of Weaverville. Any modification to any lot or improvement shown on this plat may only be accomplished as an amendment to the conditional zoning district and in accordance with the applicable Code provisions of the Town of Weaverville."

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

(q) Noncompliance. In the event of noncompliance by a property owner or any subsequent resale or lease of a property for use other than that stipulated in the original CZD approval, the property owner would be in violation of the town zoning ordinance.

(r) Appeal of zoning administrator decisions concerning CZDs. Any determination made by the zoning administrator regarding the project and/or this conditional zoning district is appealable to the Zoning Board of Adjustment. Such appeal shall be made in accordance with the procedure set forth in Town Code Section 36-328(3). In addition, Staff is required to notify the mayor and town council of any appeals related to this project and/or this conditional zoning district proceeding before the Zoning Board of Adjustment so that town council has the opportunity to participate as a party to the appeal should it wish to do so.



**Town of Weaverville  
Planning and Zoning Board**

**On Tuesday, July 3, Tuesday, August 7 and Tuesday, September 4, 2018 the Planning and Zoning Board reviewed and unanimously recommended to Town Council the attached amendment to municipal ordinance related to nonconformities.**

**It has been found that the aforementioned amendments to the Town's ordinances would not conflict with the Town's Comprehensive Plan. The Planning and Zoning Board considers approval both reasonable and in the public interest due to ambiguities found within the present ordinance and that said revision provides firmer ground for administrative decisions subject to appeal before the Zoning Board of Adjustment.**

*Doug Theroux*  
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**Doug Theroux  
Chairman, Planning and Zoning Board**

## PROPOSED CODE AMENDMENTS – ZONING – NONCONFORMITIES

### **DELETE THE FOLLOWING DEFINITIONS FROM SECTION 36-5:**

~~*Nonconforming-occupied lot.* A lot which contained a structure on the effective date of this chapter or at the time the lot was brought into the town's jurisdiction but which does not meet the minimum requirements for width, area, front, side, or rear yard, height and/or open space for the zoning district in which it is located.~~

~~*Nonconforming open uses of land.* An open use on a lot when the only structures are incidental and accessory to the principal open use which was in existence prior to the effective date of this chapter or at the time the lot was brought into the town's jurisdiction and which would not be permitted by this chapter in the zoning district in which it is located. Uses such as storage yards, used car lots, auto wrecking yards, and golf driving ranges are examples of open uses.~~

~~*Nonconforming structure.* Any structure which does not conform with the requirements of the zoning district in which it is located, either at the effective date of the ordinance from which this chapter derives or as a result of subsequent amendments to this chapter.~~

~~*Nonconforming use of structure.* A use of a structure which existed prior to the effective date of this chapter, or at the time the lot on which the structure is sited was brought into the town's jurisdiction, and which would not be permitted in the zoning district in which it is located.~~

~~*Nonconforming vacant lot.* A lot which does not meet the dimensional requirements for the zoning district in which it is located, but which was recorded prior to the effective date of this chapter or prior to the time the lot was brought into the town's jurisdiction. This definition shall not be interpreted to include lots recorded prior to the adoption of this chapter which were in violation of any prior subdivision regulation of the town.~~

**[NOTE – Definition of *Nonconforming sign* was retained in Section 36-5]**

### **ADD THE FOLLOWING DEFINITIONS TO SECTION 36-5:**

*Dimensional and/or numerical development requirements or standards* include, but are not limited to, those requirements or standards associated with density, lot size, lot width, lot depth, setbacks, height, structure size standards, open space, number of parking spaces, or separation requirements between particular uses or zoning districts.

*Impact* means the effect of one land use upon another as measured by such factors which include, but are not limited to, the following: traffic, noise, site activity, hours of operation, lighting, vibration, dust, smoke, odor emissions.

*Lawful nonconformity* means any nonconformity involving a dimensional or numerical requirement or use of property that affects a structure erected or a lot created in conformity with the then-applicable development requirements of the town (or for which a vested right has been established), but subsequently made nonconforming by action of the town through a zoning map or zoning ordinance text amendment.

Nonconforming lot is a lot that was lawfully created prior to the effective date of the applicable sections of town code, or subsequent amendment thereto, but does not conform to the minimum lot size, lot depth or minimum lot width requirements established for the zoning district in which it is located.

Nonconforming structure means any building or structure with a nonconformity involving an applicable dimensional or numerical development requirement.

Nonconforming use means any lawful nonconformity involving the use of the property. This may include, but is not limited to, nonconformities associated with a use not permitted in the zoning district in which it is located, a use which cannot meet the newly enacted standards established in the zoning district for such use, or a use inconsistent with Town zoning but existing upon annexation into the Town.

Renovation means the repairing or remodeling of a structure in which the exterior walls, foundation and roof are maintained structurally intact.

**DELETE SECTIONS 36-19, 36-20 and 36-21 AND  
REPLACE WITH A NEW ARTICLE AS FOLLOWS:**

#### **ARTICLE XVI - NONCONFORMITIES**

##### **Sec. 36-530. – Purpose and application**

- (a) Purpose. It is recognized that, over time, lawful nonconformities may develop as a result of amendments to the zoning map or zoning ordinance text which change the application of town development regulations to particular properties. Nonconformities can also arise when properties on which vested rights have been established are annexed into the municipal boundaries of the town. It is important that such properties, while nonconforming, be adequately maintained and permitted to continue, but not expanded or enlarged in any fashion that increases the extent of nonconformity. Where possible, such nonconformities should be made, wholly or incrementally, conforming.
- (b) Application. The provisions of this article apply only to lawful nonconformities. Nonconformities other than lawful nonconformities shall be considered violations of the town's code.
- (c) Applicability to variances, conditional zoning districts and special use permit. Where a variance, conditional zoning district, or special use permit has been granted for a use or dimensional requirement which does not otherwise conform to the requirements of this chapter, that feature/condition shall be deemed conforming so long as the property remains in compliance with their respective approved site plans. Likewise, when properties on which vested rights have been established are annexed into the municipal boundaries of the town, any use or dimensional requirement which does not otherwise conform to the requirements of this chapter shall be deemed conforming so long as they remain in compliance with the approved site specific development plan.

##### **Sec. 36-531. - Nonconforming Lots.**

- (a) A nonconforming lot may be used as a building site subject to the compliance with applicable use regulations and limitations, and minimum dimensional or numerical development requirements for the zoning district in which the lot is located including, but not limited to, setback and yards, height, open space, buffers, screening, and parking.
- (b) If compliance with the applicable minimum dimensional or numerical development requirements is not possible, the nonconforming lot may be used as a building site subject to the following:
  - (1) Where the lot area and lot width are not more than 20 percent below the minimum standards specified, and all other dimensional requirements are otherwise complied with, the zoning administrator is authorized to issue a zoning permit;
  - (2) Where the lot area and lot width are more than 20 percent below the minimum standards specified in this chapter or other dimensional requirements cannot be met, the board of adjustment is authorized to consider requests for variances of such dimensional and numerical requirements as shall conform as closely as possible to the required dimensions.
- (c) If a lot is nonconforming in that it does not have street access as described in Section 36-12, a building can be constructed on such lot if the applicant can provide evidence of a recorded legal access to a publicly maintained street or roadway which will support actual vehicular access to the lot.

**Sec. 36-532. - Nonconforming Structures.**

- (a) A nonconforming structure devoted to a use permitted in the zoning district in which it is located may continue only in accordance with the provisions of this article. A nonconformity must have been legal when it was established in order to receive nonconforming protection. A structure which is a violation of the zoning ordinance when it was established shall not ripen into a legitimate nonconformity.
- (b) Normal repair and maintenance may be performed to allow the continuation of nonconforming structures so long as no expansion of the nonconformity occurs as a result of such work.
- (c) Section 36-533 shall apply to all changes of use within a nonconforming structure, except that a nonconforming structure with a compatible use may not under any circumstances change its use to a nonconforming use.
- (d) Except as provided in this article, a nonconforming structure may be renovated, expanded, or enlarged, without bringing the nonconforming structure into conformity with these regulations, only if the applicable nonconformity is not increased and no new nonconformities are created. The following shall also apply:
  - (1) Increases in nonconformities related to building height are not allowed;
  - (2) Increases in the square footage of a nonconforming structure within the setbacks of the zoning district in which the structure is located are not allowed. In considering whether an

increase in square footage has been made or is proposed the zoning administrator is to take into consideration both horizontal expansion (i.e. increasing the building footprint within the setback) and vertical expansion (i.e. adding a second story to the portion of a structure within the setback).

- (e) Residential structures made nonconforming by a text amendment or map amendment which rezones the property to a zoning district which does not permit residential uses may be renovated, expanded, or enlarged so long as the dimensional and numerical development standards for the R-1 zoning district can be met. See Section 36-533(c) for nonconforming residential uses.
- (f) A nonconforming structure cannot be moved unless it thereafter conforms to the standards of the zoning district in which it is located. If such a move is not possible but a relocation of the nonconforming structure is desired, then such relocation is permissible as long as the applicable nonconformity is lessened and no new nonconformities are created.
- (g) In the interest of public safety and health, structural alterations or remodeling of nonconforming structures which are required by any public law, and so ordered by a public officer in authority, shall be permitted.
- (h) Where a nonconforming structure is destroyed or damaged by fire, flood, wind, or other disaster, the structure may be repaired or restored to its original dimensions and conditions as long as a zoning permit for the repair or restoration is issued within 180 days of the date of the damage. Upon request, the board of adjustment is authorized to extend this period up to an additional 180 days if the applicant can present competent, substantial and material evidence showing good cause for such extension. Good cause could include, but is not limited to, delays related to estate administration, casualty insurance issues, or litigation concerning the property.

**Sec. 36-533. - Nonconforming Uses.**

- (a) Nonconforming uses of land or structures, and nonconforming structures that contain nonconforming uses may continue only in accordance with the provisions of this article. A nonconformity must have been legal when it was established in order to receive nonconforming protection. A use which is a violation of the zoning ordinance when it was established shall not ripen into a lawful nonconformity.
- (b) Except as provided herein, no nonconforming use can be extended, expanded, enlarged, or moved if such change results in an increase in the extent or intensity of the nonconforming use as it existed at the time the lawful nonconformity was created.
- (c) Residential uses made nonconforming by a text amendment or a map amendment which rezones the property to a zoning district which does not permit residential uses cannot be expanded to increase the number of residences or family units from those existing at the time the lawful nonconformity was created. See Section 36-532(e) concerning nonconforming residential structures.

(d) Replacement of nonconforming uses.

(1) A nonconforming use of a structure may be replaced by another nonconforming use if it falls within the use definition as the original nonconforming use. Such lawful replacement of use may be permitted by the zoning administrator.

(2) A nonconforming use of a structure may be replaced by another nonconforming use if it is no less compatible with the surrounding properties and district than the nonconforming use which it replaces. Such requests must be submitted to the board of adjustment which is authorized to grant such a request if the applicant can present competent, substantial and material evidence that the proposed use is as compatible or more compatible with the surrounding properties and district than the original nonconforming use. Factors for the board's consideration include, but are not limited to, traffic, noise, site activity, hours of operation, lighting, vibration, dust, smoke, odor emissions, and any other factors that the board finds relevant to compare or differentiate between the existing use(s) and the proposed replacement use(s). The board of adjustment may establish conditions to ensure that the compatibility factors are maintained as approved.

(e) No use may be established if it renders a conforming use as nonconforming.

(f) Once a nonconforming use is changed to a conforming use, that nonconforming use cannot be lawfully reestablished.

(g) Where a nonconforming use is visibly discontinued for 180 consecutive days, regardless of any intent or efforts to resume the use, then the use shall not be reestablished or resumed, and any subsequent use of the land or structure must conform to the requirements of town code.

(h) Where a structure in which a nonconforming use is located is destroyed or damaged by fire, flood, wind, or other disaster, the structure may be repaired or restored to its original dimensions or substantially similar dimensions if the nonconformity is not increased, and as long as a zoning permit for the repair or restoration is issued within 180 days of the date of the damage and the nonconforming use can resume. Upon request, the board of adjustment is authorized to extend this period up to an additional 180 days if the applicant can present competent, substantial and material evidence showing good cause for such extension. Good cause could include, but is not limited to, delays related to estate administration, casualty insurance issues, or litigation concerning the property.

(i) Signage for a lawful nonconforming use shall be limited to one wall mounted or attached sign which shall not exceed 10% of the total surface area on which the sign is located. Said signage may be illuminated but must be shielded in a fashion to prevent light trespass and to brighten only the surface of the sign.

**Sec. 36-534. – Nonconforming signs.**

(a) All nonconforming signs shall be removed, changed, or altered to conform with the provisions of this chapter within 5 years after the same became nonconforming, except that signs having a valid

permit issued pursuant to the provisions of the North Carolina Outdoor Advertising Control Act shall be exempt from the provisions of the 5 year amortization provision above set forth.

- (b) Failure to remove, change, or alter a nonconforming sign within the amortization period set forth above shall result in the removal of said sign by the town at the expense of the owner of said sign.
- (c) If the owner of a nonconforming sign which has been removed by the town fails to pay for the costs of removal within 30 days of the billing date for such action, a lien shall be placed against the property and the town clerk shall certify the same to the town tax collector for collection in the same manner as ad valorem property taxes are collected. The amount certified by the town clerk to the town tax collector for collection shall include the actual cost of removal of said sign.

**Sec. 36-535. - Replacement of manufactured homes.**

Dimensional or use nonconformities associated with manufactured homes shall be addressed in the following manner:

- (a) Replacement of a manufactured home with another manufactured home in a lawfully established nonconforming manufactured home park. Replacement shall be permitted without regard to dimensional nonconformity provided that the replacement manufactured home is no older and no smaller in footprint than the existing manufactured home, the replaced home is placed in the same location as the original home, and such replacement occurs within 30 days of the removal of the original manufactured home. In all other situations, replacement shall be prohibited.
- (b) Replacement of a nonconforming manufactured home on an individual lot with another manufactured home. Replacement shall be permitted provided that new dimensional nonconformities are not created, the replacement manufactured home is no older and no smaller in footprint than the existing manufactured home, the replaced home is placed in the same location as the original home or a different location as long as no new nonconformities are created, and such replacement occurs within 30 days of the removal of the original manufactured home. In all other situations, replacement shall be prohibited.



**Town of Weaverville  
Planning and Zoning Board**

**On Tuesday, July 3, 2018 the Planning and Zoning Board reviewed and unanimously recommended to Town Council the attached amendment to Section 36-201(2) Political Signs.**

**It has been found that the aforementioned amendments to the Town's ordinances would not conflict with the Town's Comprehensive Plan. The Planning and Zoning Board considers approval both reasonable and in the public interest to better align municipal ordinance with state statute.**

*Doug Theroux* \_\_\_\_\_

**Doug Theroux  
Chairman, Planning and Zoning Board**

PROPOSED CODE AMENDMENTS – ZONING – POLITICAL SIGNAGE

**ADD THE FOLLOWING DEFINITION TO SECTION 36-5:**

*Political sign – Any sign that advocates for political action or for a particular political candidate.*

**AMENDED SECTION 36-201 AS FOLLOWS:**

Sec. 36-201. - Temporary signs.

Temporary signs shall be allowable in all zoning districts.

...

~~(2) Political signs shall be considered temporary signs, and shall meet the following requirements:~~

~~a. No political sign shall be placed in any town or state public right-of-way which includes utility poles and/or street medians.~~

~~b. All such signs shall be removed within two days after the election day.~~

(2) Political signs are temporary signs and the regulations of subsections (b) through € of North Carolina General Statute § 136-32, 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.

...

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

# **PUBLIC HEARING**

**MEETING DATE:** October 15, 2018

**SUBJECT:** Conditional Zoning District – Northridge Commons  
Townhouses

**PRESENTER:** Planning Director

**ATTACHMENTS:** Notice of Public Hearing  
Ordinance Establishing CZD adopted 18 June 2018  
Planning & Zoning Board Recommendation

**DESCRIPTION/SUMMARY OF REQUEST:**

After thorough review by the Planning and Zoning Board and a public hearing held on 18 June 2018, Town Council adopted the attached Ordinance which created the conditional zoning district for the Northridge Commons Townhouses project. Paragraph 6 in that ordinance contained a deadline of 1 October 2018, for the property transfer to be complete but the applicant encountered unexpected problems that have delayed the transfer. They have requested an extension of that transfer deadline.

Tonight’s public hearing is being held on the conditional zoning district for the Northridge Commons Townhouses project with a transfer deadline extension. The Planning and Zoning Board has reviewed and unanimously recommends the amendment to paragraph 6 of the ordinance as follows:

6. *That this ordinance is effective immediately upon transfer of the Property from HFW Endeavors, LLC, to Northridge Commons Investors, LLC. The applicant is required to provide the Zoning Administrator with a copy of a recorded deed showing such transfer as soon as practicable after recordation. If such a transfer has not occurred by **April 16, 2019**, then this ordinance shall be automatically repealed.*

**COUNCIL ACTION REQUESTED:**

Town Council is asked to hear from the public on this conditional zoning district, with the amended language concerning its effective date, prior to taking any action during your regular Town Council meeting on October 15, 2018.

**ORDINANCE ESTABLISHING A CONDITIONAL ZONING DISTRICT  
DESIGNATED AS CZD-3 - NORTHRIDGE COMMONS TOWNHOUSES**

**WHEREAS**, the Town is in receipt of an application for a conditional zoning district submitted by Northridge Commons Investors, LLC, dated April 2, 2018, for a project that is now known as Northridge Commons Townhouses; and

**WHEREAS**, the project is a residential project consisting of 53 single-family dwellings in multi-unit buildings on three (3) contiguous parcels of land under common ownership; and

**WHEREAS**, the property is bounded by Walmart to the East, the private road known as Northcrest Road to the North, Monticello Road (SR 1727) and Gill Branch Road (SR 1724) to the West, and private properties outside Town municipal borders to the South, said property being shown on the attached survey prepared by Ed Holmes & Associates with a last revised date of 11 May 2018; and

**WHEREAS**, the applicant is under contract to purchase the property subject to receiving necessary approvals on the project; and

**WHEREAS**, the property is currently zoned R-12 and a multi-family residential project of more than four units requires a conditional zoning district; and

**WHEREAS**, the Town of Weaverville has the authority pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and to amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

**WHEREAS**, Section 36-84 of the Code of Ordinances of the Town of Weaverville establishes the procedures and requirements for zoning property to Conditional Zoning Districts; and

**WHEREAS**, this amendment is consistent with the Town's Comprehensive Land Use Plan, including specifically the stated goals and objectives in the Plan which encourage a variety of housing opportunities, the conceptual development in the Town's West Weaverville area which shows a mix of commercial and residential uses, and consistency with the Town's underlying R-12 zoning district which was designed and implemented specifically to accommodate high density residential uses; and

**WHEREAS**, the number of units in this project is 53 units, which is well below the maximum of 101 units based on the underlying R-12 zoning, and the setbacks and height restrictions typically required for projects within the R-12 zoning district have been voluntarily observed and reflected on the plans submitted; and

**WHEREAS**, a public involvement meeting was held on May 29, 2018, after proper notice of same and no negative comments were noted; and

**WHEREAS**, a traffic analysis was not conducted as the applicant's engineers, determined that the peak hour trips would not trigger the requirement stated in Town Code Section 36-25; and

**WHEREAS**, the Planning and Zoning Board of the Town of Weaverville has reviewed the project and submitted a unanimous favorable recommendation along with its statement finding the reasonableness of the project; and

**WHEREAS**, after proper notice required by law, Town Council held a public hearing on this application on 18 June 2018 in accordance with North Carolina law and Weaverville Town Code;

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

1. The zoning classification of that certain real property, which is shown on the survey prepared by Ed Holmes & Associates with a last revised date of 11 May 2018, and which is attached hereto and incorporated herein by reference, is changed from R-12 to Conditional Zoning District and is subject to compliance with the conditions set out herein. The official zoning map of the Town of Weaverville shall be amended to reflect this change upon the effective date of this ordinance.
2. The following conditions shall apply:
  - a. The project is to be constructed consistent with the plans and specifications prepared by Civil Design Concepts, PA, and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:
    - i. Sheet C101 – Existing Conditions and Demolition Plan
    - ii. Sheet C201 – Site Plan
    - iii. Sheet C300 – Overall Grading Plan
    - iv. Sheet C301 – Rough Grading and Erosion Control Plan
    - v. Sheet C302 – Road Profiles
    - vi. Sheet C501 – Storm Drainage Plan
    - vii. Sheet C601 – Water Plan
    - viii. Sheet C602 – Water Profiles
    - ix. Sheet C701 – Sewer Plan
    - x. Sheet C702 – Sewer Profiles
    - xi. Sheet C921 – Site Details (Curb and Gutter)

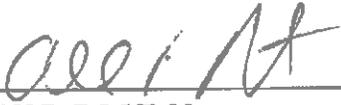
- xii. Sheets C951, C952, C953 – Storm Drainage Details
  - xiii. Sheet C961 – Water Details
  - xiv. Sheets C971, C972 – Sewer Details
  - xv. Sheet L101 – Landscape Plan
- b. The project is to be constructed consistent with the plans and specifications, including but not limited to construction and finishing materials, prepared by Fisher Architects, PA, and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:
- i. Sheet T1.1 – Fire Wall Plan
  - ii. Sheets A101, A102, A103 – Floor Plans
  - iii. Sheets A201, A202, A203, A204 – Elevations
  - iv. Sheets A301, Wall Sections
- c. Sidewalks, natural walking trails, and crosswalks shall be constructed and/or installed as shown on Sheet C201 and properly maintained. Natural walking trails shall be surfaced with natural materials such as mulch or gravel, at the developer's discretion, and maintained in a good walkable condition. All crosswalks, including the crosswalk on Northcrest Road, shall be routinely maintained to keep the paint visible for pedestrian safety.
- d. All streets within the project shall be private, unless and until said streets are accepted into the public street system by the Town of Weaverville. Said private streets shall be constructed to NC minimum construction standards for subdivision roads or Weaverville's street standards, whichever is more stringent. The covenants, conditions and restrictions applicable to this project must include language stating that the streets are private and part of the common area of the project, and as such will be maintained through the assessments for common expenses.
- e. For vehicular safety a guardrail must be installed and maintained along the top of the retaining wall to be constructed between Units 17 and 44.
- f. Fencing must be installed at the top level of any retaining wall or retaining wall system in order to protect against unsafe conditions at the edge of the wall. Such fencing shall be at least 4 feet in height and shall be constructed of a chain-link material or a solid barrier fence.
- g. Any and all outdoor lighting that is to be installed must comply with Town Code Section 36-26.
- h. All water, sewer, and stormwater infrastructure, and all street, sidewalk, natural walking trail, and crosswalk improvements must be installed and

verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat will be reviewed by Staff and the Planning and Zoning Board for compliance with the relevant portions of the ordinance approving the conditional zoning district for the project. After its review the Planning and Zoning Board shall submit a recommendation to Town Council. Town Council shall consider the Planning and Zoning Board's recommendation and shall approve the final plat and authorize the recordation of same, upon finding that the required infrastructure is complete and compliant.

- i. Minor modifications that can be approved by Staff are limited to matters such as the following: minor adjustments to the location of the natural walking trail, modifications that do not affect the property lines, modifications to subsurface infrastructure which do not affect the final plat and which are in substantial compliance with the approved plans. Any modification that affects the site plan as shown on sheet C201 is not to be considered a minor modification. All other modifications must be accomplished as an amendment to the conditional zoning district which can only be approved by Town Council after review and recommendation of the Planning and Zoning Board and a public hearing held by Town Council, but in such circumstance a public involvement meeting is not required.
  - j. Any determination made by the zoning administrator regarding the project and/or this conditional zoning district is appealable to the Zoning Board of Adjustment. Such appeal shall be made in accordance with the procedure set forth in Town Code Section 36-328(3). In addition, Staff is required to notify the Mayor and Town Council of any appeals related to this project and/or this conditional zoning district proceeding before the Zoning Board of Adjustment so that Town Council has the opportunity to participate as a party to the appeal should it wish to do so.
  - k. All construction must be completed within 42 months of the issuance of the first permit allowing work to begin on the property. Upon request of the owner/developer, Town Council may, in its sole discretion, grant a 6-month extension or any other extension that it deems appropriate under the circumstances.
3. That the Town Zoning Administrator is hereby authorized and directed to make the changes as herein enacted on said zoning map with said Conditional Zoning District labeled as "CZD-3" on the Town's zoning map and to issue zoning permits for the individual residences that are to be constructed in compliance with this Conditional Zoning District.

4. That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, it will be up to Town Council to determine if the validity of the remaining portions of this ordinance is affected.
5. That all ordinances and clauses of ordinances contained within the Town's Code of Ordinance which are in conflict herewith, are hereby repealed to the extent of such conflict.
6. That this ordinance is effective immediately upon transfer of the Property from HFW Endeavors, LLC, to Northridge Commons Investors, LLC. The applicant is required to provide the Zoning Administrator with a copy of a recorded deed showing such transfer as soon as practicable after recordation. If such a transfer has not occurred by October 1, 2018, then this ordinance shall be automatically repealed.

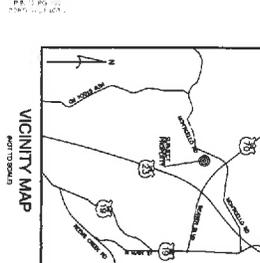
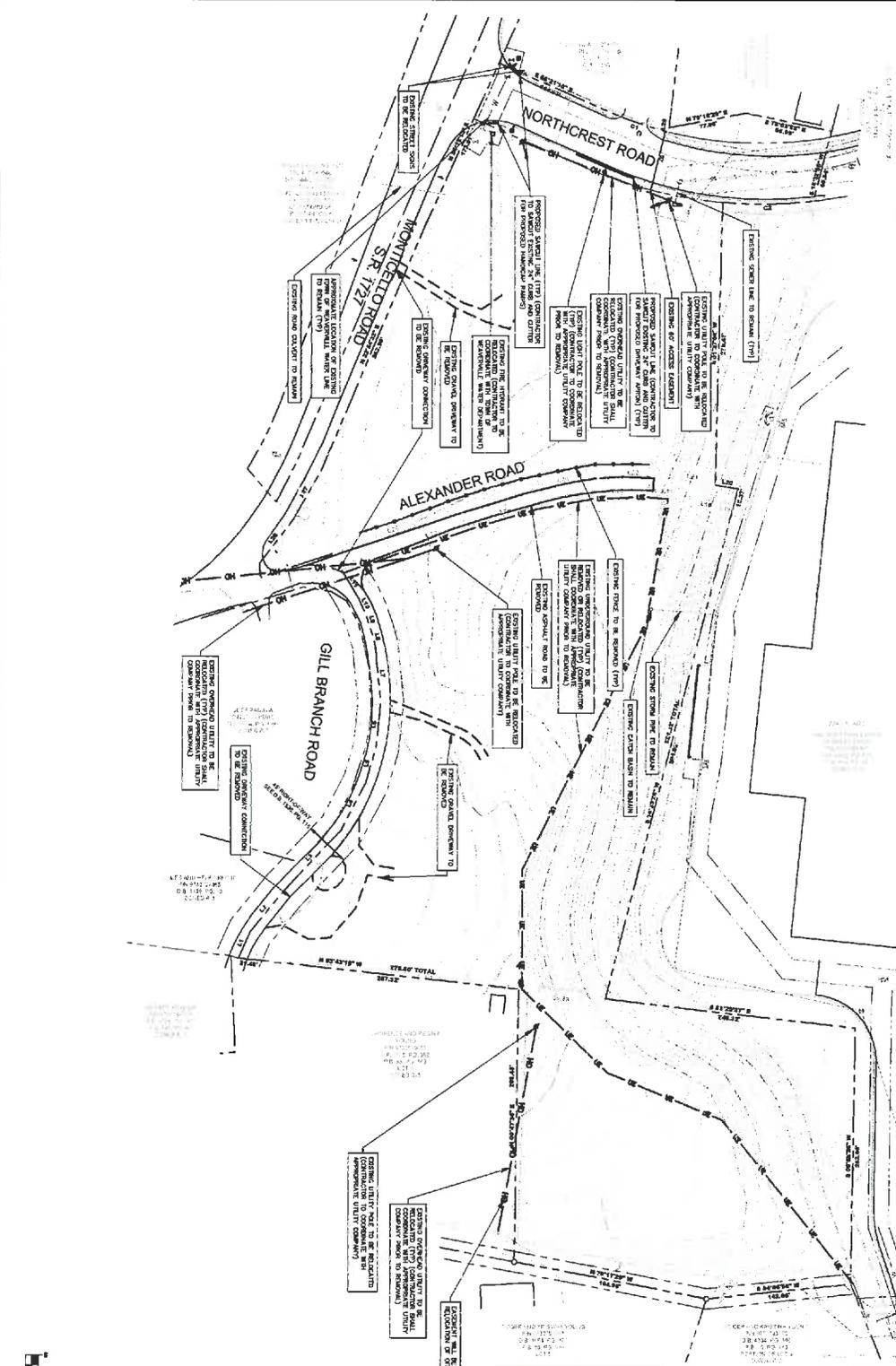
**ADOPTED THIS** the 18th day of June, 2018 with a vote of 5 for and 0 against.

  
\_\_\_\_\_  
ALLAN P. ROOT, Mayor

  
\_\_\_\_\_  
DEREK K. HUNINGHAKE, Town Clerk



- NOTES**
1. ALL SERVICES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT ECONOMIC CONSTRUCTION TO VERIFY WITH ORDINANCE THAT THE RECORD DRAWINGS/AS-BUILT DRAWINGS AND OTHER RECORDS HAVE BEEN OBTAINED FROM THE RECORD CONSTRUCTION.
  2. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
  3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND OBTAINING THE CORRECT LOCATION AND DEPTH FOR ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY OWNERS OF THE PLANS AND OF THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THEM PRIOR TO CONSTRUCTION. ALL UTILITY LOCATIONS MUST BE SHOWN ON THE PLANS AND BY THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THEM PRIOR TO CONSTRUCTION.
  4. CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ALL OWNERS AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ALL OWNERS AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN.
  5. ALL UTILITY LOCATIONS AND UTILITIES TO BE DEMOLISHED AND REMOVED SHALL BE IDENTIFIED AND NOTED ON THE PLANS AND BY THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THEM PRIOR TO CONSTRUCTION. ALL UTILITY LOCATIONS MUST BE SHOWN ON THE PLANS AND BY THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THEM PRIOR TO CONSTRUCTION.
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  9. CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ALL OWNERS AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN.



**GENERAL NOTES**

1. ALL SERVICES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT ECONOMIC CONSTRUCTION TO VERIFY WITH ORDINANCE THAT THE RECORD DRAWINGS/AS-BUILT DRAWINGS AND OTHER RECORDS HAVE BEEN OBTAINED FROM THE RECORD CONSTRUCTION.

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**PROJECT DATA**

OWNER: NORTH RIDGE COMMONS INVESTORS, LLC  
 ADDRESS: 8722-74-0000, 8722-74-0000, 8722-74-0000  
 CONTACT: JIMMY B. BROWN, JR.  
 PHONE: (813) 844-8800  
 FAX: (813) 844-8800

**DESIGNER:** CDC  
 ADDRESS: 188 PATTON AVENUE  
 ASH CREEK, NC 28705  
 PHONE: (813) 844-8800  
 FAX: (813) 844-8800

**DATE:** 04/22/2015

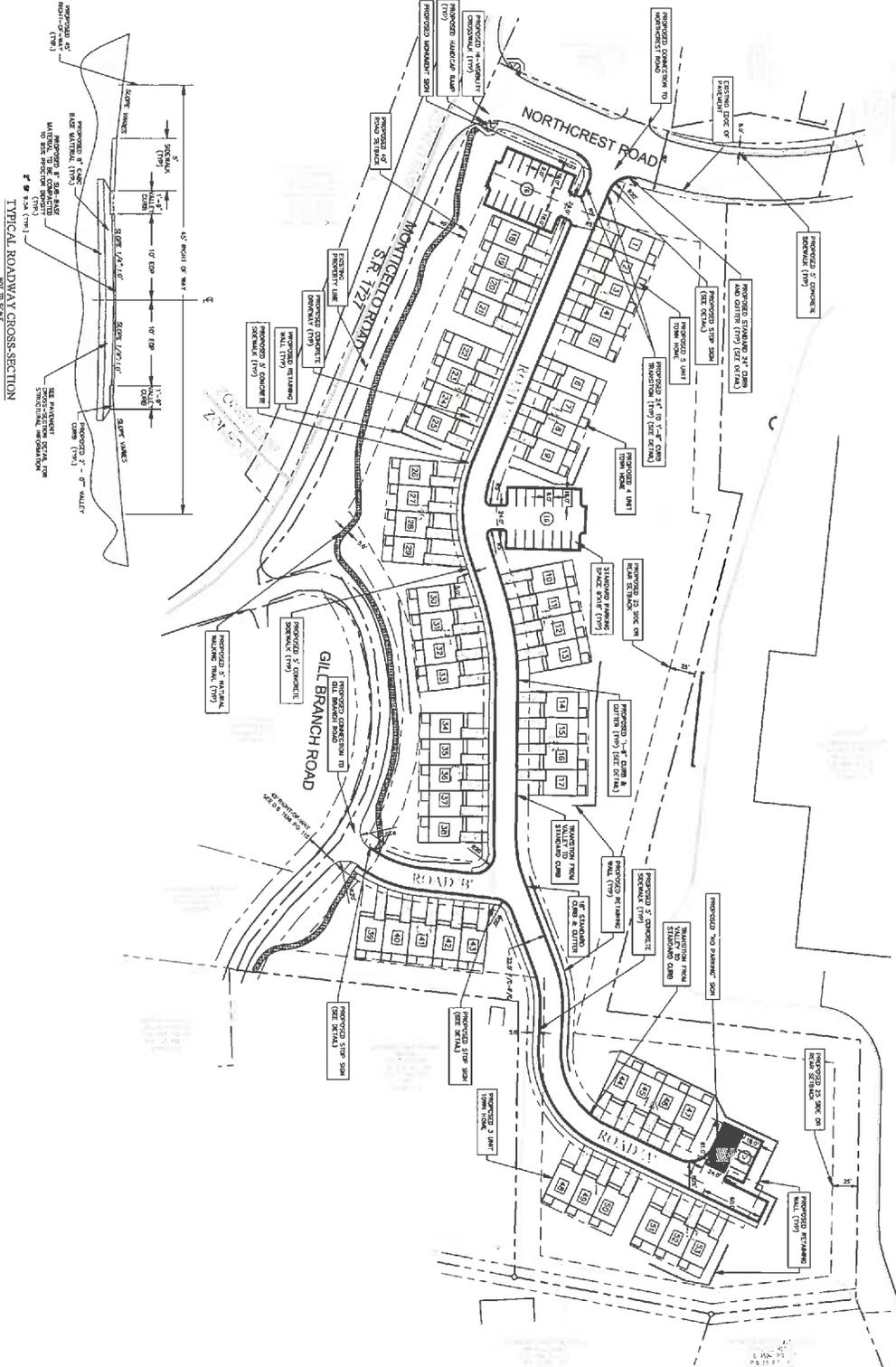
**SCALE:** 1" = 100' HORIZ. / 1" = 10' VERT.

**GRAPHIC SCALE:** 1" = 100' HORIZ. / 1" = 10' VERT.

**813**  
 Call before you dig.  
 NORTH

- NOTES**
1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
  3. PROPOSED LOT SIZES SHALL BE PROVIDED WITH UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ALL UTILITIES AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ALL UTILITIES AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ALL UTILITIES AGENCIES.
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Lot #	Lot Area	Acres	Lot #	Lot Area	Acres	Lot #	Lot Area	Acres
1	1,487	0.033	30	1,487	0.033	48	1,487	0.033
2	1,486	0.034	31	1,486	0.034	49	1,486	0.034
3	1,486	0.034	32	1,486	0.034	50	1,486	0.034
4	1,486	0.034	33	1,486	0.034	51	1,486	0.034
5	1,486	0.034	34	1,486	0.034	52	1,486	0.034
6	1,486	0.034	35	1,486	0.034	53	1,486	0.034
7	1,486	0.034	36	1,486	0.034	54	1,486	0.034
8	1,486	0.034	37	1,486	0.034	55	1,486	0.034
9	1,486	0.034	38	1,486	0.034	56	1,486	0.034
10	1,486	0.034	39	1,486	0.034	57	1,486	0.034
11	1,486	0.034	40	1,486	0.034	58	1,486	0.034
12	1,486	0.034	41	1,486	0.034	59	1,486	0.034
13	1,486	0.034	42	1,486	0.034	60	1,486	0.034
14	1,486	0.034	43	1,486	0.034	61	1,486	0.034
15	1,486	0.034	44	1,486	0.034	62	1,486	0.034
16	1,486	0.034	45	1,486	0.034	63	1,486	0.034
17	1,486	0.034	46	1,486	0.034	64	1,486	0.034
18	1,486	0.034	47	1,486	0.034	65	1,486	0.034
19	1,486	0.034	48	1,486	0.034	66	1,486	0.034
20	1,486	0.034	49	1,486	0.034	67	1,486	0.034
21	1,486	0.034	50	1,486	0.034	68	1,486	0.034
22	1,486	0.034	51	1,486	0.034	69	1,486	0.034
23	1,486	0.034	52	1,486	0.034	70	1,486	0.034
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25	1,486	0.034	54	1,486	0.034	72	1,486	0.034
26	1,486	0.034	55	1,486	0.034	73	1,486	0.034
27	1,486	0.034	56	1,486	0.034	74	1,486	0.034
28	1,486	0.034	57	1,486	0.034	75	1,486	0.034
29	1,486	0.034	58	1,486	0.034	76	1,486	0.034
30	1,486	0.034	59	1,486	0.034	77	1,486	0.034
31	1,486	0.034	60	1,486	0.034	78	1,486	0.034
32	1,486	0.034	61	1,486	0.034	79	1,486	0.034
33	1,486	0.034	62	1,486	0.034	80	1,486	0.034
34	1,486	0.034	63	1,486	0.034	81	1,486	0.034
35	1,486	0.034	64	1,486	0.034	82	1,486	0.034
36	1,486	0.034	65	1,486	0.034	83	1,486	0.034
37	1,486	0.034	66	1,486	0.034	84	1,486	0.034
38	1,486	0.034	67	1,486	0.034	85	1,486	0.034
39	1,486	0.034	68	1,486	0.034	86	1,486	0.034
40	1,486	0.034	69	1,486	0.034	87	1,486	0.034
41	1,486	0.034	70	1,486	0.034	88	1,486	0.034
42	1,486	0.034	71	1,486	0.034	89	1,486	0.034
43	1,486	0.034	72	1,486	0.034	90	1,486	0.034
44	1,486	0.034	73	1,486	0.034	91	1,486	0.034
45	1,486	0.034	74	1,486	0.034	92	1,486	0.034
46	1,486	0.034	75	1,486	0.034	93	1,486	0.034
47	1,486	0.034	76	1,486	0.034	94	1,486	0.034
48	1,486	0.034	77	1,486	0.034	95	1,486	0.034
49	1,486	0.034	78	1,486	0.034	96	1,486	0.034
50	1,486	0.034	79	1,486	0.034	97	1,486	0.034
51	1,486	0.034	80	1,486	0.034	98	1,486	0.034
52	1,486	0.034	81	1,486	0.034	99	1,486	0.034
53	1,486	0.034	82	1,486	0.034	100	1,486	0.034



**DEVELOPMENT DATA**  
 NORTHEDGE COMMONS INVESTORS, LLC  
 100 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 CONTACT: [Name]  
 PHONE: [Number]  
 FAX: [Number]

**OWNER:** NORTHEDGE COMMONS INVESTORS, LLC  
**OWNER ADDRESS:** 100 PATTON AVENUE, ASHEVILLE, NC 28801  
**OWNER PHONE:** [Number]  
**OWNER FAX:** [Number]

**DESIGNER:** CIVIL DESIGN CONCEPTS, P.A.  
 100 PATTON AVENUE, SUITE 200  
 ASHEVILLE, NC 28801  
 CONTACT: [Name]  
 PHONE: [Number]  
 FAX: [Number]

**PROJECT DATA**  
**PROJECT NAME:** NORTHEDGE COMMONS INVESTORS, LLC  
**ADDRESS:** 100 PATTON AVENUE, ASHEVILLE, NC 28801  
**OWNER:** NORTHEDGE COMMONS INVESTORS, LLC  
**DESIGNER:** CIVIL DESIGN CONCEPTS, P.A.  
**DATE:** 06/12/2015

**LEGEND**

- Light Duty Pavement
- Heavy Duty Pavement
- Water & Sewer

**KNOWN WHAT? BELOW, CALL BEFORE YOU DIG.**

**811**

**GRAPHIC SCALE**  
 1 INCH = 30 FEET

**SITE PLAN**

**NORTH**

**DATE:** 06/12/2015  
**CD APPLICATION SUBMITTAL**

**NO. DATE DESCRIPTION BY**

1. 06/12/2015 CD APPLICATION SUBMITTAL LMR

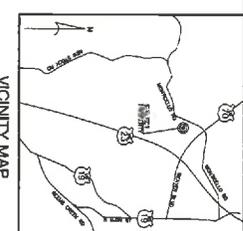
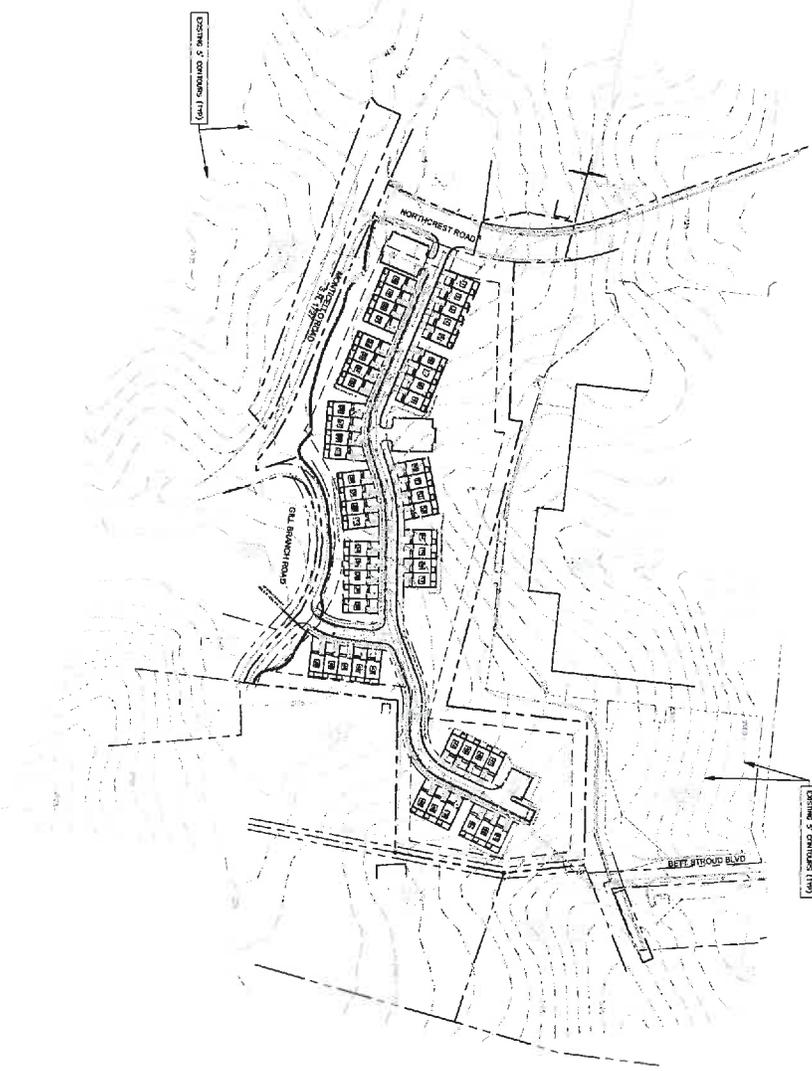
**C201**

**SHEET**

**NORTHEDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA**

**CDC** Civil Design Concepts, PA  
 NORTH CAROLINA LICENSE # C-2184

- NOTES**
1. ALL STREETS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REQUIREMENT STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
  2. SHALL PROVIDE CONSTRUCTION.
  3. ALL WORK SHALL BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
  4. LOCATION AND ELEVATION FOR ALL UTILITIES SHALL BE SHOWN AS NOTED ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION PRIOR TO CONSTRUCTION.
  5. CONTRACTOR SHALL VERIFY EXISTING UTILITIES (SEWER, WATER, GAS, ETC.) PRIOR TO CONSTRUCTION. ANY DAMAGE INCURRED DURING OR WHILE IN THE COURSE OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS OR APPROVED METHODS AS NOTED ON THE PLANS.
  6. PROPOSED ROAD TO BE FINISHED.
  7. APPROVED EROSION CONTROL AND STABILIZATION MANAGEMENT PLAN TO BE OBTAINED PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. EROSION CONTROL DEVICES WILL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD BY THE RESPONSIBLE PARTY.
  8. NO PORTION OF THE SITE IS TO BE USED FOR TEMPORARY STORAGE OF MATERIALS, EQUIPMENT, OR WASTE. ALL MATERIALS AND EQUIPMENT TO BE STORED ON THE SITE SHALL BE STORED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE STORAGE OF MATERIALS AND EQUIPMENT ON THE SITE.
  9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE STORAGE OF MATERIALS AND EQUIPMENT ON THE SITE.



**GENERAL NOTES**

OWNER/DEVELOPER: NORTHTRIDGE COMMONS INVESTORS, LLC  
 ADDRESS: 102 WALKLEY STREET, SUITE 218, HEAVENLY, NC 28880  
 CONTACT: (919) 882-8000

OWNER/DESIGNER: CIVIL DESIGN CONCEPTS, P.A.  
 ADDRESS: 102 WALKLEY STREET, SUITE 218, HEAVENLY, NC 28880  
 CONTACT: (919) 882-8000

DESIGNER: CIVIL DESIGN CONCEPTS, P.A.  
 ADDRESS: 102 WALKLEY STREET, SUITE 218, HEAVENLY, NC 28880  
 CONTACT: (919) 882-8000

**PROJECT DATA**

PROJECT NO.: 19-0001  
 ADDRESS: 102 WALKLEY STREET, SUITE 218, HEAVENLY, NC 28880  
 SHEET NO.: 1 OF 1  
 DATE: 06/09/2018

**SCALE**

GRAPHIC SCALE: 1" = 100' (AS SHOWN)

**LEGEND**

EXISTING UTILITIES: 1" = 100'  
 PROPOSED UTILITIES: 1" = 100'  
 PROPOSED ROAD: 1" = 100'  
 PROPOSED DRIVEWAY: 1" = 100'  
 PROPOSED DRIVEWAY: 1" = 100'  
 PROPOSED DRIVEWAY: 1" = 100'

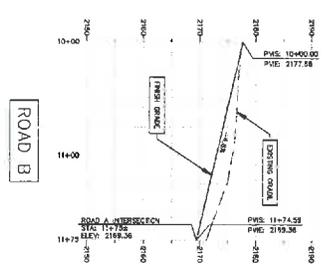
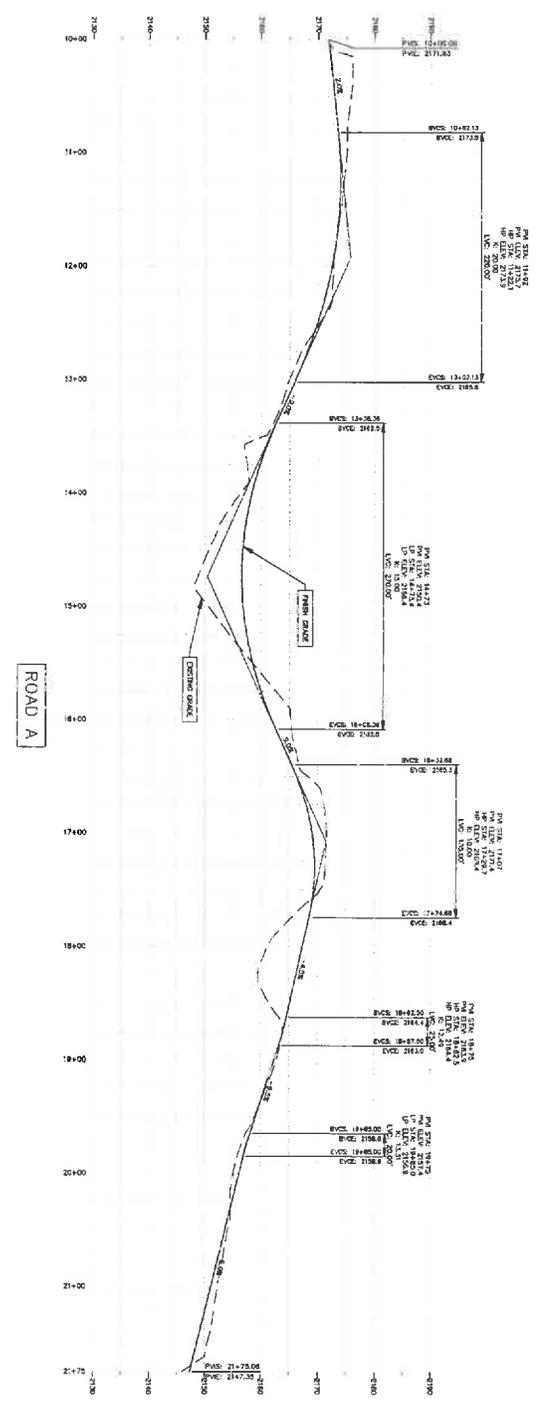
**811**  
 Know what's below.  
 Call before you dig.

**OVERALL GRADING PLAN**

GRAPHIC SCALE  
 1" = 100' (AS SHOWN)

**NORTH**



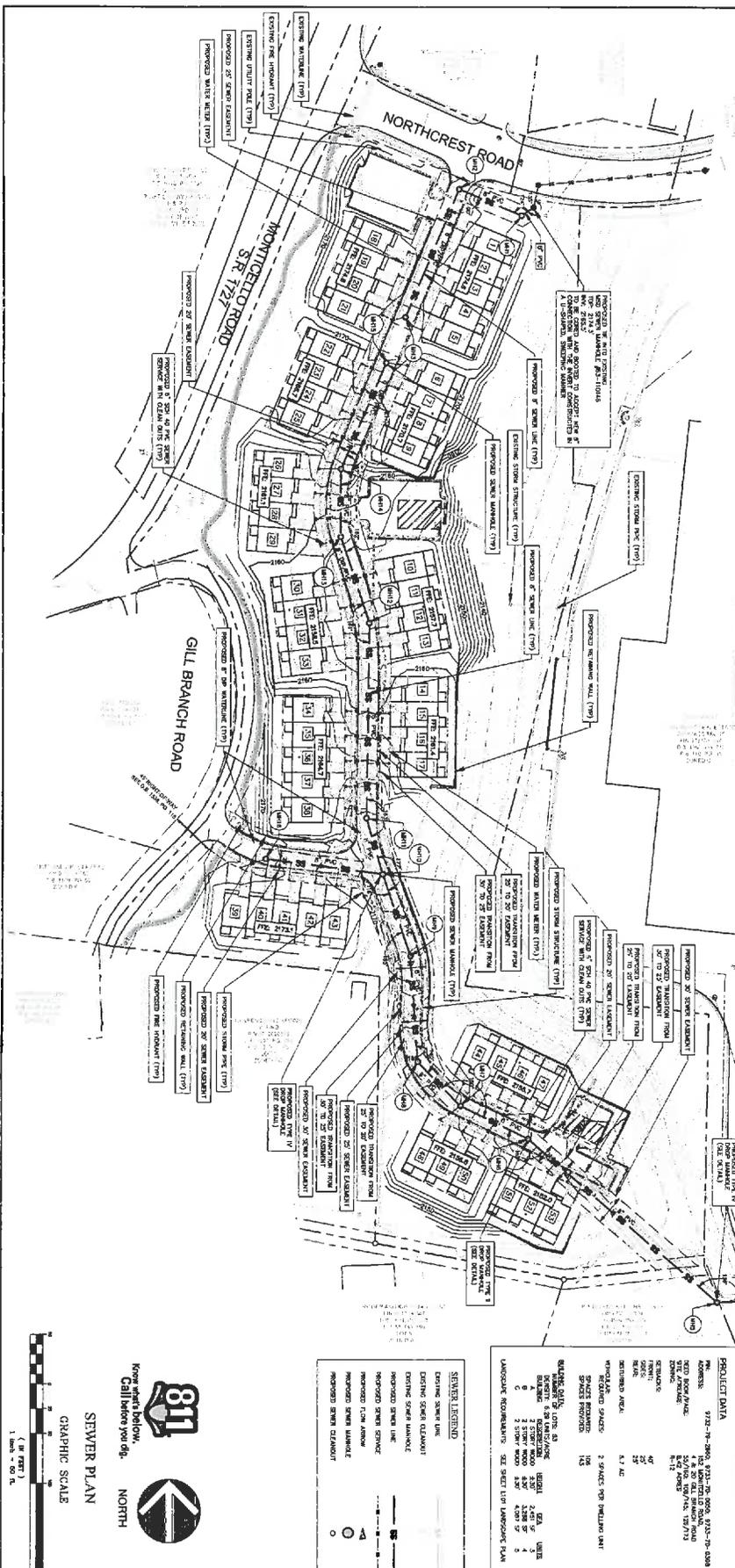


<b>C302</b> SHEET	ROAD PROFILES FOR <b>NORTHRIDGE COMMONS TOWNHOUSES</b> <small>NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA</small>		NO. _____ DATE _____ DESCRIPTION _____ BY _____	 Civil Design Concepts, PA <small>180 PATTON AVENUE, ASHEVILLE, NC 28801          PHONE 828-255-0088          FAX 828-255-0088</small>	30
	42		NO. 001 DATE 08/20/14 DESCRIPTION ROAD PROFILES FOR NORTHRIDGE COMMONS TOWNHOUSES BY J. W. WILSON		30









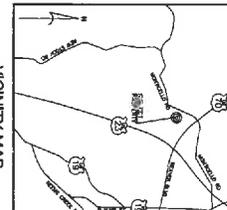
- NOTES**
- SEE SEWER PLAN SPECIFIC TO ALL EXISTING SEWER MAINS WITH ALL SEWER MAINS ON POLYETHYLENE GLASS REINFORCED (PEFR) PIPE.
  - EXISTING 18" AND 24" SEWER MAINS TO BE REPLACED WITH 24" AND 30" PEFR PIPE. ALL EXISTING 18" AND 24" SEWER MAINS TO BE REPLACED WITH 24" AND 30" PEFR PIPE. ALL EXISTING 18" AND 24" SEWER MAINS TO BE REPLACED WITH 24" AND 30" PEFR PIPE.
  - EXISTING 18" AND 24" SEWER MAINS TO BE REPLACED WITH 24" AND 30" PEFR PIPE. ALL EXISTING 18" AND 24" SEWER MAINS TO BE REPLACED WITH 24" AND 30" PEFR PIPE.

(HANDS BASED ON 2010 LATEST TO MOST EXIST)

STRUCTURE NUMBER	STRUCTURE DETAILS	DEPTH	DESCRIPTION
101	18" DIA. (18'-0" DIA.)	7.0'	PROPOSED MANHOLE
102	18" DIA. (18'-0" DIA.)	6.0'	PROPOSED MANHOLE
103	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
104	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
105	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
106	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
107	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
108	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
109	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
110	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
111	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
112	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
113	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE

(HANDS BASED ON 2010 LATEST TO MOST EXIST)

STRUCTURE NUMBER	STRUCTURE DETAILS	DEPTH	DESCRIPTION
101	18" DIA. (18'-0" DIA.)	7.0'	PROPOSED MANHOLE
102	18" DIA. (18'-0" DIA.)	6.0'	PROPOSED MANHOLE
103	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
104	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
105	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
106	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
107	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
108	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
109	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
110	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
111	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
112	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE
113	18" DIA. (18'-0" DIA.)	4.0'	PROPOSED MANHOLE



**PROJECT DATA**

PROJECT NAME: NORTHEDGE COMMONS TOWNHOUSES, LLC  
 PROJECT ADDRESS: 10000 NORTHEDGE COMMONS DRIVE, WEAVERVILLE, NC 28788  
 PROJECT NUMBER: 10000 NORTHEDGE COMMONS DRIVE, WEAVERVILLE, NC 28788  
 PROJECT DATE: 04/22/2010  
 PROJECT STATUS: SUBMITTED  
 PROJECT TYPE: SEWER PLAN  
 PROJECT SCALE: 1" = 50' L.S.

**SEWER LEGEND**

EXISTING SEWER LINE  
 EXISTING STORM MAINLINE  
 EXISTING STORM INLET  
 EXISTING STORM SERVICE  
 EXISTING STORM MANHOLE  
 EXISTING STORM STANDSTILL

PROPOSED SEWER LINE  
 PROPOSED STORM MAINLINE  
 PROPOSED STORM INLET  
 PROPOSED STORM SERVICE  
 PROPOSED STORM MANHOLE  
 PROPOSED STORM STANDSTILL

**811**

Know what's below.  
Call before you dig.

**SEWER PLAN**

GRAPHIC SCALE

1" = 50' L.S.

**NORTH**

SEWER DRAINAGE PLAN FOR:

**NORTHEDGE COMMONS TOWNHOUSES**

NORTHEDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY
1.	04/22/2010	CD APPLICATION SUBMITTAL	LMR
3.	06/22/2010	AS SUBMITTAL	LMR

**CDC** Civil Design Concepts, PA

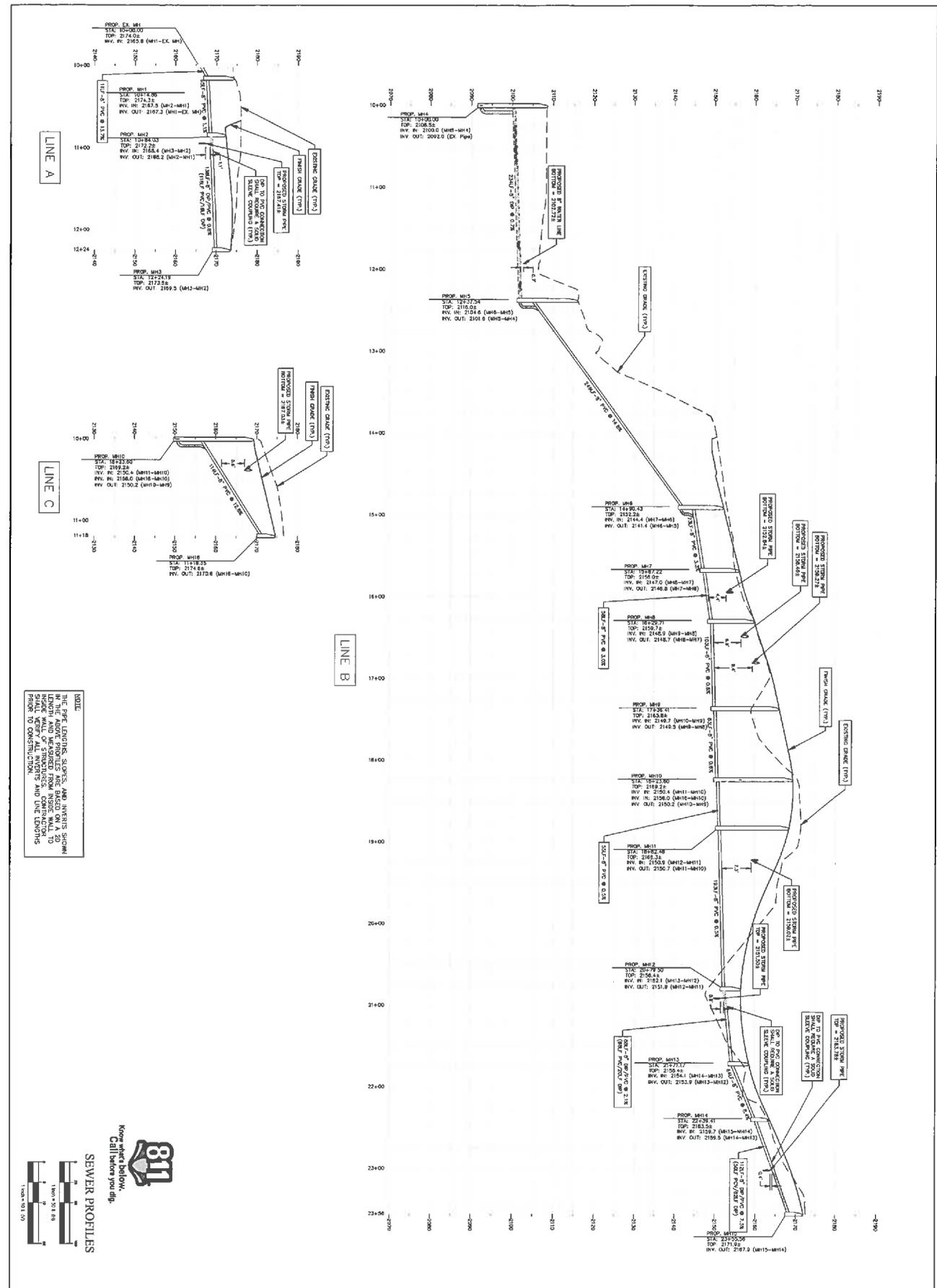
180 PATTON AVENUE  
 SUITE 200  
 WEAVERVILLE, NC 28788  
 PHONE 828-285-2858  
 FAX 828-285-2858

800-368-3688

180 PATTON AVENUE  
 SUITE 200  
 WEAVERVILLE, NC 28788  
 PHONE 828-285-2858  
 FAX 828-285-2858

NCBELLS LICENSE # C-2184

www.cdcdesignconcepts.com



NOTE:  
 THE PIPE LENGTHS, SIZES, AND INVERTS SHOWN ARE APPROXIMATE. THE ACTUAL LENGTH AND INVERT SHALL BE MEASURED FROM INSIDE WALL TO INSIDE WALL. ALL INVERTS AND PIPE LENGTHS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.



SHEET <b>C702</b>	NORTHDRIDGE COMMONS TOWNHOUSES NORTHDRIDGE COMMONS INVESTORS, LLC - MEADOWVILLE, NORTH CAROLINA
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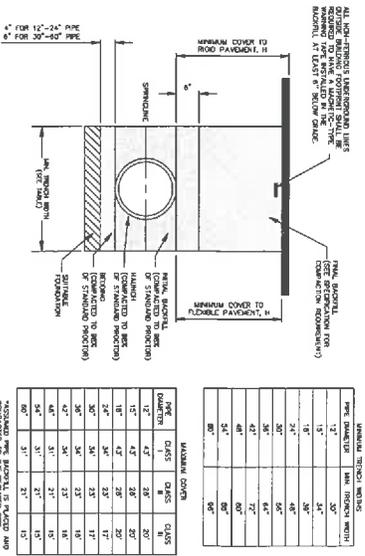
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1.	04/02/2018	CD APPLICATION SUBMITTAL	LHR
2.	05/02/2018	MSD SUBMITTAL	LHR



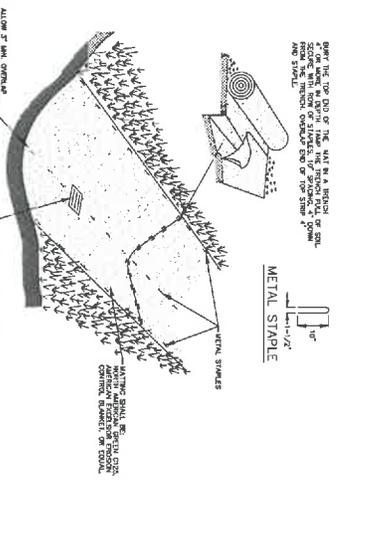
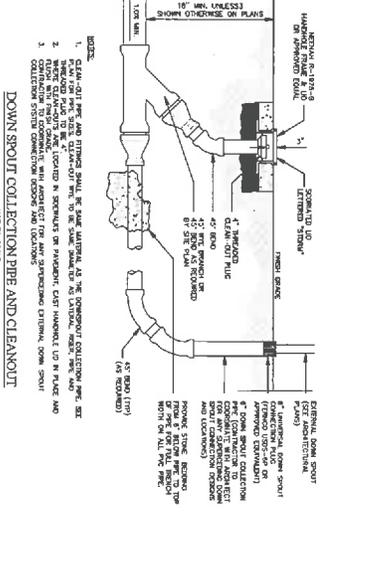
180 PATTON AVENUE  
 ARDENVILLE, NC 28601  
 PHONE: 888-888-0808  
 FAX: (888) 282-0888

42 WALNUT STREET, SUITE 6  
 WARRINGTON, PA 15090  
 PHONE: 724-839-4440  
 FAX: 724-839-4440



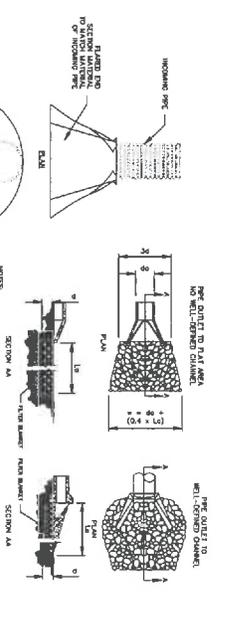


PIPE DIAMETER (IN)	TRENCH WIDTH (IN)	MINIMUM COVER (IN)
1/2"	1 1/2"	3/4"
3/4"	2 1/4"	1 1/4"
1"	3 1/4"	2 1/4"
1 1/4"	4 1/4"	3 1/4"
1 1/2"	5 1/4"	4 1/4"
2"	6 1/4"	5 1/4"
2 1/2"	7 1/4"	6 1/4"
3"	8 1/4"	7 1/4"
3 1/2"	9 1/4"	8 1/4"
4"	10 1/4"	9 1/4"
4 1/2"	11 1/4"	10 1/4"
5"	12 1/4"	11 1/4"
5 1/2"	13 1/4"	12 1/4"
6"	14 1/4"	13 1/4"
6 1/2"	15 1/4"	14 1/4"
7"	16 1/4"	15 1/4"
7 1/2"	17 1/4"	16 1/4"
8"	18 1/4"	17 1/4"
8 1/2"	19 1/4"	18 1/4"
9"	20 1/4"	19 1/4"
9 1/2"	21 1/4"	20 1/4"
10"	22 1/4"	21 1/4"
10 1/2"	23 1/4"	22 1/4"
11"	24 1/4"	23 1/4"
11 1/2"	25 1/4"	24 1/4"
12"	26 1/4"	25 1/4"
12 1/2"	27 1/4"	26 1/4"
13"	28 1/4"	27 1/4"
13 1/2"	29 1/4"	28 1/4"
14"	30 1/4"	29 1/4"
14 1/2"	31 1/4"	30 1/4"
15"	32 1/4"	31 1/4"
15 1/2"	33 1/4"	32 1/4"
16"	34 1/4"	33 1/4"
16 1/2"	35 1/4"	34 1/4"
17"	36 1/4"	35 1/4"
17 1/2"	37 1/4"	36 1/4"
18"	38 1/4"	37 1/4"
18 1/2"	39 1/4"	38 1/4"
19"	40 1/4"	39 1/4"
19 1/2"	41 1/4"	40 1/4"
20"	42 1/4"	41 1/4"
20 1/2"	43 1/4"	42 1/4"
21"	44 1/4"	43 1/4"
21 1/2"	45 1/4"	44 1/4"
22"	46 1/4"	45 1/4"
22 1/2"	47 1/4"	46 1/4"
23"	48 1/4"	47 1/4"
23 1/2"	49 1/4"	48 1/4"
24"	50 1/4"	49 1/4"
24 1/2"	51 1/4"	50 1/4"
25"	52 1/4"	51 1/4"
25 1/2"	53 1/4"	52 1/4"
26"	54 1/4"	53 1/4"
26 1/2"	55 1/4"	54 1/4"
27"	56 1/4"	55 1/4"
27 1/2"	57 1/4"	56 1/4"
28"	58 1/4"	57 1/4"
28 1/2"	59 1/4"	58 1/4"
29"	60 1/4"	59 1/4"
29 1/2"	61 1/4"	60 1/4"
30"	62 1/4"	61 1/4"
30 1/2"	63 1/4"	62 1/4"
31"	64 1/4"	63 1/4"
31 1/2"	65 1/4"	64 1/4"
32"	66 1/4"	65 1/4"
32 1/2"	67 1/4"	66 1/4"
33"	68 1/4"	67 1/4"
33 1/2"	69 1/4"	68 1/4"
34"	70 1/4"	69 1/4"
34 1/2"	71 1/4"	70 1/4"
35"	72 1/4"	71 1/4"
35 1/2"	73 1/4"	72 1/4"
36"	74 1/4"	73 1/4"
36 1/2"	75 1/4"	74 1/4"
37"	76 1/4"	75 1/4"
37 1/2"	77 1/4"	76 1/4"
38"	78 1/4"	77 1/4"
38 1/2"	79 1/4"	78 1/4"
39"	80 1/4"	79 1/4"
39 1/2"	81 1/4"	80 1/4"
40"	82 1/4"	81 1/4"
40 1/2"	83 1/4"	82 1/4"
41"	84 1/4"	83 1/4"
41 1/2"	85 1/4"	84 1/4"
42"	86 1/4"	85 1/4"
42 1/2"	87 1/4"	86 1/4"
43"	88 1/4"	87 1/4"
43 1/2"	89 1/4"	88 1/4"
44"	90 1/4"	89 1/4"
44 1/2"	91 1/4"	90 1/4"
45"	92 1/4"	91 1/4"
45 1/2"	93 1/4"	92 1/4"
46"	94 1/4"	93 1/4"
46 1/2"	95 1/4"	94 1/4"
47"	96 1/4"	95 1/4"
47 1/2"	97 1/4"	96 1/4"
48"	98 1/4"	97 1/4"
48 1/2"	99 1/4"	98 1/4"
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49 1/2"	101 1/4"	100 1/4"
50"	102 1/4"	101 1/4"
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55 1/2"	113 1/4"	112 1/4"
56"	114 1/4"	113 1/4"
56 1/2"	115 1/4"	114 1/4"
57"	116 1/4"	115 1/4"
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58 1/2"	119 1/4"	118 1/4"
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63 1/2"	129 1/4"	128 1/4"
64"	130 1/4"	129 1/4"
64 1/2"	131 1/4"	130 1/4"
65"	132 1/4"	131 1/4"
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68"	138 1/4"	137 1/4"
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72"	146 1/4"	145 1/4"
72 1/2"	147 1/4"	146 1/4"
73"	148 1/4"	147 1/4"
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76"	154 1/4"	153 1/4"
76 1/2"	155 1/4"	154 1/4"
77"	156 1/4"	155 1/4"
77 1/2"	157 1/4"	156 1/4"
78"	158 1/4"	157 1/4"
78 1/2"	159 1/4"	158 1/4"
79"	160 1/4"	159 1/4"
79 1/2"	161 1/4"	160 1/4"
80"	162 1/4"	161 1/4"
80 1/2"	163 1/4"	162 1/4"
81"	164 1/4"	163 1/4"
81 1/2"	165 1/4"	164 1/4"
82"	166 1/4"	165 1/4"
82 1/2"	167 1/4"	166 1/4"
83"	168 1/4"	167 1/4"
83 1/2"	169 1/4"	168 1/4"
84"	170 1/4"	169 1/4"
84 1/2"	171 1/4"	170 1/4"
85"	172 1/4"	171 1/4"
85 1/2"	173 1/4"	172 1/4"
86"	174 1/4"	173 1/4"
86 1/2"	175 1/4"	174 1/4"
87"	176 1/4"	175 1/4"
87 1/2"	177 1/4"	176 1/4"
88"	178 1/4"	177 1/4"
88 1/2"	179 1/4"	178 1/4"
89"	180 1/4"	179 1/4"
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97"	196 1/4"	195 1/4"
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98 1/2"	199 1/4"	198 1/4"
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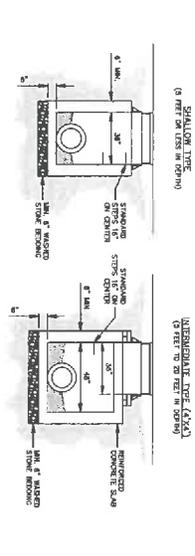
NO.	DATE	DESCRIPTION
1.	04/02/2018	CD APPLIED SUBMITTAL
2.	05/07/2018	SEC 50 SUBMITTAL

- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF ASTM A200. "STANDARD SPECIFICATION FOR HIGH-DENSITY POLYETHYLENE (HDPE) PIPE FOR TRENCHING AND BURIED APPLICATIONS".
  - INSTALLATION OF TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCEEDING SPECIFICATIONS AND THE PROJECT SPECIFICATIONS.
  - CONNECTIONS SHALL BE MADE TO PREVENT WEAR OF WATER PIPES AND SUBJECT MATERIALS, WHEN REQUIRED.
  - CONNECTIONS SHALL BE MADE TO PREVENT WEAR OF WATER PIPES AND SUBJECT MATERIALS, WHEN REQUIRED.
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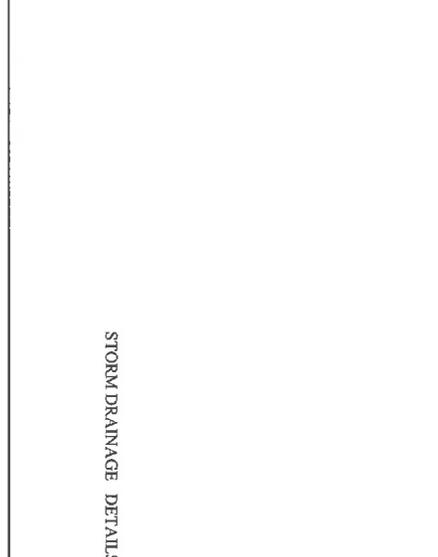
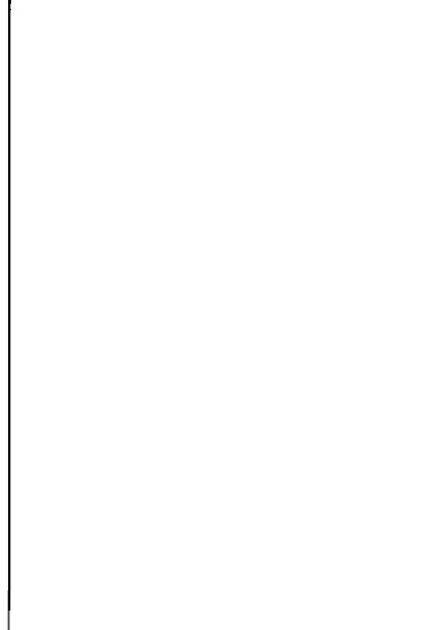
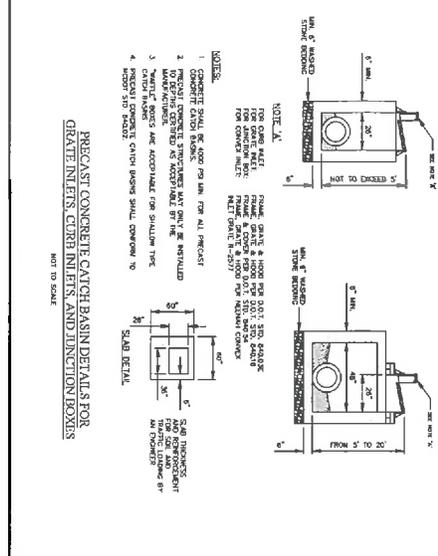


- NOTES:**
- INSTALLATION OF MATTING SHALL COMPLY TO MANUFACTURER'S REQUIREMENTS.
  - SEE PLAN FOR CHANNEL DIMENSIONS.

NO.	DATE	DESCRIPTION
1.	04/02/2018	CD APPLIED SUBMITTAL
2.	05/07/2018	SEC 50 SUBMITTAL



NO.	DATE	DESCRIPTION
1.	04/02/2018	CD APPLIED SUBMITTAL
2.	05/07/2018	SEC 50 SUBMITTAL



NO.	DATE	DESCRIPTION
1.	04/02/2018	CD APPLIED SUBMITTAL
2.	05/07/2018	SEC 50 SUBMITTAL

**STORM DRAINAGE DETAILS FOR**  
**NORTHTRIDGE COMMONS**  
**TOWNHOUSES**

NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

DATE: 04/02/2018  
 TIME: 10:00 AM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]

**NOTES:**

- CONCRETE SHALL BE CAST FOR ALL PRECAST.
- PRECAST CONCRETE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT SPECIFICATIONS.
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**PRECAST CONCRETE CATCH BASIN DETAILS FOR**  
**GRATE INLETS, CURB INLETS, AND INLET BOXES**

NOT TO SCALE

**NOTES:**

- CONCRETE SHALL BE CAST FOR ALL PRECAST.
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**PRECAST CONCRETE CATCH BASIN DETAILS FOR**  
**GRATE INLETS, CURB INLETS, AND INLET BOXES**

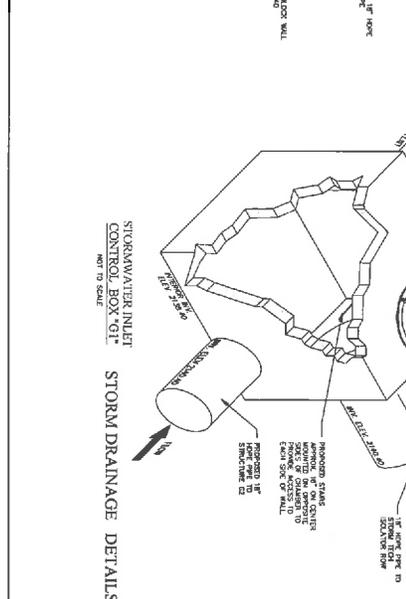
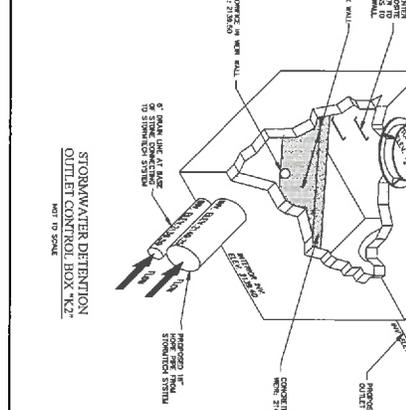
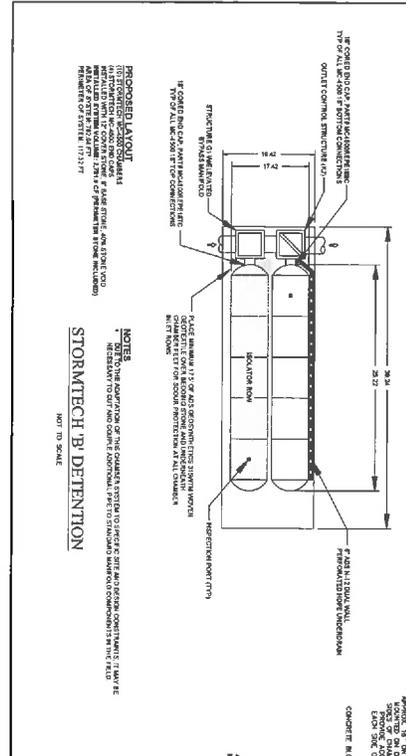
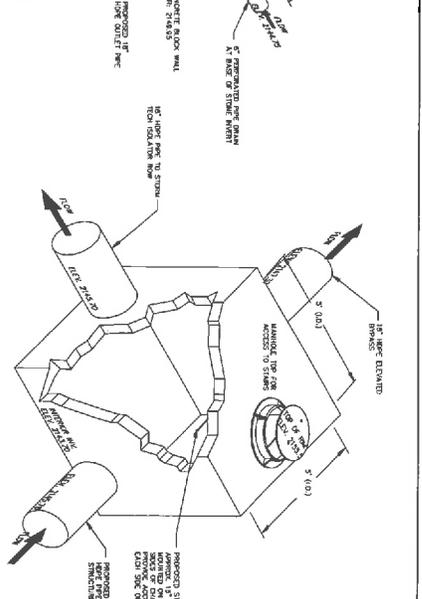
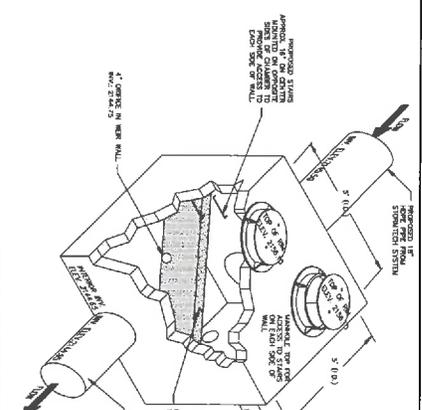
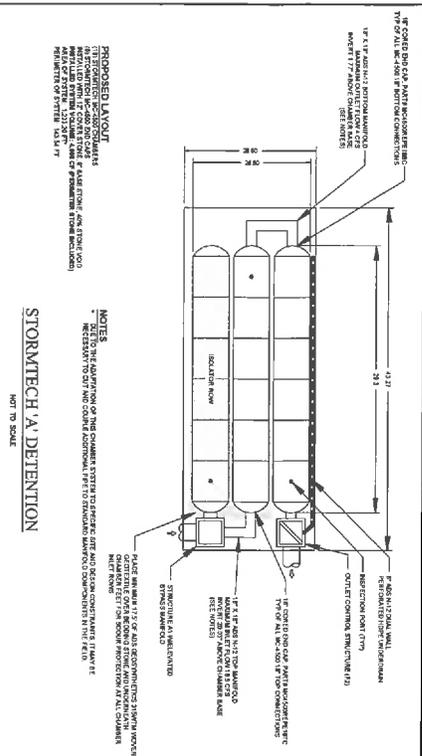
NOT TO SCALE

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- PRECAST CONCRETE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT SPECIFICATIONS.
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**PRECAST CONCRETE CATCH BASIN DETAILS FOR**  
**GRATE INLETS, CURB INLETS, AND INLET BOXES**





<p>STORM DRAINAGE DETAILS FOR</p> <p><b>NORTHRIDGE COMMONS TOWNHOUSES</b></p> <p>NORTHRIDGE COMMONS INVESTORS, LLC - HEAVENLY, NORTH CAROLINA</p>		<p>DATE: 04/02/2018</p> <p>DATE: 05/01/2018</p>	<p>CDI APPLICATION SUBMITTAL</p> <p>DC SW SUBMITTAL</p>	<p>LWE</p> <p>LR</p> <p>BT</p>	<p>180 PULTON AVENUE</p> <p>ANNAPOLIS, MD 21403</p> <p>PHONE (410) 298-2200</p> <p>FAX (410) 298-0888</p>
<p>CONTRACT NO.:</p> <p>CONTRACT TITLE:</p> <p>CONTRACT DATE:</p> <p>CONTRACT NUMBER:</p>		<p>NO.</p> <p>DATE</p> <p>DESCRIPTION</p>		<p>BY</p>	<p>42 WALNUT LANE # 8</p> <p>WATSONVILLE, CA 95076</p> <p>PHONE (831) 846-6444</p> <p>FAX (831) 846-6448</p>
<p><b>C953</b></p> <p>SHEET</p>		<p>CDI APPLICATION SUBMITTAL</p>		<p>HCBSLS LICENSE # C-2164</p>	<p>www.chidesignconcepts.com</p>

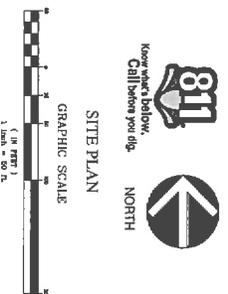
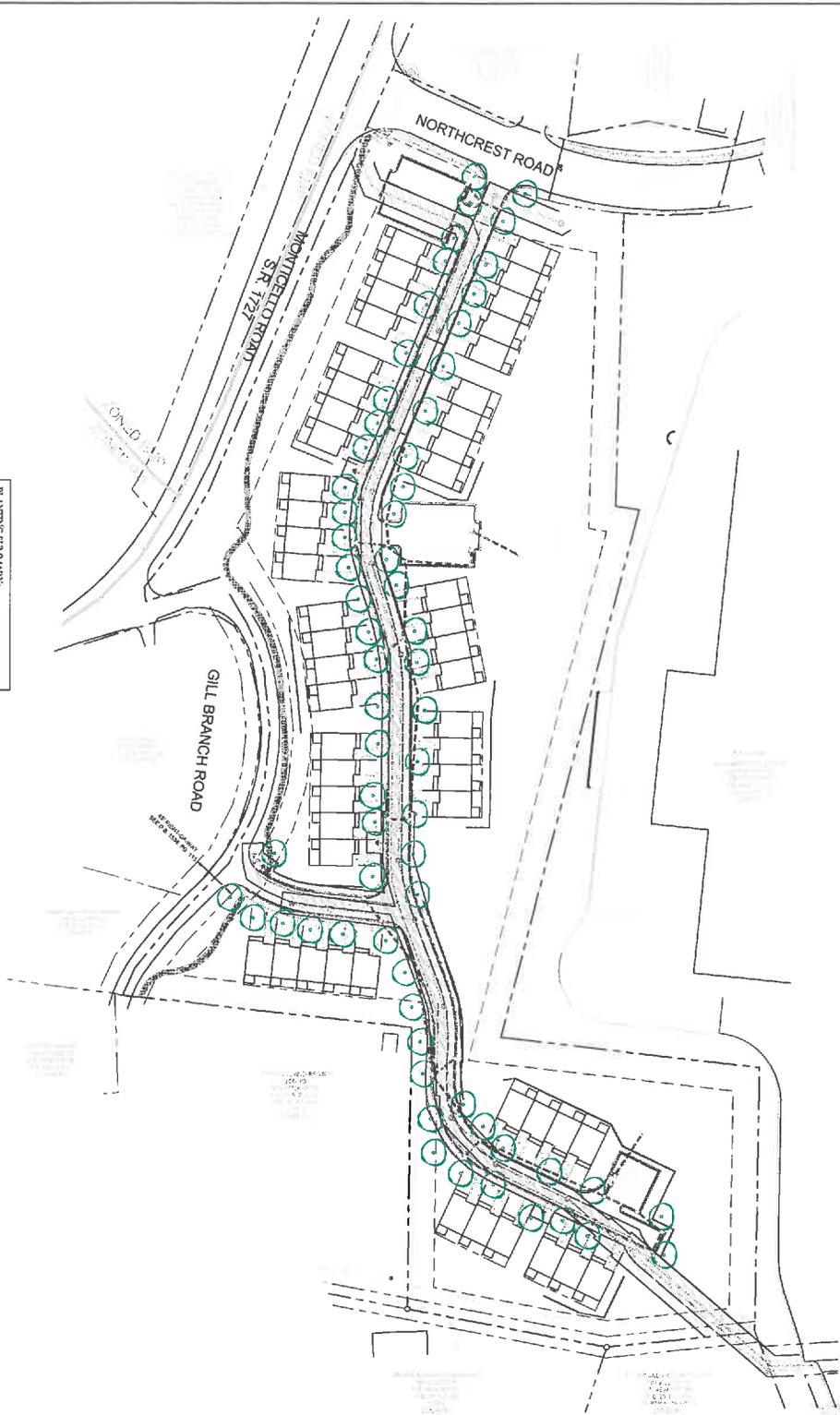






PLANT SCHEDULE	Qty	Quantity	Botanical Name	Common Name	Color	Height
1000	45	45	Compass Rose <td>Compass Rose <td>Red <td>3'</td> </td></td>	Compass Rose <td>Red <td>3'</td> </td>	Red <td>3'</td>	3'

**PLANTING SUMMARY:**  
 RECOMMEND: 1 LARGE MATURING TREE/48 LF OF  
 COMPOUND TREE PLANTING  
 STREET TREES PROVIDED  
 2,327 LF  
 64 TREES  
 45 TREES

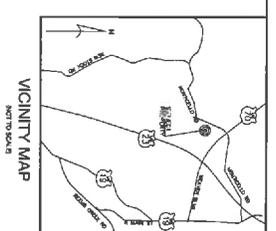


**DEVELOPMENT DATA**  
 OWNER/DEVELOPER: NORTHTRIDGE COMMONS INVESTORS, LLC  
 140 PATTON AVENUE, SUITE 200  
 ARDENVILLE, NC 28701  
 PHONE: (888) 333-3333  
 FAX: (888) 333-3333

**DATE SUBMITTED:** 04/02/2018

**PROJECT DATA**  
 PROJECT NAME: NORTHTRIDGE COMMONS TOWNHOUSES  
 ADDRESS: 140 PATTON AVENUE, SUITE 200, ARDENVILLE, NC 28701  
 PROJECT NO.: 18-0001  
 SHEET NO.: 1101  
 SHEET TOTAL: 1101

**LANDSCAPE REQUIREMENTS:** SEE SHEET 1103 LANDSCAPE PLAN



LANDSCAPE COMPLIANCE PLAN FOR:  
**NORTHTRIDGE COMMONS TOWNHOUSES**  
 NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA



NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	CD APPLICATION SUBMITTAL	LMR

**CDC** Civil Design Concepts, PA.  
 www.cdcdesignconcepts.com  
 NCBELLE LICENSE # C-2164

140 PATTON AVENUE  
 ARDENVILLE, NC 28701  
 PHONE: (888) 333-3333  
 FAX: (888) 333-3333

43

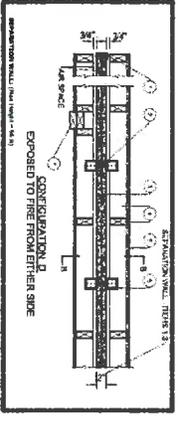
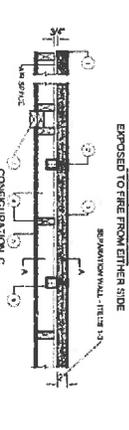
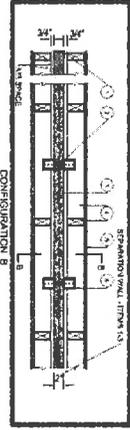
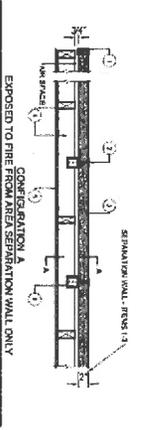
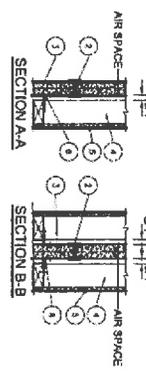
Design No. U336  
 RXUV/336  
 Fire Resistance Rating - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

1. Assembly design conditions shall be suitable for use in all states with the specific requirements of the applicable code of law.  
 2. This design is intended for use in the United States of America only.  
 3. The design is based on the information provided by the client and is not intended to be used for any other purpose.  
 4. The design is based on the information provided by the client and is not intended to be used for any other purpose.  
 5. The design is based on the information provided by the client and is not intended to be used for any other purpose.

RXUV - Fire Resistance Rating - ANSI/UL 263  
 RXUV7 - Fire Resistance Rating - CAN/ULC-S101 Certified for Canada

Design No. U336  
 Date: 07/2017  
 Prepared by: [Name]  
 Checked by: [Name]  
 Approved by: [Name]



1. Concrete only systems shall have the 1 1/2" or 2" concrete separation wall only. Conditions shall be as shown.

1. The design is based on the information provided by the client and is not intended to be used for any other purpose.  
 2. The design is based on the information provided by the client and is not intended to be used for any other purpose.  
 3. The design is based on the information provided by the client and is not intended to be used for any other purpose.  
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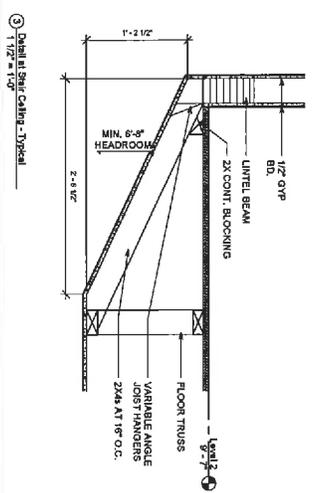
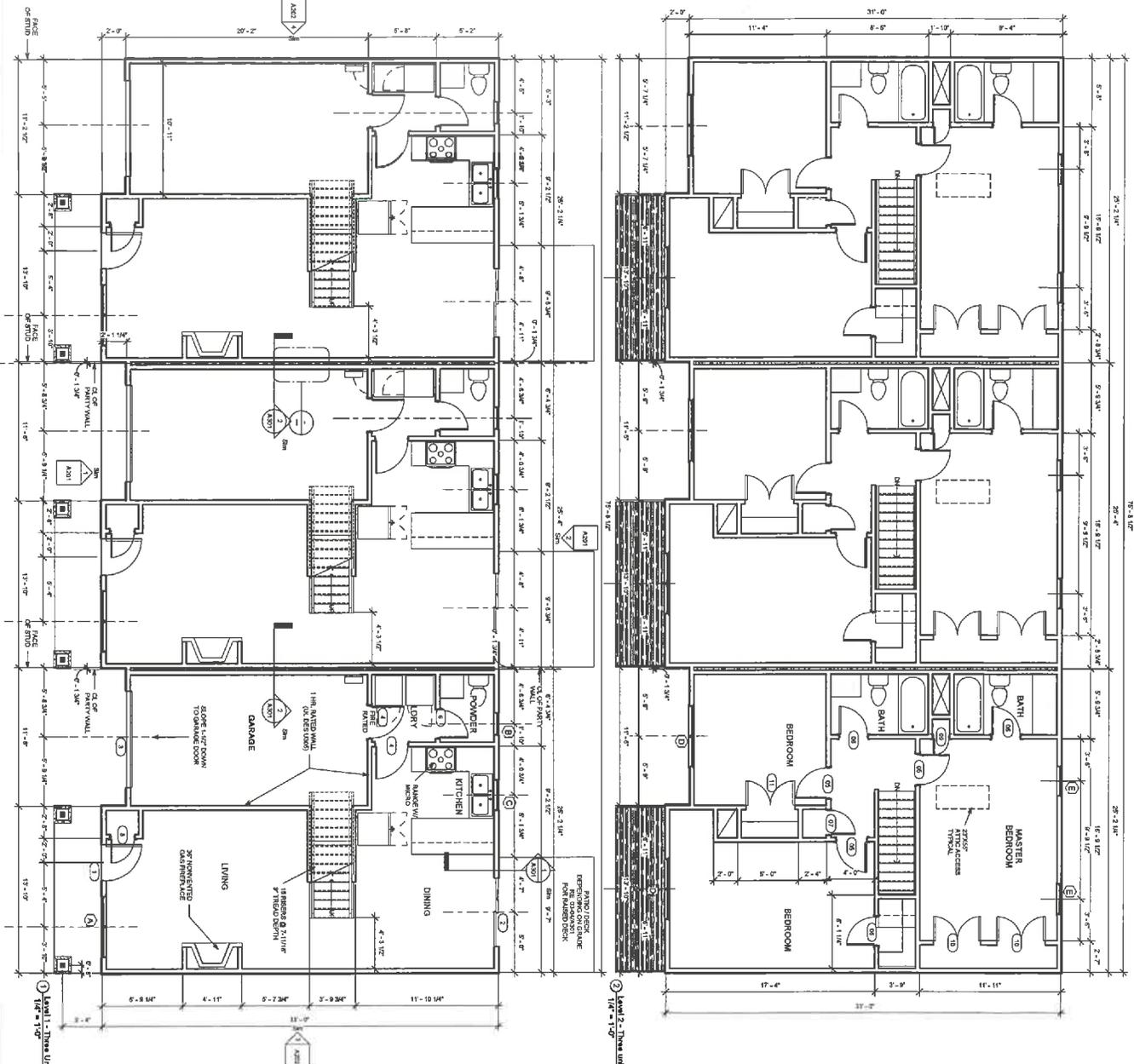
SHEET TITLE	
UL 263 - Assembly	
SHEET	DATE
T1.1	08 / 05 / 2016
JOB NO.	180280

**Northridge Commons Townhomes**  
 Northridge Commons Investors, LLC  
 150 Monticello Road, Weaverville, NC 28787

**FISHER**  
 Fisher Architects, PA  
 151 Monticello Avenue  
 Asheville, NC 28801  
 Copyright 2018 Fisher Architects, PA (629) 253-8255



REVISIONS

Locatio	Mark	Size	Door Schedule
typical	01	3'-0" X 6'-8"	Exterior Front Entrance
typical	02	5'-0" X 6'-8" slid gls	Exterior
typical	03	8'-0" X 7'-0"	Exterior Single Garage Door
typical	04	2'-8" X 6'-8"	Interior
typical	05	2'-6" X 6'-8"	Interior
typical	06	2'-4" X 6'-8"	Interior
typical	07	2'-0" X 6'-8" LOUVER	Interior
typical	08	2'-0" X 6'-8"	Interior
typical	10	4'-0" X 6'-8" PAIR	Interior
typical	11	4'-0" X 6'-8" PAIR	Interior
typical	141	4'-0" X 6'-8" PAIR	Interior

Type	Rough Opening	Description
A	2'-8" X 5'-2"	Twin Single Hung Tempered
B	2'-0" X 3'-4"	Single Hung
C	2'-8" X 3'-4"	Single Hung
D	2'-8" X 5'-2"	Twin Single Hung
E	2'-8" X 5'-2"	Single Hung

**Window Schedule**

**SINGLE UNIT SQ FT AREA**  
 FIRST FLOOR FINISHED 588 SQ. FT.  
 SECOND FLOOR FINISHED 817 SQ. FT.  
 GARAGE 223 SQ. FT.

- Floor Plan Notes:**
- All walls are 2x4 studs unless otherwise noted
  - All ceiling heights shall be 8'-1 1/2" unless noted otherwise
  - Refer to layout for owner.
  - Garage ceiling shall be fire rated GYP board, UL #L501
  - See General Contractor for specific location of circuit breaker panel box
  - Verify depth of second floor joists with truss engineer. If depth differs from 11'-6" as shown in wall section, adjust stair risers accordingly.
  - Three Unit Plans apply to Buildings A, A2

SHEET TITLE  
**Floor Plan - Three Unit**

SHEET  
**A101**

DATE  
 06 / 05 / 2018

JOB NO.  
 190280

**Northridge Commons Townhomes**  
 Northridge Commons Investors, LLC

150 Monticello Road, Waverly, NC 28787

**FISHER**  
 Fisher Architects, PA

2315 E. Orange Avenue  
 Asheville, NC 28801

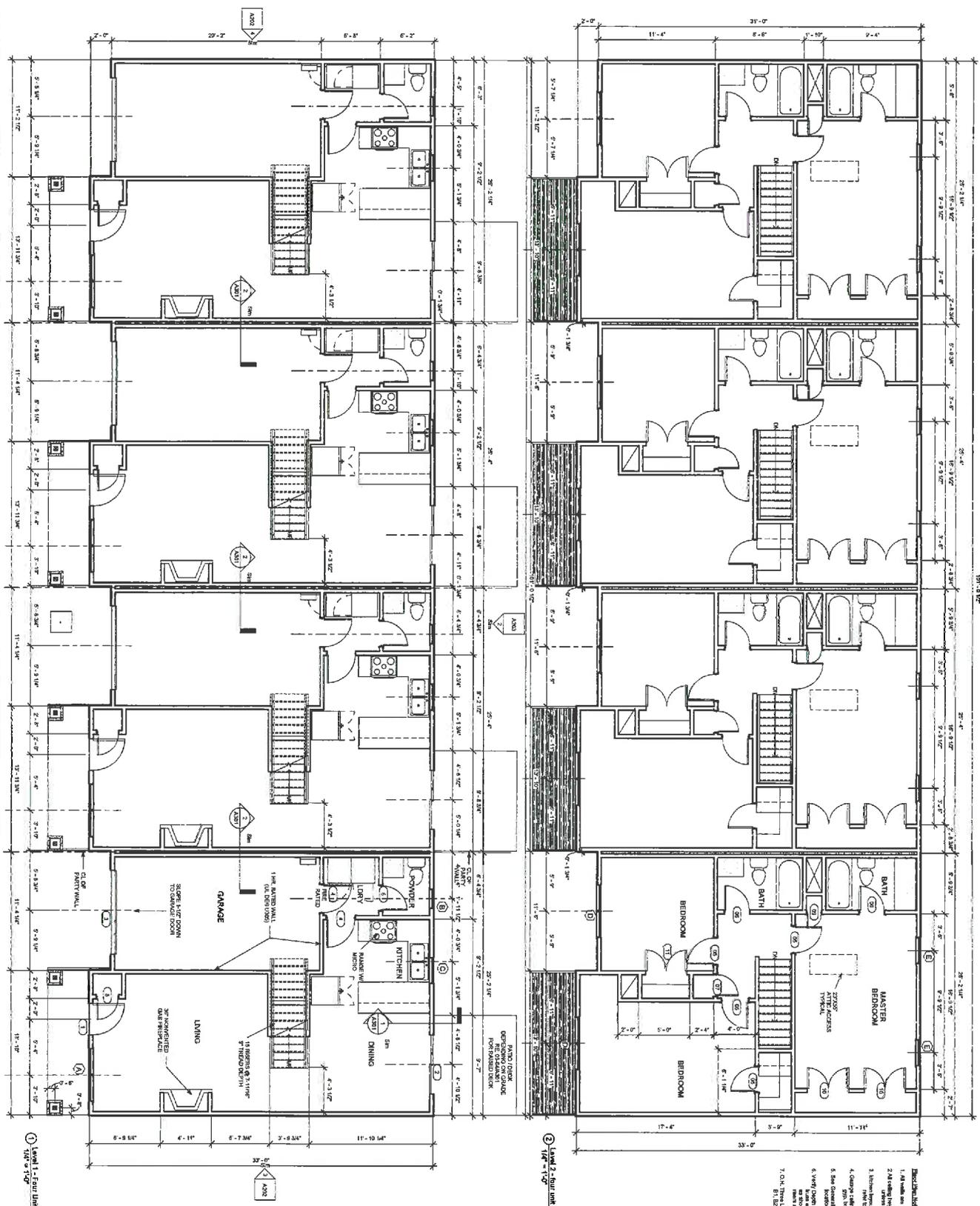
Copyright 2018 Fisher Architects, PA (EN) 258-2565

REVISIONS

Professional Engineer Seal: JOHN S. FISHER, License No. 5479, State of North Carolina

Professional Engineer Seal: JOHN S. FISHER, License No. 5479, State of North Carolina

Professional Engineer Seal: JOHN S. FISHER, License No. 5479, State of North Carolina



1. Level 1 - Four Unit

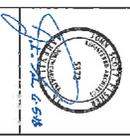
2. Level 2 - Four Unit

- REVISIONS:**
1. All walls are 2x4 unless otherwise noted.
  2. All ceiling heights are 10'0".
  3. All doors are 36" wide x 80" high.
  4. Change labels added by the field.
  5. See schedule of finishes for materials.
  6. Verify location of structural floor joists with the contractor. If they are not 16" on center, then the contractor is responsible.
  7. O.A. These labels are subject to change.

SHEET TITLE	
Floor Plan - Four Unit	
SHEET	DATE
A102	06 / 05 / 2015
JOB NO.	180280

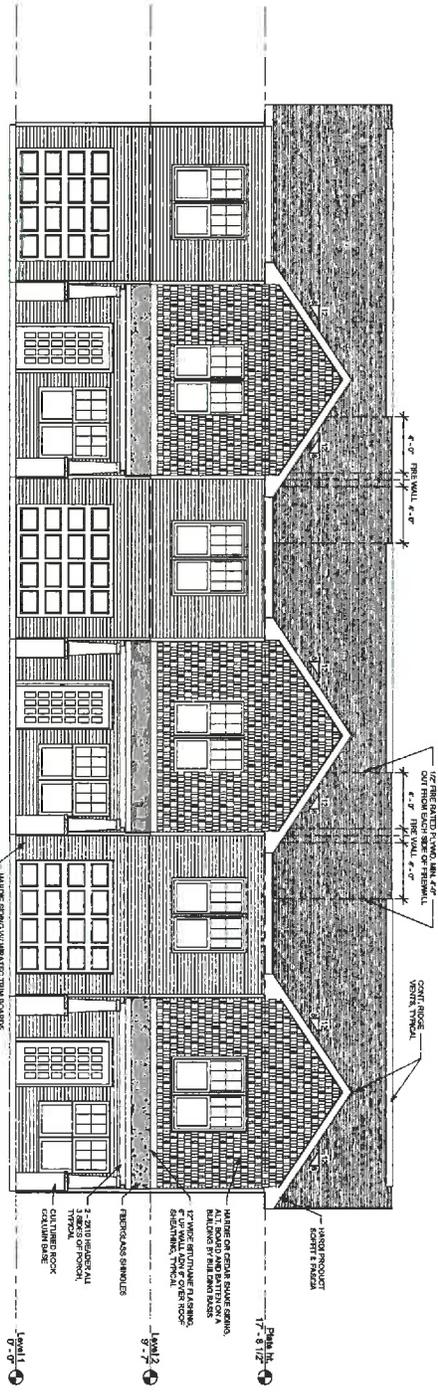
**Northridge Commons Townhomes**  
 Northridge Commons Investors, LLC  
 150 Monticello Road, Waverly, NC 28787

**FISHER**  
 Fisher Architects, PA  
 311 Monticello Avenue  
 Asheville, NC 28901  
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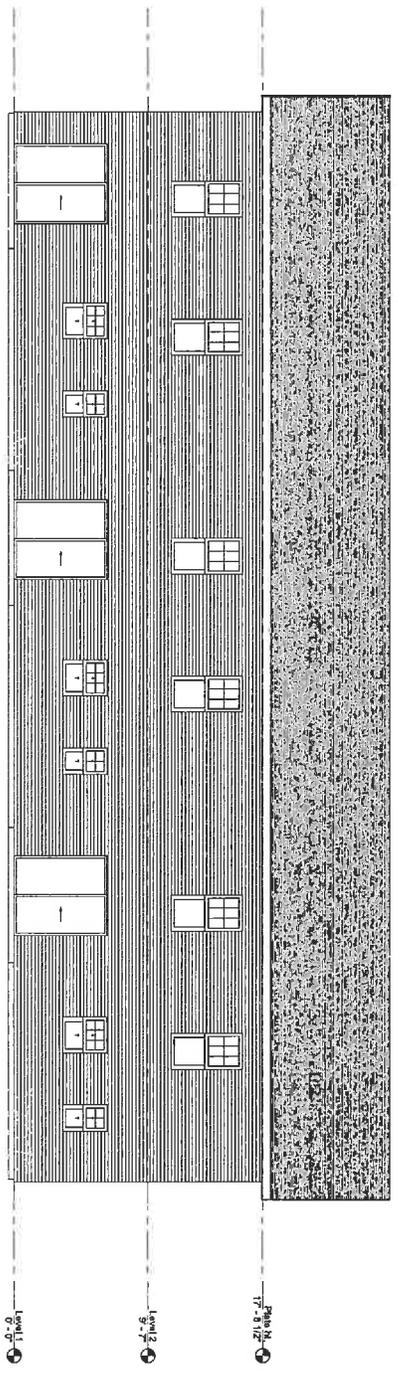


REVISIONS





① South Three Unit  
1/8" = 1'-0"



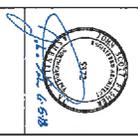
② North Three Unit  
1/8" = 1'-0"

SHEET TITLE	
Three Unit Elevations	
SHEET	DATE
A201	06 / 05 / 2018
JOB NO.	160280

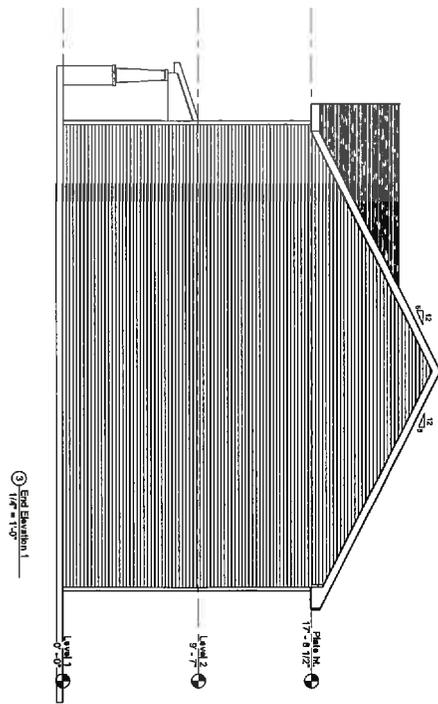
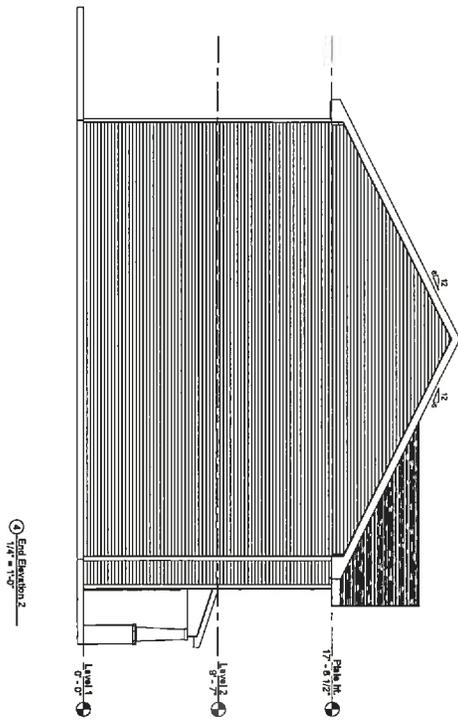
**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC

150 Monticello Road, Weaverville, NC 28787

**FISHER**  
Fisher Architects, PA  
351 Mission Avenue  
Asheville, NC 28801  
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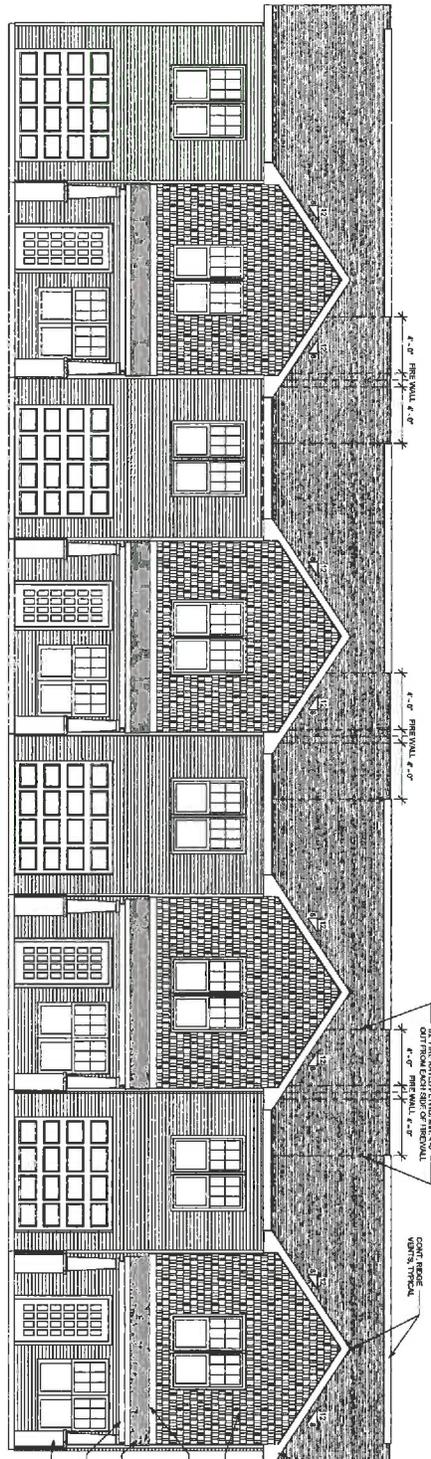
SHEET TITLE	
End Elevations	
SHEET	DATE
A202	06 / 05 / 2018
JOB NO.	
160280	

**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC  
150 Moricello Road, Weaverville, NC 28787

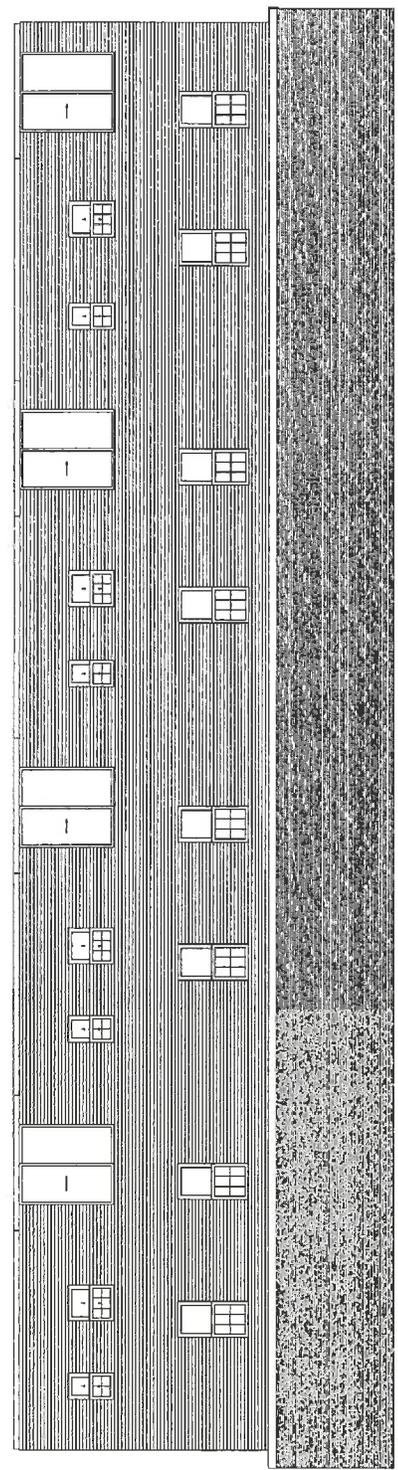
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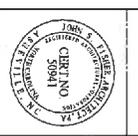
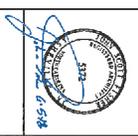
① South - Four Unit  
Type = 1'-0"



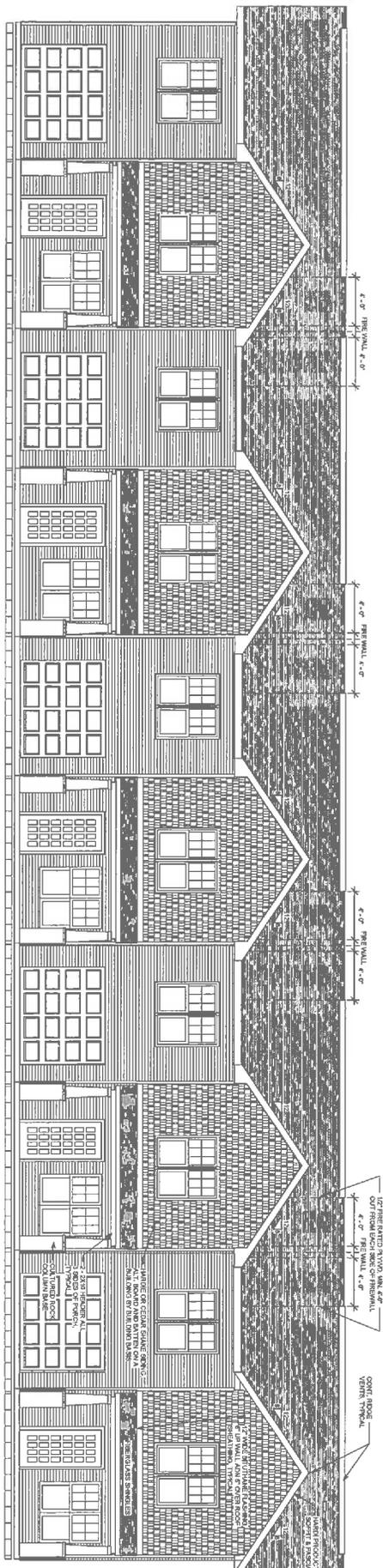
② North - Four Unit  
Type = 1'-0"

SHEET TITLE		<b>Northridge Commons Townhomes</b>	
SHEET		DATE	
<b>A203</b>		08 / 05 / 2018	
JOB NO.		180280	
OWNER		Northridge Commons Investors, LLC	
ADDRESS		150 Monticello Road, Weaverville, NC 28787	

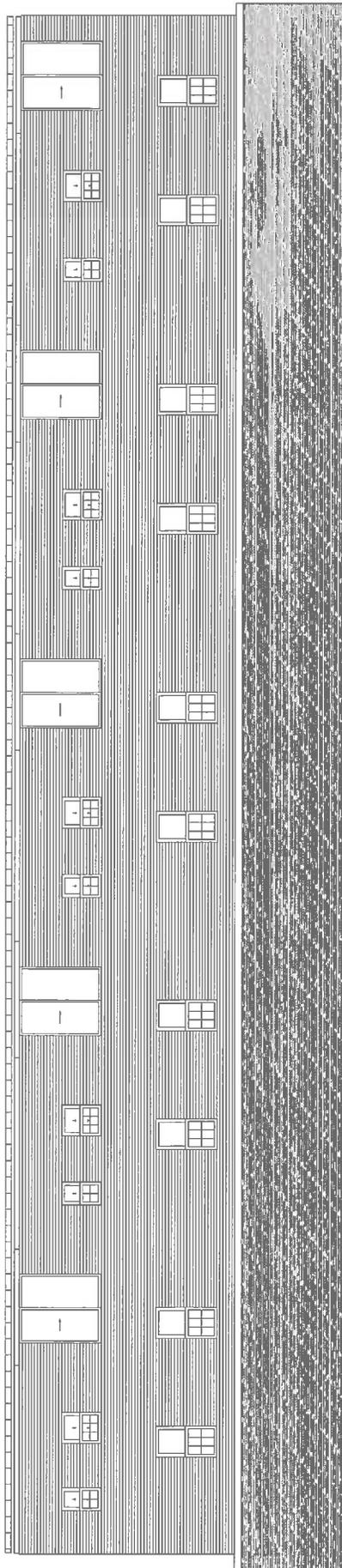
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Asheville, NC 28801  
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REVISIONS



① South - Five Unit  
1/4" = 1'-0"

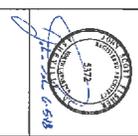


② North - Five Unit  
1/4" = 1'-0"

SHEET TITLE	
Five Unit Elevations	
SHEET	DATE
A204	06 / 05 / 2018
JOB NO.	
190280	

**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC  
150 Monticello Road, Weaverville, NC 28787

**FISHER**  
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101 Shilohstone Avenue  
Asheville, NC 28801  
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REVISIONS



# The Town of Weaverville

NORTH CAROLINA

June 5, 2018

Mayor Al Root and  
Weaverville Town Council

Re: *Northridge Commons Investors, LLC*  
*Conditional Zoning District Application dated April 2, 2018*  
**Statement of Reasonableness and Recommendation**

Dear Mayor and Council –

On 1 May 2018, 22 May 2018 and 5 June 2018, pursuant to Section 36-84 of the Town's Code of Ordinances, the Planning and Zoning Board reviewed the application for a Conditional Zoning District that was submitted by Northridge Commons Investors, LLC, on April 2, 2018, for a project that is to be known as Northridge Commons Townhouses (previously known as Weaverville Townhomes).

This project is a residential project consisting of 53 single-family dwellings in multi-unit buildings on three (3) contiguous parcels of land under common ownership, currently owned by HFW Endeavors, LLC, and zoned R-12. The property is bounded by Walmart to the East, the private road known as Northcrest Road to the North, Monticello Road (SR 1727) and Gill Branch Road (SR 1724) to the West, and private properties outside Town municipal borders to the South. Said property is shown on the attached survey prepared by Ed Holmes & Associates with a last revised date of 11 May 2018. The number of units in this project is 53, which is well below the maximum of 101 units based on the underlying R-12 zoning. All setbacks and height restrictions noted for R-12 have been observed in the plans submitted.

At these meetings the Planning and Zoning Board reviewed the project for compliance with all of the items enumerated in Section 36-84(d). The Planning and Zoning Board also analyzed the project's reasonableness in light of the Town's comprehensive land use plan and other land use policies and found that the Northridge Commons Townhouses project is reasonable in light of the Town's land use regulations including specifically the Town's Comprehensive Land Use Plan and the stated goals and objectives in that Plan including those provisions which encourage a variety of housing opportunities, conceptual development in the Town's West Weaverville area, and consistency with the Town's underlying R-12 zoning district which was designed and implemented specifically to accommodate high density residential uses such as this project.

After careful review of this application and the plans submitted, the Planning and Zoning Board unanimously recommends the approval of Northridge Commons Investors, LLC's application for a

Conditional Zoning District for the project known as the Northridge Commons Townhouses, subject to the following conditions:

1. The project is to be constructed consistent with the plans and specifications prepared by Civil Design Concepts, PA, and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:
  - a. Sheet C101 – Existing Conditions and Demolition Plan
  - b. Sheet C201 – Site Plan
  - c. Sheet C300 – Overall Grading Plan
  - d. Sheet C301 – Rough Grading and Erosion Control Plan
  - e. Sheet C302 – Road Profiles
  - f. Sheet C501 – Storm Drainage Plan
  - g. Sheet C601 – Water Plan
  - h. Sheet C602 – Water Profiles
  - i. Sheet C701 – Sewer Plan
  - j. Sheet C702 – Sewer Profiles
  - k. Sheet C921 – Site Details (Curb and Gutter)
  - l. Sheets C951, C952, C953 – Storm Drainage Details
  - m. Sheet C961 – Water Details
  - n. Sheets C971, C972 – Sewer Details
  - o. Sheet L101 – Landscape Plan
2. The project is to be constructed consistent with the plans and specifications, including but not limited to construction and finishing materials, prepared by Fisher Architects, PA, and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:
  - a. Sheet T1.1 – Fire Wall Plan
  - b. Sheets A101, A102, A103 – Floor Plans
  - c. Sheets A201, A202, A203, A204 – Elevations
  - d. Sheets A301, Wall Sections
3. Sidewalks, natural walking trails, and crosswalks shall be constructed and/or installed as shown on Sheet C201 and properly maintained. Natural walking trails shall be surfaced with natural materials such as mulch or gravel, at the developer’s discretion, and maintained in a good

walkable condition. All crosswalks, including the crosswalk on Northcrest Road, shall be routinely maintained to keep the paint visible for pedestrian safety.

4. All streets within the project shall be private, unless and until said streets are accepted into the public street system by the Town of Weaverville. Said private streets shall be constructed to NC minimum construction standards for subdivision roads or Weaverville's street standards, whichever is more stringent. The covenants, conditions and restrictions applicable to this project must include language stating that the streets are private and part of the common area of the project, and as such will be maintained through the assessments for common expenses.
5. For vehicular safety a guardrail must be installed and maintained along the top of the retaining wall to be constructed between Units 17 and 44.
6. Fencing must be installed at the top level of any retaining wall or retaining wall system in order to protect against unsafe conditions at the edge of the wall. Such fencing shall be at least 4 feet in height and shall be constructed of a chain-link material or a solid barrier fence.
7. Any and all outdoor lighting that is to be installed must comply with Town Code Section 36-26.
8. All water, sewer, and stormwater infrastructure, and all street, sidewalk, natural walking trail, and crosswalk improvements must be installed and verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat will be reviewed by Staff and the Planning and Zoning Board for compliance with the relevant portions of the ordinance approving the conditional zoning district for the project. After its review the Planning and Zoning Board shall submit a recommendation to Town Council. Town Council shall consider the Planning and Zoning Board's recommendation and shall approve the final plat and authorize the recordation of same, upon finding that the required infrastructure is complete and compliant.
9. Minor modifications that can be approved by Staff are limited to matters such as the following: minor adjustments to the location of the natural walking trail, modifications that do not affect the property lines, modifications to subsurface infrastructure which do not affect the final plat and which are in substantial compliance with the approved plans. Any modification that affects the site plan as shown on sheet C201 is not to be considered a minor modification. All other modifications must be accomplished as an amendment to the conditional zoning district which can only be approved by Town Council after review and recommendation of the Planning and Zoning Board and a public hearing held by Town Council, but in such circumstance a public involvement meeting is not required.
10. Any determination made by the zoning administrator regarding the project and/or this conditional zoning district is appealable to the Zoning Board of Adjustment. Such appeal shall be made in accordance with the procedure set forth in Town Code Section 36-328(3). In addition, Staff is required to notify the Mayor and Town Council of any appeals related to this project and/or this conditional zoning district proceeding before the Zoning Board of

Adjustment so that Town Council has the opportunity to participate as a party to the appeal should it wish to do so.

**Alternative language – Town Council could consider another option for appeals:**

Any determination made by the zoning administrator regarding the project and/or this conditional zoning district is appealable to Town Council, which shall sit as a board of adjustment and comply with quasi-judicial procedures in deciding the appeal. Such appeal shall be made in accordance with the procedure set forth in Town Code Section 36-328(3) except that Town Council is the appeal authority.

11. All construction must be completed within 42 months of the issuance of the first permit allowing work to begin on the property. Upon request of the owner/developer, Town Council may, in its sole discretion, grant a 6-month extension or any other extension that it deems appropriate under the circumstances.

Under Town Code Section 36-84(i) Town Council has the discretion to require a performance guarantee to guarantee the completion of the conditions approved with the conditional zoning district and to determine the amount of such guarantee should Town Council wish to require one.

It is also noted that a public involvement meeting required by Sec. 36-84(l) was held on May 29, 2018 after being properly noticed.

A traffic analysis was not conducted as the applicant's engineers, determined that the peak hour trips would not trigger the requirement stated in Town Code Section 36-25.

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

Sincerely,

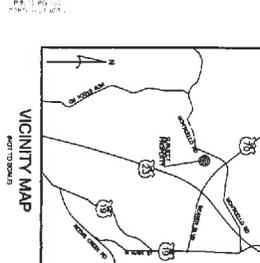
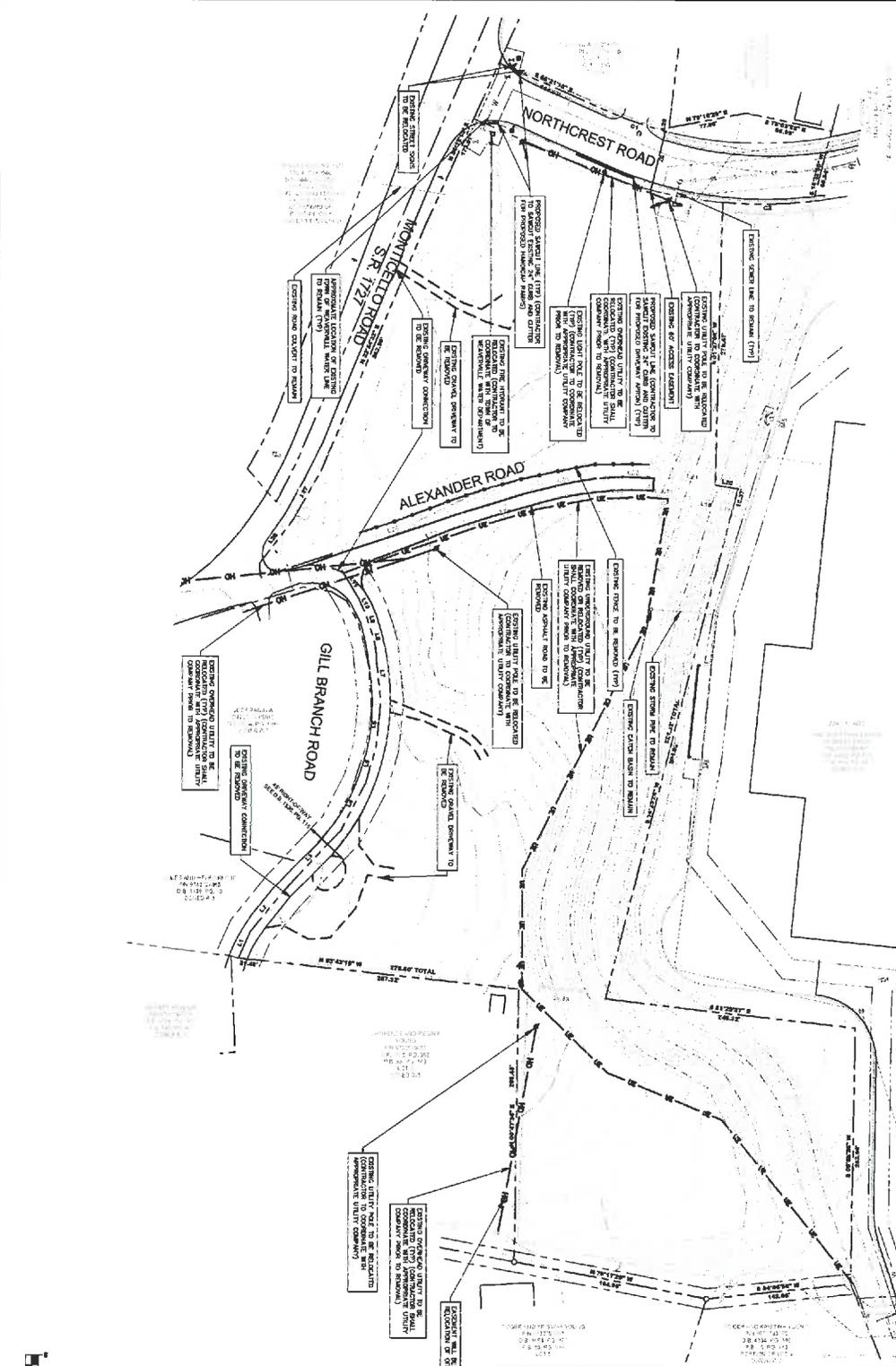


Doug Theroux  
Planning and Zoning Board Chairman

cc: James Eller, Town Planner  
Selena Coffey, Town Manager  
Jennifer Jackson, Town Attorney  
Warren Sugg, Civil Design Concepts, PA  
Ken Jackson, Northridge Commons Investors, LLC



- NOTES**
1. ALL SERVICES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT ECONOMIC CONSTRUCTION TO VERIFY WITH ORDINANCE THAT THE REQUIRED DEMOLITION AND DEMOLITION RECORDS HAVE BEEN OBTAINED FROM THE RECORDS.
  2. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
  3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND OBTAINING THE CORRECT LOCATION AND DEPTH FOR ALL UTILITIES FROM THE CONSTRUCTION AND TO VERIFY THE LOCATION OF ALL UTILITIES FROM THE CONSTRUCTION RECORDS. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S OPERATIONS TO OBTAIN THE CORRECT LOCATION FROM THE CONSTRUCTION RECORDS.
  4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES FROM THE CONSTRUCTION RECORDS. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S OPERATIONS TO OBTAIN THE CORRECT LOCATION FROM THE CONSTRUCTION RECORDS.
  5. THE CONTRACTOR IS TO VERIFY ALL UTILITIES LOCATED AT THE PROJECT TO BE REMOVED OR RELOCATED TO BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S OPERATIONS TO OBTAIN THE CORRECT LOCATION FROM THE CONSTRUCTION RECORDS.
  6. THE CONTRACTOR IS TO VERIFY ALL UTILITIES LOCATED AT THE PROJECT TO BE REMOVED OR RELOCATED TO BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S OPERATIONS TO OBTAIN THE CORRECT LOCATION FROM THE CONSTRUCTION RECORDS.
  7. PROTECTION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES FROM THE CONSTRUCTION RECORDS.
  8. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S OPERATIONS TO OBTAIN THE CORRECT LOCATION FROM THE CONSTRUCTION RECORDS.
  9. THE CONTRACTOR IS TO VERIFY ALL UTILITIES LOCATED AT THE PROJECT TO BE REMOVED OR RELOCATED TO BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S OPERATIONS TO OBTAIN THE CORRECT LOCATION FROM THE CONSTRUCTION RECORDS.



**GENERAL NOTES**

1. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S OPERATIONS TO OBTAIN THE CORRECT LOCATION FROM THE CONSTRUCTION RECORDS.

2. THE CONTRACTOR IS TO VERIFY ALL UTILITIES LOCATED AT THE PROJECT TO BE REMOVED OR RELOCATED TO BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S OPERATIONS TO OBTAIN THE CORRECT LOCATION FROM THE CONSTRUCTION RECORDS.

3. PROTECTION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES FROM THE CONSTRUCTION RECORDS.

4. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S OPERATIONS TO OBTAIN THE CORRECT LOCATION FROM THE CONSTRUCTION RECORDS.

5. THE CONTRACTOR IS TO VERIFY ALL UTILITIES LOCATED AT THE PROJECT TO BE REMOVED OR RELOCATED TO BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S OPERATIONS TO OBTAIN THE CORRECT LOCATION FROM THE CONSTRUCTION RECORDS.

**PROJECT DATA**

PROJECT NAME: NORTHEDGE COMMONS TOWNHUSES, LLC  
 ADDRESS: 8722-74-0000, 8722-74-0000, 8722-74-0000  
 CONTACT: JIMMY W. HARRIS, JR., (704) 884-8800  
 CONTRACTOR: JIMMY W. HARRIS, JR., (704) 884-8800  
 DESIGNER: JIMMY W. HARRIS, JR., (704) 884-8800  
 DATE: 04/22/2015

**SCALE**

1" = 100'-0"

**GRAPHIC SCALE**

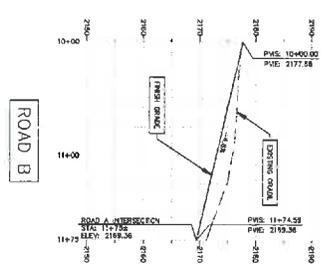
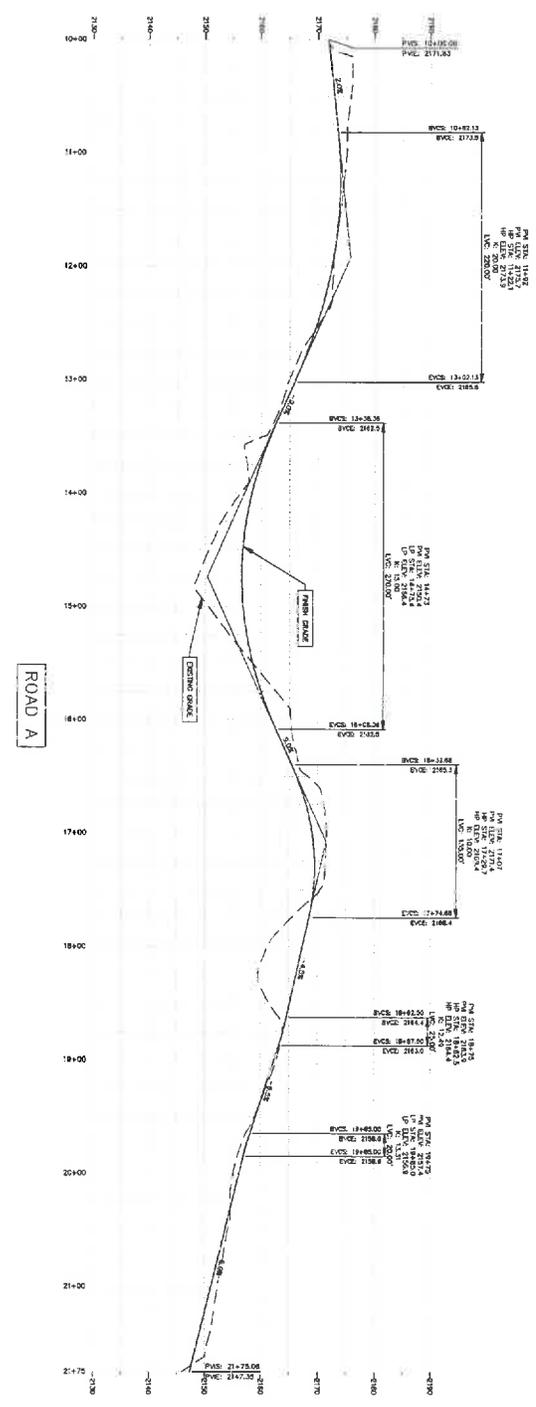
0 10 20 30 40 50 60 70 80 90 100

**811**  
 Call before you dig  
 NORTH









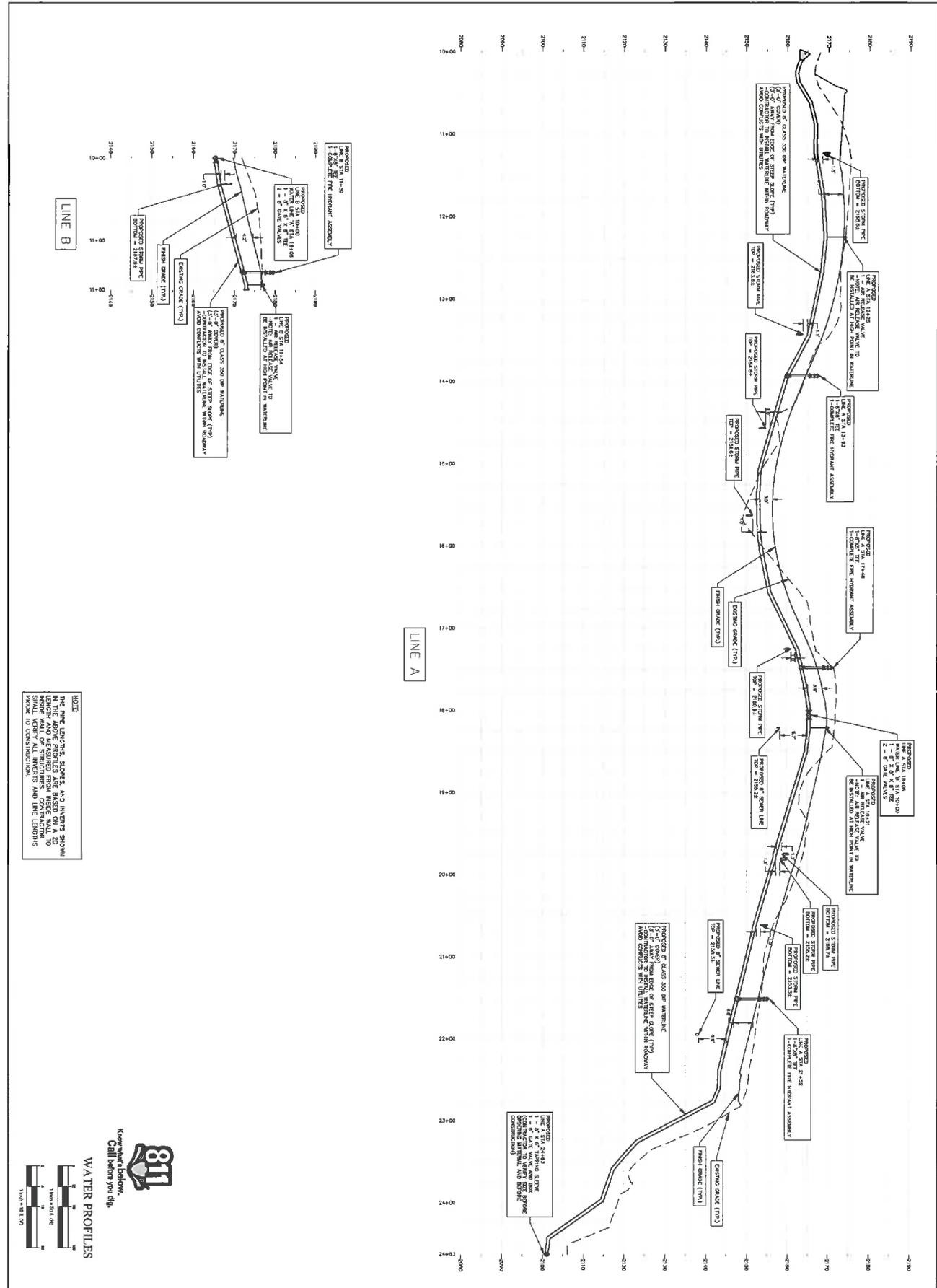
811  
Know what's below.  
Call before you dig.

ROAD PROFILES  
1" = 10' (V)  
1" = 100' (H)

<p><b>C302</b></p> <p>SHEET</p>	<p>ROAD PROFILES FOR <b>NORTHRIDGE COMMONS TOWNHOUSES</b></p> <p>NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA</p>		NO.	DATE	DESCRIPTION	BY	<p><b>CDC</b> Civil Design Concepts, PA www.cdc4design.com</p>	<p>180 PATTON AVENUE ASHEVILLE, NC 28801 PHONE 828-258-0088 FAX 828-258-0088</p>
			NO.	DATE	DESCRIPTION	BY		







**NOTE:**  
 THE PIPE LENGTHS, SLOPES, AND INVERTS SHOWN  
 HEREIN ARE FOR INFORMATION ONLY. THE EXACT  
 LENGTH AND FINISHES SHALL BE DETERMINED BY  
 THE FIELD SURVEYOR PRIOR TO CONSTRUCTION.

**811**  
 Know what's below.  
 Call before you dig.

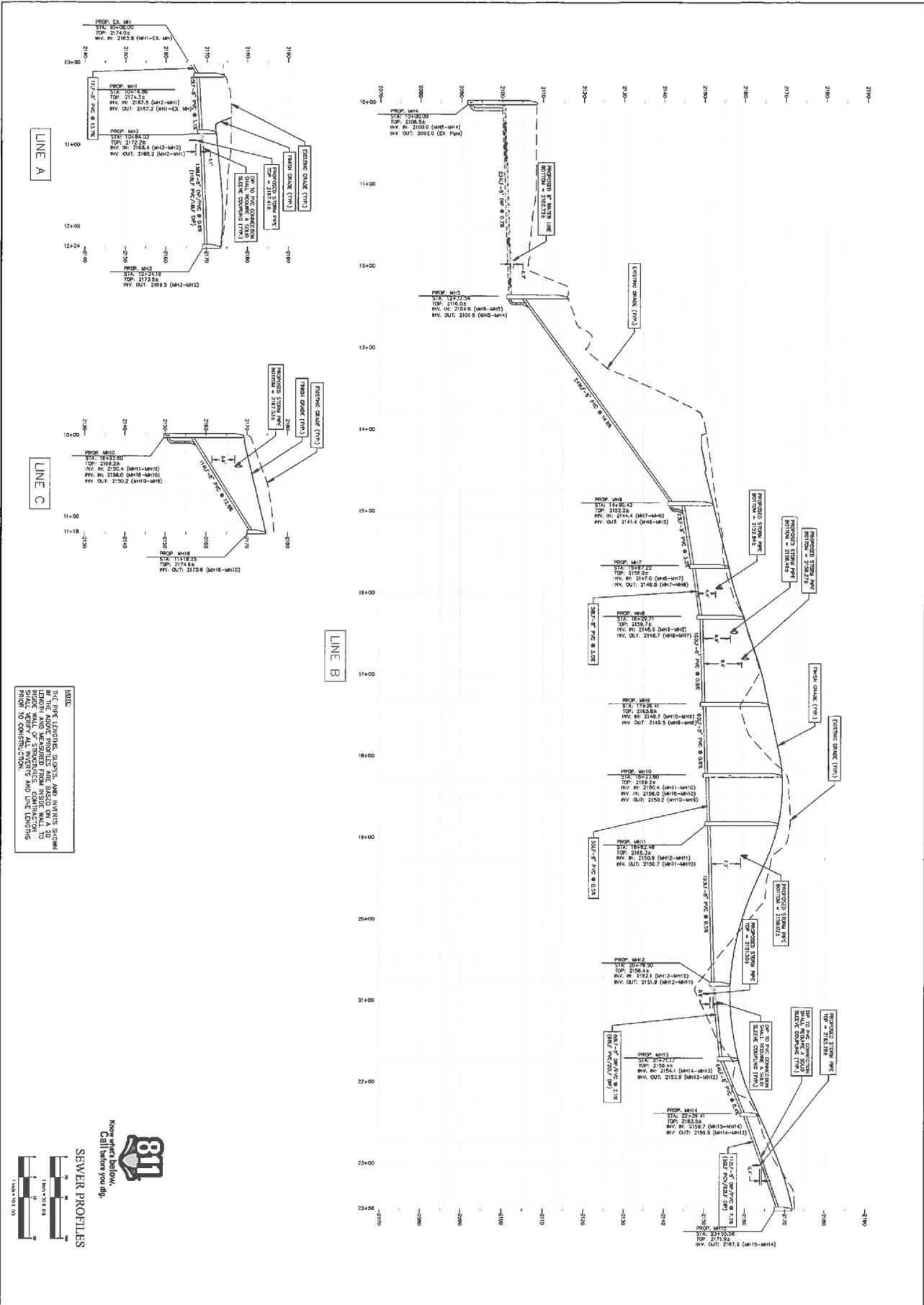
**WATER PROFILES**

Scale: 1/4" = 1'-0"

WATER PROFILES FOR: <b>NORTHRISE COMMONS TOWNHOUSES</b> <small>NORTHRISE COMMONS #105 PLOTS, LLC - NEWCASTLE, NORTH CAROLINA</small>		04/22/2015 CD APPLICATION SUBMITTAL LMR	05/07/2018 DC DE SUBMITTAL LMR
NO.	DATE	DESCRIPTION	BY

65  
65 PATTON AVENUE  
 ABERDEEN, NC 28315  
 PHONE 803-283-0300  
 FAX 803-283-0301





NOTE:  
 THE PIPE LENGTHS, SIZES, AND INVERTS SHOWN  
 ARE FOR INFORMATION ONLY. THE EXACT  
 LENGTH AND MEASURED FROM INSIDE WALL TO  
 SHALL VERIFY ALL INVERTS AND LINE LENGTHS  
 PRIOR TO CONSTRUCTION.

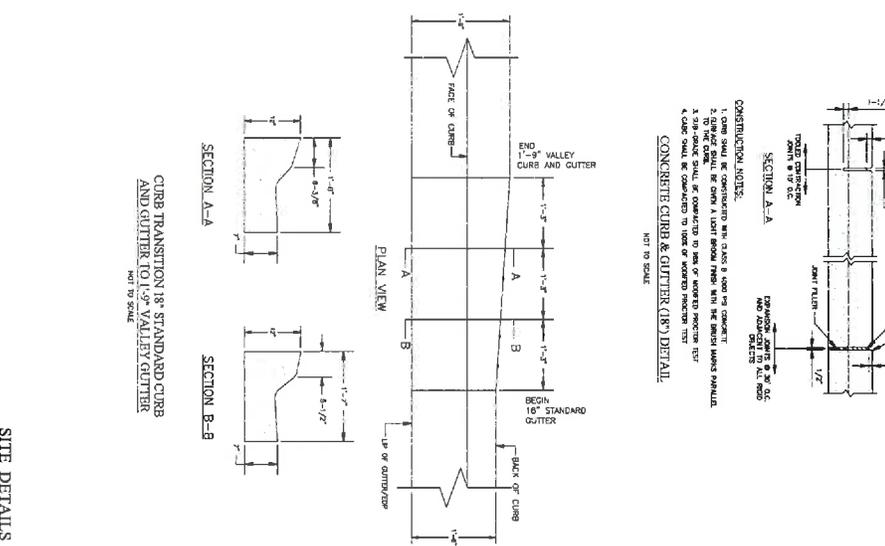
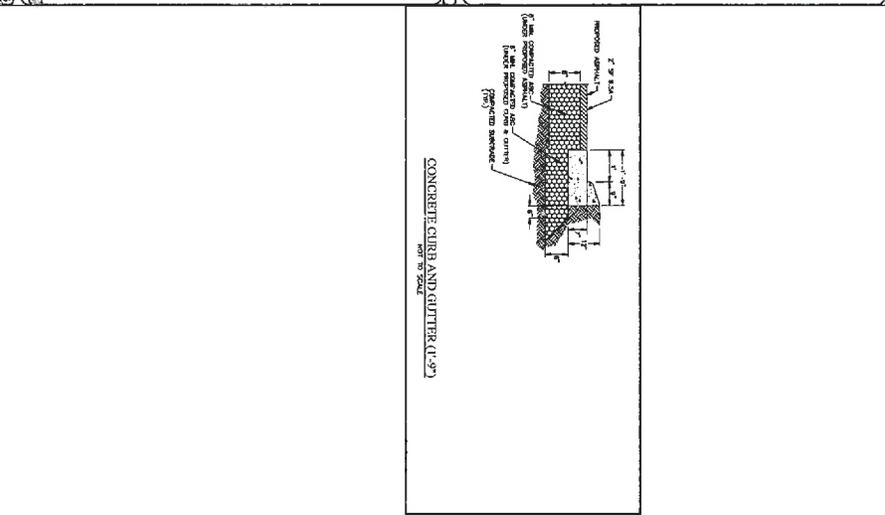
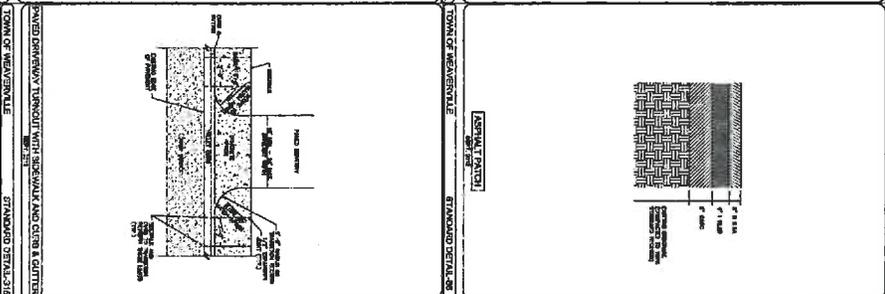
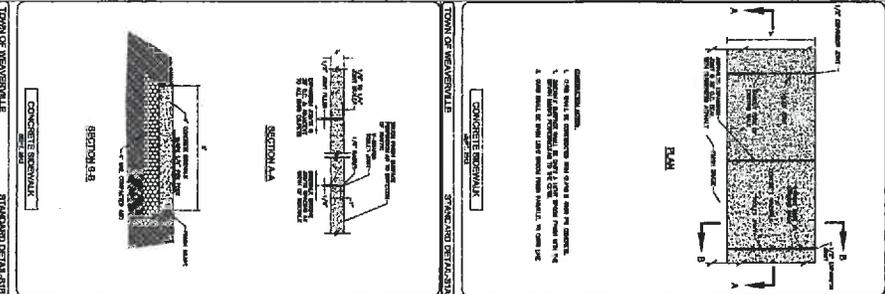


SEWER PROFILES FOR:  
**NORTHRIDGE COMMONS TOWNHOUSES**  
 NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA



NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	CD APPLICATION SUBMITTAL	LHR
2.	05/02/2018	MSD SUBMITTAL	LHR

**CDC** Civil Design Concepts, PA  
 185 PATTON AVENUE, ARDENVILLE, NC 28687  
 PHONE: (888) 888-0808 FAX: (888) 282-0888  
 42 WALNUT STREET, SUITE 6 ARDENVILLE, NC 28687  
 PHONE: (888) 888-0808 FAX: (888) 282-0888  
 NCEBLS LICENSE # C-4184  
 www.cd-concepts.com



**SITE DETAILS**

**C921**

**CONCRETE SIDEWALK STRIPPING DETAIL (U-31)**

**CONCRETE SIDEWALK STRIPPING DETAIL (U-32)**

**CONCRETE CURB AND GUTTER (U-37)**

**CONCRETE CURB & GUTTER (U-37) DETAIL**

**PLAN VIEW**

**SECTION A-A**

**SECTION B-B**

**CURB TRANSITION IS STANDARD CURB AND GUTTER TO 1/2" VALLEY GUTTER NOT TO SCALE**

**CDC** Civil Design Concepts, FA

180 PATTON AVENUE  
 ANN-ARRESTON, NC 28001  
 PHONE: 800-545-6266  
 FAX: 800-545-6266

88

NO. DATE DESCRIPTION BY

1. 04/12/2018 CD APPLICATION SUBMITTAL LMR

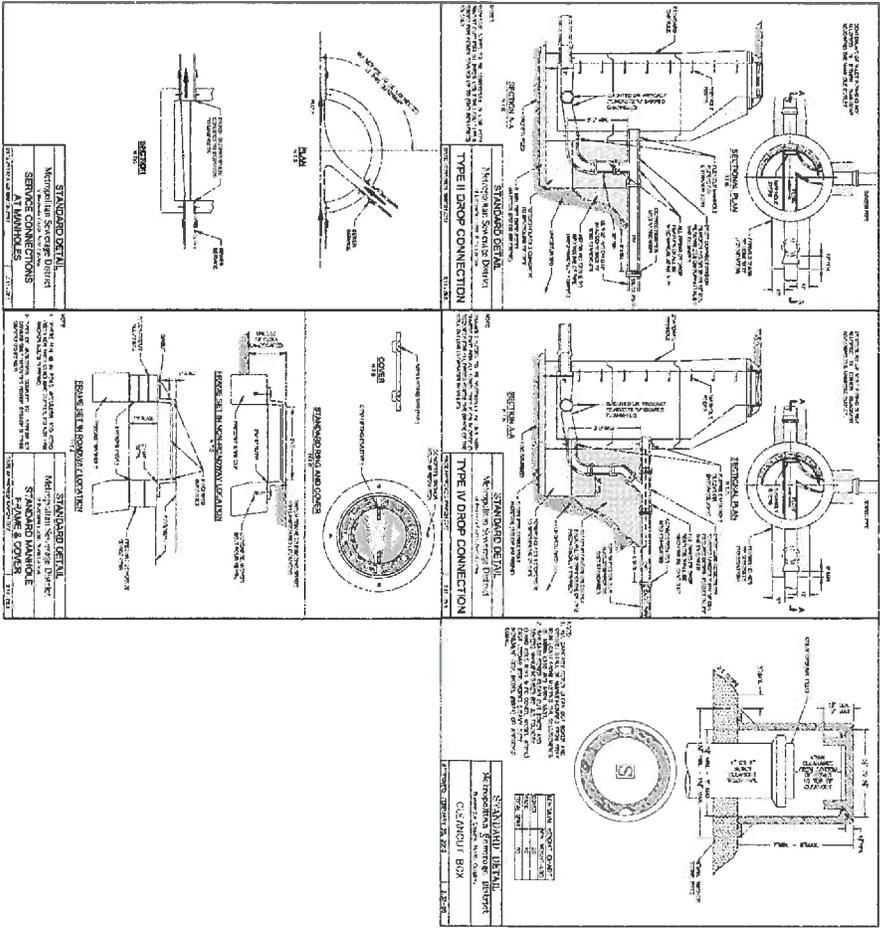












**STANDARD DETAIL**  
 Metropolitan Sewerage District  
 SERVICE CONNECTIONS  
 AT MANHOLES

**STANDARD DETAIL**  
 Metropolitan Sewerage District  
 SERVICE CONNECTIONS  
 AT MANHOLES

**STANDARD DETAIL**  
 Metropolitan Sewerage District  
 CLASHOUT BOX

SEWER DETAILS

SEWER DETAILS FOR:  
**NORTHRIDGE COMMONS  
 TOWNHOUSES**  
 NORTHEDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	CDI APPLICATION SUBMITTAL	LWR
3.	05/02/2018	MSD SUBMITTAL	LWR

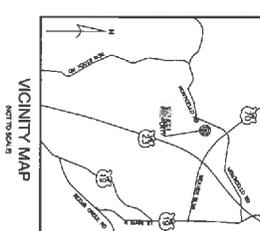
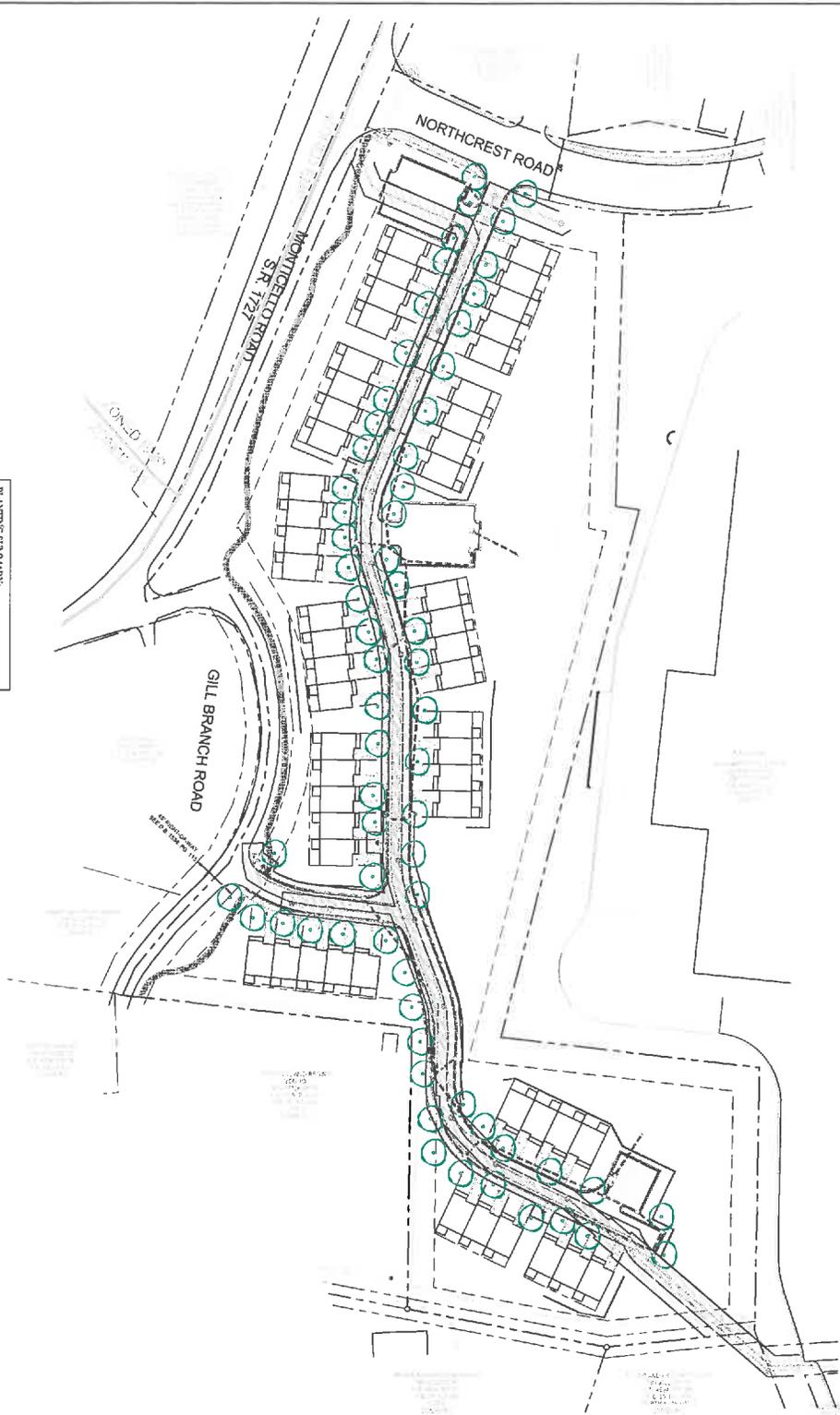


**CDC** Civil Design Concepts, PA  
 180 PATTON AVENUE  
 ASHEVILLE, NC 28601  
 PHONE 828.292.4500  
 FAX 828.292.4505

NO. 4  
 2018

PLAN SHEET NO.	DATE	BY	CHKD
1101	04/02/2018	AM	AM

**PLANNING SUMMARY:**  
 RECOMMENDATION: LANDSCAPE MAINTENANCE INCLUDING U.P. OF  
 EXISTING TREES, REPLANTING  
 STREET TREES AND  
 STREET TREES PLANTED  
 2,527 U.P.  
 64 TREES  
 63 TREES



**DEVELOPMENT DATA**

OWNER/DEVELOPER: NORTHTRIDGE COMMONS INVESTORS, LLC  
 148 PATTON AVENUE  
 ARDENVILLE, NC 28701  
 PHONE: 888-333-2288  
 FAX: 888-333-2288

DATE SUBMITTED: 04/02/2018  
 PROJECT NO.: 1801018000

DATE OF CONTRACT: 04/02/2018  
 CONTRACT NO.: 1801018000

OWNER'S REPRESENTATIVE: DR. JAMES B. ASSOCIATES  
 100 PATTON AVENUE, SUITE 210  
 ARDENVILLE, NC 28701  
 PHONE: 888-333-2288  
 FAX: 888-333-2288

**PROJECT DATA**

PROJECT ADDRESS: 9122N-7900E, 9125N-7900E, 9125N-7900E  
 PROJECT AREA: 1.4 AC TOTAL PROJECT AREA  
 1.4 AC TOTAL PROJECT AREA  
 1.4 AC TOTAL PROJECT AREA

PROJECT ZONE: R-12  
 PROJECT DISTRICT: 12  
 PROJECT DISTRICT: 12

PROJECT DISTRICT: 12  
 PROJECT DISTRICT: 12

**LANDSCAPE REQUIREMENTS**

REPLANTING: 2 TREES PER 1,000 SQ FT  
 EXISTING TREES TO BE MAINTAINED: 64  
 EXISTING TREES TO BE MAINTAINED: 64  
 EXISTING TREES TO BE MAINTAINED: 64

REPLANTING: 2 TREES PER 1,000 SQ FT  
 EXISTING TREES TO BE MAINTAINED: 64  
 EXISTING TREES TO BE MAINTAINED: 64



<p>LANDSCAPE COMPLIANCE PLAN FOR:</p> <p><b>NORTHTRIDGE COMMONS TOWNHOUSES</b></p> <p>NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA</p>		<p>1. 04/02/2018</p>	<p>CD APPLICATION SUBMITTAL</p>	<p>LMR</p>
		<p>NO.</p>	<p>DATE</p>	<p>DESCRIPTION</p>

**L101**

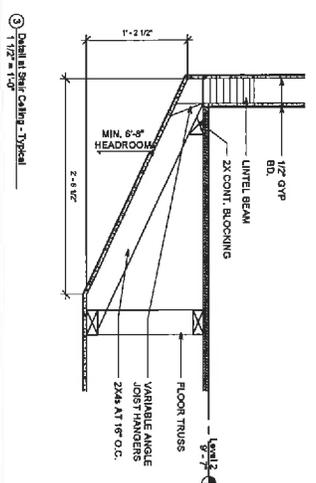
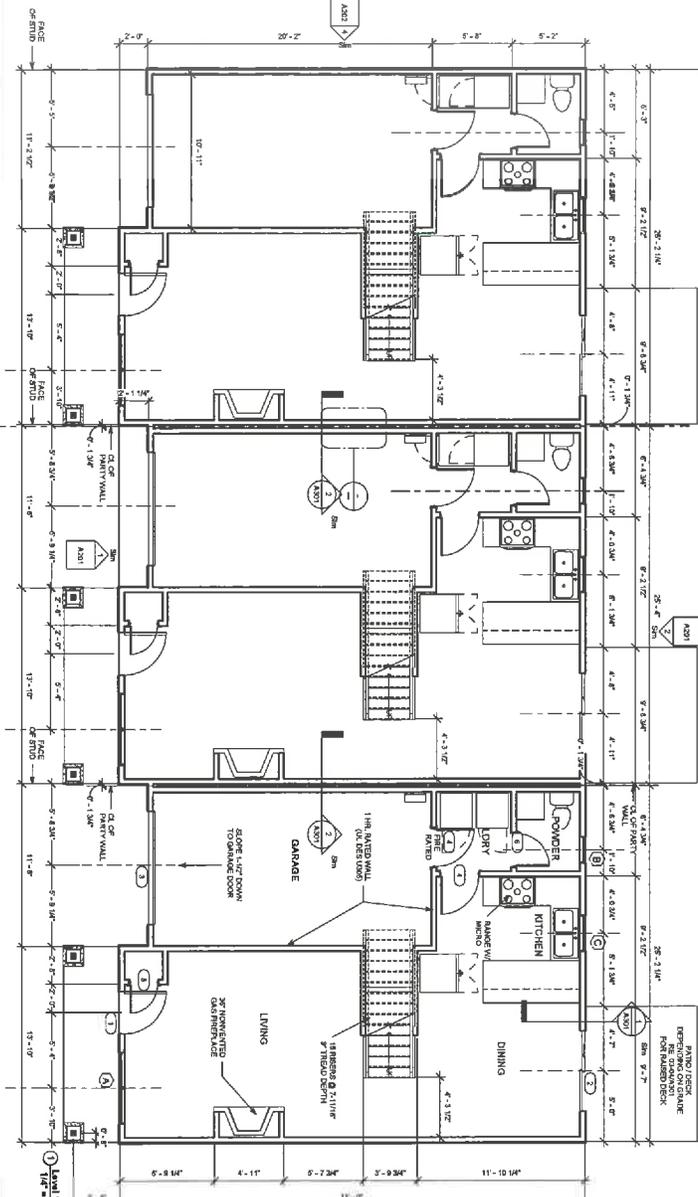
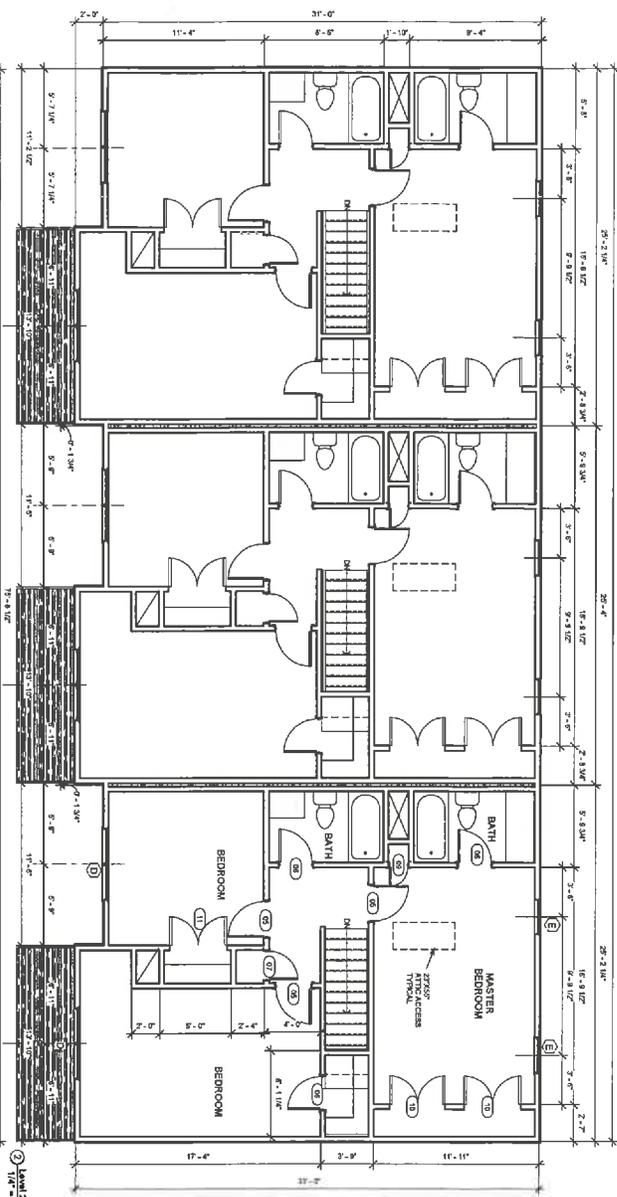
SHEET

75

148 PATTON AVENUE  
 ARDENVILLE, NC 28701  
 PHONE: 888-333-2288  
 FAX: 888-333-2288

60 WALNUT STREET - SUITE 8  
 WATKINSVILLE, GA 30758  
 PHONE: 706-336-7778  
 FAX: 706-336-7778





- Floor Plan Notes:**
1. All walls are 2x4 studs unless otherwise noted
  2. All ceiling heights shall be 8'-1 1/2" unless noted otherwise
  3. Kitchen layout is not exact. refer to layout from owner
  4. Garage ceiling shall be fire rated GYP. board, UL #L501
  5. See General Contractor for specific location of circuit breaker panel box
  6. Verify depth of second floor trusses with truss engineer. If depth differs from 11'-6" as shown in wall section, adjust stair risers accordingly.
  7. Three Unit Plans apply to Buildings A, A2

**SINGLE UNIT SQ. FT. AREA**  
 FIRST FLOOR FINISHED 588 SQ. FT.  
 SECOND FLOOR FINISHED 817 SQ. FT.  
 GARAGE 223 SQ. FT.

**Window Schedule**

Type	Rough Opening	Description
A	2'-8" x 5'-2"	Twin Single Hung Tempered
B	2'-0" x 3'-4"	Single Hung
C	2'-8" x 3'-4"	Single Hung
D	2'-8" x 5'-2"	Twin Single Hung
E	2'-8" x 5'-2"	Single Hung

**Door Schedule**

Locatio	Mark	Size	Description
typical	01	3'-0" x 6'-8"	Exterior Front Entrance
typical	02	5'-0" x 6'-8"	slid gls Exterior
typical	03	8'-0" x 7'-0"	Exterior Single Garage Door
typical	04	2'-8" x 6'-8"	Interior
typical	05	2'-6" x 6'-8"	Interior
typical	06	2'-4" x 6'-8"	Interior
typical	07	2'-0" x 6'-8"	LOUVER Interior
typical	08	2'-0" x 6'-8"	Interior
typical	10	4'-0" x 6'-8" PAIR	Interior
typical	11	4'-0" x 6'-8" PAIR	Interior
typical	141	4'-0" x 6'-8" PAIR	Interior

**Northridge Commons Townhomes**  
 Northridge Commons Investors, LLC  
 150 Monticello Road, Waverly, NC 28787

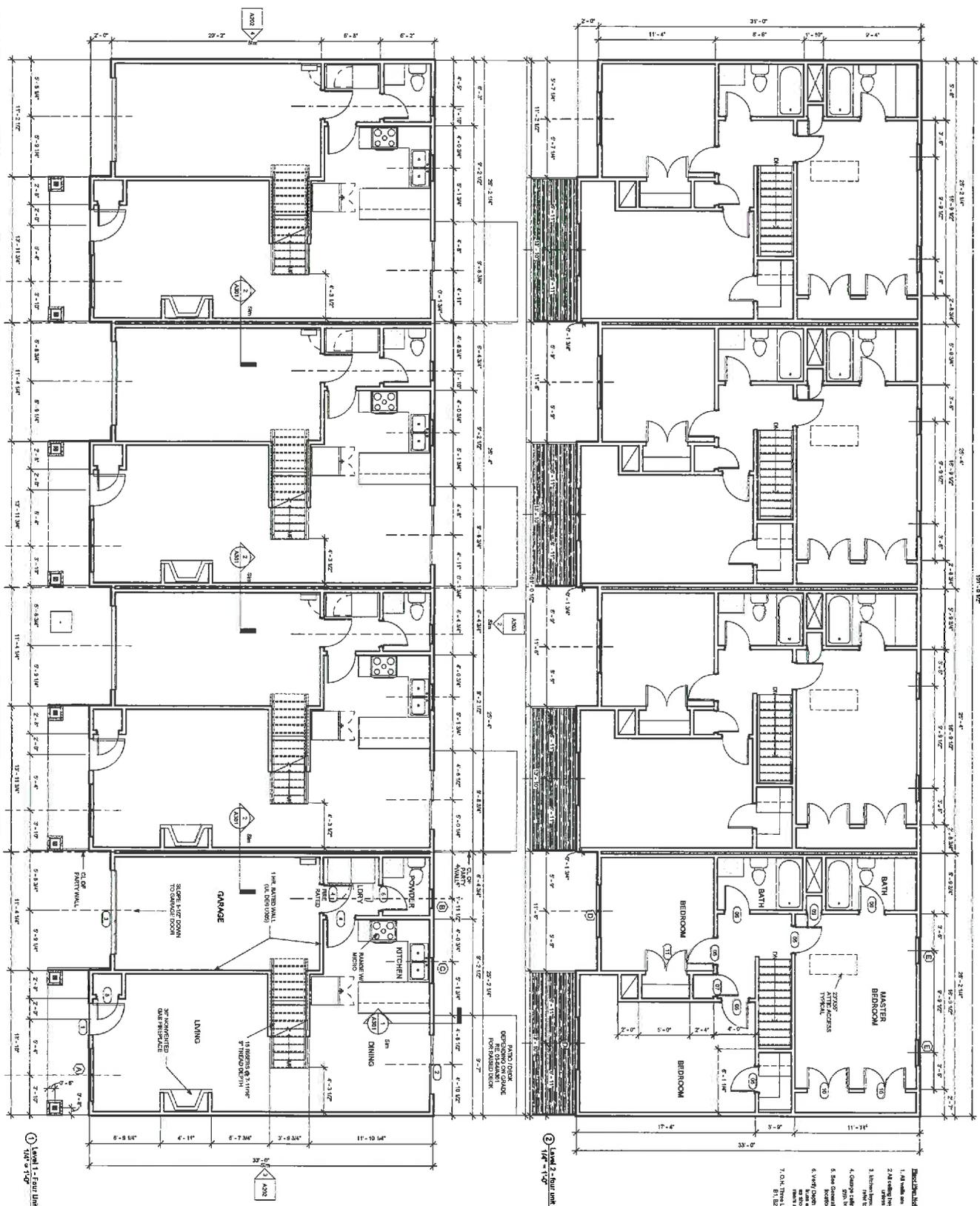
**FLOOR PLAN - Three Unit**  
 SHEET TITLE  
 SHEET A101  
 DATE 06 / 05 / 2018  
 JOB NO. 190280

**FISHER**  
 Fisher Architects, PA  
 2315 Old Orchard Road, Raleigh, NC 27605  
 Copyright 2018 Fisher Architects, PA

**REVISIONS**

NO.	DATE	DESCRIPTION

Professional Engineer Seal: JOHN S. FISHER, License No. 5479, State of North Carolina. Architect Seal: JOHN S. FISHER, License No. 3544, State of North Carolina.



1. Level 1 - Four Unit

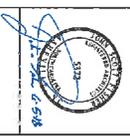
2. Level 2 - Four Unit

- REVISIONS:**
1. All walls are 2x4 unless otherwise noted.
  2. All ceiling heights are 10'0".
  3. All doors are 36" wide x 80" high.
  4. Change labels added by the field.
  5. See schedule of finishes for materials.
  6. Verify layout of second floor trusses with structural engineer. Verify truss spacing, height, and bracing.
  7. O.M. These labels are subject to change.

SHEET TITLE	
Floor Plan - Four Unit	
SHEET	DATE
A102	06 / 05 / 2015
JOB NO.	180280

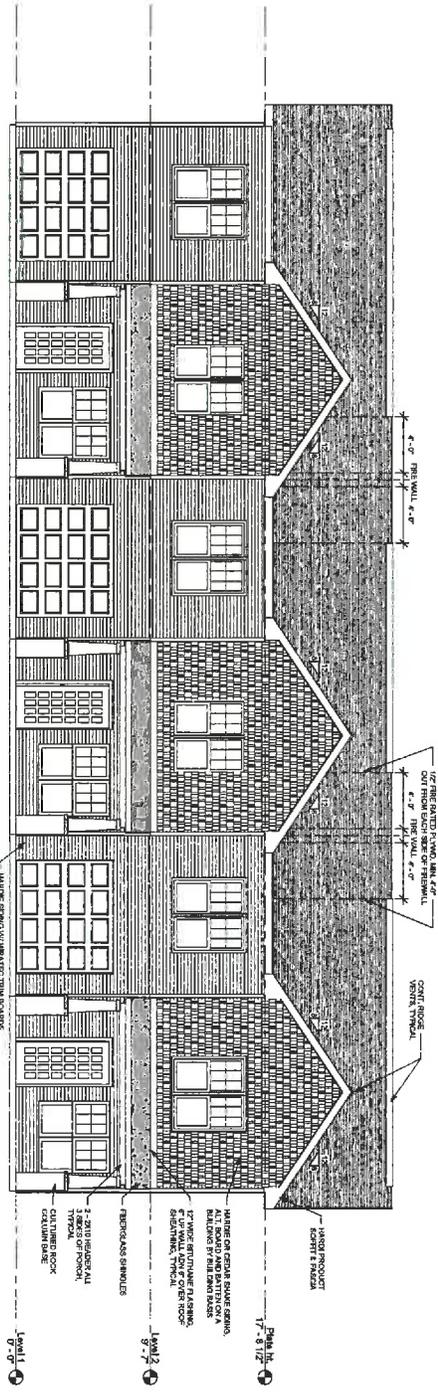
**Northridge Commons Townhomes**  
 Northridge Commons Investors, LLC  
 150 Monticello Road, Waverly, NC 28787

**FISHER**  
 Fisher Architects, PA  
 311 Monticello Avenue  
 Asheville, NC 28901  
 Copyright 2018 Fisher Architects, PA (031) 235-8255

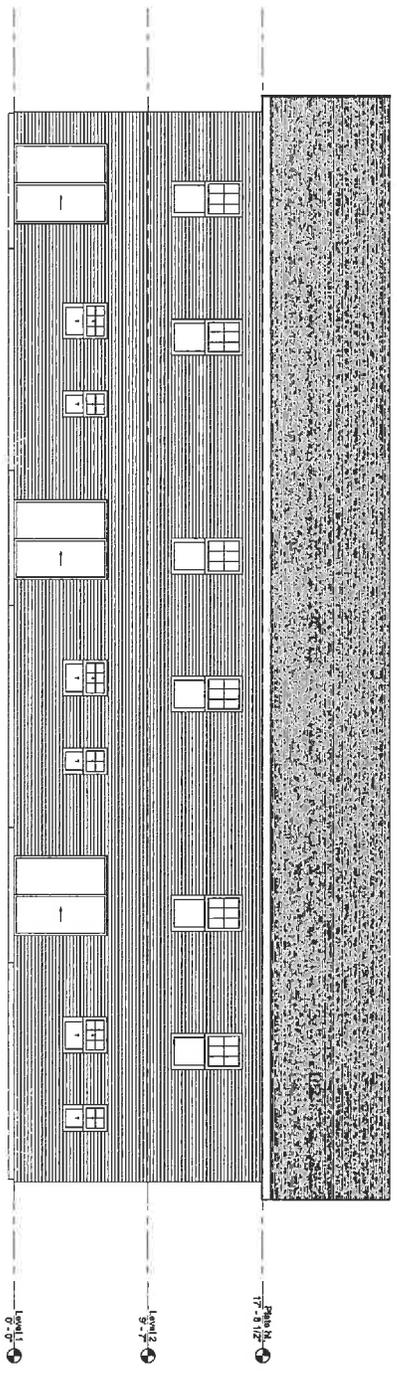


REVISIONS





① South Three Unit  
1/8" = 1'-0"

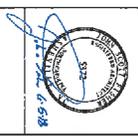


② North Three Unit  
1/8" = 1'-0"

SHEET TITLE	
Three Unit Elevations	
SHEET	DATE
A201	06 / 05 / 2018
JOB NO.	160280

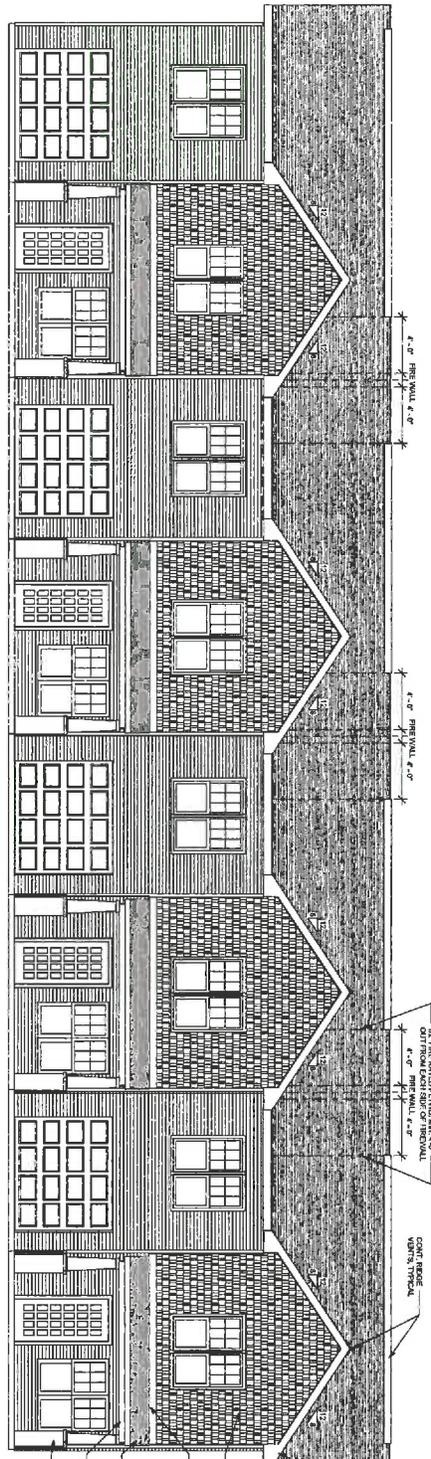
**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC  
150 Monticello Road, Weaverville, NC 28787

**FISHER**  
Fisher Architects, PA  
351 Mission Avenue  
Asheville, NC 28801  
Copyright 2018 Fisher Architects, PA (828) 233-8265

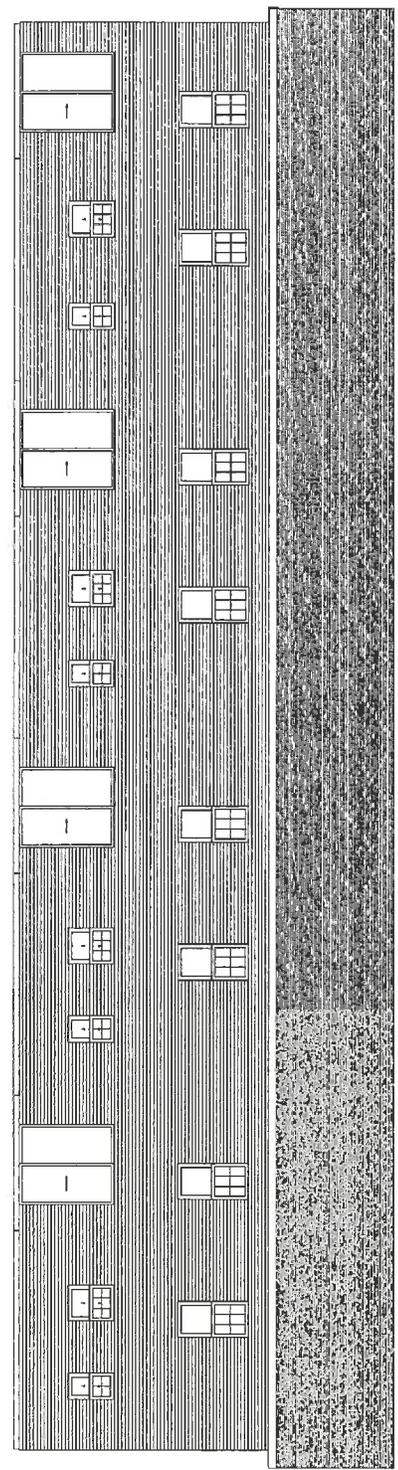


REVISIONS





① South - Four Unit  
Type = 1'-0"



② North - Four Unit  
Type = 1'-0"

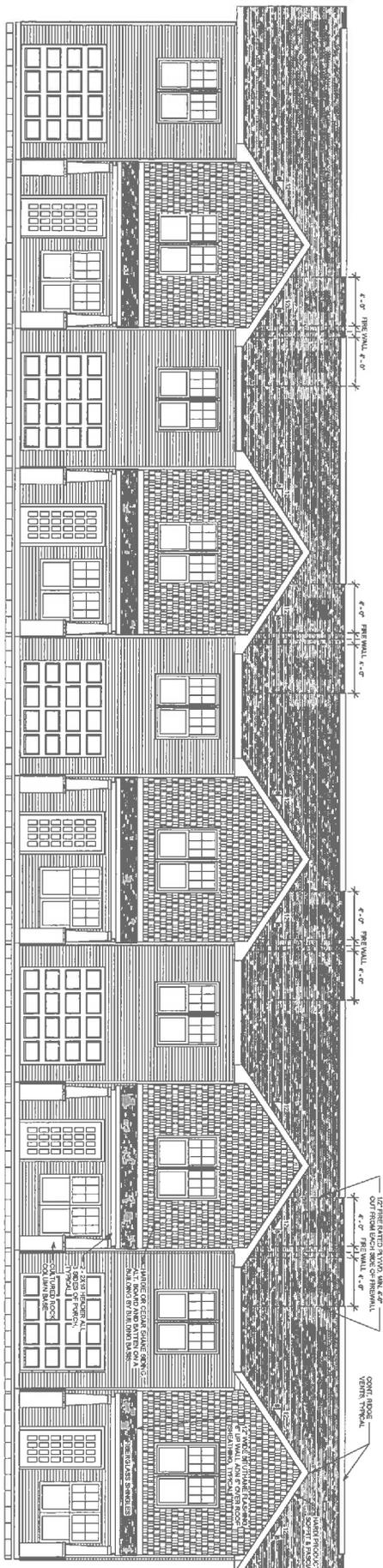
- 1/2" SPIRE BRICKS WITH LIME PLASTER  
DOTS FROM EACH SIDE OF BRICK WALL  
4'-0" SPIRE WALL 4'-0" SPIRE
- CONC. ROOF  
VENTS, TYPICAL
- HARDWOOD  
SHUTTLE & PARADE
- HANGER OR CEILING SHAPE CEILING  
ALL T. BOARD & BATTENS ON A  
SUBFLOOR OF SOLID OR 2x4  
1" SPACING OF CEILING BOARD  
SPACING, TYPICAL
- BRICKWORK SHINGLES
- 2-2X10 BRACKEN ALL  
TYPICAL OF PORCH  
COLUMN BANE

SHEET TITLE		<b>Northridge Commons Townhomes</b>	
SHEET		DATE	
<b>A203</b>		08 / 05 / 2018	
JOB NO.		180280	
PROJECT TITLE		Northridge Commons Investors, LLC	
ADDRESS		150 Monticello Road, Weaverville, NC 28787	

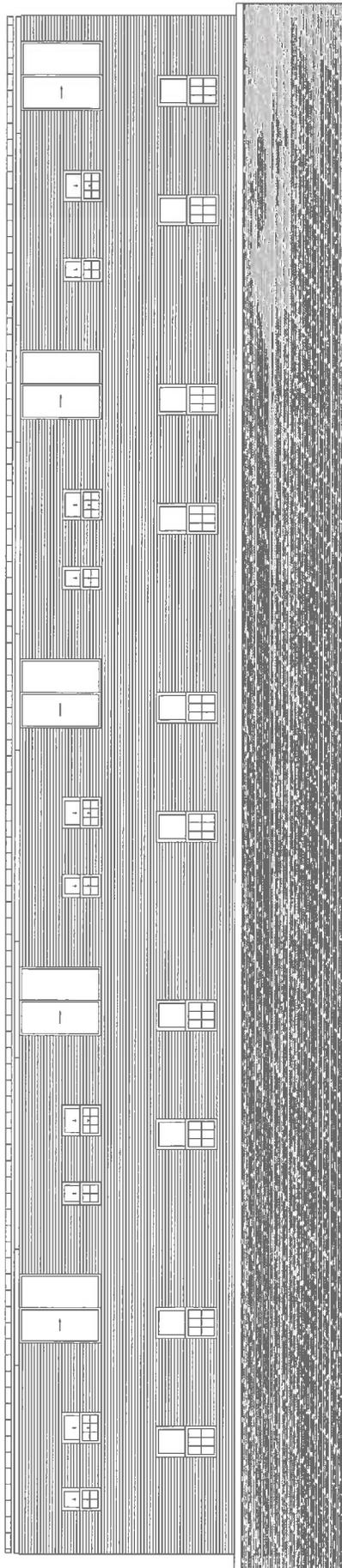
**FISHER**  
Fisher Architects, PA  
321 Montross Avenue  
Asheville, NC 28801  
Copyright 2018 Fisher Architects, PA (405) 253-8255

REVISIONS

NO.	DATE	DESCRIPTION



① South - Five Unit  
1/4" = 1'-0"



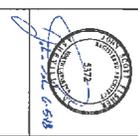
② North - Five Unit  
1/4" = 1'-0"

SHEET TITLE	
Five Unit Elevations	
SHEET	DATE
A204	06 / 05 / 2018
JOB NO.	
	190280

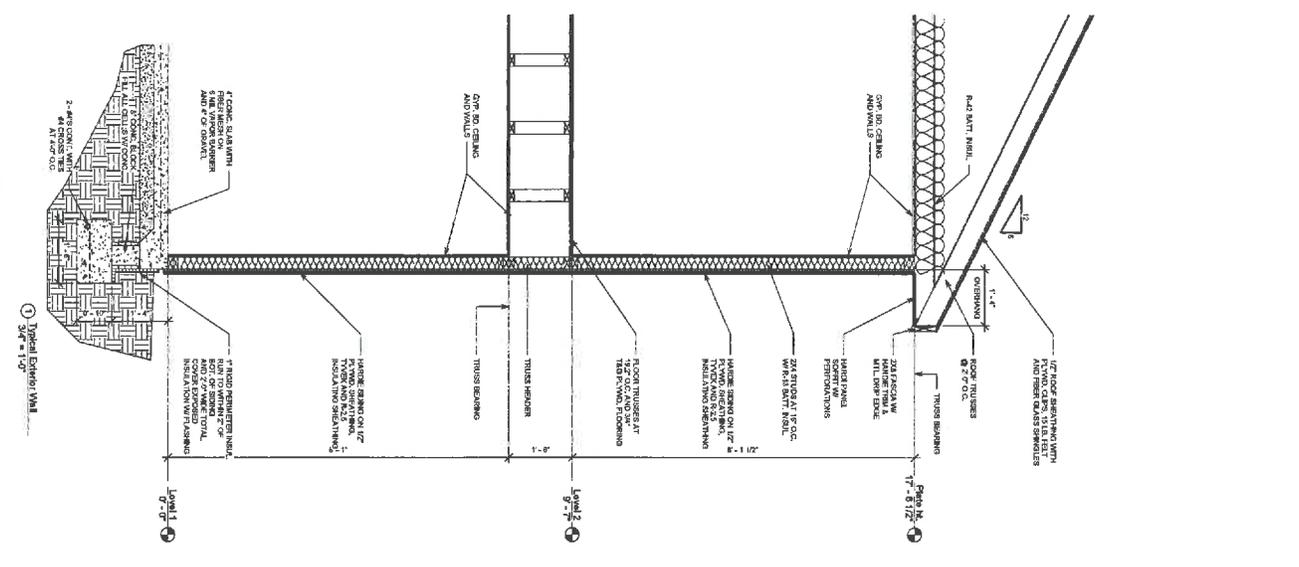
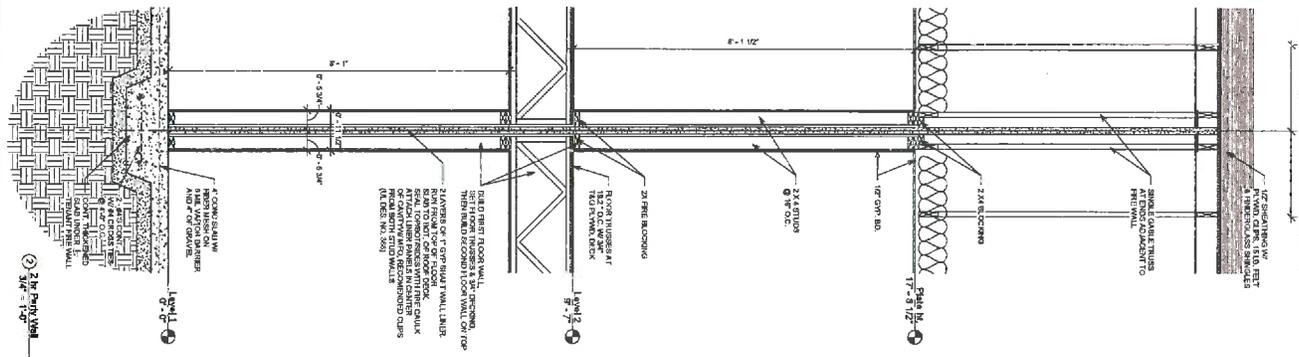
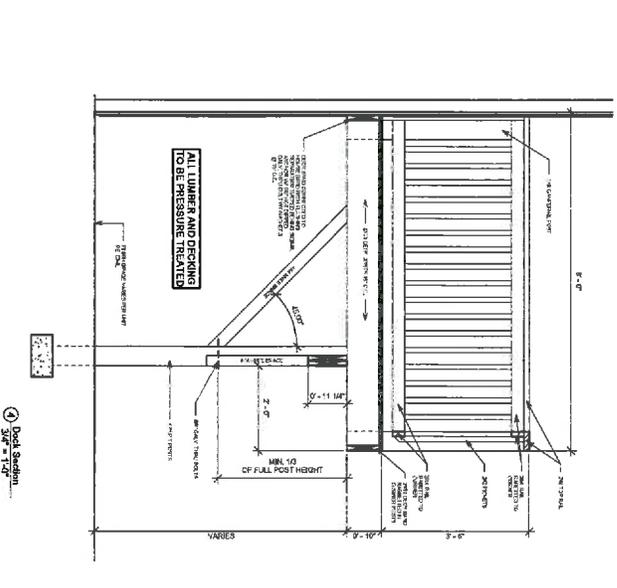
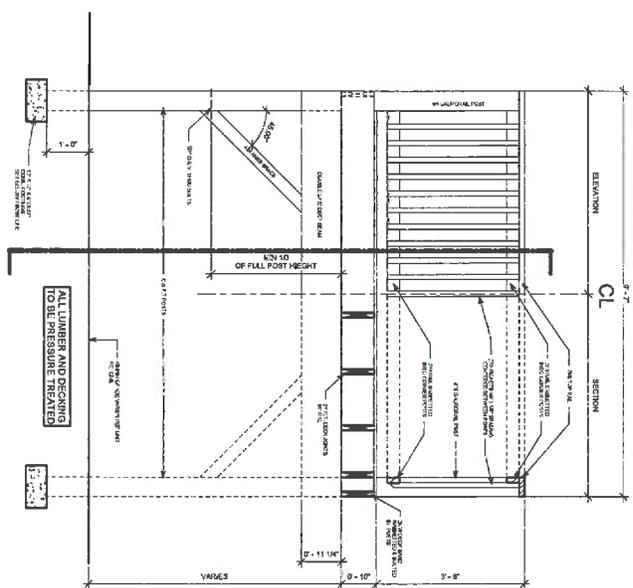
**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC

150 Monticello Road, Weaverville, NC 28787

**FISHER**  
Fisher Architects, PA  
101 Sandstone Avenue  
Asheville, NC 28801  
Copyright 2018 Fisher Architects, PA (021) 253-6265



REVISIONS



SHEET TITLE	
Wall Sections	
SHEET	DATE
A301	06 / 05 / 2015
JOB NO.	180280

**Northridge Commons Townhomes**  
 Northridge Commons Investors, LLC  
 150 Monticello Road, Weaverville, NC 28787

**FISHER**  
 Fisher Architects, PA  
 151 Marston Avenue  
 Asheville, NC 28804  
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REVISIONS



**Town of Weaverville  
Planning and Zoning Board**

**On Tuesday, October 2, 2018 the Planning and Zoning Board reviewed and unanimously recommended to Town Council the attached amendment to the conditional zoning district ordinance previously established for Northridge Commons Townhouses.**

**It has been found that the aforementioned amendment, to allow additional time for the transfer of the property, to the conditional zoning district ordinance would not conflict with the Town's Comprehensive Plan. The Planning and Zoning Board considers approval both reasonable and in the public interest.**

*Doug Theroux* \_\_\_\_\_

**Doug Theroux  
Chairman, Planning and Zoning Board**



## MINUTES

**Town of Weaverville  
State of North Carolina**

**Town Council Special Called Meeting  
Monday, September 17, 2018**

The Town Council for the Town of Weaverville met for a Special-Called meeting on Monday, September 17, 2018, at 6:45 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present were: Mayor Al Root, Vice Mayor/Councilman Doug Jackson, Councilwoman Dottie Sherrill, Councilman Jeffrey McKenna, Councilman Andrew Nagle and Councilman Patrick Fitzsimmons.

Staff present was: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk Derek Huninghake, Police Chief Alan Wyatt, Fire Chief Ted Williams, Town Planner James Eller, Public Works Director Dale Pennell and Water Treatment Supervisor Trent Duncan.

### **1. Call to Order**

*Mayor Al Root called the meeting to order at 6:45 p.m.* Mayor Root stated the purpose of this special meeting is to hold a public information and input meeting on Weaverville's intent to apply to USDA, Rural Development, for financial assistance for the anticipated construction of a new 12-inch water line on Clarks Chapel Road and Ollie Weaver Road to improve the water distribution system reliability and operation.

### **2. Overview**

Jessica Martin-Lane, WR-Martin, opened up the meeting by mentioning that the Town of Weaverville intends to apply for a USDA application on the waterline project that is estimated to cost about \$2.97 million. There is process required to follow in order to receive USDA financing, so the purpose of tonight's meeting is to hear any comments or questions that the public may have.

Public Works Supervisor Dale Pennell commented that the purpose of this waterline project is to provide a loop in the Town's distribution system to the area West of I-26, which is already experiencing growth. This will require connecting from the point where the 20" line from the water treatment plant transitions into the 10" line at Clarks Chapel Rd on Old Mars Hill Highway, and constructing a 12" waterline on Clarks Chapel Road and down Ollie Weaver Road until it reaches the other existing water system. Currently, there are 25 businesses and 168 apartments receiving water from one single waterline that goes under the I-26 bridge and soon to be 53 more townhouses. This means that if there were to be a break in the waterline under the I-26 bridge, the whole area to the west would be without water until the line was fixed. In addition to providing the redundancy in our system to serve those homes and businesses, a new line would also help the hydraulic capacity of our water system and water quality.

### 3. Public Input Comments

Rob Chason, 1 South College St. and ABC Board member, commented that the ABC store is one of those businesses that are served from the single waterline and they are in favor of this new waterline project. It would add some redundancy for their store, if anything ever happened to the single waterline under I-26.

Robert Vigeland, 46 High Bluff, commented that he is in favor of the additional waterline; however he is getting nervous about the impact on water rates. Currently in the water fund, there is \$2 million in long term debt and adding \$3 million more to this long term debt makes him wonder what this might do to their water rates. The long term debt will start to accrue before the Town receives any revenue.

Megan Taylor, 14 Al Dorf Drive, questioned whether the \$3 million waterline was included in the total \$10 million project, or if it was in addition to it. She mentioned that some clarity on those financial details would really help out. Town Attorney Jennifer Jackson clarified that the waterline extension project cost of \$3 million and that \$6 million would be for water capacity expansion sometime in the future.

The following additional comments received by email from citizens of the Town of Weaverville were read:

Steve Harris, owner of the developed but unsold property in Northridge Commons, commented that he believes this is a critical and much needed upgrade for future development and quality growth for the Town of Weaverville. He commends the Town for their research and ability to qualify for Rural Development funds to finance the project.

Ken Jackson, developer of Northridge Commons Townhomes, commented that they were highly in favor of the proposed project for the following reasons: 1) Interest rates have recently begun to rise and being able to lock a low rate of 3.875% for 40 years will make financing the project less expensive in future years, 2) a looped system provides an emergency source of water in the event of a line breakage anywhere along the waterline and, 3) the additional waterline mean that the areas receiving the new waterline will see increased property values, meaning an increased property tax base.

Jenny Byers, Branch Manager at Hometrust Bank, commented that Hometrust Bank has been serving the Weaverville Community since the 1970s and has been in Northridge Commons since 2010. They have nine staff members at their branch and thousands of Weaverville customers who visit their office on a weekly basis. They support this project in the interest of public safety for fire protection and drinking water for their staff and customers. If this project prevents Hometrust Bank customers and the adjoining areas from being inconvenienced or keeps them from being put in danger due to lack of water, then she and Hometrust Bank wholeheartedly support this proposal.

### 4. Adjournment

There being no further comments or questions from the public,  
*Mayor Root closed the meeting at 7:00 pm.*

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**Derek K. Huninghake, Town Clerk**



## MINUTES

**Town of Weaverville  
State of North Carolina**

**Town Council Meeting  
Monday, September 17, 2018**

The Town Council for the Town of Weaverville met for a its regular monthly meeting on Monday, September 17, 2018, at 7:00 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present were: Mayor Al Root, Vice Mayor/Councilman Doug Jackson, Councilwoman Dottie Sherrill, Councilman Jeffrey McKenna, Councilman Andrew Nagle and Councilman Patrick Fitzsimmons.

Staff present was: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk Derek Huninghake, Police Chief Alan Wyatt, Fire Chief Ted Williams, Town Planner James Eller, Public Works Director Dale Pennell and Water Treatment Supervisor Trent Duncan.

### **1. Call to Order**

*Mayor Al Root called the meeting to order at 7:00 p.m.*

### **2. Approval/Adjustments to the Agenda**

Councilman Fitzsimmons asked to add the InterLocal Agreement between Buncombe County and the Town of Weaverville for Expansion of Greenways as Discussion/Action item D.

*Councilwoman Sherrill made a motion to approve the agenda with the aforementioned revisions. Councilman McKenna seconded and all voted in favor of the motion.*

### **3. Approval of Minutes**

*Vice Mayor/Councilman Jackson made the motion to approve the minutes from August 20, 2018 Town Council Regular Meeting as presented. Councilman Nagle seconded the motion and all voted in favor on the approval of the minutes.*

### **4. Special Recognitions**

Town Manager Selena Coffey recognized Finance Officer Tonya Dozier for her hard work and dedication to the Town of Weaverville. Ms. Dozier's hard work has helped the Town of Weaverville receive the Certificate of Achievement in Financial Reporting (CAFR) from the Government Finance Officers Association for the 23rd year in a row.

### **5. General Public Comment**

Public comments were received as follows:

Thomas Veasey, 69 Lakeshore Drive, LLPA President, asked Council for an update on the new community center and 4<sup>th</sup> of July firework event, and informed them that he and the LLPA were in favor of the water expansion project.

Laura Ayers, commented about herbicides being sprayed in the Weaverville community and knows that she will need to speak with NCDOT and Duke Energy. However, she would like to know what the Town sprays and if the citizens have any say as to whether or not they would like these herbicides sprayed.

Joseph Desantola, 14 Al Dorf Drive, commented on the Town of Weaverville's water supply. In the McGill Report that was presented last year, one chart shows that if no more water was issued, the Town would run out of water in year 2025. However with the expansion of the water plant, the water supply would last until year 2070. But on another chart it showed that if the Town expanded to the north or the west, the water supply would last until year 2055, which is very alarming to him. Mr. Desantola believes that the water should be treated like the budget with deciding what the Town can and can't afford to allocate.

Megan Taylor, 14 Al Dorf Drive, commented that she would like to see a detailed report on the amount of water that has been committed to development projects so far and for Town Council to think about Weaverville's future when deciding to give water to a project for annexation.

## 6. Consent Agenda

**A. Monthly Tax Report – Information Only**

**B. Tax Releases - Approved tax releases of the personal property of David Crain at 86 Alexander Road valued at \$1,755, so that \$6.67 can be released from the 2018 levy and business personal property owned by Play Station at 450 Weaverville Road valued at \$47,250, so that \$179.55 can be released from the 2018 levy.**

**C. Code Amendments – Zoning – Nonconformities, Conditional Zoning Districts, Political Signage – Set Public Hearing for October 15, 2018 at 6:30 pm – Set Public Hearing for October 15, 2018 at 6:30 pm**

**D. Amendment to Conditional Zoning District for Northridge Townhouses – Initial Consideration and Set Public Hearing for October 15, 2018 at 6:30 pm – Set Public Hearing for October 15, 2018 at 6:30 pm**

## 7. Town Manager's Report

Town Manager Selena Coffey presented her Manager's report to Council including that 1) she received a response from NCDOT about the removal of the "No Turn on Red" signage at the intersection of Main Street and Weaver Boulevard. They didn't recommend removing the restriction as it could have an adverse effect on pedestrian safety, however this is based on their study in the 1990s and staff doesn't feel that it is appropriate today. With direction from Council, Town Manager Coffey will draft a formal request to NCDOT for the Mayor's signature, requesting this sign be removed; 2) As directed by Town Council in recent meetings to revise the Personnel Policy regarding Longevity Pay, Town Manager Coffey recommends deleting the holiday bonus/longevity pay provision from the personnel policy and make it that the funds only get distributed to employees if Town Council approves budgeting the funds annually. She proposed for this current fiscal year budget that instead of using years of service like the previous model, there will only be two classes of employees who receive bonuses: new hire probationary employees and everyone else. Full-time and part-time employees with less than 6 months of service would receive \$150 in gross wages (estimated \$105 net wages) and employees with 6 months or more would receive \$500 in gross wages (estimated \$350 net wages); 3) She and Public Works Director Dale Pennell have been working on ways to eliminate the downtown parking shortage. They have spoken with the Weaverville United Methodist Church and the First Presbyterian Church, and have come to an agreement to allow public parking in their parking lots except on Sundays during church service and special events; 4) There will be a retirement party for Tax Collector Debbie Bruce on Wednesday, September 26 from 3 – 5 pm at the Town Hall; 5) With this pending retirement, the Town of Weaverville has hired a new finance specialist who will begin on September 24; 6) Per Council's direction, the Town has submitted the \$2,970,600 USDA loan application for the construction of the new waterlines on Clarks Chapel Road and Ollie Weaver Road; 7) NCDOT approached Public Works about improving pedestrian safety on Main Street and noticed that the tree in front of the Town Hall was blocking the drivers visibility of signs or persons waiting to cross. NCDOT asked that the Town correct this problem or they will do the tree trimming for us. Town Manager Coffey believes trimming the tree back will make it unsightly, so her direction would be to have Public Works remove the tree and redesign the entire landscaped area; 9) she would like to attend the Homegrown Leaders Train Program by

the NC Rural Center in Asheville on October 3-4 and November 8-9, instead of attending the ICMA annual conference in Baltimore; 10) and lastly, Town Manager Coffey asked Council to motion to schedule workshops on October 9 and December 11 at 6 pm.

*Based on the report, Councilwoman Sherrill made a motion for the Town Manager to draft a formal request to NCDOT requesting the sign be removed. Vice Mayor/Councilman Jackson seconded the motion. The motion passed by a unanimous vote of Council.*

*Consensus was given by Town Council on the personnel policy pay provision.*

*Mayor Root indicated that he would use his power to schedule Town Council workshops on October 9, 2018 and December 11, 2018 at 6 pm at the Town Hall.*

## **8. Discussion and Action Items**

### **A. Sale of Old Bus Garage**

Town Attorney Jennifer Jackson informed Town Council that before them tonight was the highest qualified offer that the Town of Weaverville received on the old bus garage on Central Avenue. It was from Lexington Glassworks for \$367,550. Town Council can accept this offer if they wish, or decline it.

Vice Mayor/Councilman Jackson mentioned that with the real estate market being really strong right now, and having gone through two upset bid periods already, he believes the Town should accept the offer.

Town Attorney Jennifer Jackson commented that if Town Council is going to accept the offer, that they modify the closing date to show November 15, 2018, instead of October 30, 2018.

*Vice Mayor/Councilman Jackson made a motion to accept the offer and approve the contract with a 30 day examination period and closing to occur on or before November 15, 2018. Councilman Fitzsimmons seconded the motion. The motion passed by a unanimous vote of Council. Motion carries 5-0.*

### **B. Code Amendments – Nuisances**

Town Attorney Jennifer Jackson commented that staff has been working on a comprehensive revision of the Town's ordinances regarding nuisances in Chapter 9. These regulations have been drafted to focus directly on public health and safety issues like Town Council directed at the July council meeting. Town Attorney Jackson isn't asking Council to take action tonight, but would like to know how they would like staff to go over these policies with them.

Mayor Root commented that Council could piggyback this item into the next workshop, so that it could be completed by Thanksgiving or Christmas. However, he thinks it would be greatly helpful if staff could draw out the provisions that are most significant and potentially impactful on the Town's citizens.

### **C. Public Works & Water Resources Quarterly Reports**

Public Works Director Dale Pennell discussed the Public Works and Water Resources Quarterly Report for June, July and August. The report is attached.

### **D. Greenways Memorandum of Understanding (MOU)**

Town Manager Selena Coffey mentioned that the Town has just received the Interlocal Agreement between Buncombe County and the Town of Weaverville for the design and construction services for the greenway project. The Town of Weaverville has held the \$60,000 funds in their budget until the funds have come through the MPO. Town Manager Coffey is asking Council to approve the contract if they have been able to read over it.

Mayor Root commented that this matter has been lingering for a long period of time at the county level, but seems to be a good time to get it back on track. Doug Dearth has been involved in this process for many years and knows the contractors at the county level, and has graciously volunteered to be our representative.

Doug Dearth commented that the Memorandum of Understanding (MOU) was the mechanism that will get this thing rolling with Buncombe County. It has been reviewed by the Town Attorney and County Attorney, and basically states that this is going to be a joint project between the Town of Weaverville and Buncombe County. The county will be the executive agent, since they have the size and practice in doing this with other municipalities. If Town Council decides to approve this tonight, the county commissioners are ready to execute this at their October 9 meeting. Going forward, the county would re-notify NCDOT of the intent to execute this grant and form an oversight committee in conjunction with the county, consisting of a member from each, Buncombe County, Town of Weaverville and MPO. At this point, they would put out a Request for Qualifications (RFQ) for executing the Greenway project with the oversight committee handling the interviews and selection, then having some public outreach meetings.

*Councilman Nagle made a motion to authorize execution of the Memorandum of Understanding. Vice Mayor/Councilman Jackson seconded the motion. The motion passed by a unanimous vote of Council. Motion carries 5-0.*

#### **9. Closed Session**

*Councilman Jackson made the motion to enter closed session as per N.C. Gen. Stat. § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee. Councilwoman Sherrill seconded the motion and by a unanimous vote Council entered into closed session.*

[CLOSED SESSION]

*Councilman Nagle made the motion to exit closed session. Councilwoman Sherrill seconded and all voted unanimously to exit closed session and re-enter open session.*

#### **10. Re-enter Open Session**

*Upon return to open session, Councilman Nagle made a motion to provide the Town Manager with a 2% merit increase to be calculated on her base rate of pay as of 6/30/2018, and that this would be in addition to the 2% cost of living increase that she received beginning in July 2018. Councilwoman Sherrill seconded the motion, and all voted in favor.*

There was general discussion concerning Fourth of July fireworks. Town Manager was asked to bring back information concerning fireworks and the Town's Fourth of July Celebration to aid Town Council in its discussions and decision.

#### **11. Adjournment**

*Vice Mayor/Councilman Jackson made the motion to adjourn; Councilwoman Sherrill seconded and all voted to adjourn the Council's meeting at 9:05 p.m.*

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**Derek K. Huninghake, Town Clerk**

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** October 15, 2018  
**SUBJECT:** Monthly Tax Report  
**PRESENTER:** Tax Collector  
**ATTACHMENTS:** Monthly Tax Report

**DESCRIPTION/SUMMARY OF REQUEST:**

The Town Tax Collector provides the following monthly tax report as of October 9, 2018. This report is provided for information only.

No action is requested or required.

**Town of Weaverville  
MONTHLY TAX REPORT  
FY 2018-19**

**AS OF 10/09/2018**

Real Property:	750,820,030	
Real Property Discoveries:	-	
<b>Total Real Property:</b>	-	750,820,030
Personal:	54,787,228	
Personal Discoveries:	-	
<b>Total Personal:</b>	-	54,787,228
Public Utilities:		4,952,725
Exemption:		(10,656,570)
Releases:		(49,005)
<b>Total Tax Value</b>		<b>799,854,408</b>

**Tax Levy @.38 cents per \$100**

Real Property:		2,853,116
Personal Property:		208,191
Public Utilities:	18,820	
Less Under \$5 Adjustment	-	
<b>Total Public Utilities:</b>	-	18,820
Exemption:		(40,495)
Releases:		(186)
<b>Total Levy (Total Billed)</b>		<b>3,039,447</b>

<b>Total Current Year Collections</b>	<b>510,563</b>
<b>% Collected</b>	<b>16.80%</b>

**Total Left to be Collected:** **2,528,883**

**Prior Years Paid** **11**

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** October 15, 2018  
**SUBJECT:** Tax Releases/Refunds  
**PRESENTER:** Tax Collector  
**ATTACHMENTS:** None

**DESCRIPTION/SUMMARY OF REQUEST:**

Town Council is asked to approve two tax releases from the 2018 tax bills, one due to the owner moving out of the county before 2018 and the second due to having full exemption status.

The first one is for personal property owned by Garland Pennell at 23 Wildwood Avenue. The requested release is for \$2,200 in value and \$8.36 from the 2018 tax levy and refund of this amount.

The second release request is for real property owned by Weaverville Methodist Church at 35 Church Street for exempt property that was erroneously billed. The requested release is for \$6,900 in value and \$26.22 from the 2018 tax levy.

**TOWN COUNCIL ACTION:**

Town Council is requested to approved the above-described release. This action could be in the form of the following motion:

***I move to approve (1) the release of the personal property of Garland Pennell, valued at \$2,200, so that \$8.36 can be released from the 2018 levy and refunded, and (2) the release of real property owned by Weaverville Methodist Church at 35 Church Street valued at \$6,900, so that \$26.22 can be release from the 2018 levy.***

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** October 15, 2018

**SUBJECT:** Waterline Acceptance and Repair Guaranty – Maple Trace Phase II

**PRESENTER:** Public Works Director

**ATTACHMENTS:** Approved Easement Plat

**DESCRIPTION/SUMMARY OF REQUEST:**

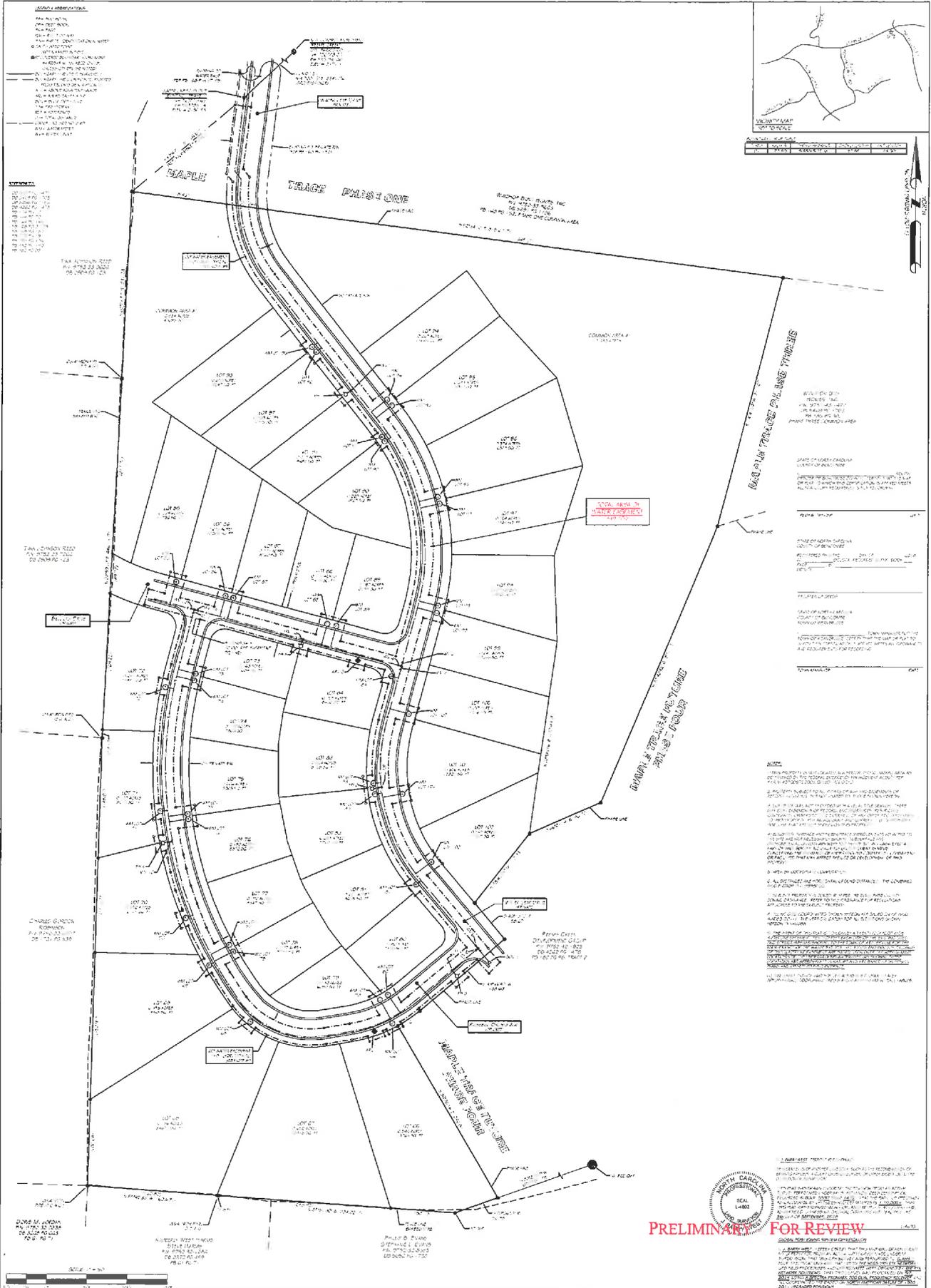
Windsor Built Homes, Inc., is in the process of developing a subdivision outside of Town limits known as Maple Trace. They have completed the water infrastructure for Phase II and those lines are ready to be accepted into the Town’s water system. A water easement plat is attached showing the lines and the easement area.

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 an improvement defects guaranty at \$6,000 to cover any defects that might be discovered within three years of our acceptance. The Town Attorney has been working with the owner’s attorney to get the necessary easement documents in place pending Town Council approval.

Staff will be present at tonight’s meeting to answer any questions that Council might have regarding this matter before any action is considered.

**ACTION REQUESTED:**

Council discussion and 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 \$6,000.



**McABEE & ASSOCIATES, P.A.**  
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 3 McAbee Trail, Fairview North Carolina, 28750  
 www.mcabeesurvey.com File License Number: C464

NO.	DATE	REVISION/REVISION	BY

WATER EASEMENT PLAT FOR  
**TOWN OF WEAVERVILLE**  
 ACROSS THE PROPERTY OF  
**WINDSOR BUILT HOMES, INC.**  
 FOR THE EASEMENT  
**MAPLE TRACE - PHASE 2**

PLAT NO. 14480  
 DATE: 08/20/19  
 PROJECT #: 144-19  
 DRAWING #: 015-4451  
 DRAWING #: 015-4451  
 SCALE: 1" = 40'  
 SHEET NO. 96 OF 96



**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** October 15, 2018  
**SUBJECT:** Board Appointments – Animal Control Appeals Board  
**PRESENTER:** Mayor Root  
**ATTACHMENTS:** None

**DESCRIPTION/SUMMARY OF REQUEST:**

The Animal Control Appeals Board is a three-member board appointed by Town Council to hear and determine appeals from determinations made by animal control officers. Current appointments to this board are Dan Moffitt, Harold Payne, and Tina Jenkins.

Ms. Jenkins was appointed last November to fill an unexpired term which ends this November. Ms. Jenkins has indicated a willingness to continue to serve on this board for a new three-year appointment.

**COUNCIL ACTION REQUESTED:**

The Mayor recommends that Tina Jenkins be reappointed to the Animal Control Appeals Board for a new term to begin in November 2018 and run through November 2021. The following motion could be considered:

*I move that Tina Jenkins be reappointed to the Animal Control Appeals Board for a three-year term beginning in November 2018 and extending to November 2021.*

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** Monday, October 15, 2018  
**Subject:** 44 Central Avenue Major Subdivision Final Plat  
**Presenter:** Planning Director  
**Attachments:** Recommendation of the Planning and Zoning Board; 44 Central Avenue Major Subdivision Final Plat

**Description:**

On Tuesday, October 2, 2018 the Planning and Zoning Board reviewed the attached final plat as required by ordinance and passed along a unanimous recommendation that said plat be approved by Town Council. This recommendation does note a concern about the Town taking ownership, and therefore on-going maintenance, of the island shown in the street right-of-way. Staff is aware of this concern and will be taking steps to make sure that doesn't occur at the time the Town is requested to accept the streets.

**Action Requested:**

Staff is requesting the approval of the aforementioned major subdivision and has found in conjunction with the Planning and Zoning Board that the proposed subdivision is in accordance with the ordinances of the Town. The following motion is suggested:

*I move that we approve the final plat for the Bull's Bay, LLC, project at 44 Central Avenue, as presented, and inform the developer that the Town will not be taking ownership or ongoing maintenance of the island created by the cul-de-sac shown on the final plat.*



**Town of Weaverville  
Planning and Zoning Board**

On Tuesday, October 2, 2018 the Planning and Zoning Board reviewed and unanimously recommended to Town Council the attached major subdivision final plat for the property commonly known as 44 Central Avenue.

It has been found that the proposed major subdivision is consistent with the provisions of the Subdivision and Zoning Ordinances and would not conflict with the Town's Comprehensive Land Use Plan. The Planning and Zoning Board considers approval both reasonable and in the public interest. Furthermore, The Planning and Zoning Board encourages staff to exempt the area within the shown cul-de-sac from the deed conveying the ownership of Old Dry Ridge Circle should the owner proceed with a dedication of the road to the Town and Town Council follow through with an acceptance of said infrastructure.

*Doug Theroux* \_\_\_\_\_

**Doug Theroux  
Chairman, Planning and Zoning Board**





**Town Manager's Report**

Selena D. Coffey, MPA, ICMA-CM

**October 2018**

- 1) **Installation of Automatic Emergency Defibrillator in Town Hall:** We have purchased an Automatic Emergency Defibrillator (AED) to be installed at Town Hall. The precise location has not yet been determined, but I will be working with the vendor to install the AED in the most practical area. Staff will be trained to use the equipment and will also be trained in CPR in the coming months.
- 2) **Veterans Day Observance:** As a reminder, the Residents Patriotic Activities Committee has been developing the program for this year's Veterans' Day Observance, which will be held on Monday, November 12 at noon.
- 3) **NCGFOA Conference:** I will be attending the NCGFOA conference in Winston Salem on Thursday-Friday, October 11-12. I will provide a brief report on information gleaned from the conference during the meeting.
- 4) **Disposition of Police Department Handguns:** In accordance with the Town's Code of Ordinances, Article V, Division III, I have authorized the disposition of 13 replaced service handguns to Burnette's Rod & Gun Shop, as they are a federal firearms dealer. Twelve of our officers have expressed interest in purchasing these handguns and may do so by purchasing from the aforementioned vendor. In accordance with the Code of Ordinance, I have estimated the total value of these 13 handguns at \$3,380 (per an estimate provided by the original vendor), well below the \$5,000 value established within the Town's Code for the Manager's approval for disposition.
- 5) **Updates:**
  - A. **Signage at Intersection of Main Street & Weaver Boulevard:** I have not received a response from NCDOT regarding the 'no turn on red' signage at the intersection of Main Street and Weaver Boulevard.
  - B. **Greenways MOU:** For your information, Buncombe County has now executed the MOU for the planning and design of the greenway project. I will keep you updated as progress is made on this topic.

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** October 15, 2018

**SUBJECT:** Proposed Code Amendments – Zoning – Nonconformities, Conditional Zoning Districts, Political Signage

**PRESENTER:** Planning Director

**ATTACHMENTS:** Proposed Ordinance Amending Town Code Chapter 36

**DESCRIPTION/SUMMARY OF REQUEST:**

The Planning and Zoning Board and staff have been working on amendments to Town Code regarding regulation of nonconformities, conditional zoning districts and political signage since Town Council initially considered these matters on May 21, 2018. A public hearing has been held on these proposed amendments by Town Council at which time the Planning and Zoning Board’s findings and recommendation on each amendment were received.

Staff will be present tonight to further discuss these amendments and to assist the Mayor and Town Council in its discussions concerning this matter.

Having received the Planning and Zoning Board findings and recommendations, and having conducted and concluded its public hearing, Town Council is now eligible to take action on these proposed amendments.

A draft ordinance is provided for consideration of Town Council.

**COUNCIL ACTION REQUESTED:**

Should Town Council wish to adopt the amendments to Town Code as presented and recommended by the Planning and Zoning Board, it would be appropriate for Town Council to consider the following motion:

*I move that we adopt the Ordinance Amending Weaverville Town Code Chapter 36 Concerning Regulation of Nonconformities, Conditional Zoning District, and Political Signs*

**ORDINANCE AMENDING WEAVERVILLE TOWN CODE  
CHAPTER 36 CONCERNING REGULATION OF  
NONCONFORMITIES, CONDITIONAL ZONING DISTRICTS, AND POLITICAL SIGNS**

**WHEREAS**, on May 21, 2018, Town Council requested that the Planning and Zoning Board study the regulation of nonconformities, conditional zoning districts and political signs and forward recommendations to Town Council concerning same;

**WHEREAS**, the Planning and Zoning Board met on 3 July 2018, and reviewed the amended statute concerning political signage and proposed amendments to Chapter 36 which bring the Town's Code into compliance with the statute, found such proposed amendments consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments must be made for legal compliance, and voted unanimously to recommend such proposed amendment;

**WHEREAS**, the Planning and Zoning Board met on 3 July 2018, 7 August 2018, and 4 September 2018, and in those meetings studied and reviewed the Town's existing regulations concerning nonconformities, discussed how best to regulate nonconformities and reviewed certain amendments regarding the same, and ultimately found such proposed amendments consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments are more comprehensive and clearer to understand, and voted unanimously to recommend such proposed amendments;

**WHEREAS**, the Planning and Zoning Board met on 4 September 2018 and 2 October 2018, and in those meetings studied and reviewed the Town's existing regulations concerning conditional zoning districts, discussed the best procedures for the review and approval of conditional zoning districts, found the resulting proposed amendments consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments more clearly set forth the procedures for review and approval of conditional zoning districts, and voted unanimously to recommend such proposed amendments;

**WHEREAS**, after proper notice the Town Council held a public hearing on October 15, 2018, in order to receive input from the public on these proposed amendments;

**WHEREAS**, Town Council adopts the findings and recommendations of the Planning and Zoning Board presented during the public hearing;

**NOW, THEREFORE, BE IT ORDAINED** by Town Council of the Town of Weaverville, North Carolina, as follows:

1. The findings and recommendations of the Planning and Zoning Board on each of the three above-described amendments are hereby incorporated by reference and adopted by Town Council.

2. All amendments adopted in this Ordinance are shown in red with added language underlined and deleted language shown with strike-throughs.
3. Section 36-5 is hereby amended to add the following definition:

Political sign – Any sign that advocates for political action or for a particular political candidate.

4. Section 36-201 is hereby amended as follows:

Sec. 36-201. - Temporary signs.

Temporary signs shall be allowable in all zoning districts.

- (1) Signs used prior to and during construction to identify the name of contractor(s) and/or developer(s) shall be considered temporary signs, and shall meet the following requirements:
  - a. Each contractor shall have no more than one sign per location which shall be removed upon completion of the project.
  - b. Construction signs shall not be placed on trees, rocks, or other natural objects.
  - c. Construction signs shall be either attached to the building or affixed to a secure temporary post.
  - d. Construction signs shall be no greater than 32 square feet per side of the sign up to a maximum of 64 square feet of aggregate surface area for the entire sign.
- (2) Political signs are temporary signs and the regulations of subsections (b) through (e) of North Carolina General Statute § 136-32, 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.
- ~~(2) Political signs shall be considered temporary signs, and shall meet the following requirements:
  - a. No political sign shall be placed in any town or state public right-of-way which includes utility poles and/or street medians.
  - b. All such signs shall be removed within two days after the election day.~~
- (3) Real estate signs (signs offering property for sale, lease or development) shall be considered temporary signs, and shall meet the following requirements:
  - a. Real estate signs in residential zoning districts shall not exceed six square feet in surface area per side of sign up to a maximum of 12 square feet of aggregate surface area for the entire sign.
  - b. Real estate signs in all other areas shall not exceed 16 square feet in surface area per side of sign up to a maximum of 32 square feet of aggregate surface area for the entire sign.
  - c. Real estate signs shall be erected only on the property which is being offered for sale, rent, lease and development.
  - d. Real estate signs shall conform to all other applicable provisions of the ordinance not inconsistent with this section.
  - e. Real estate signs shall be removed with seven days after the sale or lease of the property is closed.

- f. Real estate directional signs (sign indicating the direction to a property being offered for sale) must be located on private property, with written permission of the property owner, at the nearest intersection of the major thoroughfare or collector street to the street upon which the property which is being offered for sale, rent, lease or development is located.
  - (4) Any other temporary sign must be approved by the zoning administrator, and shall be of a size and height which is consistent with signs permitted in the neighborhood in which it will be located. Concerning the length of time a temporary sign may be displayed, the applicant must choose between the following options within a calendar year: (a) up to four 15-day periods, (b) up to two 30-day periods; or (c) one 60-day period. In no event may a temporary sign be displayed for more than 60 days within any given calendar year.
5. The following definitions are deleted from Section 36-5:

~~*Nonconforming occupied lot.* A lot which contained a structure on the effective date of this chapter or at the time the lot was brought into the town's jurisdiction but which does not meet the minimum requirements for width, area, front, side, or rear yard, height and/or open space for the zoning district in which it is located.~~

~~*Nonconforming open uses of land.* An open use on a lot when the only structures are incidental and accessory to the principal open use which was in existence prior to the effective date of this chapter or at the time the lot was brought into the town's jurisdiction and which would not be permitted by this chapter in the zoning district in which it is located. Uses such as storage yards, used car lots, auto wrecking yards, and golf driving ranges are examples of open uses.~~

~~*Nonconforming structure.* Any structure which does not conform with the requirements of the zoning district in which it is located, either at the effective date of the ordinance from which this chapter derives or as a result of subsequent amendments to this chapter.~~

~~*Nonconforming use of structure.* A use of a structure which existed prior to the effective date of this chapter, or at the time the lot on which the structure is sited was brought into the town's jurisdiction, and which would not be permitted in the zoning district in which it is located.~~

~~*Nonconforming vacant lot.* A lot which does not meet the dimensional requirements for the zoning district in which it is located, but which was recorded prior to the effective date of this chapter or prior to the time the lot was brought into the town's jurisdiction. This definition shall not be interpreted to include lots recorded prior to the adoption of this chapter which were in violation of any prior subdivision regulation of the town.~~

6. Section 36-5 is hereby amended to add the following definitions:

*Dimensional and/or numerical development requirements or standards* include, but are not limited to, those requirements or standards associated with density, lot size, lot width, lot depth, setbacks, height, structure size standards, open space, number of parking spaces, or separation requirements between particular uses or zoning districts.

*Impact* means the effect of one land use upon another as measured by such factors which include, but are not limited to, the following: traffic, noise, site activity, hours of operation, lighting, vibration, dust, smoke, odor emissions.

*Lawful nonconformity* means any nonconformity involving a dimensional or numerical requirement or use of property that affects a structure erected or a lot created in conformity with the then-applicable development requirements of the town (or for which a vested right has been

established), but subsequently made nonconforming by action of the town through a zoning map or zoning ordinance text amendment.

Nonconforming lot is a lot that was lawfully created prior to the effective date of the applicable sections of town code, or subsequent amendment thereto, but does not conform to the minimum lot size, lot depth or minimum lot width requirements established for the zoning district in which it is located.

Nonconforming structure means any building or structure with a nonconformity involving an applicable dimensional or numerical development requirement.

Nonconforming use means any lawful nonconformity involving the use of the property. This may include, but is not limited to, nonconformities associated with a use not permitted in the zoning district in which it is located, a use which cannot meet the newly enacted standards established in the zoning district for such use, or a use inconsistent with Town zoning but existing upon annexation into the Town.

Renovation means the repairing or remodeling of a structure in which the exterior walls, foundation and roof are maintained structurally intact.

7. Code sections 36-19, 36-20, and 36-21 are hereby deleted in their entirety and replaced with the following new article within Chapter 36:

#### **ARTICLE XVI - NONCONFORMITIES**

##### **Sec. 36-530. – Purpose and application**

- (a) Purpose. It is recognized that, over time, lawful nonconformities may develop as a result of amendments to the zoning map or zoning ordinance text which change the application of town development regulations to particular properties. Nonconformities can also arise when properties on which vested rights have been established are annexed into the municipal boundaries of the town. It is important that such properties, while nonconforming, be adequately maintained and permitted to continue, but not expanded or enlarged in any fashion that increases the extent of nonconformity. Where possible, such nonconformities should be made, wholly or incrementally, conforming.
- (b) Application. The provisions of this article apply only to lawful nonconformities. Nonconformities other than lawful nonconformities shall be considered violations of the town's code.
- (c) Applicability to variances, conditional zoning districts and special use permit. Where a variance, conditional zoning district, or special use permit has been granted for a use or dimensional requirement which does not otherwise conform to the requirements of this chapter, that feature/condition shall be deemed conforming so long as the property remains in compliance with their respective approved site plans. Likewise, when properties on which vested rights have been established are annexed into the municipal boundaries of the town, any use or dimensional requirement which does not otherwise conform to the requirements of this chapter shall be deemed conforming so long as they remain in compliance with the approved site specific development plan.

##### **Sec. 36-531. - Nonconforming Lots.**

- (a) A nonconforming lot may be used as a building site subject to the compliance with applicable use regulations and limitations, and minimum dimensional or numerical development requirements for

the zoning district in which the lot is located including, but not limited to, setback and yards, height, open space, buffers, screening, and parking.

- (b) If compliance with the applicable minimum dimensional or numerical development requirements is not possible, the nonconforming lot may be used as a building site subject to the following:
  - (1) Where the lot area and lot width are not more than 20 percent below the minimum standards specified, and all other dimensional requirements are otherwise complied with, the zoning administrator is authorized to issue a zoning permit;
  - (2) Where the lot area and lot width are more than 20 percent below the minimum standards specified in this chapter or other dimensional requirements cannot be met, the board of adjustment is authorized to consider requests for variances of such dimensional and numerical requirements as shall conform as closely as possible to the required dimensions.
- (c) If a lot is nonconforming in that it does not have street access as described in Section 36-12, a building can be constructed on such lot if the applicant can provide evidence of a recorded legal access to a publicly maintained street or roadway which will support actual vehicular access to the lot.

#### **Sec. 36-532. - Nonconforming Structures.**

- (a) A nonconforming structure devoted to a use permitted in the zoning district in which it is located may continue only in accordance with the provisions of this article. A nonconformity must have been legal when it was established in order to receive nonconforming protection. A structure which is a violation of the zoning ordinance when it was established shall not ripen into a legitimate nonconformity.
- (b) Normal repair and maintenance may be performed to allow the continuation of nonconforming structures so long as no expansion of the nonconformity occurs as a result of such work.
- (c) Section 36-533 shall apply to all changes of use within a nonconforming structure, except that a nonconforming structure with a compatible use may not under any circumstances change its use to a nonconforming use.
- (d) Except as provided in this article, a nonconforming structure may be renovated, expanded, or enlarged, without bringing the nonconforming structure into conformity with these regulations, only if the applicable nonconformity is not increased and no new nonconformities are created. The following shall also apply:
  - (1) Increases in nonconformities related to building height are not allowed;
  - (2) Increases in the square footage of a nonconforming structure within the setbacks of the zoning district in which the structure is located are not allowed. In considering whether an increase in square footage has been made or is proposed the zoning administrator is to take into consideration both horizontal expansion (i.e. increasing the building footprint within the setback) and vertical expansion (i.e. adding a second story to the portion of a structure within the setback).
- (e) Residential structures made nonconforming by a text amendment or map amendment which rezones the property to a zoning district which does not permit residential uses may be renovated, expanded, or enlarged so long as the dimensional and numerical development standards for the R-1 zoning district can be met. See Section 36-533(c) for nonconforming residential uses.

- (f) A nonconforming structure cannot be moved unless it thereafter conforms to the standards of the zoning district in which it is located. If such a move is not possible but a relocation of the nonconforming structure is desired, then such relocation is permissible as long as the applicable nonconformity is lessened and no new nonconformities are created.
- (g) In the interest of public safety and health, structural alterations or remodeling of nonconforming structures which are required by any public law, and so ordered by a public officer in authority, shall be permitted.
- (h) Where a nonconforming structure is destroyed or damaged by fire, flood, wind, or other disaster, the structure may be repaired or restored to its original dimensions and conditions as long as a zoning permit for the repair or restoration is issued within 180 days of the date of the damage. Upon request, the board of adjustment is authorized to extend this period up to an additional 180 days if the applicant can present competent, substantial and material evidence showing good cause for such extension. Good cause could include, but is not limited to, delays related to estate administration, casualty insurance issues, or litigation concerning the property.

**Sec. 36-533. - Nonconforming Uses.**

- (a) Nonconforming uses of land or structures, and nonconforming structures that contain nonconforming uses may continue only in accordance with the provisions of this article. A nonconformity must have been legal when it was established in order to receive nonconforming protection. A use which is a violation of the zoning ordinance when it was established shall not ripen into a lawful nonconformity.
- (b) Except as provided herein, no nonconforming use can be extended, expanded, enlarged, or moved if such change results in an increase in the extent or intensity of the nonconforming use as it existed at the time the lawful nonconformity was created.
- (c) Residential uses made nonconforming by a text amendment or a map amendment which rezones the property to a zoning district which does not permit residential uses cannot be expanded to increase the number of residences or family units from those existing at the time the lawful nonconformity was created. See Section 36-532(e) concerning nonconforming residential structures.
- (d) Replacement of nonconforming uses.
  - (1) A nonconforming use of a structure may be replaced by another nonconforming use if it falls within the use definition as the original nonconforming use. Such lawful replacement of use may be permitted by the zoning administrator.
  - (2) A nonconforming use of a structure may be replaced by another nonconforming use if it is no less compatible with the surrounding properties and district than the nonconforming use which it replaces. Such requests must be submitted to the board of adjustment which is authorized to grant such a request if the applicant can present competent, substantial and material evidence that the proposed use is as compatible or more compatible with the surrounding properties and district than the original nonconforming use. Factors for the board's consideration include, but are not limited to, traffic, noise, site activity, hours of operation, lighting, vibration, dust, smoke, odor emissions, and any other factors that the board finds relevant to compare or differentiate between the existing use(s) and the proposed

replacement use(s). The board of adjustment may establish conditions to ensure that the compatibility factors are maintained as approved.

- (e) No use may be established if it renders a conforming use as nonconforming.
- (f) Once a nonconforming use is changed to a conforming use, that nonconforming use cannot be lawfully reestablished.
- (g) Where a nonconforming use is visibly discontinued for 180 consecutive days, regardless of any intent or efforts to resume the use, then the use shall not be reestablished or resumed, and any subsequent use of the land or structure must conform to the requirements of town code.
- (h) Where a structure in which a nonconforming use is located is destroyed or damaged by fire, flood, wind, or other disaster, the structure may be repaired or restored to its original dimensions or substantially similar dimensions if the nonconformity is not increased, and as long as a zoning permit for the repair or restoration is issued within 180 days of the date of the damage and the nonconforming use can resume. Upon request, the board of adjustment is authorized to extend this period up to an additional 180 days if the applicant can present competent, substantial and material evidence showing good cause for such extension. Good cause could include, but is not limited to, delays related to estate administration, casualty insurance issues, or litigation concerning the property.
- (i) Signage for a lawful nonconforming use shall be limited to one wall mounted or attached sign which shall not exceed 10% of the total surface area on which the sign is located. Said signage may be illuminated but must be shielded in a fashion to prevent light trespass and to brighten only the surface of the sign.

**Sec. 36-534. – Nonconforming signs.**

- (a) All nonconforming signs shall be removed, changed, or altered to conform with the provisions of this chapter within 5 years after the same became nonconforming, except that signs having a valid permit issued pursuant to the provisions of the North Carolina Outdoor Advertising Control Act shall be exempt from the provisions of the 5 year amortization provision above set forth.
- (b) Failure to remove, change, or alter a nonconforming sign within the amortization period set forth above shall result in the removal of said sign by the town at the expense of the owner of said sign.
- (c) If the owner of a nonconforming sign which has been removed by the town fails to pay for the costs of removal within 30 days of the billing date for such action, a lien shall be placed against the property and the town clerk shall certify the same to the town tax collector for collection in the same manner as ad valorem property taxes are collected. The amount certified by the town clerk to the town tax collector for collection shall include the actual cost of removal of said sign.

**Sec. 36-535. - Replacement of manufactured homes.**

Dimensional or use nonconformities associated with manufactured homes shall be addressed in the following manner:

- (a) Replacement of a manufactured home with another manufactured home in a lawfully established nonconforming manufactured home park. Replacement shall be permitted without regard to dimensional nonconformity provided that the replacement manufactured home is no older and no smaller in footprint than the existing manufactured home, the replaced home is placed in the

same location as the original home, and such replacement occurs within 30 days of the removal of the original manufactured home. In all other situations, replacement shall be prohibited.

- (b) Replacement of a nonconforming manufactured home on an individual lot with another manufactured home. Replacement shall be permitted provided that new dimensional nonconformities are not created, the replacement manufactured home is no older and no smaller in footprint than the existing manufactured home, the replaced home is placed in the same location as the original home or a different location as long as no new nonconformities are created, and such replacement occurs within 30 days of the removal of the original manufactured home. In all other situations, replacement shall be prohibited.

8. Section 36-5 is hereby amended to add the following definition:

Conditional Zoning District (CZD). A zoning district in which the development and use of the property included in the district is subject to ordinance standards and rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property.

9. Section 36-84 is hereby amended and restated in its entirety as follows:

Sec. 36-84. - Conditional zoning district.

- (a) Intent. It is expected that, in most cases, a general district will appropriately regulate site-specific impact of permitted use and structures on surrounding areas, however conditional zoning districts provide for those situations where a particular use, properly planned, may be appropriate for a particular site, but where the underlying general district has insufficient standards to mitigate the site-specific impact on surrounding area.
- (b) Use permitted. Any use may be considered for a conditional zoning district and shall be established on an individual basis, at the request of the property owner, according to the procedures of this section.
- (c) Conditions. In establishing a conditional zoning district town council may place conditions on the property which set individualized standards to the site and a site plan and supporting documents illustrating said conditions and standards may be included in the ordinance establishing the district. These conditions which may be established by town council shall only be those which are necessary for ordinance and plan compliance and shall only address the impacts reasonably expected to be generated by the project. Said conditions may be proposed by town council or the applicant and must be mutually approved by town council and the applicant.
- (d) Petition of request. Property may be rezoned to a conditional zoning district only in response to and consistent with a petition of the owners, or agents of the owners of all of the property to be included in the district and shall be accompanied by an petition, a statement analyzing the reasonableness of the proposed rezoning request by the petitioner, the established fee, and documentation as required by the following:
- (1) A petition for a conditional zoning district must include a site plan and supporting information that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to all predetermined ordinance requirements, will govern the development and use of the property;
  - (2) A boundary survey and vicinity map showing the property's total acreage, current zoning classification(s), general location in relation to major streets, date and north arrow;
  - (3) Existing topography on the site and within 300 feet of the boundary of the site, and the general nature of the proposed topography contours shown at a maximum of five feet;

- (4) All existing easements, reservations, rights-of-way, and any other valid restrictions on the use of the land;
  - (5) The number and general location of all proposed structures;
  - (6) The proposed use of all land and structures, including the number of residential units or the total square footage of any nonresidential development;
  - (7) All yards, buffers, screening, and landscaping and sidewalks required within the underlying zoning district;
  - (8) All existing and proposed points of access to public streets and the locations of proposed new streets;
  - (9) Delineation of areas within the floodplain;
  - (10) Proposed number and location of the signs;
  - (11) Proposed phasing, if any, and the approximate completion time for the project;
  - (12) Traffic, parking, and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets, existing and proposed;
  - (13) Photographs of buildings on properties within 200 feet of the subject property establishing the scale of the buildings within the proposed project with those surrounding;
  - (14) Information on the height of all proposed structures;
  - (15) Exterior features of all of the proposed development including but not limited to construction and finishing materials;
  - (16) Any supporting text and all documents presented shall constitute part of the petition.
- (e) Approval procedures for initial CZD. Except as specifically modified by this section, the procedures to be followed by the town council in reviewing, granting, or denying any petition a for conditional zoning district shall be the same as those established for general use district zoning petitions under G.S. Ch. 160A, Art. 19. The following procedures shall also apply for the approval of conditional zoning districts:
- (1) Initial consideration by town council. Petitions for conditional zoning district shall be initially reviewed by town council. After its initial consideration of a petition for a conditional zoning district, town council shall refer the request to the planning board for the full review process as required by state statute. Initial consideration of such petition are intended to provide town council with the opportunity to express their preliminary thoughts related to the petition but shall not serve as a final determination on same.
  - (2) Planning and zoning review. Following an initial review by town council as set forth herein and in Sec. 36-358 all conditional zoning requests shall be submitted to the town planning and zoning board to determine if approvals of such plans are made in consideration of identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents. A statement analyzing the reasonableness of the proposed rezoning shall be prepared by the town planning and zoning board for each petition for a rezoning to a conditional zoning district and submitted to the town council for final action on the request. Due to the scope and complexities which may be presented by a conditional zoning district request, the planning and zoning board shall have up to 180 days from its first consideration to submit its statement of reasonableness and recommendation to town council. If the planning and zoning board fails to submit such statement and/or recommendation within 180 days then the request shall be forwarded to town council with a record of the planning and zoning board's comments and town council is eligible to consider the request and take final action thereon.

- (3) Public involvement meeting. Before a public hearing may be held by the town council on a petition for a conditional zoning the petitioner must file in the office of the town clerk a written report of at least one community meeting held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this subsection shall be considered by the town council but shall not be subject to judicial review. Notice of such a public hearing shall be given to all the property owners within 200 feet of the property boundaries and in accordance with the provisions of G.S. 160A-364.
- (4) Public hearing. As required by Article 19 of Chapter 160A of the North Carolina General Statutes, town council cannot take any action on a conditional zoning district request until such time as it has held a public hearing that has been properly noticed.
- (f) District approval and ordinance. If a petition for a conditional zoning district is approved, the development and use of the property shall be governed by the ordinance establishing the conditional zoning district, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district. Each conditional zoning district will be given a special number, distinguishing such conditional zoning district from another zoning district. Each ordinance adopted by town council which establishes a conditional zoning district within the Town of Weaverville is hereby incorporated into this chapter as a separate and unique zoning district and shall be reflected on the town's zoning map. Copies of such ordinances shall be kept on file with the town clerk and may be reviewed upon request.
- (g) Time limits. Time limits for the completion of the projects infrastructure and completion of construction shall be established on an individual basis by town council based upon the type and scope of development. Extensions to established time frames shall be subject to the approval of town council.
- (h) Phasing of projects. Any project phasing must be reviewed and approved with the conditional zoning district. Phases must be shown on the site plan that is adopted in conjunction with the ordinance approving the conditional zoning district and the time periods related to the phasing must also be addressed in said ordinance.
- (i) Guarantee of conditions. At the discretion of the town council, the council may require the property owner to guarantee the performance or completion of conditions included in the approved conditional zoning plan. Such guarantee may be in the form of:
- (1) A surety performance bond made by a surety bonding company licensed and authorized to do business in the state;
  - (2) A bond of the developer with an assignment to the town of a certificate of deposit as security for the bond;
  - (3) A bond of the developer secured by an official bank check drawn in favor of the town and deposited with the town clerk;
  - (4) Cash or an irrevocable letter of credit; or
  - (5) A bank escrow account whereby the developer deposits cash, a note, a bond or some other instrument readily convertible into cash for a specific face value, with a federally insured financial institution in an account payable to the town.

The amount of the guarantee shall be determined by town council and must be reasonable taking into consideration the type and scope of proposed development.

- (j) *Judicial review.* Conditional zoning district decisions under this section are legislative decisions that are presumed valid if there is a reasonable basis for the decision.
- (k) *Future variance request.* Property zoned CZD will not be able to apply for a variance on the approved project.
- (l) *Maintaining the zoning district.* A CZD is a rezoning which represents both a text and map amendment and as such is maintained after the sale of the property. If the property owner wishes to change the approved CZD plan, all property owners within the original CZD must apply for a rezoning or a modification to the CZD as per Sec. 36-84(n).
- (m) *Modifications.* Minor modifications that can be approved by staff are limited to modifications that do not affect the property lines, do not affect the final plat and which are in substantial compliance with the approved plans. An extension of any time frame stated within an ordinance designating a conditional zoning district must be approved by town council but shall otherwise be considered a minor modification. All other modifications must be approved by town council and are subject to the procedures set out in Section 36-84(n).
- (n) *Approval procedures for modifications of a CZD.* Except for minor modifications that can be approved by staff or town council as provided in Section 36-84(m), the procedures to be followed in reviewing, granting or denying any requested modification to the approved site plan or the CZD ordinance shall be the same as those established for approval of an initial CZD except that a public involvement meeting is not required.
- (o) *Final plat approval process.* All water, sewer, stormwater infrastructure, and all street, sidewalk, and similar improvements must be installed and verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat will be reviewed by staff and the planning and zoning board for compliance with the relevant portions of the ordinance approving the conditional zoning district for the project. After its review the planning and zoning board shall submit a recommendation to town council. Town council must consider the planning and zoning board's findings and recommendation and, upon finding that the required infrastructure is complete and compliant, shall approve the final plat and authorize the recordation of same.

Final plats must contain the following language:

"This plat has been approved as part of a conditional zoning district and all lots shown are subject to all the conditions, rules and regulations governing that conditional zoning district and not subject to the subdivision ordinance of the Town of Weaverville. Any modification to any lot or improvement shown on this plat may only be accomplished as an amendment to the conditional zoning district and in accordance with the applicable Code provisions of the Town of Weaverville."

- (p) *Issuance of zoning permits.* The zoning administrator shall not issue a zoning permit until a final plat has been approved and recorded.
- (q) *Noncompliance.* In the event of noncompliance by a property owner or any subsequent resale or lease of a property for use other than that stipulated in the original CZD approval, the property owner would be in violation of the town zoning ordinance.
- (r) *Appeal of zoning administrator decisions concerning CZDs.* Any determination made by the zoning administrator regarding the project and/or this conditional zoning district is appealable to the Zoning Board of Adjustment. Such appeal shall be made in accordance with the procedure set forth in Town

Code Section 36-328(3). In addition, Staff is required to notify the mayor and town council of any appeals related to this project and/or this conditional zoning district proceeding before the Zoning Board of Adjustment so that town council has the opportunity to participate as a party to the appeal should it wish to do so.

10. It is the intention of Town Council that the sections and paragraphs of this Ordinance are severable and if any section or paragraph of this Ordinance shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining paragraphs or sections of this Ordinance, since they would have been enacted by Town Council without the incorporation in this Ordinance of any such unconstitutional or invalid section or paragraph.
11. These amendments shall be effective immediately upon adoption and immediately codified.

**ADOPTED THIS** the 15th day of October, 2018, by a vote of \_\_\_ in favor and \_\_\_ against.

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**ALLAN P. ROOT**, Mayor

**ATTESTED BY:**

**APPROVED AS TO FORM:**

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**DEREK HUNINGHAKE**, Town Clerk

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**JENNIFER O. JACKSON**, Town Attorney

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**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** October 15, 2018

**SUBJECT:** Proposed Conditional Zoning District - Northridge Commons Townhouses

**PRESENTER:** Planning Director

**ATTACHMENTS:** Proposed Ordinance Establishing CZD (with amendment)

**DESCRIPTION/SUMMARY OF REQUEST:**

After thorough review by the Planning and Zoning Board and a public hearing held on 18 June 2018, Town Council adopted the an Ordinance which created the conditional zoning district for the Northridge Commons Townhouses project. Paragraph 6 in that ordinance contained a deadline of 1 October 2018, for the property transfer to be complete but the applicant encountered unexpected problems that have delayed the transfer. They have requested an extension of that transfer deadline.

In addition to recommending the project, the Planning and Zoning Board has reviewed and unanimously recommends the amendment to paragraph 6 of the ordinance to extend the ownership transfer deadline to 16 April 2019, a date that corresponds with the expiration of the Town’s water commitment on the project.

Staff will be present tonight to further discuss this conditional zoning district and to assist the Mayor and Town Council in its discussions concerning this matter.

Having received the Planning and Zoning Board findings and recommendations, and having conducted and concluded its public hearing, both tonight and on 18 June 2018, Town Council is now eligible to take action on this project as amended.

A draft ordinance is provided for consideration of Town Council.

**COUNCIL ACTION REQUESTED:**

Should Town Council wish to establish the conditional zoning district for the Northridge Commons Townhouses project with the amended transfer deadline, it would be appropriate for Town Council to consider the following motion:

*I move that we adopt the Ordinance Establishing a Conditional Zoning District Designated as CZD-3 – Northridge Commons Townhouses.*

**ORDINANCE ESTABLISHING THE CONDITIONAL ZONING DISTRICT  
DESIGNATED AS CZD-3 - NORTHRIDGE COMMONS TOWNHOUSES**

**WHEREAS**, after proper notice required by law, Town Council held a public hearing on this application on 18 June 2018 in accordance with North Carolina law and Weaverville Town Code and, thereafter, took action to adopt an Ordinance Establishing a Conditional Zoning District Designated as CZD – 3 for Northridge Commons Townhouses;

**WHEREAS**, on June 18, 2018, Town Council adopted an Ordinance Establishing a Conditional Zoning District Designated as CZD-3 for Northridge Commons Townhouses;

**WHEREAS**, paragraph 6 of said ordinance provided as follows:

That this ordinance is effective immediately upon transfer of the Property from HFW Endeavors, LLC, to Northridge Commons Investors, LLC. The applicant is required to provide the Zoning Administrator with a copy of a recorded deed showing such transfer as soon as practicable after recordation. If such a transfer has not occurred by October 1, 2018, then this ordinance shall be automatically repealed.

**WHEREAS**, the applicant has requested that the October 1, 2018, deadline in paragraph 6 be extended and Town Council is agreeable;

**WHEREAS**, after proper notice required by law, Town Council held a public hearing on the amendment on 15 October 2018 in accordance with North Carolina law and Weaverville Town Code;

**WHEREAS**, the Planning and Zoning Board of the Town of Weaverville has reviewed the project and submitted a unanimous favorable recommendation along with its statement finding the reasonableness of both the project and the requested amendment to paragraph 6; and

**WHEREAS**, the project is a residential project consisting of 53 single-family dwellings in multi-unit buildings on three (3) contiguous parcels of land under common ownership; and

**WHEREAS**, the property is bounded by Walmart to the East, the private road known as Northcrest Road to the North, Monticello Road (SR 1727) and Gill Branch Road (SR 1724) to the West, and private properties outside Town municipal borders to the South, said property being shown on the attached survey prepared by Ed Holmes & Associates with a last revised date of 11 May 2018; and

**WHEREAS**, the applicant is under contract to purchase the property subject to receiving necessary approvals on the project; and

**WHEREAS**, the property is currently zoned R-12 and a multi-family residential project of more than four units requires a conditional zoning district; and

**WHEREAS**, the Town of Weaverville has the authority pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and to amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

**WHEREAS**, Section 36-84 of the Code of Ordinances of the Town of Weaverville establishes the procedures and requirements for zoning property to Conditional Zoning Districts; and

**WHEREAS**, this amendment is consistent with the Town's Comprehensive Land Use Plan, including specifically the stated goals and objectives in the Plan which encourage a variety of housing opportunities, the conceptual development in the Town's West Weaverville area which shows a mix of commercial and residential uses, and consistency with the Town's underlying R-12 zoning district which was designed and implemented specifically to accommodate high density residential uses; and

**WHEREAS**, the number of units in this project is 53 units, which is well below the maximum of 101 units based on the underlying R-12 zoning, and the setbacks and height restrictions typically required for projects within the R-12 zoning district have been voluntarily observed and reflected on the plans submitted; and

**WHEREAS**, a public involvement meeting was held on May 29, 2018, after proper notice of same and no negative comments were noted; and

**WHEREAS**, a traffic analysis was not conducted as the applicant's engineers, determined that the peak hour trips would not trigger the requirement stated in Town Code Section 36-25; and

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

1. The zoning classification of that certain real property, which is shown on the survey prepared by Ed Holmes & Associates with a last revised date of 11 May 2018, and which is attached hereto and incorporated herein by reference, is changed from R-12 to Conditional Zoning District and is subject to compliance with the conditions set out herein. The official zoning map of the Town of Weaverville shall be amended to reflect this change upon the effective date of this ordinance.
2. The following conditions shall apply:
  - a. The project is to be constructed consistent with the plans and specifications prepared by Civil Design Concepts, PA, and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:

- i. Sheet C101 – Existing Conditions and Demolition Plan
  - ii. Sheet C201 – Site Plan
  - iii. Sheet C300 – Overall Grading Plan
  - iv. Sheet C301 – Rough Grading and Erosion Control Plan
  - v. Sheet C302 – Road Profiles
  - vi. Sheet C501 – Storm Drainage Plan
  - vii. Sheet C601 – Water Plan
  - viii. Sheet C602 – Water Profiles
  - ix. Sheet C701 – Sewer Plan
  - x. Sheet C702 – Sewer Profiles
  - xi. Sheet C921 – Site Details (Curb and Gutter)
  - xii. Sheets C951, C952, C953 – Storm Drainage Details
  - xiii. Sheet C961 – Water Details
  - xiv. Sheets C971, C972 – Sewer Details
  - xv. Sheet L101 – Landscape Plan
- b. The project is to be constructed consistent with the plans and specifications, including but not limited to construction and finishing materials, prepared by Fisher Architects, PA, and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:
- i. Sheet T1.1 – Fire Wall Plan
  - ii. Sheets A101, A102, A103 – Floor Plans
  - iii. Sheets A201, A202, A203, A204 – Elevations
  - iv. Sheets A301, Wall Sections
- c. Sidewalks, natural walking trails, and crosswalks shall be constructed and/or installed as shown on Sheet C201 and properly maintained. Natural walking trails shall be surfaced with natural materials such as mulch or gravel, at the developer’s discretion, and maintained in a good walkable condition. All crosswalks, including the crosswalk on Northcrest Road, shall be routinely maintained to keep the paint visible for pedestrian safety.
- d. All streets within the project shall be private, unless and until said streets are accepted into the public street system by the Town of Weaverville. Said private streets shall be constructed to NC minimum construction standards for subdivision roads or Weaverville’s street standards, whichever is more

stringent. The covenants, conditions and restrictions applicable to this project must include language stating that the streets are private and part of the common area of the project, and as such will be maintained through the assessments for common expenses.

- e. For vehicular safety a guardrail must be installed and maintained along the top of the retaining wall to be constructed between Units 17 and 44.
- f. Fencing must be installed at the top level of any retaining wall or retaining wall system in order to protect against unsafe conditions at the edge of the wall. Such fencing shall be at least 4 feet in height and shall be constructed of a chain-link material or a solid barrier fence.
- g. Any and all outdoor lighting that is to be installed must comply with Town Code Section 36-26.
- h. All water, sewer, and stormwater infrastructure, and all street, sidewalk, natural walking trail, and crosswalk improvements must be installed and verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat will be reviewed by Staff and the Planning and Zoning Board for compliance with the relevant portions of the ordinance approving the conditional zoning district for the project. After its review the Planning and Zoning Board shall submit a recommendation to Town Council. Town Council shall consider the Planning and Zoning Board's recommendation and shall approve the final plat and authorize the recordation of same, upon finding that the required infrastructure is complete and compliant.
- i. Minor modifications that can be approved by Staff are limited to matters such as the following: minor adjustments to the location of the natural walking trail, modifications that do not affect the property lines, modifications to subsurface infrastructure which do not affect the final plat and which are in substantial compliance with the approved plans. Any modification that affects the site plan as shown on sheet C201 is not to be considered a minor modification. All other modifications must be accomplished as an amendment to the conditional zoning district which can only be approved by Town Council after review and recommendation of the Planning and Zoning Board and a public hearing held by Town Council, but in such circumstance a public involvement meeting is not required.
- j. Any determination made by the zoning administrator regarding the project and/or this conditional zoning district is appealable to the Zoning Board of Adjustment. Such appeal shall be made in accordance with the procedure set forth in Town Code Section 36-328(3). In addition, Staff is required to notify the Mayor and Town Council of any appeals related to this project and/or this conditional zoning district proceeding before the Zoning Board of

Adjustment so that Town Council has the opportunity to participate as a party to the appeal should it wish to do so.

- k. All construction must be completed within 42 months of the issuance of the first permit allowing work to begin on the property. Upon request of the owner/developer, Town Council may, in its sole discretion, grant a 6-month extension or any other extension that it deems appropriate under the circumstances.
3. That the Town Zoning Administrator is hereby authorized and directed to make the changes as herein enacted on said zoning map with said Conditional Zoning District labeled as "CZD-3" on the Town's zoning map and to issue zoning permits for the individual residences that are to be constructed in compliance with this Conditional Zoning District.
4. That if any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, it will be up to Town Council to determine if the validity of the remaining portions of this ordinance is affected.
5. That all ordinances and clauses of ordinances contained within the Town's Code of Ordinance which are in conflict herewith, are hereby repealed to the extent of such conflict.
6. That this ordinance is effective immediately upon transfer of the Property from HFW Endeavors, LLC, to Northridge Commons Investors, LLC. The applicant is required to provide the Zoning Administrator with a copy of a recorded deed showing such transfer as soon as practicable after recordation. If such a transfer has not occurred by **April 16, 2019**, then this ordinance shall be automatically repealed.

**ADOPTED THIS** the 15th day of October, 2018, with a vote of \_\_\_ for and \_\_\_ against.

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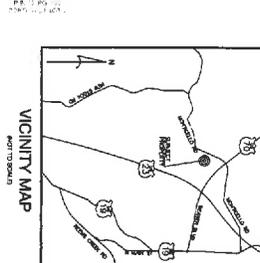
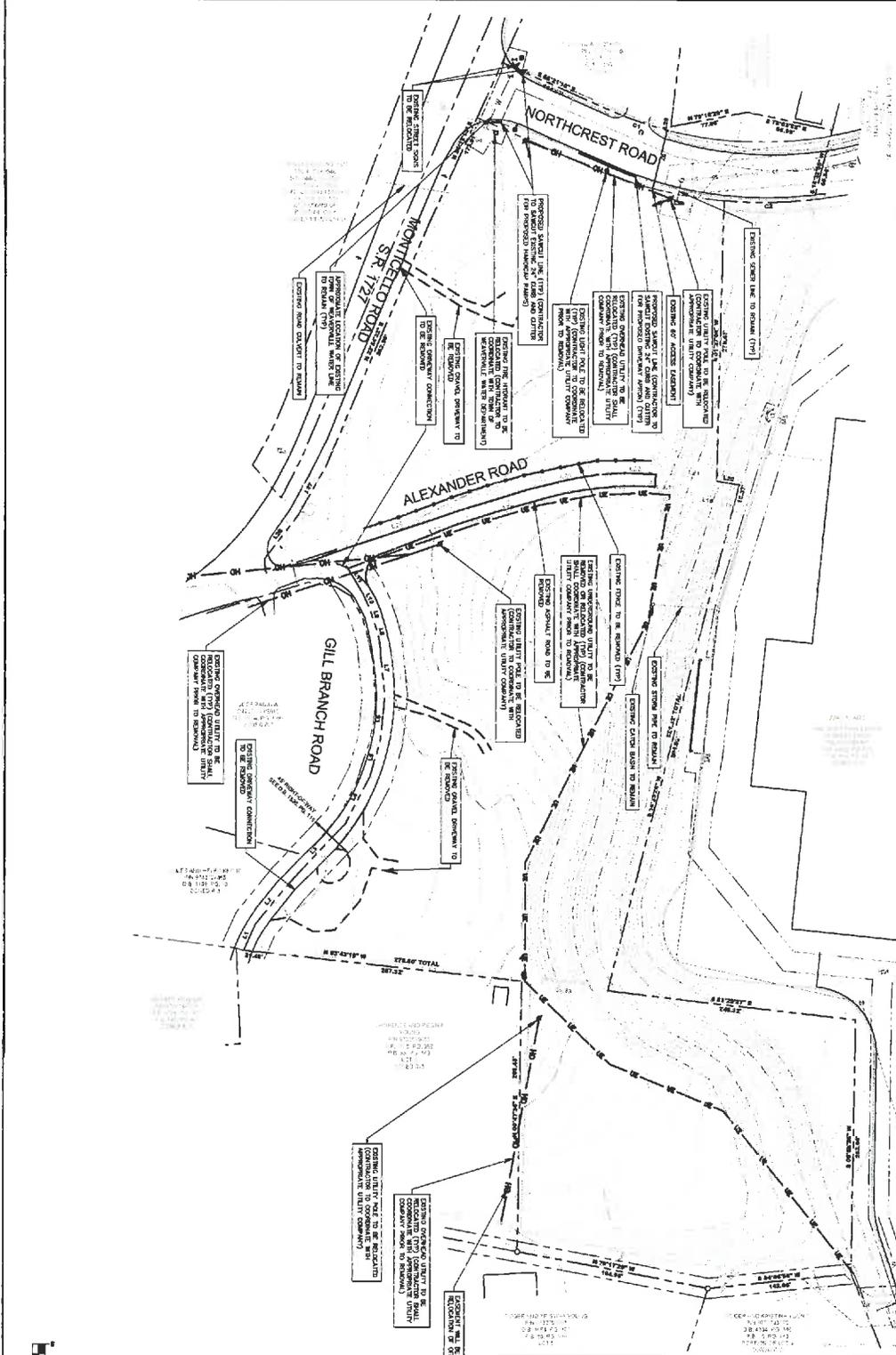
**ALLAN P. ROOT**, Mayor

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**DEREK K. HUNINGHAKE**, Town Clerk



- NOTES**
1. ALL SERVICES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT ECONOMIC CONSTRUCTION TO VERIFY WITH ORDINANCE THAT THE RECORD DRAWINGS/AS-BUILT DRAWINGS AND OTHER RECORDS HAVE BEEN OBTAINED FROM THE RECORD CONSTRUCTION.
  2. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
  3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND OBTAINING THE CORRECT LOCATION AND DEPTH FOR ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY OWNERS OF THE PLANS AND OF THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THEM PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE SHOWN ON THE PLANS AND BY THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THEM PRIOR TO CONSTRUCTION.
  4. CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CONTRACTOR'S SERVICE PROVIDERS.
  5. THE CONTRACTOR IS TO NOTIFY ALL UTILITY OWNERS AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ALL OWNERS AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY SHALL BEGIN AND NOTIFY ALL UTILITY OWNERS AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY SHALL BEGIN.
  6. ALL UTILITY SERVICES ARE TO BE MAINTAINED AND PROTECTED FROM THE PROJECT SITE AND NOT TO BE REMOVED OR DAMAGED. ANY REMOVAL OF UTILITY SERVICES SHALL BE APPROVED BY THE CONTRACTOR'S SERVICE PROVIDERS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT ECONOMIC CONSTRUCTION.
  7. CONTRACTOR TO MAINTAIN ALL UTILITIES AND CONSTRUCTION WITH CARE TO PREVENT DAMAGE TO UTILITIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO MAINTAIN ALL UTILITIES AND CONSTRUCTION WITH CARE TO PREVENT DAMAGE TO UTILITIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO MAINTAIN ALL UTILITIES AND CONSTRUCTION WITH CARE TO PREVENT DAMAGE TO UTILITIES.
  8. ALL UTILITY SERVICES ARE TO BE MAINTAINED AND PROTECTED FROM THE PROJECT SITE AND NOT TO BE REMOVED OR DAMAGED. ANY REMOVAL OF UTILITY SERVICES SHALL BE APPROVED BY THE CONTRACTOR'S SERVICE PROVIDERS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT ECONOMIC CONSTRUCTION.



**GENERAL NOTES**

1. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED FROM THE PROJECT SITE AND NOT TO BE REMOVED OR DAMAGED. ANY REMOVAL OF UTILITY SERVICES SHALL BE APPROVED BY THE CONTRACTOR'S SERVICE PROVIDERS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT ECONOMIC CONSTRUCTION.

2. CONTRACTOR TO MAINTAIN ALL UTILITIES AND CONSTRUCTION WITH CARE TO PREVENT DAMAGE TO UTILITIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO MAINTAIN ALL UTILITIES AND CONSTRUCTION WITH CARE TO PREVENT DAMAGE TO UTILITIES.

3. ALL UTILITY SERVICES ARE TO BE MAINTAINED AND PROTECTED FROM THE PROJECT SITE AND NOT TO BE REMOVED OR DAMAGED. ANY REMOVAL OF UTILITY SERVICES SHALL BE APPROVED BY THE CONTRACTOR'S SERVICE PROVIDERS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT ECONOMIC CONSTRUCTION.

**PROJECT DATA**

PROJECT NAME: NORTHEDGE COMMONS TOWNHouses, LLC  
 ADDRESS: 8722-74-0000, 8722-74-0000, 8722-74-0000  
 CONTACT: JIM WILSON, NORTH CAROLINA 27704  
 PHONE: (919) 484-8800  
 FAX: (919) 484-8800

**OWNER:** DO WILSON & ASSOCIATES  
 200 WILSON DRIVE, SUITE 215  
 RALEIGH, NC 27601  
 PHONE: (919) 286-2000  
 FAX: (919) 286-2000

**DESIGNER:** CDC  
 188 PATTON AVENUE  
 ASH GUILLE, NC 28601  
 PHONE: (919) 286-2000  
 FAX: (919) 286-2000

**DATE:** 04/22/2015

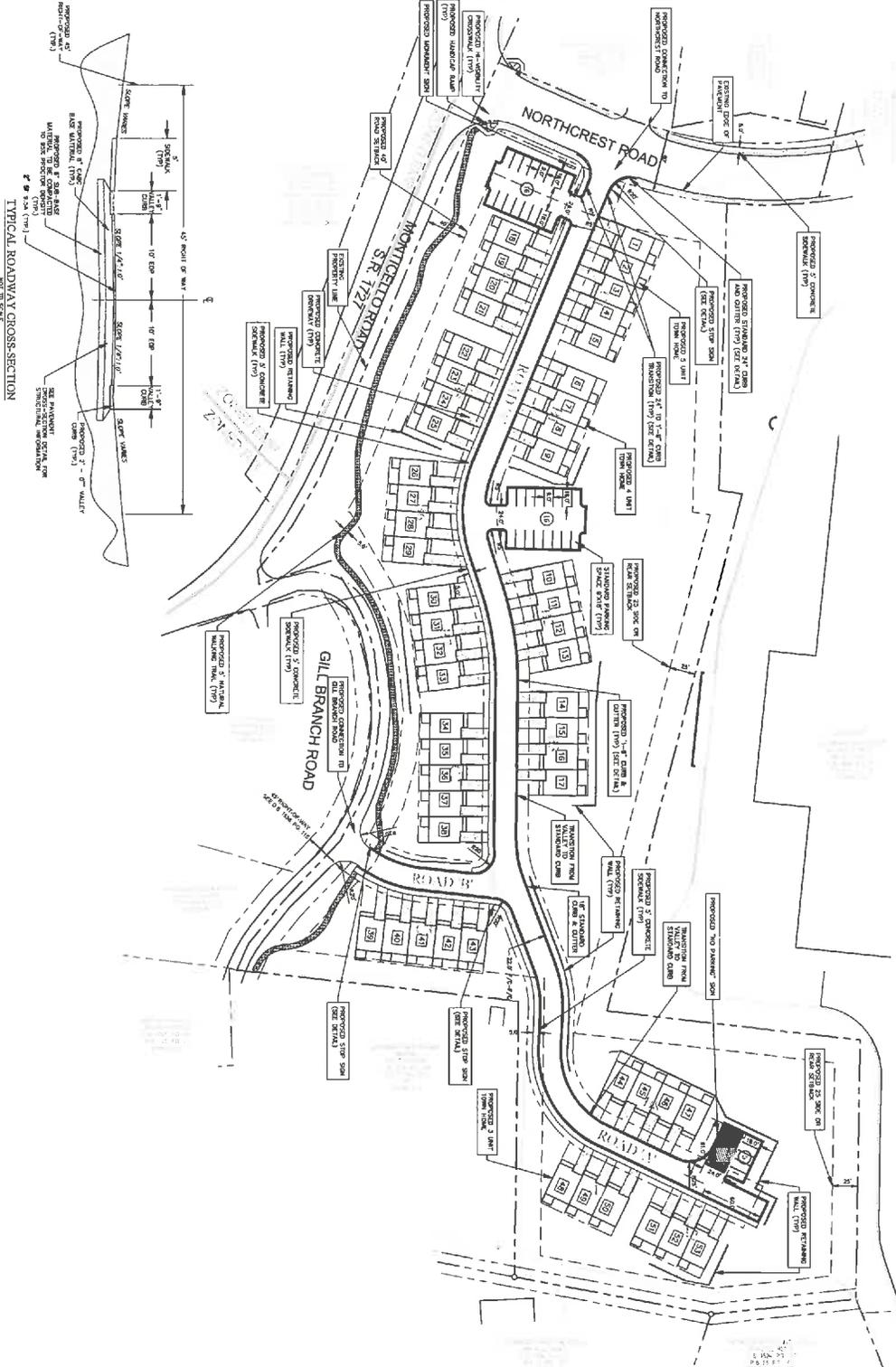
**SCALE:** 1" = 100'

**GRAPHIC SCALE:** 1" = 100'

**811**  
 Call before you dig  
 NORTH

- NOTES**
1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
  3. PROPOSED LOT SIZES SHALL BE PROVIDED WITH UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ALL UTILITIES AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ALL UTILITIES AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ALL UTILITIES AGENCIES.
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  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ALL UTILITIES AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ALL UTILITIES AGENCIES.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ALL UTILITIES AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ALL UTILITIES AGENCIES.

Lot #	Lot Area	Acres	Lot #	Lot Area	Acres	Lot #	Lot Area	Acres
1	1,487	0.033	30	1,487	0.033	48	1,487	0.033
2	1,486	0.034	31	1,486	0.034	49	1,486	0.034
3	1,486	0.034	32	1,486	0.034	50	1,486	0.034
4	1,486	0.034	33	1,486	0.034	51	1,486	0.034
5	1,486	0.034	34	1,486	0.034	52	1,486	0.034
6	1,486	0.034	35	1,486	0.034	53	1,486	0.034
7	1,486	0.034	36	1,486	0.034	54	1,486	0.034
8	1,486	0.034	37	1,486	0.034	55	1,486	0.034
9	1,486	0.034	38	1,486	0.034	56	1,486	0.034
10	1,486	0.034	39	1,486	0.034	57	1,486	0.034
11	1,486	0.034	40	1,486	0.034	58	1,486	0.034
12	1,486	0.034	41	1,486	0.034	59	1,486	0.034
13	1,486	0.034	42	1,486	0.034	60	1,486	0.034
14	1,486	0.034	43	1,486	0.034	61	1,486	0.034
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49	1,486	0.034	78	1,486	0.034	96	1,486	0.034
50	1,486	0.034	79	1,486	0.034	97	1,486	0.034
51	1,486	0.034	80	1,486	0.034	98	1,486	0.034
52	1,486	0.034	81	1,486	0.034	99	1,486	0.034
53	1,486	0.034	82	1,486	0.034	100	1,486	0.034



**DEVELOPMENT DATA**  
 NORTHEDGE COMMONS INVESTORS, LLC  
 100 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 CONTACT: (828) 253-2000  
 FAX: (828) 253-2000  
 CIVIL DESIGN CONCEPTS, P.A.  
 100 PATTON AVENUE  
 ASHEVILLE, NC 28801  
 CONTACT: (828) 253-2000  
 FAX: (828) 253-2000  
 PROJECT DATA  
 PROJECT NO: 2018-0001  
 ADDRESS: 100 PATTON AVENUE, ASHEVILLE, NC 28801  
 OWNER: NORTHEDGE COMMONS INVESTORS, LLC  
 ARCHITECT: CIVIL DESIGN CONCEPTS, P.A.  
 ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
 CONTRACTOR: [BLANK]  
 DATE: 06/12/2018

**LEGEND**  
 LIGHT GRAY PAVEMENT  
 HEAVY GRAY PAVEMENT  
 SHADER & SPACING

**SCALE**  
 1" = 30' HORIZONTAL  
 1" = 10' VERTICAL

**GRAPHIC SCALE**  
 0 10 20 30 40 50 60 70 80 90 100  
 1" = 30' HORIZONTAL  
 1" = 10' VERTICAL

**SITE PLAN**  
 NORTH

**811**  
 Know what's below.  
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**CD APPLICATION SUBMITTAL**

NO.	DATE	DESCRIPTION	BY
1.	06/12/2018	CD APPLICATION SUBMITTAL	LWR

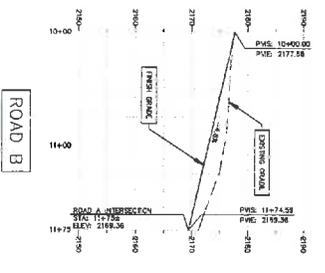
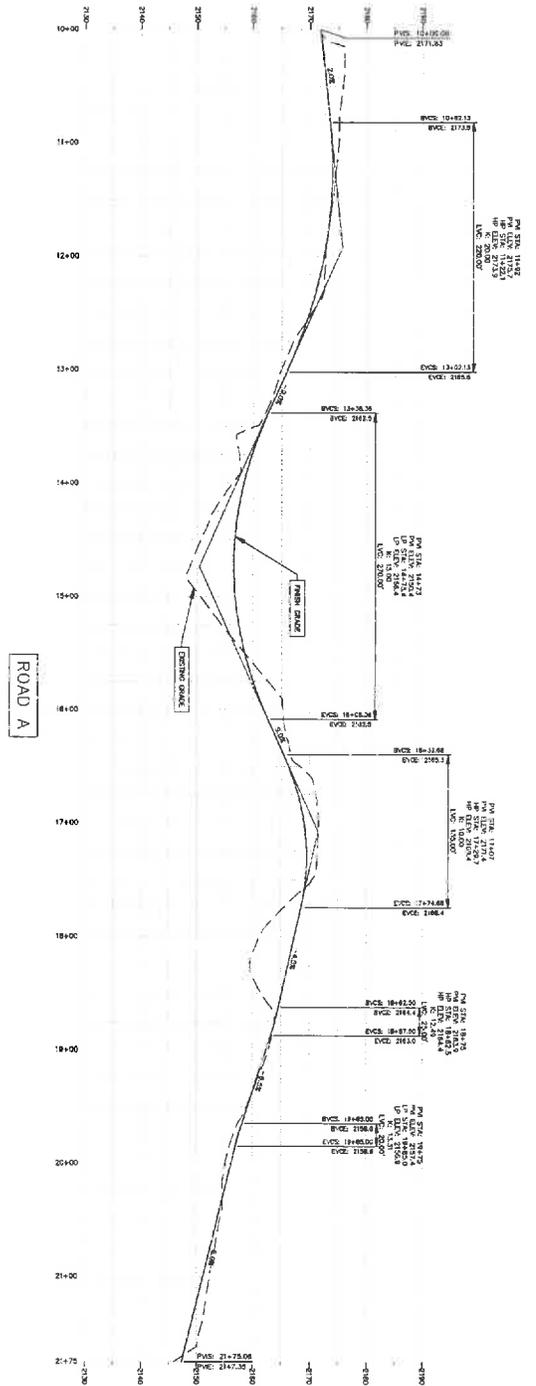
**CD201**

**NORTHEDGE COMMONS INVESTORS, LLC - ASHEVILLE, NORTH CAROLINA**

**CDC** Civil Design Concepts, PA  
 NORTH CAROLINA LICENSE # C-2184







C302  
SHEET

ROAD PROFILES FOR  
**NORTHRIDGE COMMONS  
TOWNHOUSES**  
NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA



NO.	DATE	DESCRIPTION	BY



188 PATTON AVENUE  
ASHEVILLE, NC 28801  
PHONE 828-255-0088  
FAX 828-255-0088

127 - METEOR  
1000 W. MAIN ST.  
ASHEVILLE, NC 28801  
PHONE 828-255-4410  
FAX 828-255-4410

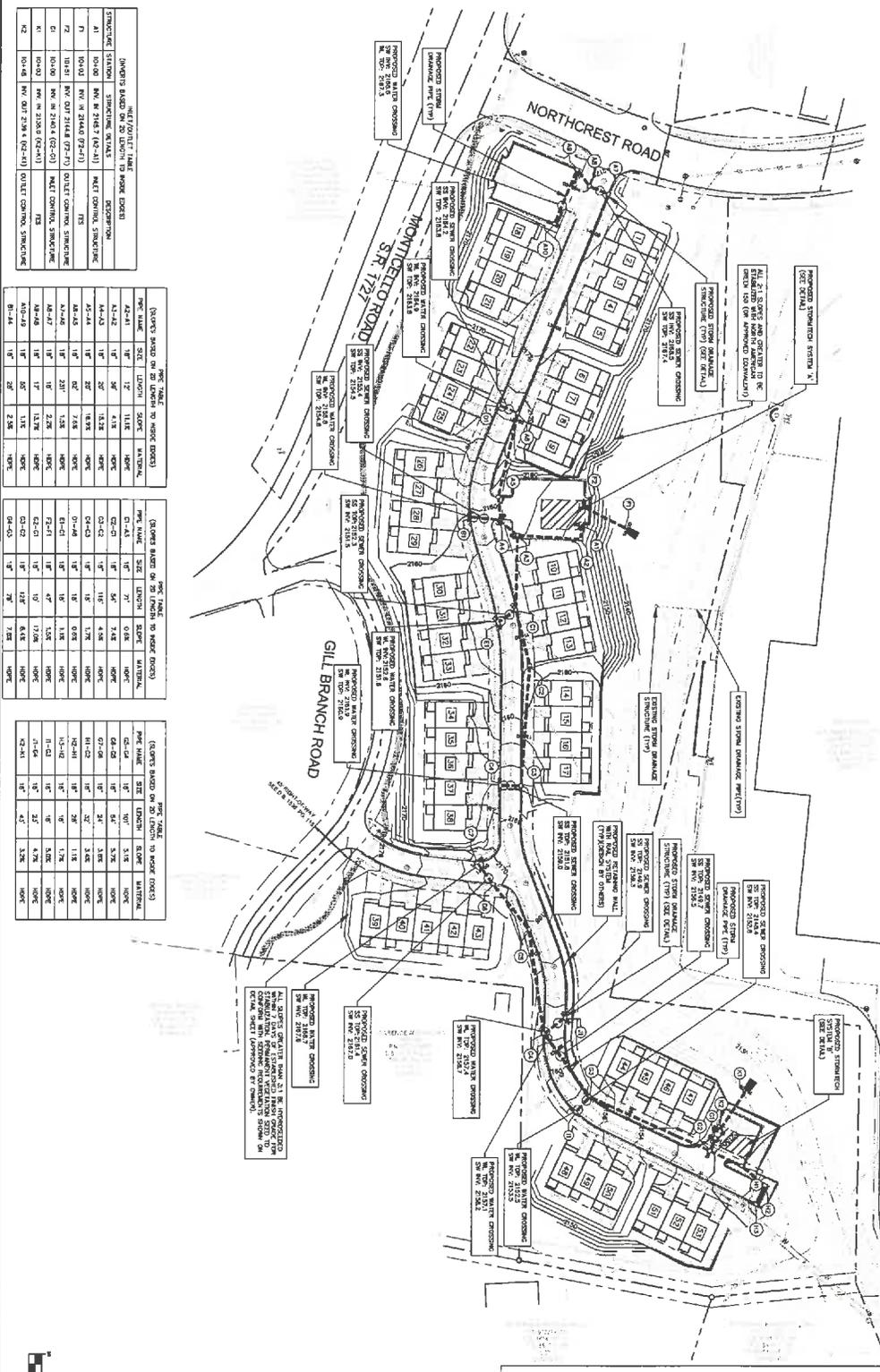
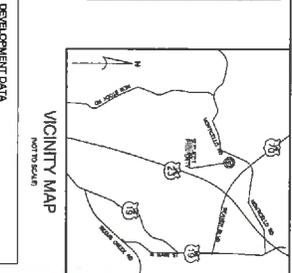
- NOTES**
- SEE GENERAL PROGRAM MANUAL AND SPECIAL DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR REVISIONS OF DETAIL SHEETS WITH ALL PLANS.
  - NO PARTS OF THIS PROJECT ARE WITHIN THE 100-YEAR FLOOD ELEVATION ZONE. APPROVED AS A SUBORDINATE TO THE FLOOD DAMAGE PREVENTION ACT.
  - SEE PLAN 8-10.
  - GENERAL NOTES:
    - CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORD THEM ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES.
    - CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS AND RECORD THEM ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL ELEVATIONS.
    - CONTRACTOR SHALL VERIFY ALL EXISTING SLOPES AND RECORD THEM ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL SLOPES.
    - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND RECORD THEM ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR ALL CONDITIONS.

STRUCTURE NUMBER	STRUCTURE TYPE	INVERT ELEVATION	LENGTH	WIDTH	DEPTH	CONCRETE
40	14442	144.42	10.00	3.00	4.00	CONCRETE
41	14443	144.43	10.00	3.00	4.00	CONCRETE
42	14444	144.44	10.00	3.00	4.00	CONCRETE
43	14445	144.45	10.00	3.00	4.00	CONCRETE
44	14446	144.46	10.00	3.00	4.00	CONCRETE
45	14447	144.47	10.00	3.00	4.00	CONCRETE
46	14448	144.48	10.00	3.00	4.00	CONCRETE
47	14449	144.49	10.00	3.00	4.00	CONCRETE
48	14450	144.50	10.00	3.00	4.00	CONCRETE
49	14451	144.51	10.00	3.00	4.00	CONCRETE
50	14452	144.52	10.00	3.00	4.00	CONCRETE

STRUCTURE NUMBER	STRUCTURE TYPE	INVERT ELEVATION	LENGTH	WIDTH	DEPTH	CONCRETE
51	14453	144.53	10.00	3.00	4.00	CONCRETE
52	14454	144.54	10.00	3.00	4.00	CONCRETE
53	14455	144.55	10.00	3.00	4.00	CONCRETE
54	14456	144.56	10.00	3.00	4.00	CONCRETE
55	14457	144.57	10.00	3.00	4.00	CONCRETE
56	14458	144.58	10.00	3.00	4.00	CONCRETE
57	14459	144.59	10.00	3.00	4.00	CONCRETE
58	14460	144.60	10.00	3.00	4.00	CONCRETE
59	14461	144.61	10.00	3.00	4.00	CONCRETE
60	14462	144.62	10.00	3.00	4.00	CONCRETE

STRUCTURE NUMBER	STRUCTURE TYPE	INVERT ELEVATION	LENGTH	WIDTH	DEPTH	CONCRETE
61	14463	144.63	10.00	3.00	4.00	CONCRETE
62	14464	144.64	10.00	3.00	4.00	CONCRETE
63	14465	144.65	10.00	3.00	4.00	CONCRETE
64	14466	144.66	10.00	3.00	4.00	CONCRETE
65	14467	144.67	10.00	3.00	4.00	CONCRETE
66	14468	144.68	10.00	3.00	4.00	CONCRETE
67	14469	144.69	10.00	3.00	4.00	CONCRETE
68	14470	144.70	10.00	3.00	4.00	CONCRETE
69	14471	144.71	10.00	3.00	4.00	CONCRETE
70	14472	144.72	10.00	3.00	4.00	CONCRETE

STRUCTURE NUMBER	STRUCTURE TYPE	INVERT ELEVATION	LENGTH	WIDTH	DEPTH	CONCRETE
71	14473	144.73	10.00	3.00	4.00	CONCRETE
72	14474	144.74	10.00	3.00	4.00	CONCRETE
73	14475	144.75	10.00	3.00	4.00	CONCRETE
74	14476	144.76	10.00	3.00	4.00	CONCRETE
75	14477	144.77	10.00	3.00	4.00	CONCRETE
76	14478	144.78	10.00	3.00	4.00	CONCRETE
77	14479	144.79	10.00	3.00	4.00	CONCRETE
78	14480	144.80	10.00	3.00	4.00	CONCRETE
79	14481	144.81	10.00	3.00	4.00	CONCRETE
80	14482	144.82	10.00	3.00	4.00	CONCRETE



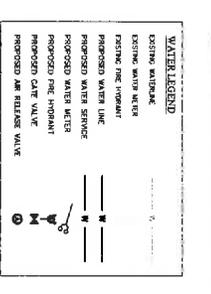
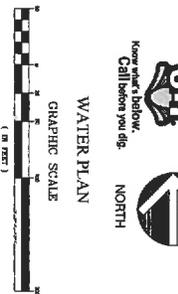
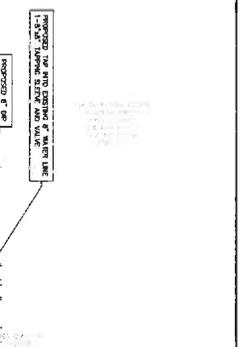
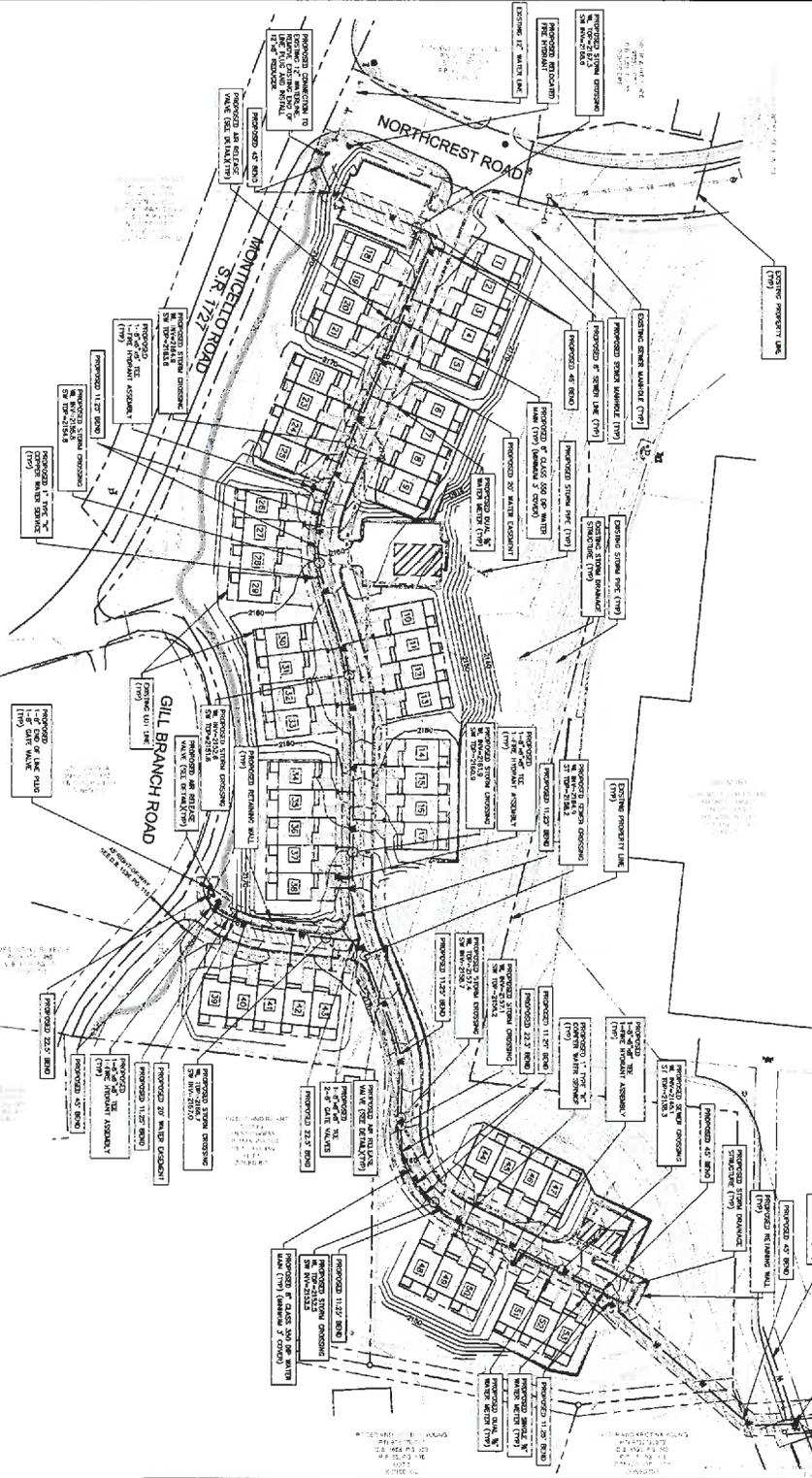
**TABLE 1: (VALUES BASED ON 20' LENGTH TO NEAREST FOOT)**

PERF. GRADE	SIZE	LENGTH	DEPTH	WIDTH	AREA
42.42	18"	12'	11.8"	48"	1.12
42.43	18"	12'	11.9"	48"	1.13
42.44	18"	12'	12.0"	48"	1.14
42.45	18"	12'	12.1"	48"	1.15
42.46	18"	12'	12.2"	48"	1.16
42.47	18"	12'	12.3"	48"	1.17
42.48	18"	12'	12.4"	48"	1.18
42.49	18"	12'	12.5"	48"	1.19
42.50	18"	12'	12.6"	48"	1.20
42.51	18"	12'	12.7"	48"	1.21
42.52	18"	12'	12.8"	48"	1.22
42.53	18"	12'	12.9"	48"	1.23
42.54	18"	12'	13.0"	48"	1.24
42.55	18"	12'	13.1"	48"	1.25
42.56	18"	12'	13.2"	48"	1.26
42.57	18"	12'	13.3"	48"	1.27
42.58	18"	12'	13.4"	48"	1.28
42.59	18"	12'	13.5"	48"	1.29
42.60	18"	12'	13.6"	48"	1.30
42.61	18"	12'	13.7"	48"	1.31
42.62	18"	12'	13.8"	48"	1.32
42.63	18"	12'	13.9"	48"	1.33
42.64	18"	12'	14.0"	48"	1.34
42.65	18"	12'	14.1"	48"	1.35
42.66	18"	12'	14.2"	48"	1.36
42.67	18"	12'	14.3"	48"	1.37
42.68	18"	12'	14.4"	48"	1.38
42.69	18"	12'	14.5"	48"	1.39
42.70	18"	12'	14.6"	48"	1.40
42.71	18"	12'	14.7"	48"	1.41
42.72	18"	12'	14.8"	48"	1.42
42.73	18"	12'	14.9"	48"	1.43
42.74	18"	12'	15.0"	48"	1.44
42.75	18"	12'	15.1"	48"	1.45
42.76	18"	12'	15.2"	48"	1.46
42.77	18"	12'	15.3"	48"	1.47
42.78	18"	12'	15.4"	48"	1.48
42.79	18"	12'	15.5"	48"	1.49
42.80	18"	12'	15.6"	48"	1.50
42.81	18"	12'	15.7"	48"	1.51
42.82	18"	12'	15.8"	48"	1.52
42.83	18"	12'	15.9"	48"	1.53
42.84	18"	12'	16.0"	48"	1.54
42.85	18"	12'	16.1"	48"	1.55
42.86	18"	12'	16.2"	48"	1.56
42.87	18"	12'	16.3"	48"	1.57
42.88	18"	12'	16.4"	48"	1.58
42.89	18"	12'	16.5"	48"	1.59
42.90	18"	12'	16.6"	48"	1.60
42.91	18"	12'	16.7"	48"	1.61
42.92	18"	12'	16.8"	48"	1.62
42.93	18"	12'	16.9"	48"	1.63
42.94	18"	12'	17.0"	48"	1.64
42.95	18"	12'	17.1"	48"	1.65
42.96	18"	12'	17.2"	48"	1.66
42.97	18"	12'	17.3"	48"	1.67
42.98	18"	12'	17.4"	48"	1.68
42.99	18"	12'	17.5"	48"	1.69
43.00	18"	12'	17.6"	48"	1.70
43.01	18"	12'	17.7"	48"	1.71
43.02	18"	12'	17.8"	48"	1.72
43.03	18"	12'	17.9"	48"	1.73
43.04	18"	12'	18.0"	48"	1.74
43.05	18"	12'	18.1"	48"	1.75
43.06	18"	12'	18.2"	48"	1.76
43.07	18"	12'	18.3"	48"	1.77
43.08	18"	12'	18.4"	48"	1.78
43.09	18"	12'	18.5"	48"	1.79
43.10	18"	12'	18.6"	48"	1.80
43.11	18"	12'	18.7"	48"	1.81
43.12	18"	12'	18.8"	48"	1.82
43.13	18"	12'	18.9"	48"	1.83
43.14	18"	12'	19.0"	48"	1.84
43.15	18"	12'	19.1"	48"	1.85
43.16	18"	12'	19.2"	48"	1.86
43.17	18"	12'	19.3"	48"	1.87
43.18	18"	12'	19.4"	48"	1.88
43.19	18"	12'	19.5"	48"	1.89
43.20	18"	12'	19.6"	48"	1.90
43.21	18"	12'	19.7"	48"	1.91
43.22	18"	12'	19.8"	48"	1.92
43.23	18"	12'	19.9"	48"	1.93
43.24	18"	12'	20.0"	48"	1.94
43.25	18"	12'	20.1"	48"	1.95
43.26	18"	12'	20.2"	48"	1.96
43.27	18"	12'	20.3"	48"	1.97
43.28	18"	12'	20.4"	48"	1.98
43.29	18"	12'	20.5"	48"	1.99
43.30	18"	12'	20.6"	48"	2.00

**TABLE 2: (VALUES BASED ON 20' LENGTH TO NEAREST FOOT)**

PERF. GRADE	SIZE	LENGTH	DEPTH	WIDTH	AREA
43.42	18"	12'	11.8"	48"	1.12
43.43	18"	12'	11.9"	48"	1.13
43.44	18"	12'	12.0"	48"	1.14
43.45	18"	12'	12.1"	48"	1.15
43.46	18"	12'	12.2"	48"	1.16
43.47	18"	12'	12.3"	48"	1.17
43.48	18"	12'	12.4"	48"	1.18
43.49	18"	12'	12.5"	48"	1.19
43.50	18"	12'	12.6"	48"	1.20
43.51	18"	12'	12.7"	48"	1.21
43.52	18"	12'	12.8"	48"	1.22
43.53	18"	12'	12.9"	48"	1.23
43.54	18"	12'	13.0"	48"	1.24
43.55	18"	12'	13.1"	48"	1.25
43.56	18"	12'	13.2"	48"	1.26
43.57	18"	12'	13.3"	48"	1.27
43.58	18"	12'	13.4"	48"	1.28
43.59	18"	12'	13.5"	48"	1.29
43.60	18"	12'	13.6"	48"	1.30
43.61	18"	12'	13.7"	48"	1.31
43.62	18"	12'	13.8"	48"	1.32
43.63	18"	12'	13.9"	48"	1.33
43.64	18"	12'	14.0"	48"	1.34
43.65	18"	12'	14.1"	48"	1.35
43.66	18"	12'	14.2"	48"	1.36
43.67	18"	12'	14.3"	48"	1.37
43.68	18"	12'	14.4"	48"	1.38
43.69	18"	12'	14.5"	48"	1.39
43.70	18"	12'	14.6"	48"	1.40
43.71	18"	12'	14.7"	48"	1.41
43.72	18"	12'	14.8"	48"	1.42
43.73	18"	12'	14.9"	48"	1.43
43.74	18"	12'	15.0"	48"	1.44
43.75	18"	12'	15.1"	48"	1.45
43.76	18"	12'	15.2"	48"	1.46
43.77	18"	12'	15.3"	48"	1.47
43.78	18"	12'	15.4"	48"	1.48
43.79	18"	12'	15.5"	48"	1.49
43.80	18"	12'	15.6"	48"	1.50
43.81	18"	12'	15.7"	48"	1.51
43.82	18"	12'	15.8"	48"	1.52
43.83	18"	12'	15.9"	48"	1.53
43.84	18"	12'	16.0"	48"	1.54
43.85	18"	12'	16.1"	48"	1.55
43.86	18"	12'	16.2"	48"	1.56
43.87	18"	12'	16.3"	48"	1.57
43.88	18"	12'	16.4"	48"	1.58
43.89	18"	12'	16.5"	48"	1.59
43.90	18"	12'	16.6"	48"	1.60
43.91	18"	12'	16.7"	48"	1.61
43.92	18"	12'	16.8"	48"	1.62
43.93	18"	12'	16.9"	48"	1.63
43.94	18"	12'	17.0"	48"	1.64
43.95	18"	12'	17.1"	48"	1.65
43.96	18"	12'	17.2"	48"	1.66
43.97	18"	12'	17.3"	48"	1.67
43.98	18"	12'	17.4"	48"	1.68
43.99	18"	12'	17.5"	48"	1.69
44.00	18"	12'	17.6"	48"	1.70
44.01	18"	12'	17.7"	48"	1.71
44.02	18"	12'	17.8"	48"	1.72
44.03	18"	12'	17.9"	48"	1.73
44.04	18"	12'	18.0"	48"	1.74
44.05	18"	12'	18.1"	48"</	

- NOTES**
1. SEE MAIN PLAN FOR ALL DIMENSIONS AND NOTES.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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  7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



**PROJECT DATA**

PROJECT NO. 1727-0001

DATE: 04/25/2018

PROJECT NAME: NORTHEDGE COMMONS TOWNHOUSES

PROJECT ADDRESS: 1727 MONTICELLO ROAD, WEAVERVILLE, NC 28788

PROJECT CONTACT: JIMMY L. HARRIS, PROJECT MANAGER, (704) 282-0000

PROJECT CONTACT: JIMMY L. HARRIS, PROJECT MANAGER, (704) 282-0000

PROJECT CONTACT: JIMMY L. HARRIS, PROJECT MANAGER, (704) 282-0000

**DEVELOPMENT DATA**

OWNER/DEVELOPER: NORTHEDGE COMMONS INVESTORS, LLC

OWNER ADDRESS: 1727 MONTICELLO ROAD, WEAVERVILLE, NC 28788

OWNER CONTACT: JIMMY L. HARRIS, PROJECT MANAGER, (704) 282-0000

OWNER CONTACT: JIMMY L. HARRIS, PROJECT MANAGER, (704) 282-0000

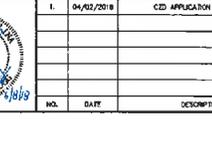
OWNER CONTACT: JIMMY L. HARRIS, PROJECT MANAGER, (704) 282-0000

**SEWER DRAINAGE PLAN FOR**

**NORTHRIDGE COMMONS TOWNHOUSES**

NORTHRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY
1.	04/25/2018	CD APPLICATION SUBMITTAL	LWH



**CDC** Civil Design Concepts, PA

NCBLS LICENSE # 0-154

158 PATTON AVENUE, SUITE 200, WEAVERVILLE, NC 28788

PHONE: 704-282-0000

FAX: 704-282-0000

66 WALNUT STREET - SUITE 5

WEAVERVILLE, NC 28788

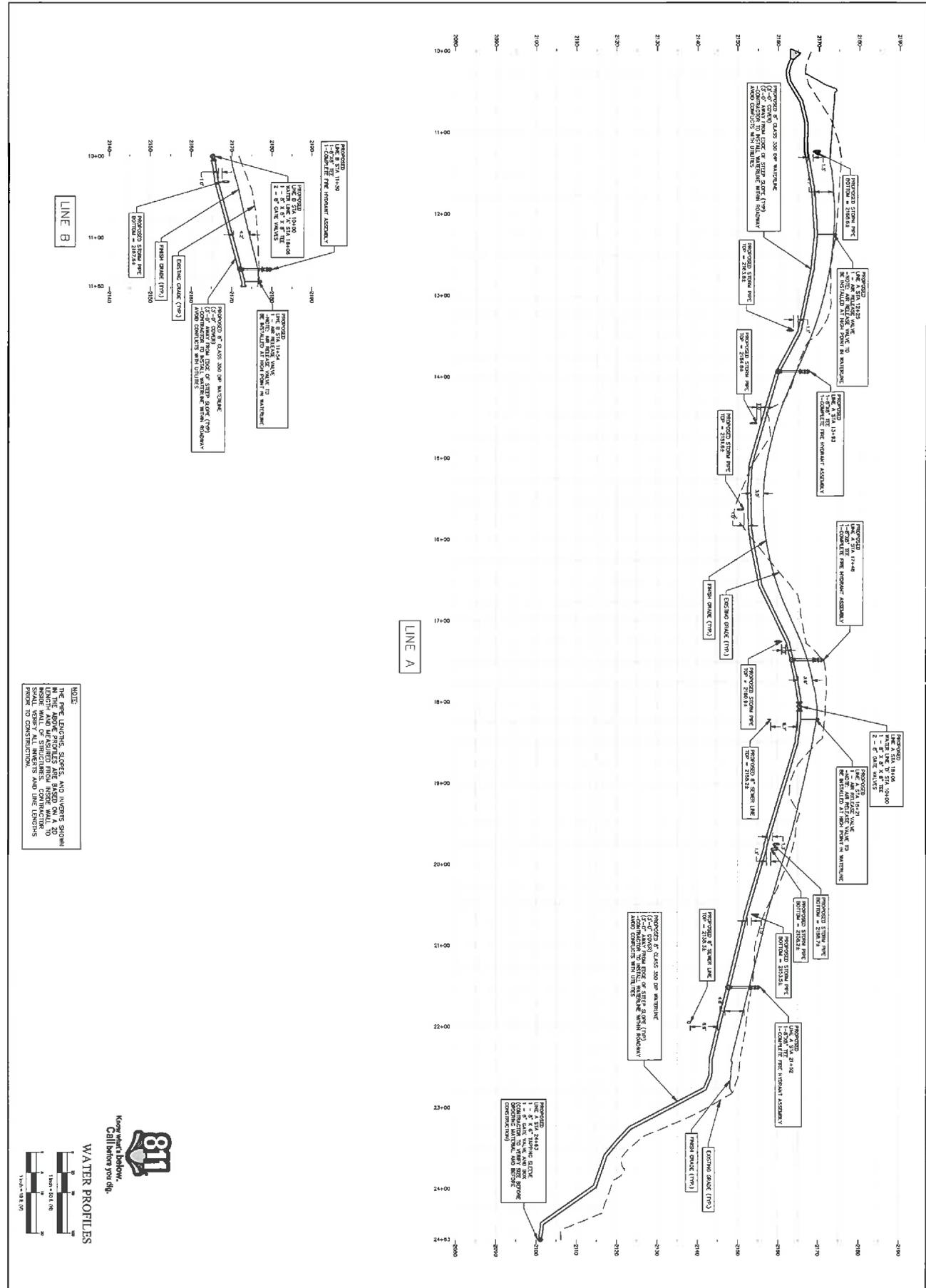
PHONE: 704-282-0000

FAX: 704-282-0000

**C601**

SHEET

129



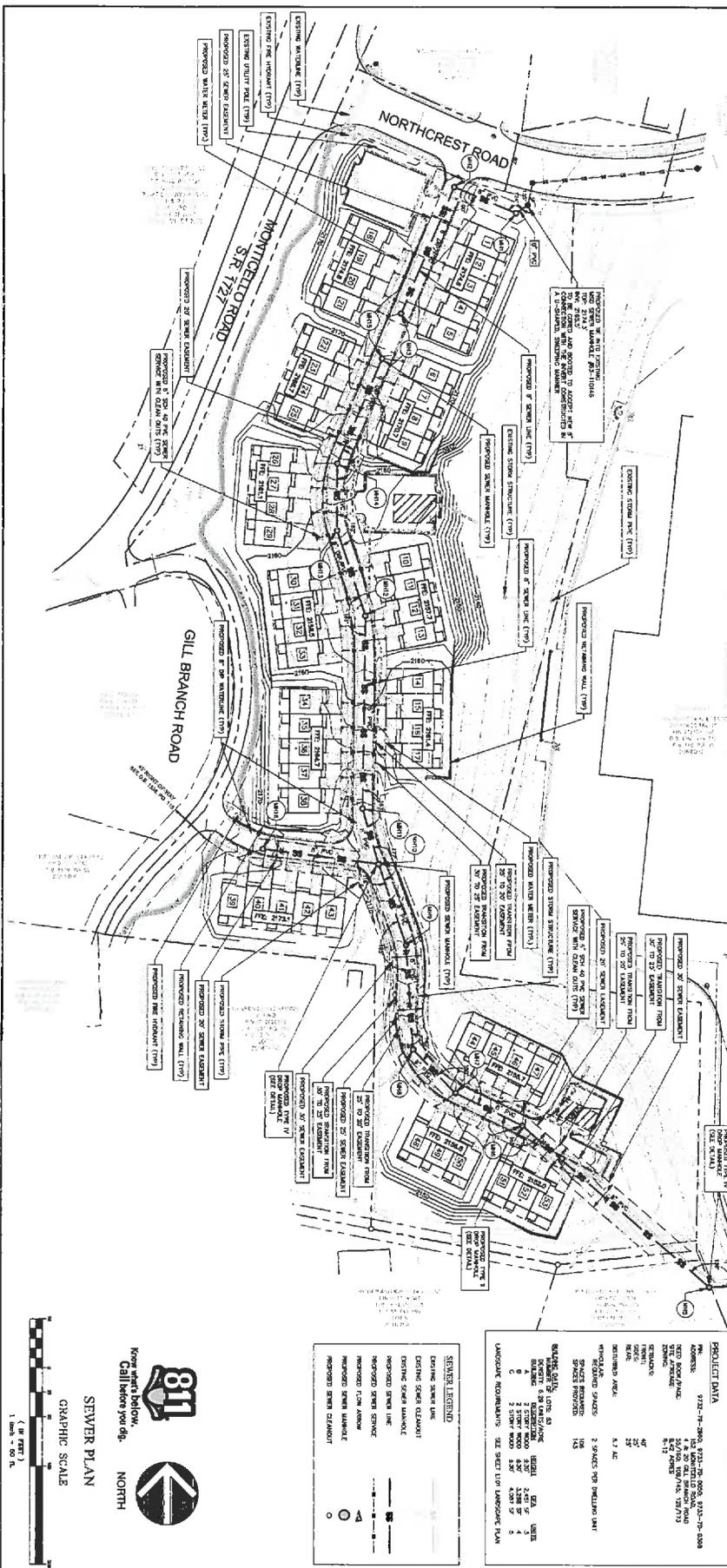
**NOTE:**  
 THE PIPE LENGTHS, SLOPES, AND LAYERS SHOWN  
 HEREIN ARE FOR INFORMATION ONLY. THE EXACT  
 LENGTH AND MATERIALS TO BE USED SHALL BE  
 DETERMINED BY THE CONTRACTOR PRIOR TO  
 CONSTRUCTION.

**811**  
 Know what's below.  
 Call before you dig.

**WATER PROFILES**

Scale: 1/4" = 1'-0"

WATER PROFILES FOR: <b>NORTHRISE COMMONS TOWNHOUSES</b> NORTHRISE COMMONS #105 PLOTS, LLC - NEWCASTLE, NORTH CAROLINA		04/22/2018 05/07/2018	CD APPLICATION SUBMITTAL DC SW SUBMITTAL	LWR LWR	888 PATTON AVENUE HARRISBURG, PA 17103 PHONE 717-653-2200 FAX 717-653-2201
SHEET <b>C602</b>		NO. DATE DESCRIPTION BY	1. 04/22/2018 CD APPLICATION SUBMITTAL LWR 2. 05/07/2018 DC SW SUBMITTAL LWR	CDC Civil Design Concepts, PA 1330 MC95-B LICENSE # C-0164 www.civildesignconcepts.com	1330 SHEET # 2-4410 FAX 610-461-6441



- NOTES**
- SEE SEWER PLAN FOR ALL EXISTING SEWER LINES WITH ALL SEWER PIPES ON POLYETHYLENE GLASS REINFORCED (PEFR) WITH ALL SEWER PIPES ON POLYETHYLENE GLASS REINFORCED (PEFR).
  - CONCRETE TO MATCH AND REQUIRED SPECIAL TREATMENT. SEE NOTES ON SEWER PLAN FOR SEWER PIPES ON POLYETHYLENE GLASS REINFORCED (PEFR).
  - THINK EXISTING FOR SEWER LINE (SEE PLAN) ON GILL BRANCH ROAD. SEE SEWER PLAN FOR SEWER LINE (SEE PLAN) ON GILL BRANCH ROAD. SEE SEWER PLAN FOR SEWER LINE (SEE PLAN) ON GILL BRANCH ROAD.
  - SEE ALL NOTES ON SEWER PLAN FOR SEWER LINES ON GILL BRANCH ROAD AND SEWER PIPES ON POLYETHYLENE GLASS REINFORCED (PEFR).
  - SEE SEWER PLAN FOR SEWER LINES ON GILL BRANCH ROAD AND SEWER PIPES ON POLYETHYLENE GLASS REINFORCED (PEFR).

(HEIGHTS BASED ON 10' FINISH TO ADJACENT EXISTING)

STRUCTURE NUMBER	STRUCTURE DETAILS	DEPTH	DESCRIPTION
101	NO. 12" DIA. (10'-0" DIA.)	7.0'	PROPOSED MANHOLE
102	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
103	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
104	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
105	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
106	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
107	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
108	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
109	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
110	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
111	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
112	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
113	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE

(HEIGHTS BASED ON 10' FINISH TO ADJACENT EXISTING)

STRUCTURE NUMBER	STRUCTURE DETAILS	DEPTH	DESCRIPTION
114	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
115	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
116	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
117	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
118	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
119	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
120	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
121	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
122	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
123	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
124	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
125	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
126	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
127	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
128	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
129	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE
130	NO. 12" DIA. (10'-0" DIA.)	4.0'	PROPOSED MANHOLE



**PROJECT DATA**

PROJECT NAME: NORTHEDGE COMMONS TOWNHOUSES, LLC  
 PROJECT ADDRESS: 10000 NORTHEDGE COMMONS DRIVE, WILSON, NC 27157  
 PROJECT CONTACT: [Name Redacted]  
 PROJECT PHONE: [Phone Redacted]  
 PROJECT FAX: [Fax Redacted]  
 PROJECT EMAIL: [Email Redacted]  
 PROJECT WEBSITE: [Website Redacted]

**SEWER LEGEND**

- EXISTING SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING STORM WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM WATER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED SEWER STRUCTURE
- PROPOSED STORM STRUCTURE
- PROPOSED SEWER PUMP
- PROPOSED STORM PUMP
- PROPOSED SEWER VALVE
- PROPOSED STORM VALVE
- PROPOSED SEWER CLEANOUT
- PROPOSED STORM CLEANOUT
- PROPOSED SEWER TRENCH
- PROPOSED STORM TRENCH
- PROPOSED SEWER TRENCH WITH CLEANOUT
- PROPOSED STORM TRENCH WITH CLEANOUT
- PROPOSED SEWER TRENCH WITH VALVE
- PROPOSED STORM TRENCH WITH VALVE
- PROPOSED SEWER TRENCH WITH CLEANOUT AND VALVE
- PROPOSED STORM TRENCH WITH CLEANOUT AND VALVE

**PROPOSED SEWER LINE**

PROPOSED SEWER LINE: 12" DIA. (10'-0" DIA.)

PROPOSED STORM SEWER LINE: 18" DIA. (16'-0" DIA.)

PROPOSED STORM WATER LINE: 18" DIA. (16'-0" DIA.)

PROPOSED SEWER MANHOLE: 48" DIA. (4'-0" DIA.)

PROPOSED STORM MANHOLE: 72" DIA. (6'-0" DIA.)

PROPOSED SEWER STRUCTURE: 48" DIA. (4'-0" DIA.)

PROPOSED STORM STRUCTURE: 72" DIA. (6'-0" DIA.)

PROPOSED SEWER PUMP: 48" DIA. (4'-0" DIA.)

PROPOSED STORM PUMP: 72" DIA. (6'-0" DIA.)

PROPOSED SEWER VALVE: 48" DIA. (4'-0" DIA.)

PROPOSED STORM VALVE: 72" DIA. (6'-0" DIA.)

PROPOSED SEWER CLEANOUT: 48" DIA. (4'-0" DIA.)

PROPOSED STORM CLEANOUT: 72" DIA. (6'-0" DIA.)

PROPOSED SEWER TRENCH: 48" DIA. (4'-0" DIA.)

PROPOSED STORM TRENCH: 72" DIA. (6'-0" DIA.)

PROPOSED SEWER TRENCH WITH CLEANOUT: 48" DIA. (4'-0" DIA.)

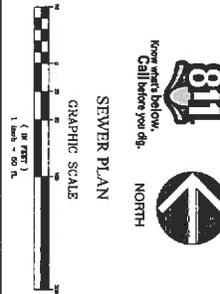
PROPOSED STORM TRENCH WITH CLEANOUT: 72" DIA. (6'-0" DIA.)

PROPOSED SEWER TRENCH WITH VALVE: 48" DIA. (4'-0" DIA.)

PROPOSED STORM TRENCH WITH VALVE: 72" DIA. (6'-0" DIA.)

PROPOSED SEWER TRENCH WITH CLEANOUT AND VALVE: 48" DIA. (4'-0" DIA.)

PROPOSED STORM TRENCH WITH CLEANOUT AND VALVE: 72" DIA. (6'-0" DIA.)



SEWER PLAN  
 GRAPHIC SCALE  
 1" = 50' FT.

SEWER DRAINAGE PLAN FOR:  
**NORTHEDGE COMMONS TOWNHOUSES**  
 NORTHEDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

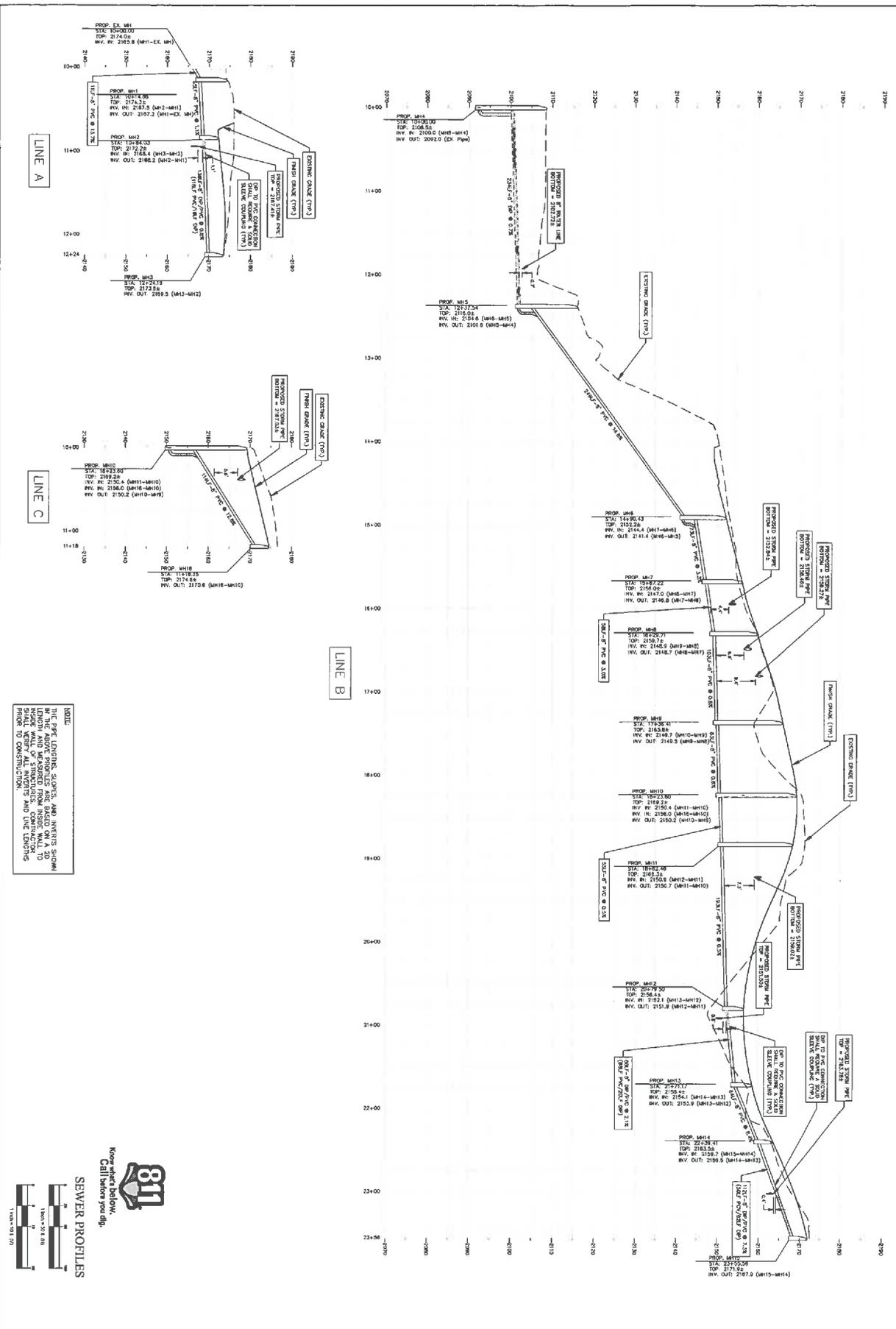
PROJECT DATA

PROJECT NAME: NORTHEDGE COMMONS TOWNHOUSES, LLC  
 PROJECT ADDRESS: 10000 NORTHEDGE COMMONS DRIVE, WILSON, NC 27157  
 PROJECT CONTACT: [Name Redacted]  
 PROJECT PHONE: [Phone Redacted]  
 PROJECT FAX: [Fax Redacted]  
 PROJECT EMAIL: [Email Redacted]  
 PROJECT WEBSITE: [Website Redacted]

NO.	DATE	DESCRIPTION	BY
1.	04/22/2019	CD APPLICATION SUBMITTAL	LMR
3.	06/22/2019	AS PER SUBMITTAL	LMR

**CDC** Civil Design Concepts, PA  
 186 PATTON AVENUE  
 SUITE 200  
 WILSON, NC 27157  
 PHONE: 888-288-2888  
 FAX: 888-288-2888

134



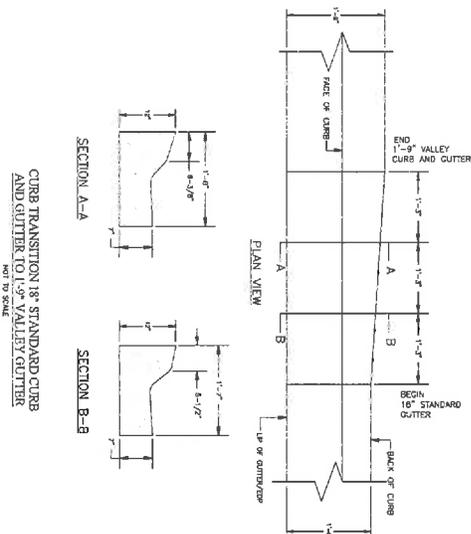
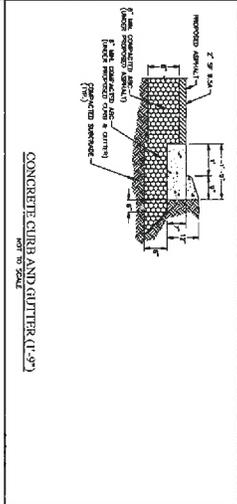
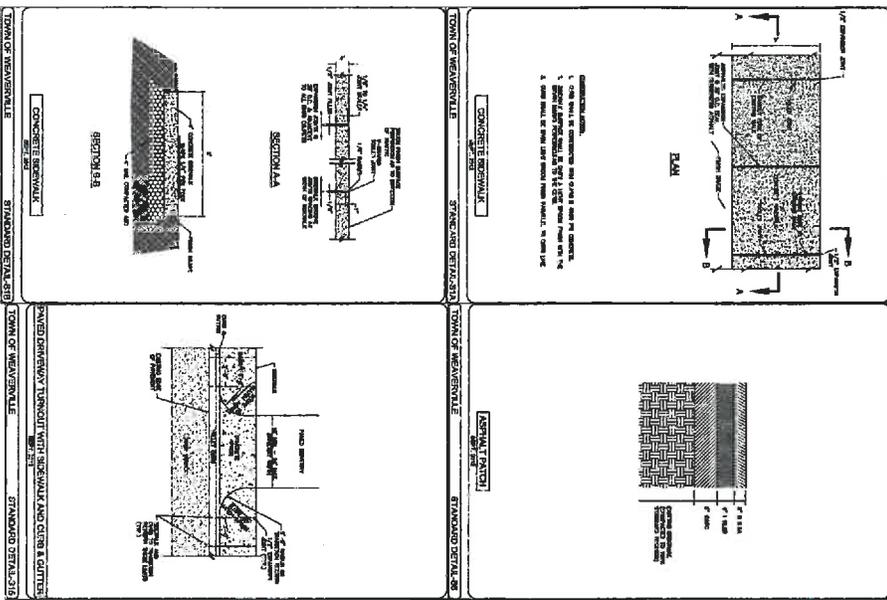
**NOTE:**  
 THE PIPE LENGTHS, SLOPES, AND INVERTS SHOWN  
 ARE FOR INFORMATION ONLY. THE ACTUAL LENGTH,  
 SLOPE, AND INVERTS SHALL BE MEASURED FROM INSIDE WALL TO  
 INSIDE WALL. ALL INVERTS AND PIPE LENGTHS  
 SHALL VERIFY ALL INVERTS AND PIPE LENGTHS  
 PRIOR TO CONSTRUCTION.



SEWER PROFILES FOR:  
**NORTHRIDGE COMMONS TOWNHOUSES**  
 NORTHDRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

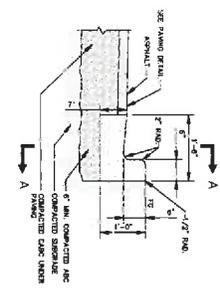
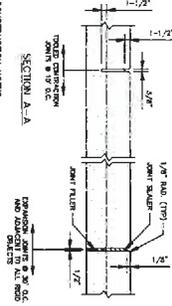
NO.	DATE	DESCRIPTION	BY
1.	04/02/2018	CD APPLICATION SUBMITTAL	LJR
2.	05/02/2018	MSD SUBMITTAL	LJR

**CDC** Civil Design Concepts, PA  
 180 PATTON AVENUE  
 ARDENVILLE, NC 28601  
 PHONE: 888-888-0808  
 FAX: (888) 282-8888



**CONSTRUCTION NOTES:**

1. CURB SHALL BE CONSTRUCTED WITH CLASS B USED 100 CONCRETE.
2. GUTTER SHALL BE 10" WIDE WITH A 1/2" SLOPE FROM THE STREET TO THE DRAINAGE DITCH.
3. 3/4" SLOPE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE GUTTER.
4. CURB SHALL BE CONSTRUCTED TO FACE OF ADJACENT STRUCTURE.



SITE DETAILS

C921

SHEET

SITE DETAILS FOR  
**NORTHRIDGE COMMONS TOWNHOUSES**  
 NORTHEDGE COMMONS INVESTORS, LLC - HAVESVILLE, NORTH CAROLINA

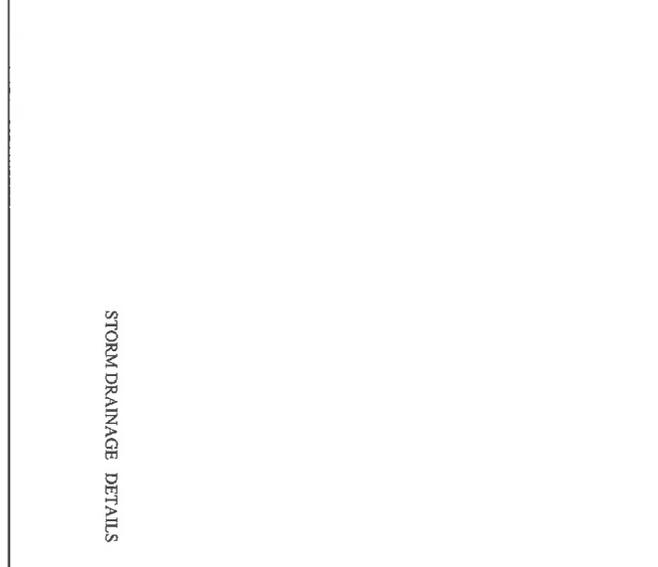
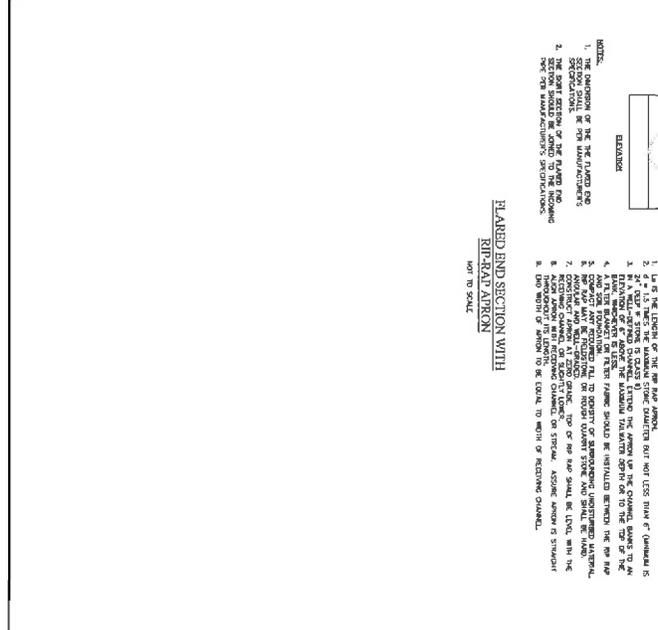
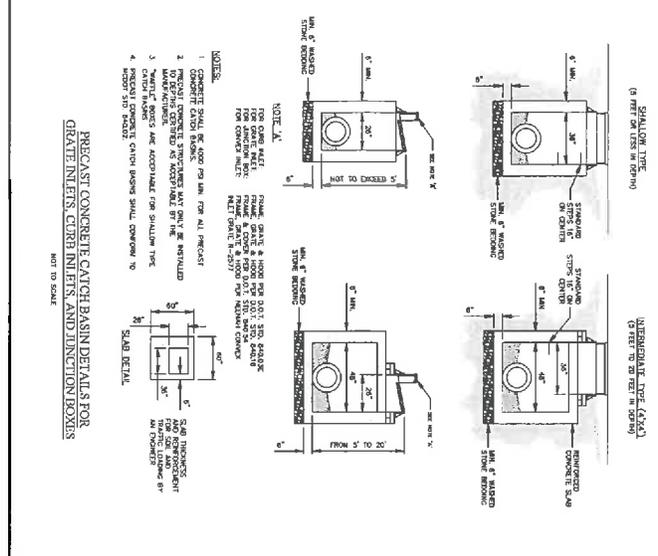
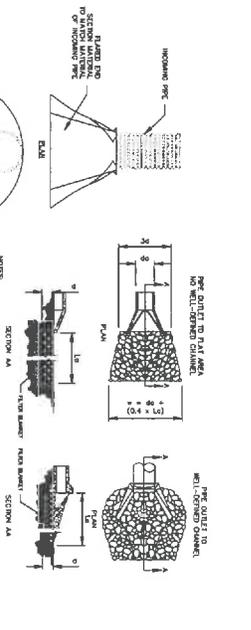
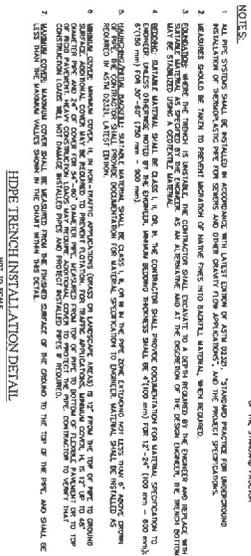
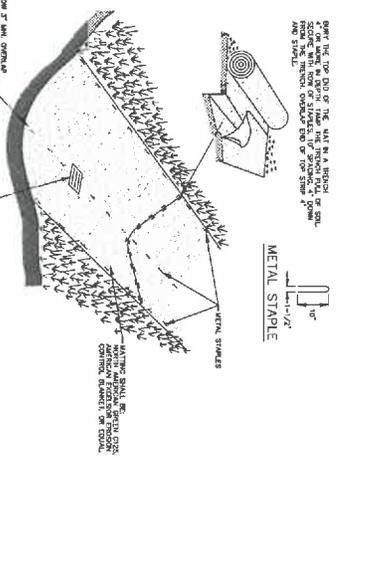
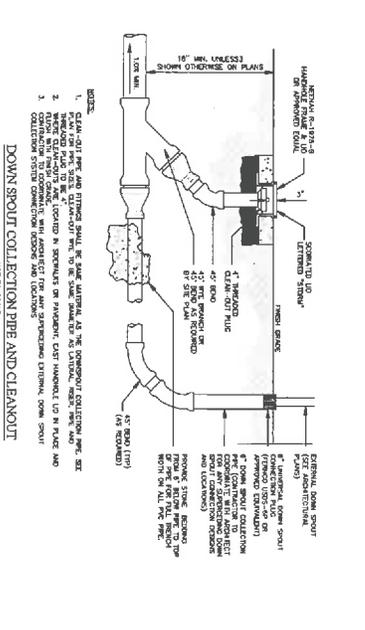
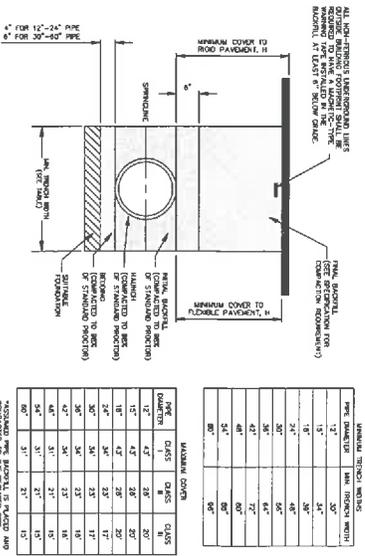


NO.	DATE	DESCRIPTION	BY
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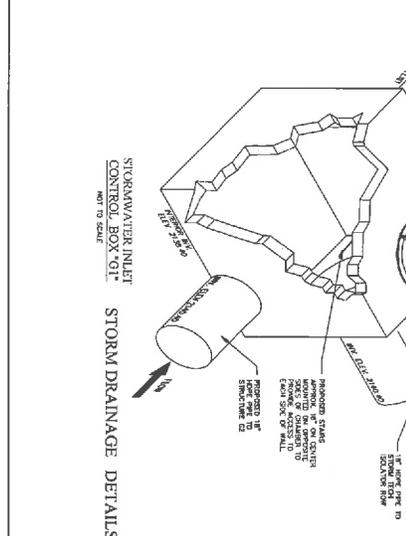
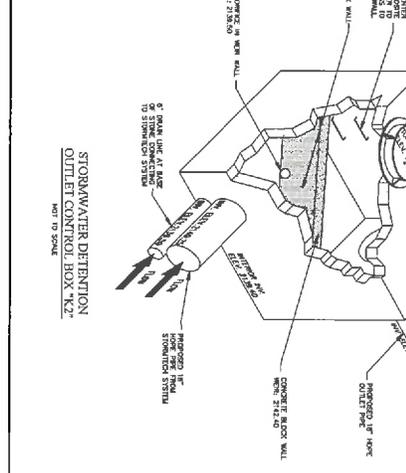
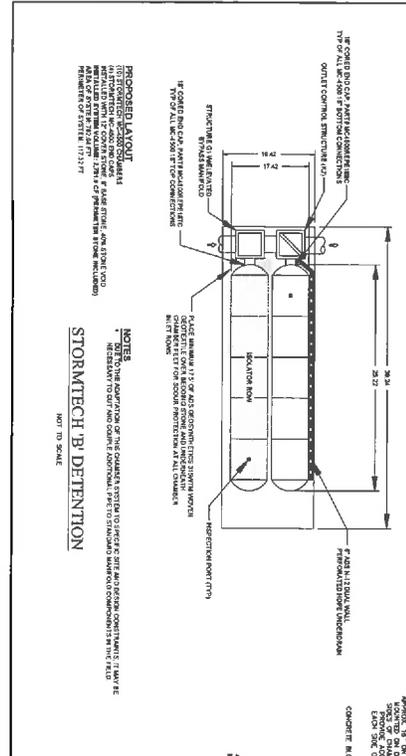
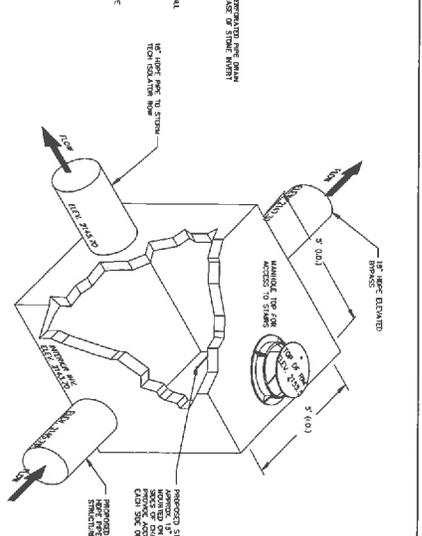
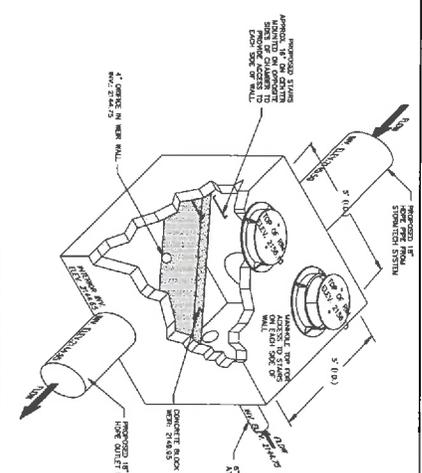
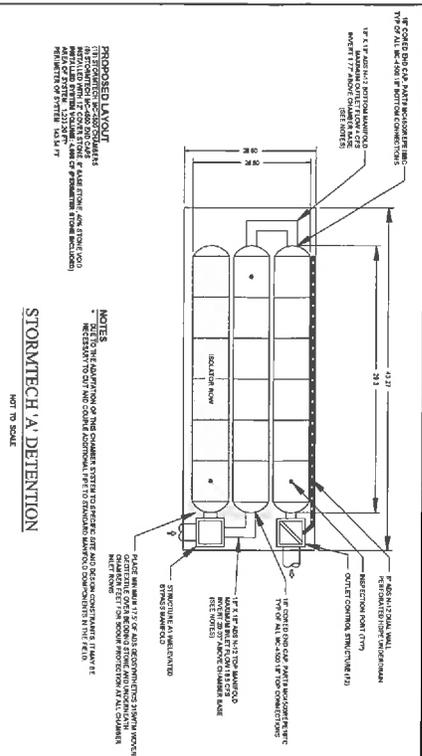


180 PATTON AVENUE  
 ASH-BURNHAM, NC 28901  
 PHONE: 800.545.2008  
 FAX: 800.545.2008

133

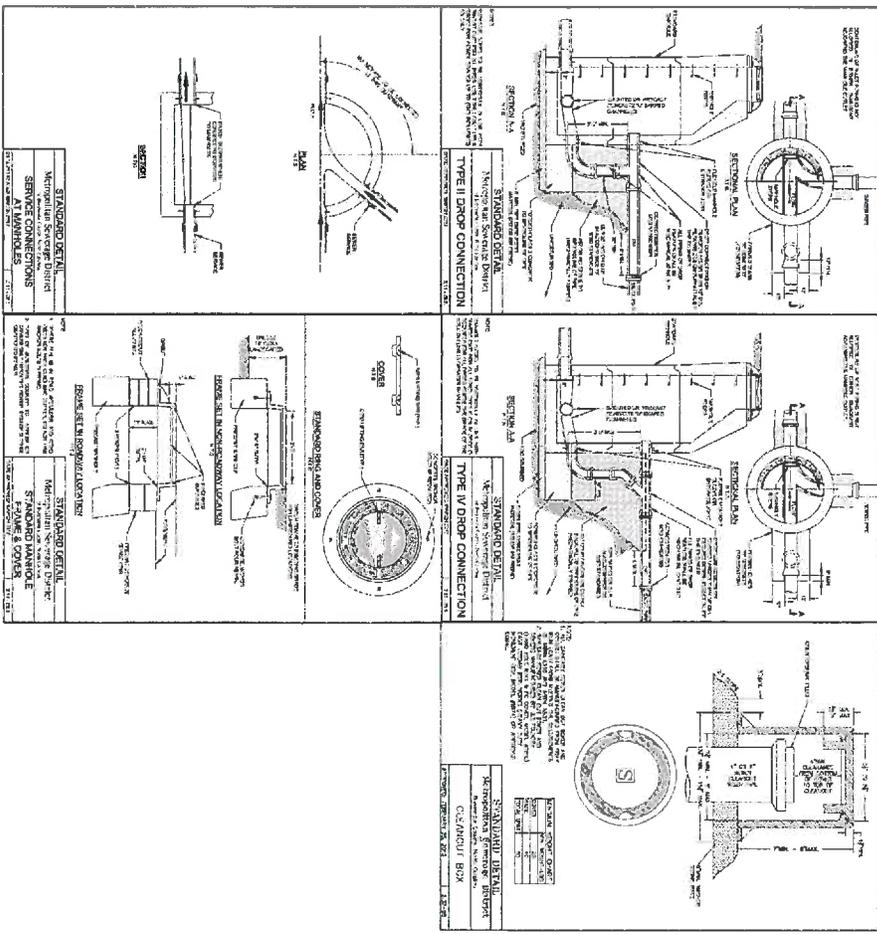












SEWER DETAILS

SEWER DETAILS FOR:  
**NORTHRIDGE COMMONS TOWNHOUSES**  
 NORTHEDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA

REVISIONS:  
 NO. DATE DESCRIPTION BY

1.	04/02/2018	CDI APPLICATION SUBMITTAL	LWR
3.	05/02/2018	MSD SUBMITTAL	LWR



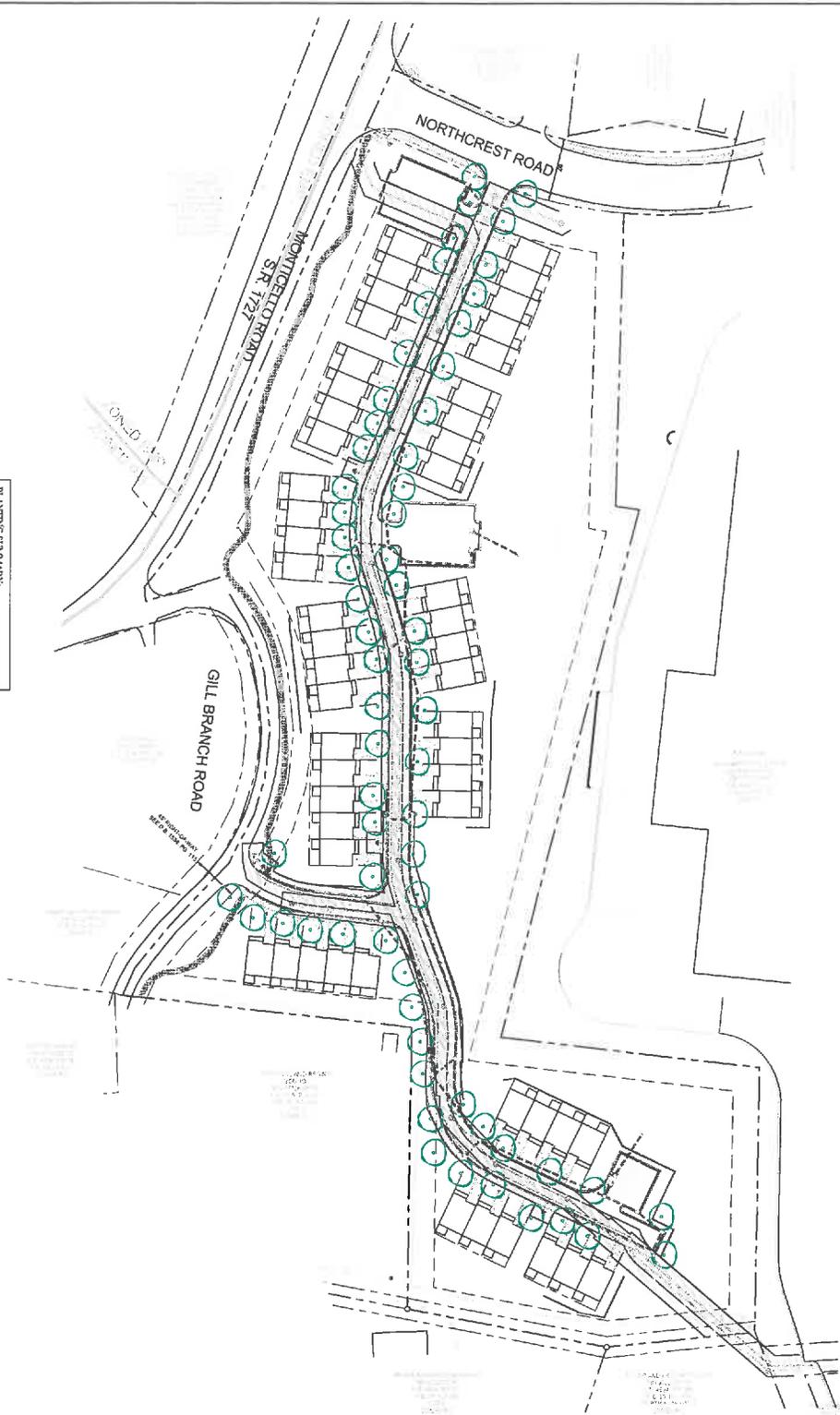
**CDC** Civil Design Concepts, PA  
 180 PATTON AVENUE  
 ASHEVILLE, NC 28601  
 PHONE 828.292.4538  
 FAX 828.292.4538

NCBLS LICENSE # C-814  
 www.cdconcepts.com

139

NO.	DATE	BY	DESCRIPTION
1	04/02/2018	CD	CD APPLICATION SUBMITTAL

**PLANNING SUMMARY:**  
 RECOMMENDATION: LANDSCAPE MAINTENANCE INCLUDING U.P. OF  
 COMMONS AREA, REPAIRS TO  
 STREET TREES AND  
 STREET TREES PLANTED  
 2,527 U.P.  
 64 TREES  
 63 TREES



SITE PLAN  
 GRAPHIC SCALE  
 1" = 50'



**DEVELOPMENT DATA**  
 OWNER/DEVELOPER: NORTHTRIDGE COMMONS INVESTORS, LLC  
 140 PATTON AVENUE  
 ARDENVILLE, NC 28701  
 PHONE: (800) 333-3333  
 FAX: (800) 333-3333

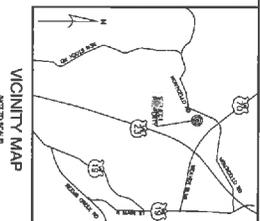
**CONTRACT:**  
 150 PATTON AVENUE, S.A.  
 ARDENVILLE, NC 28701  
 (800) 333-3333

**DATE OF CONTRACT:**  
 04/02/2018

**CONTRACTOR:**  
 CDC CIVIL DESIGN CONCEPTS, P.A.  
 40 WALNUT STREET - SUITE 8  
 ARDENVILLE, NC 28701  
 (800) 333-3333

**PROJECT DATA**  
 PROJECT NO.: 150 PATTON AVENUE, S.A.  
 ADDRESS: 140 PATTON AVENUE, S.A.  
 CITY: ARDENVILLE, NC 28701  
 COUNTY: WASHINGTON  
 ZONING: R-12  
 DISTRICT: 12  
 VOLUME: 5.3 AC  
 DISTRICT AREA: 5.3 AC  
 DISTRICT SPACES: 2 SPACES PER DISTRICT UNIT  
 DISTRICT POWER: 143

**REVISIONS**  
 NO. DATE DESCRIPTION  
 1 04/02/2018 CD APPLICATION SUBMITTAL



LANDSCAPE COMPLIANCE PLAN FOR:  
**NORTHTRIDGE COMMONS TOWNHOUSES**  
 NORTHTRIDGE COMMONS INVESTORS, LLC - WEAVERVILLE, NORTH CAROLINA



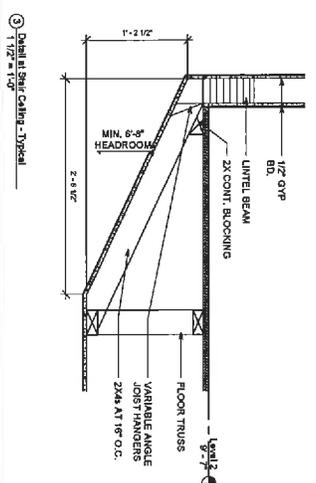
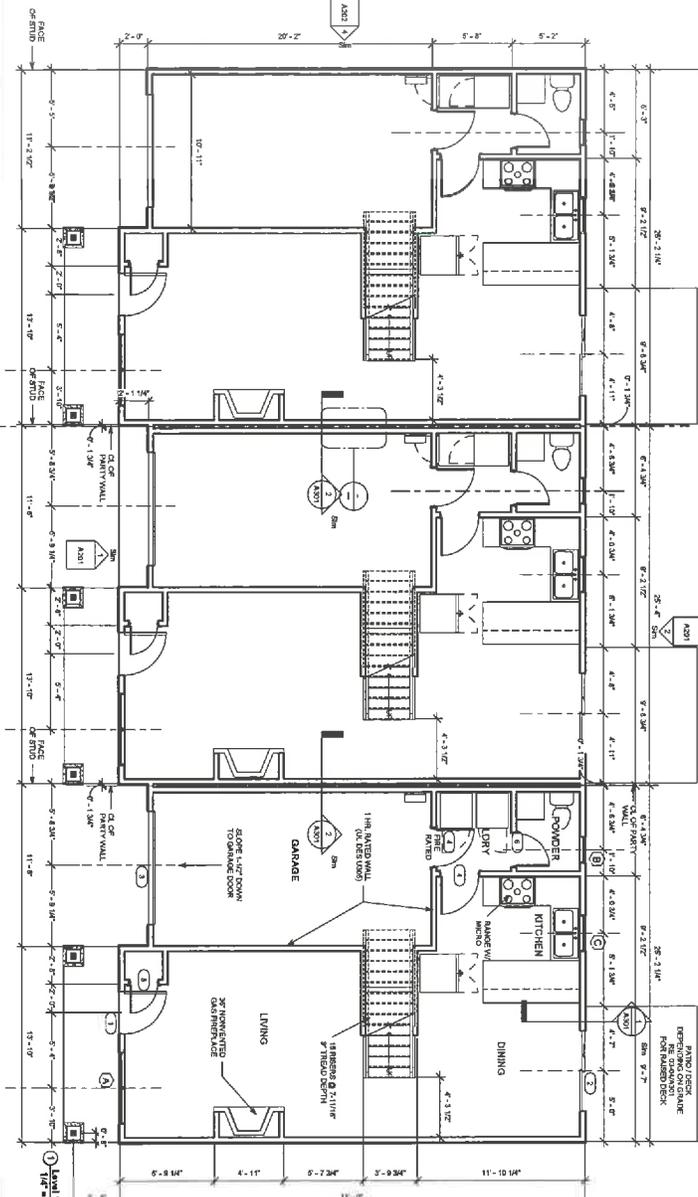
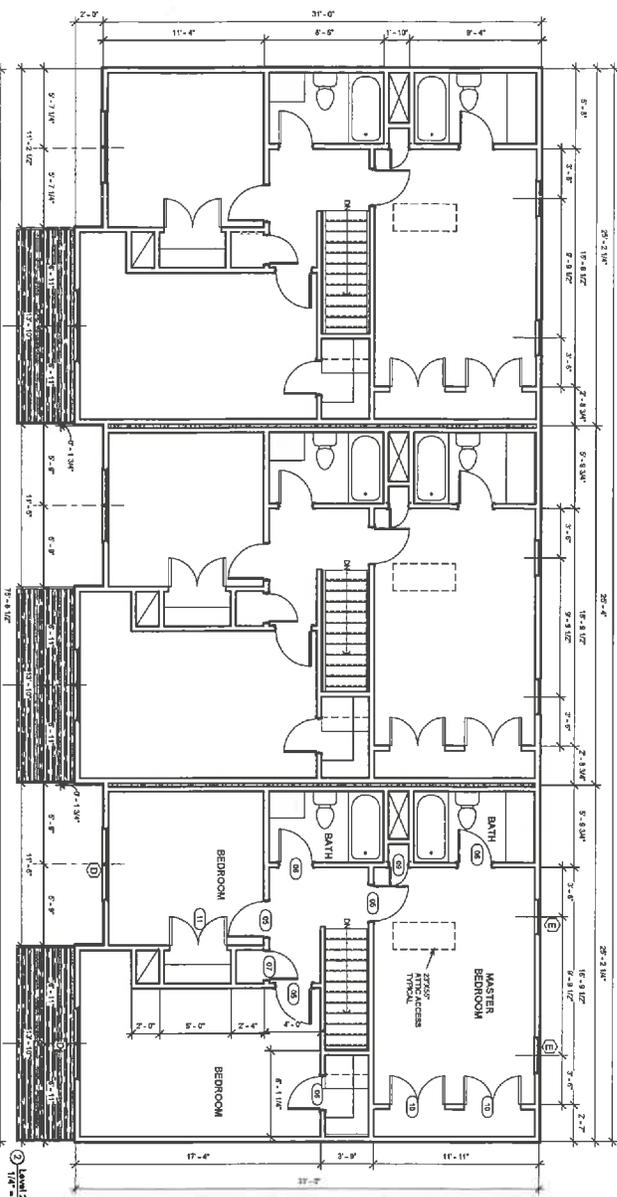
NO.	DATE	DESCRIPTION	BY
1	04/02/2018	CD APPLICATION SUBMITTAL	LMR

**CDC** Civil Design Concepts, P.A.  
 40 WALNUT STREET - SUITE 8  
 ARDENVILLE, NC 28701  
 (800) 333-3333  
 www.cdcdesignconcepts.com

NCBELLS LICENSE # C-2164

L101  
 SHEET





- Floor Plan Notes:**
1. All walls are 2x4 studs unless otherwise noted
  2. All ceiling heights shall be 8'-1 1/2" unless noted otherwise
  3. Kitchen layout is not exact. refer to layout from owner.
  4. Garage ceiling shall be fire rated GYP. board, UL #L501
  5. See General Contractor for specific location of circuit breaker panel box
  6. Verify depth of second floor joists with truss engineer. If depth differs from 11'-6" as shown in wall section, adjust stair risers accordingly.
  7. Three Unit Plans apply to Buildings A, A2

**SINGLE UNIT SQ. FT. AREA**  
 FIRST FLOOR FINISHED 588 SQ. FT.  
 SECOND FLOOR FINISHED 817 SQ. FT.  
 GARAGE 223 SQ. FT.

**Window Schedule**

Type	Rough Opening	Description
A	2'-8" x 5'-2"	Twin Single Hung, Tempered
B	2'-0" x 3'-4"	Single Hung
C	2'-8" x 3'-4"	Single Hung
D	2'-8" x 5'-2"	Twin Single Hung
E	2'-8" x 5'-2"	Single Hung

**Door Schedule**

Locatio	Mark	Size	Description
typical	01	3'-0" x 6'-8"	Exterior Front Entrance
typical	02	5'-0" x 6'-8"	slid gls Exterior
typical	03	8'-0" x 7'-0"	Exterior Single Garage Door
typical	04	2'-8" x 6'-8"	Interior
typical	05	2'-6" x 6'-8"	Interior
typical	06	2'-4" x 6'-8"	Interior
typical	07	2'-0" x 6'-8"	LOUVER Interior
typical	08	2'-0" x 6'-8"	Interior
typical	10	4'-0" x 6'-8" PAIR	Interior
typical	11	4'-0" x 6'-8" PAIR	Interior
typical	141	4'-0" x 6'-8" PAIR	Interior

**Northridge Commons Townhomes**  
 Northridge Commons Investors, LLC  
 150 Monticello Road, Waverly, NC 28787

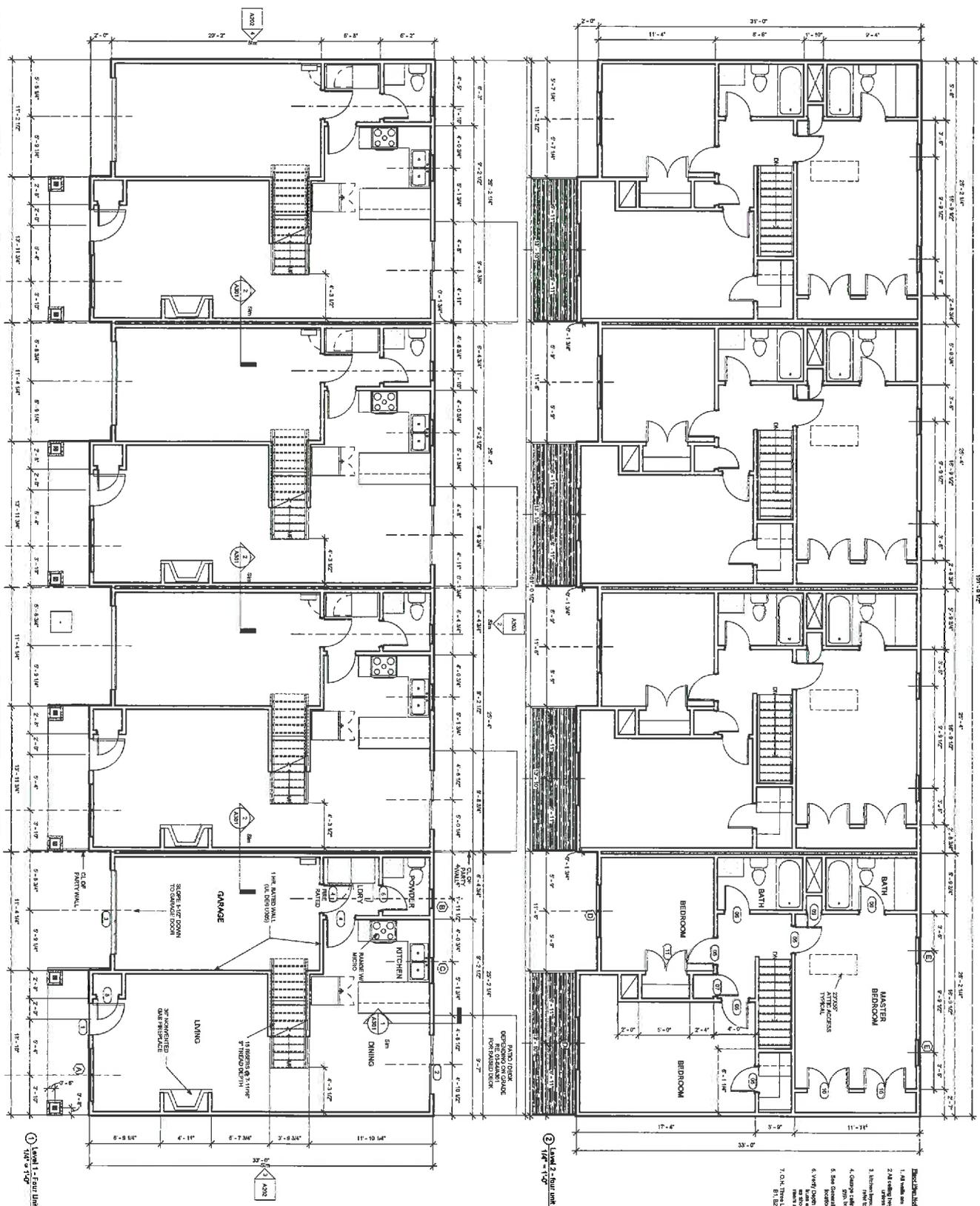
**FLOOR PLAN - THREE UNIT**  
 SHEET TITLE  
 SHEET A101  
 DATE 06 / 05 / 2018  
 JOB NO. 190280

**FISHER**  
 Fisher Architects, PA  
 23 E. Broad Street, Suite 1100  
 Asheville, NC 28801  
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**REVISIONS**

NO.	DATE	DESCRIPTION

Professional Engineer Seal: JOHN S. FISHER, License No. 5479, State of North Carolina. Architect Seal: JOHN S. FISHER, License No. 3544, State of North Carolina.



1. Level 1 - Four Unit

2. Level 2 - Four Unit

- NOTES:**
1. All walls are 2x4 unless otherwise noted.
  2. All ceiling heights are 10'0".
  3. All doors are 36" wide x 80" high.
  4. Change labels called by the field.
  5. See schedule of finishes for materials.
  6. Verify location of structural floor joists with the contractor.
  7. O.A. These units are subject to change.

SHEET TITLE	
Floor Plan - Four Unit	
SHEET	DATE
A102	06 / 05 / 2015
JOB NO.	180280

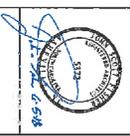
**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC

150 Monticello Road, Waverly, NC 28787

**FISHER**  
Fisher Architects, PA

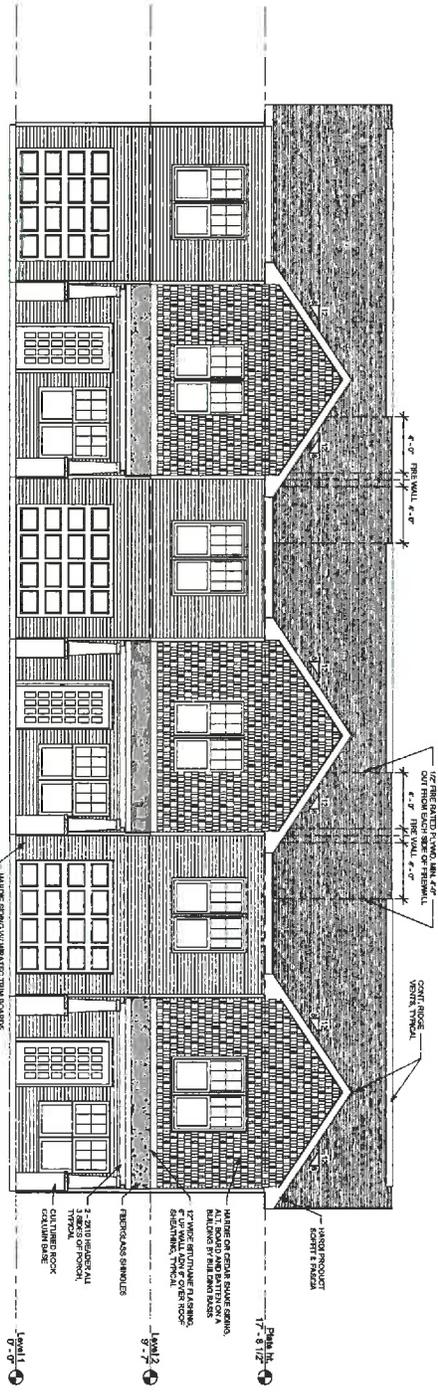
311 Monticello Avenue  
Asheville, NC 28901

Copyright 2018 Fisher Architects, PA (031) 235-8255

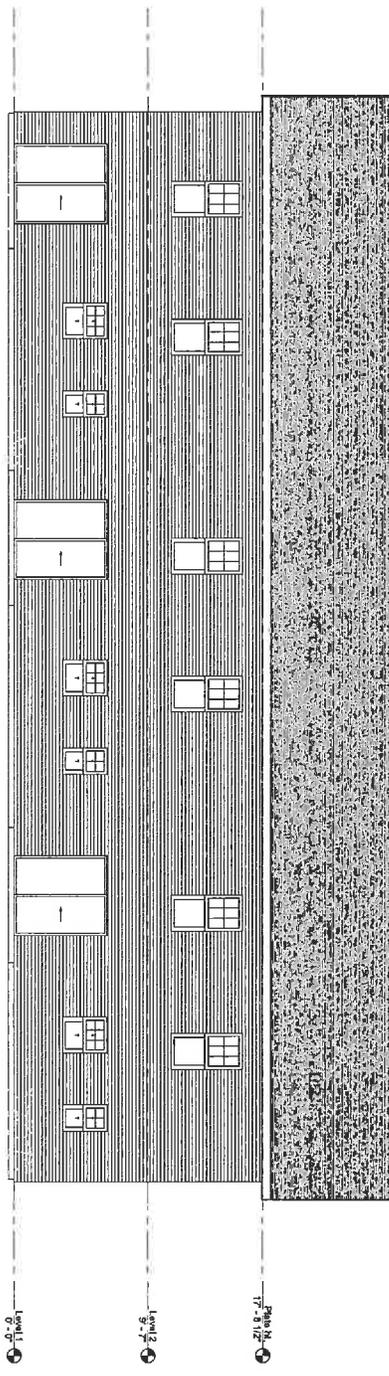


REVISIONS





① South Three Unit  
1/8" = 1'-0"



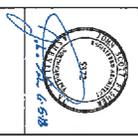
② North Three Unit  
1/8" = 1'-0"

SHEET TITLE	
Three Unit Elevations	
SHEET	DATE
A201	06 / 05 / 2018
JOB NO.	160280

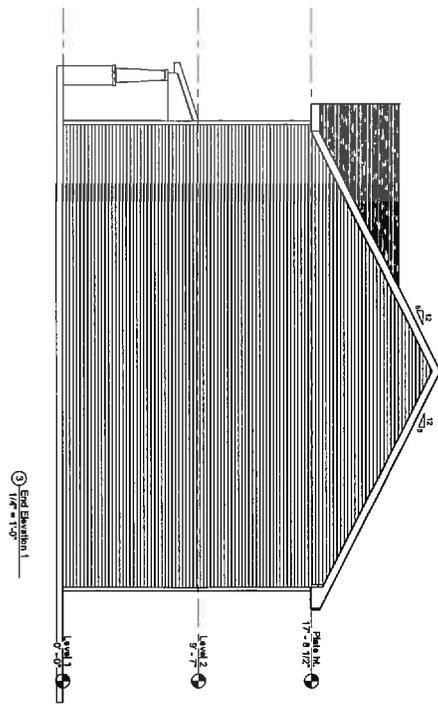
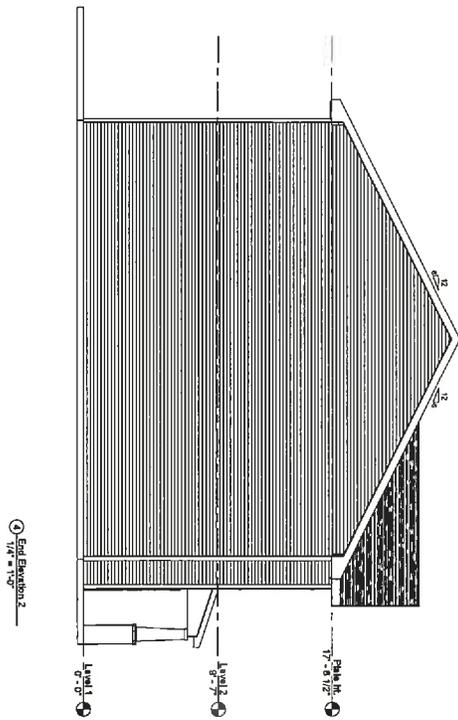
**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC

150 Monticello Road, Weaverville, NC 28787

**FISHER**  
Fisher Architects, PA  
351 Mission Avenue  
Asheville, NC 28801  
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REVISIONS



SHEET TITLE	
End Elevations	
SHEET	DATE
A202	06 / 05 / 2018
JOB NO.	160280

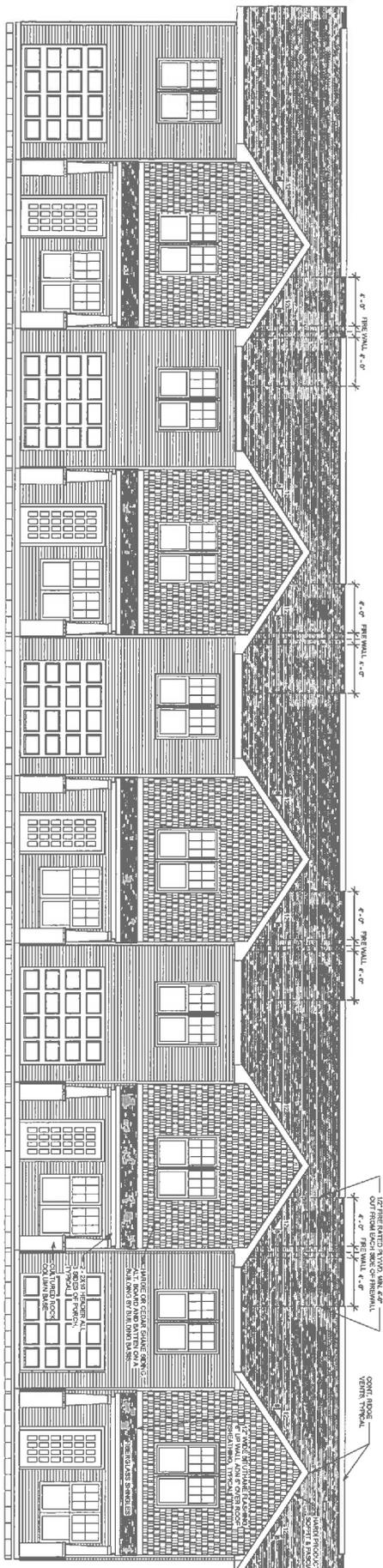
**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC  
150 Moricello Road, Weaverville, NC 28787

**FISHER**  
Fisher Architects, PA  
331 Marston Avenue  
Asheville, NC 28801  
Copyright 2018 Fisher Architects, PA (REV) 215-8261

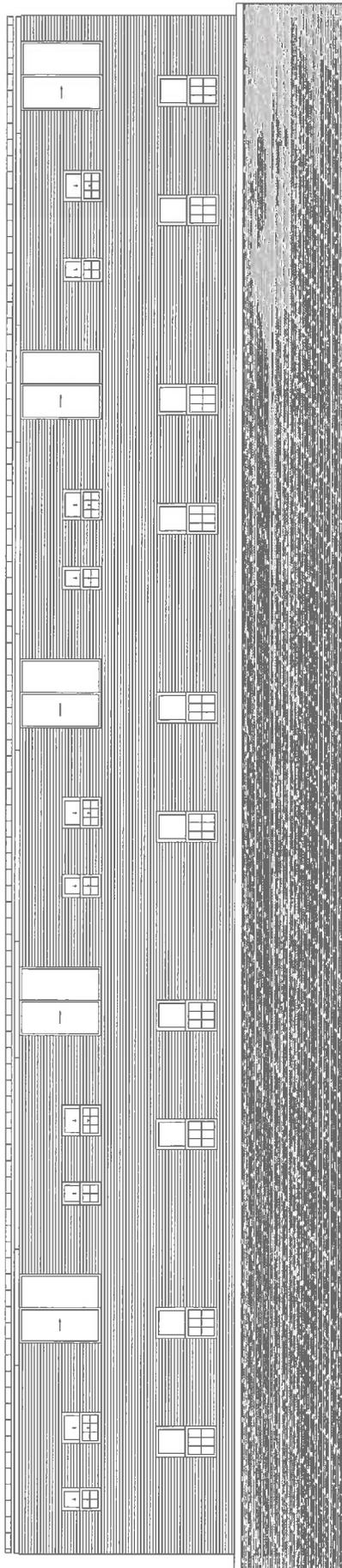


REVISIONS





① South - Five Unit  
1/4" = 1'-0"

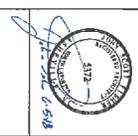


② North - Five Unit  
1/4" = 1'-0"

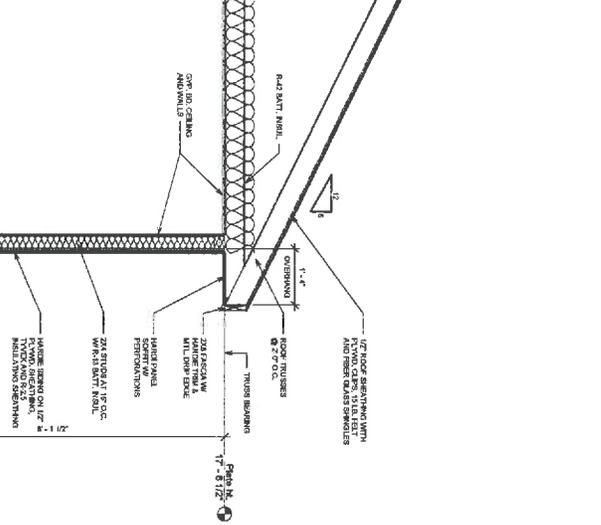
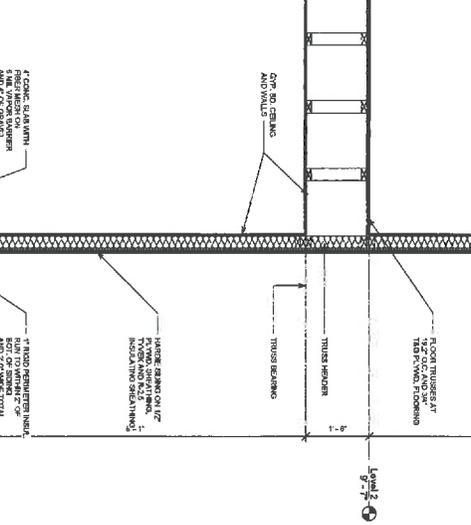
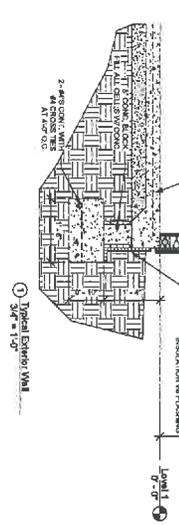
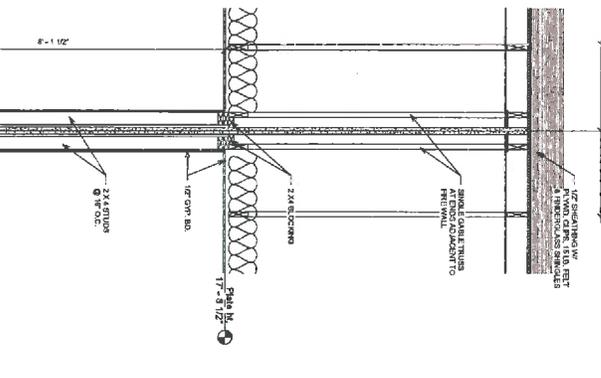
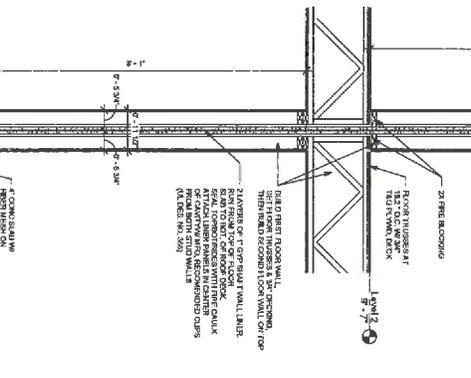
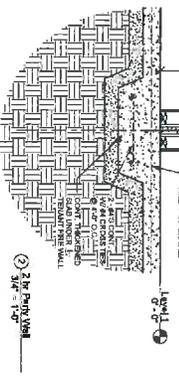
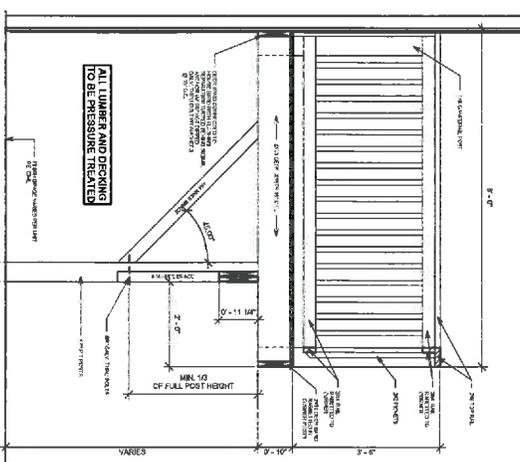
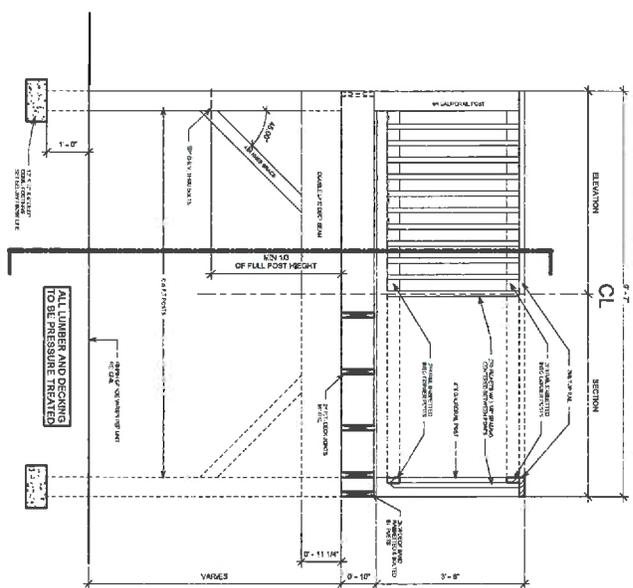
SHEET TITLE	
Five Unit Elevations	
SHEET	DATE
A204	06 / 05 / 2018
JOB NO.	
	190280

**Northridge Commons  
Townhomes**  
Northridge Commons Investors, LLC  
150 Monticello Road, Weaverville, NC 28787

**FISHER**  
Fisher Architects, PA  
101 Sandstone Avenue  
Asheville, NC 28801  
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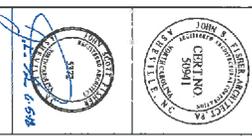
REVISIONS



SHEET TITLE	
Wall Sections	
SHEET	DATE
A301	06 / 05 / 2015
JOB NO.	180280

**Northridge Commons Townhomes**  
 Northridge Commons Investors, LLC  
 150 Monticello Road, Weaverville, NC 28787

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 351 Marston Avenue  
 Asheville, NC 28804  
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REVISIONS

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** October 15, 2018  
**SUBJECT:** Comprehensive Land Use Plan Project – Staff Update  
**PRESENTER:** Planning Director/Town Attorney  
**ATTACHMENTS:** None

**DESCRIPTION/SUMMARY OF REQUEST:**

In recognition of the great degree of trust that Town Council has placed on its staff, the Town Attorney and Planning Director want to routinely provide an update to the Mayor and Town Council on the progress being made on the update of the Town’s Comprehensive Land Use Project (CLUP Project).

On 5 October 2018 Town Council gave staff the authorization to proceed with this project with assistance from Land of Sky as needed. The Town Attorney and Planning Director have met and mapped out the first phases of this project which involve gathering information and data, and encouraging and facilitating important land use related policy discussions of the governing body.

At the time of writing of this agenda item Town Council is due to meet on 10 October 2018 to discuss its strategic plan which will serve as an important guidance document throughout the CLUP Project. It is staff’s hope that other conversations will be scheduled in the near future on such topics as: principles of growth (annexation and water allocations), development review procedures, and issues related to maximum building height and private/public roads.

Staff has identified the demographic information, data points, and plans that should be gathered, reviewed and considered as the basis for the CLUP Project. In the upcoming weeks this information gathering will be the focus of staff’s efforts on this project.

**COUNCIL ACTION REQUESTED:**

No action requested at tonight’s meeting.

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**DATE OF MEETING:** October 15, 2018

**SUBJECT:** Proposed Amendments to the Personnel Policy –  
Article III - Pay Plan, Article VIII - Benefits

**PRESENTER:** Town Attorney and Town Manager

**ATTACHMENTS:** Article III (Amended) – Pay Plan  
Article VIII (Amended) – Benefits

**DESCRIPTION:**

At tonight’s meeting Mayor and Council are asked to consider approval of revised Article III of the Personnel Policy concerning the Town’s Pay Plan. This article was originally presented to you in May, at which time Town Council discussed longevity pay. You will note that the longevity pay section of Article III has been deleted as requested by Town Council. In all other regards Article III remains as presented to Council in May 2018 as no further comments were received.

Also presented tonight is an amended version of Article VIII concerning benefits. This document does contain some staff comments that will guide the Mayor and Town Council through the important changes.

Staff proposes that the effective date of these amendments be established as January 1, 2019.

**COUNCIL ACTION REQUESTED:**

Should Town Council be comfortable proceeding with adoption of these proposed policy amendments that action would be appropriate at tonight’s meeting. These amendments can be brought back at a subsequent meeting in order to allow for more time for the Mayor and Town Council to review and consider them or for revisions based on Town Council discussion.

# **Town of Weaverville Personnel Policy**

## **Article III. Pay Plan**

### **Section 1. Definition**

The pay plan includes the basic salary schedule and the assignment of position classes to salary grades as adopted by the Town Council. Positions are assigned to grades within the pay plan based upon the complexity of duties, levels of responsibility, and education and training required for the position. The salary schedule consists of minimum, midpoint, and maximum rates of pay for all classes of positions, and a designation of the standard hours in the work week for each position.

### **Section 2. Administration and Maintenance of the Pay Plan**

The Town Manager, assisted by the Human Resources Officer, shall be responsible for the administration and maintenance of the pay plan. All employees covered by the pay plan shall be paid at a rate listed within the salary range established for the respective position classification, except for employees whose existing salaries are above the established maximum rate following transition to a new pay plan.

The pay plan is intended to provide equitable compensation for all positions, reflecting differences in the duties and responsibilities, the comparable rates of pay for positions in private and public employment in the area, changes in the cost of living, the financial conditions of the Town, and other factors. To this end, each budget year the Human Resources Officer shall make comparative studies of all factors affecting the level of salary ranges including the consumer price index, anticipated changes in surrounding employer plans, and other relevant factors, and will recommend to the Town Manager such changes in salary ranges as appear to be pertinent. Such changes shall be made in the salary ranges such that the minimum, midpoint and maximum rates change according to the market.

Periodically, the Town Manager shall recommend that individual salary ranges be studied and adjusted as necessary to maintain market competitiveness. Such adjustments will be made by increasing or decreasing the assigned salary grade for the class or classes and adjusting the rate of pay for employees in the class when the action is approved by the Town Council.

### **Section 3. Starting Salaries**

All persons employed in positions approved in the position classification plan shall be employed at the minimum rate for the classification in which they are employed; however, exceptionally well qualified applicants may be employed above the minimum rate of the established salary range upon approval of the Town Manager.

### **Section 4. Merit Pay and Merit Bonus**

Upward movement within the established salary range for an employee is not automatic, but rather based upon specific performance-related criteria. Procedures for determining

performance levels and performance pay increases or other performance-related movement within the range shall be established in procedures approved by the Town Manager.

Town Council may designate a portion of its annual budget for use by the Town Manager in rewarding employees with merit pay increases or bonuses based on performance-related criteria.

Employees who have demonstrated qualification for a performance related increase as described in their performance evaluation are eligible for a merit pay increase within the established salary range.

Employees who are at the maximum amount of the salary range for their position classification are eligible to be considered for a merit bonus at their regular performance evaluation time. Merit bonuses shall be awarded based upon the performance of the employee as described in the performance evaluation and in the same amounts as employees who are within the salary range. However, merit bonuses shall be awarded in lump sum payments and do not become part of base pay.

#### **Section 5. Trainee Designation and Provisions**

Applicants being considered for employment with the Town or Town employees who do not meet all of the requirements for the position for which they are being considered may be hired, promoted, demoted, or transferred by the Town Manager to a "trainee" status. In such cases, a plan for training, including a time schedule, must be prepared by the Department Head.

"Trainee" salaries shall be no more than two grades below the minimum salary rate established for the position for which the person is being trained. A new employee designated as "trainee" shall be regarded as being in a probationary period. However, probationary periods shall be no less than six months and trainee periods may extend from three to eighteen months. A trainee shall remain a probationary employee until the trainee period is satisfactorily completed.

If the training is not successfully completed to the satisfaction of the Town Manager, the trainee shall be transferred, demoted, or dismissed. If the training is successfully completed, the employee shall be paid at least at the hiring rate established for the position for which the employee was trained.

#### **Section 6. Salary Effect in Promotions, Demotions, Transfers and Reclassifications**

- (a) **Promotions.** The purpose of the promotion pay increase is to recognize and compensate the employee for taking on increased responsibility. When an employee is promoted, the employee's salary shall normally be advanced to the minimum rate of the new position, or to a salary which provides an increase of at least 5% over the employee's salary before the promotion, whichever is greater. In the event of (1) highly skilled and qualified employees, (2) shortage of qualified applicants, (3) a promotion that exceeds an increase of two pay grades, or (4) for other reasons related to the merit principle of employment, the Town

Manager may set the salary at an appropriate rate in the range of the position to which the employee is promoted that best reflects the employee's qualifications for the job and relative worth to the Town. In that case the Town Manager will take into account the range of the position and relative qualifications of other employees in the same classification. In no event, however, shall the new salary exceed the maximum rate of the new salary range. In setting the promotion salary, the Town Manager shall consider internal comparisons with other employees in the same or similar jobs.

- (b) **Demotions.** Demotion is the voluntary or involuntary movement of an employee from one position to a position in a class assigned to a lower salary range. When an employee is demoted to a position for which he or she is qualified, the salary shall be set at the rate in the lower pay range which provides a salary commensurate with the employees' qualifications to perform the job and consistent with the placement of other employees within the same classification in that salary range. If the current salary is within the new range, the employee's salary may be retained at the previous rate if appropriate. If the demotion is the result of discipline, the salary shall be decreased at least 5%. Salaries of demoted employees may be no greater than the maximum of the new range.
- (c) **Transfers.** The salary of an employee reassigned to a position in the same class or to a position in a different class within the same salary range shall not be changed by the reassignment.
- (d) **Reclassifications.** An employee whose position is reclassified to a class having a higher salary range shall receive a pay increase of approximately 5% or an increase to the minimum rate of the new pay range, whichever is higher. If the employee has completed probation, the employee's salary shall be advanced to at least the probation completion amount in the new range.

If the position is reclassified to a lower pay range, the employee's salary shall remain the same. If the employee's salary is above the maximum established for the new range, the salary of that employee shall be maintained at the current level until the range is increased above the employee's salary.

## **Section 6. Effect of Salary Range Revisions**

A salary range revision is a change in the salary range or grade assigned to a specific class of positions. The change may be based upon increased salaries in the relevant labor market, recruitment and retention data, or increased complexity in job content. When a class of positions is assigned to a higher salary range, employees in that class shall receive a pay increase of at least 5% or an increase to the minimum rate of the new range, whichever is higher. When a class of positions is assigned to a lower salary range, the salaries of employees in that class will remain unchanged. If this assignment to a lower salary range results in an employee being paid at a rate above the maximum rate established for the new class, the salary of that employee shall be maintained at that level until such time as the employee's salary range is increased above the employee's current salary.

## **Section 7. Transition to a New Salary Plan**

The following principles shall govern the transition to a new salary plan:

- (1) No employee shall receive a salary reduction as a result of the transition to a new salary plan.
- (2) All employees being paid at a rate lower than the minimum rate established for their respective classes shall have their salaries raised at least to the minimum rate for their classes.
- (3) All employees being paid at a rate below the maximum rate established for their respective classes shall be paid at a rate within the salary schedule.
- (4) All employees being paid at a rate above the maximum rate established for their respective classes shall have their salaries maintained at that salary level with no increases until such time as the employees' salary range is increased above the employees' current salary.

## **Section 8. Effective Date of Salary Changes**

Salary changes approved after the first working day of a pay period shall become effective at the beginning of the next pay period or at such specific date as may be provided by procedures approved by the Town Manager.

## **Section 9. Pay for Part-Time Work**

Compensation of any employee appointed as a part-time employee shall be computed on an hourly basis. These employees will receive the same holidays as the regular employees provided they are regularly scheduled to work on the day the holiday occurs. Holiday pay for part-time employees is limited to the number of hours the part-time employee was scheduled to work on the day of the holiday. All employees who work in a part-time position will be covered by workers compensation insurance and Social Security. Other benefits are available as provided in Article VIII.

## **Section 10. Pay for Overtime Work**

Employees of the Town can be requested and may be required to work in excess of their regularly scheduled hours as necessitated by the needs of the Town and determined by the Department Head. Overtime work should normally be approved in advance by the Department Head, Town Manager or other designee.

To the extent that local government jurisdictions are so required, the Town will comply with the Fair Labor Standards Act (FLSA). The Town Manager and Human Resources Officer shall determine which jobs are "non-exempt" and are therefore subject to the Act in areas such as hours of work and work periods, rates of overtime compensation, and other provisions.

- (a) **Nonexempt Employees.** Non-exempt employees will be paid at a straight time rate for hours up to the FLSA established limit for their position (usually 40 hours in a 7-day period; 171 hours for police personnel in a 28-day cycle and 212 hours for fire personnel in a 28-day cycle, as is specified in the FLSA 7(k) exemption). Hours worked beyond the FLSA established limit will be compensated in either time or pay at the appropriate overtime rate. In determining eligibility for overtime in a work period, only hours actually worked shall be considered; in no event will vacation, sick leave, or holidays be included in the computation of hours worked for FLSA purposes.

Whenever practical, departments will schedule time off on an hour-for-hour basis within the applicable work period for non-exempt employees, instead of paying overtime. When time off within the work period cannot be granted, overtime worked will be paid in accordance with the FLSA.

In emergency situations, where employees are required to work long and continuous hours, the Town Manager may approve compensation at time and one half for those hours worked and/or grant time off with pay for rest and recuperation to ensure safe working conditions. In a FEMA declared emergency when extended long hours are required, exempt and nonexempt employees may be determined to be eligible for overtime compensation at a rate not to exceed double time at the authorization of the Town Manager.

- (b) **Exempt Employees.** Employees in positions determined to be "exempt" from the FLSA will not receive pay for hours worked in excess of their normal work periods. These employees may be granted flexible time by their supervisor where the convenience of the department allows. Such flexible time is not guaranteed to be taken and ends without compensation upon separation from the Town.

## **Section 11. Call-Back and Stand-By Pay**

The Town provides a continuous twenty-four hour a day, seven day a week (24/7) service to its customers. Therefore, it is necessary for certain employees to respond to any reasonable request for duty at any hour of the day or night. One of the conditions of employment with the Town is the acceptance of a share of the responsibility for continuous service, in accordance with the nature of each job position. If an employee fails to respond to reasonable calls for emergency service, either special or routine, the employee shall be subject to disciplinary actions up to and including dismissal by the Town Manager.

- (a) **Call-back** – Non-exempt employees will be guaranteed a minimum payment of two hours of wages for being called back to work outside of normal working hours. "Call-back" provisions do not apply to previously scheduled overtime work (scheduled one or more days in advance).
- (b) **Stand-By** – Stand-by time is defined as that time when an employee must carry a pager or other communication device and must respond immediately to calls for service. Non-exempt employees required to be on "stand-by" duty will be paid a

fixed fee set by the Town Manager for each day or portion thereof that they are required to remain on stand-by. Hours actually worked while on stand-by are calculated beginning when the employee reports to the work site and are added to the regular total of hours worked for the week. Standby time requiring an employee to remain at a designated location or otherwise substantially restrict personal activities in order to be ready to respond when called is considered work time under the provisions of the FLSA. Stand-by schedules require advance approval by the Town Manager.

## **Section 12. Payroll Procedures and Deductions**

All employees shall be paid on a schedule adopted by the Town Manager. All employees shall be paid via direct deposit unless specifically approved the Town Manager.

Deductions shall be made from each employee's salary as required by law. Additional deductions may be made upon the request of the employee on determination by the Town Manager as to the capability of payroll equipment and software, associated increased in workload and appropriateness of the deduction.

## **Section 13. Hourly Rate of Pay**

Employees working in a part-time or temporary capacity with the same duties as full-time employees will work at a rate in the same salary range as the full-time employees.

The hourly rate for employees working other than 40 hours per week, such as police officers working an average of 42 hours per week, will be determined by dividing the average number of hours scheduled per year into the annual salary or wages for the position.

## **Section 14. Pay for Interim Assignments in a Higher Level Classification**

An employee who is formally designated by the Town Manager to perform the duties of a job that is assigned to a higher salary grade than that of the employee's regular classification shall receive an increase for the duration of the interim assignment. The employee shall receive a salary adjustment to the minimum level of the job in which the employee is acting or an increase of 5%, whichever is greater. The salary increase shall be temporary and upon completion of the assignment, the employee shall go back to the salary he or she would have had if not assigned in the interim role, taking into account any increases the employee would have received if they had not been placed in the interim role.

# Town of Weaverville Personnel Policy

## Article VIII. Benefits

### Section 1. Eligibility

Benefits offered by the Town to its employees are described in this Article VIII. Although an important part of a complete compensation package, benefits are subject to change at the Town's discretion and subject to appropriate funding.

### Section 2. Group Health Coverage

Eligible employees are the following: regular fulltime, regular part-time. Group health plans are reviewed every year and are subject to change.

The Town provides group health (including hospitalization), dental, and vision insurance plans for all full-time employees. Fulltime employees may purchase coverage through the Town for qualified dependents.

Regular part-time employees may, if they so desire, purchase available group health coverage through the Town for themselves or for themselves and qualified dependents. A prorated amount of the cost of coverage paid for a full-time employee shall be paid by the Town for the regular part-time employee's coverage with the remainder of the cost being paid by the employee. This prorated amount shall be based on regularly scheduled hours.

Deductions shall be allowed, at the option of the employee, to provide coverage for eligible dependents.

Employees shall be enrolled in the programs in accordance with the provisions of the insurance contracts and on the first day of the month following a thirty (30) day waiting period.

Information concerning cost and benefits shall be available to all employees from the Human Resources Officer.

All employees who separate from Town employment are eligible for continuation of insurance under the Consolidated Omnibus Reconciliation Act (COBRA) at their expense, subject to the rules and regulations of COBRA.

### Section 3. Retiree Health Insurance

If the Town provides group health insurance to current employees, certain of the Town's retirees are also entitled to group health insurance coverage. The following are conditions and limitations concerning retiree health insurance benefits:

- A. The retiree health insurance benefit described in this Section is not available to, and shall not be provided to, any employee hired by the Town of Weaverville on or after July 1, 2017.

**Commented [JJ1]:** Currently Town is paying full cost of health insurance for regular part-time employees. This section is changed to require shared cost between Town and employee for coverage based how many hours a part-time employee is scheduled to work.

- B. Eligibility for retiree health insurance benefits is conditioned upon the retiree meeting all of the following:
  - i) For employees hired on or before March 21, 2011, the employee has served at least 12 years with the Town, and for employees hired on or before July 1, 2017, the employee has served at least 20 years with the Town; and
  - ii) The employee is eligible for unreduced benefits from the North Carolina Local Government Employees' Retirement System; and
  - iii) The Town is the employee's last employer and the employee has been employed by the Town for at least 2 years at the time of retirement; and
  - iv) The employee is not eligible for Medicare, or any other group health insurance policy.
- C. A retired employee who has more than 5 years of service with the Town but less than 20 years of service with the Town may be covered by the Town's health insurance policy provided that they pay the full cost of securing the coverage.
- D. The Town shall not cover a retiree who is eligible for coverage under Medicare or any other group insurance policy; however, the Town will resume coverage for that retiree once the other group coverage terminates.
- E. Retirees qualifying for retiree health insurance benefits will be eligible, at the retiree's expense, to enroll and have covered any dependents under the Town's health and hospitalization insurance plan.
- F. For retirees qualifying for retiree insurance benefits under this Section, the Town shall provide health and hospitalization insurance at the same level as it does to its current employees minus any match for dependent coverage.

#### **Section 4. Unemployment Compensation**

In accordance with the Unemployment Compensation Amendments of 1976 (Public Law 94-566) and subsequent amendments, local governments are covered by unemployment insurance. Town employees who are terminated due to a reduction in force or released from Town service may apply for benefits through the local Employment Security Commission office, where a determination of eligibility will be made.

#### **Section 5. Social Security**

The Town, to the extent of its lawful authority and power, has extended Social Security benefits for its eligible employees and eligible groups and classes of such employees.

#### **Section 6. Group Life Insurance**

The Town provides group term life insurance for each regular fulltime and regular part-time employee subject to eligibility under the group life insurance contract and subject to the stipulations of that insurance contract.

## **Section 7. Optional Group Insurance Plans**

Upon authorization of the Town Manager or Town Council, the Town may make other optional group insurance plans available to employees at the employee's expense.

## **Section 8. Retirement Benefits**

The Town provides a general retirement plan to help eligible employees achieve future financial security at retirement or permanent disability and to provide financial benefit to an employee's designated beneficiary in the event of his or her death during active employment. The plan used is the North Carolina Local Government Employees' Retirement System (LGERS).

Each employee who is expected to work for the Town more than 1,000 hours annually, or such other amount which triggers a requirement to participate in LGERS, shall, as a condition of employment, enroll as a participant with LGERS on the first day of employment and contribute such amounts as are required by the plan. For such employees participating in LGERS, the Town shall likewise make such contributions as are required by the plan.

Should the Town employ any other individual who is actively receiving retirement benefits under LGERS, continued eligibility to receive retirement benefits is subject to LGERS rules and regulations. It is noted that the Town may employ retired law enforcement officers in a public safety position in a capacity not requiring participation in the LGERS and doing so shall not cause payment to cease to those officers under these benefits.

## **Section 9. Optional Deferred Compensation Benefits**

The Town offers participation in 401(k) and/or 457(b) deferred compensation plans to full-time and part-time employees beginning on the first day of employment through payroll deduction, subject to certain plan eligibility requirements. The Town's matching contributions are based on a percentage of salary as designated by Town Council and subject to appropriation within each annual budget. See Section 10 concerning law enforcement officers.

**Commented [JJ2]:** New section but consistent with benefits provided

## **Section 9. Death Benefit**

The Town does participate in the death benefits offered through the Local Government Employees' Retirement System. The eligibility for and payout of this benefit will be based on the rules and regulations established by the Local Government Employees' Retirement System.

## **Section 10. Additional Benefits Pertaining to Law Enforcement Officers**

- A. Every sworn law enforcement officer, as defined by N.C. Gen. Stat. §128-21(11d) or N.C. Gen. Stat. §143-166.50, shall be eligible for a separation allowance, as provided by N.C. Gen. Stat. §143-166.42, in the amount specified in N.C. Gen. Stat.

§143-166.41(a). Eligibility and continuation of these benefits are subject to those statutory provisions.

- B. Each law enforcement officer shall receive 401(k) benefits as prescribed by North Carolina law beginning on the first day of employment.
- C. As provided in N.C. Gen. Stat § 143-166.50, all law enforcement officers shall automatically become a member of the Supplemental Retirement Income Plan on the date of hire and qualifying members shall be entitled to all benefits set out in such plan.

### Section 12. Tuition Assistance Program

It is the policy of the Town to support employees' efforts toward continuing education which is job-related or career-related and which is attended during employees' non—working hours.

- A. **Request for Assistance** - Full-time employees who have completed initial probation may apply for tuition reimbursement for courses taken on their own time, which will improve their skills for their current job or prepare them for promotional opportunities within the Town service. Satisfactory completion of the courses will be required for reimbursement. Requests for tuition assistance shall be submitted to the Department Head prior to course registration and are subject to the review and approval of Town Manager, subject to appropriation and availability of funds.
- B. **Maximum Contribution** - Employees may be reimbursed up to \$1000 per fiscal year for eligible expenses. Tuition, registration, books and other materials, fees, laboratory fees, and student fees are eligible expenses. Satisfactory completion of the courses will be required for reimbursement. Requests for tuition assistance shall be submitted to the Department Head prior to course registration and are subject to the review and approval of Town Manager, subject to appropriation and availability of funds.
- C. **Continued Employment Requirement** - The Town expects employees to remain employed by the Town for a period of at least one year after the successful completion of a course as a condition of reimbursement by the Town for eligible educational expenses. If such employee voluntarily resigns from service with the Town within one year from the date of the course completion the employee shall reimburse the Town for the financial contribution made for tuition assistance. If the employee fails to reimburse the Town prior to such employee's last day of employment, the authorization on the Request for Tuition Reimbursement form shall allow the Town to withhold from their pay the amount of contributions to such employee's education within the past year.
- D. **Current Criteria** -
  - The employee must have been employed by the Town on a fulltime basis for at least six months

**Commented [JJ3]:** This section has been expanded to more fully explain the program but program has not changed except for the addition of reimbursement to Town if employee leaves within 1 year

- The employee must not be within his or her initial probationary period of employment
- The employee must submit an application form to Human Resources Officer showing type and amount of eligible costs to be reimbursed, with documentation attached
- The subject matter of the courses must be job or career related
- The course must be attended during non-working hours
- The school or institution must be approved by the Town
- Funding must be available in the Town's annual budget allocation for tuition assistance. Assistance will be available to employees on a first come-first serve basis until all funds budgeted for tuition have been exhausted
- Employee must successfully complete with a grade of "C" or better, or for non-graded courses, "Pass", "P", "S" or equivalent as a condition of reimbursement by the Town. If the grade requirement is not met the employee will refund the full amount paid back to the Town.
- Employee must remain employed by the Town for a period of at least one year after the successful completion of a course as a condition of reimbursement by the Town

### Section 13. Optional Deductions and Direct Deposits

Additional deductions and direct deposit requests may be allowed by the Town at the request of the employee. Such items include, but are not limited to, the following:

- (a) Optional life, disability or other insurance;
- (b) Dependent health insurance;
- (c) Credit Union/savings account;
- (d) United Way Contributions.

### Section 14. Workers' Compensation and Return to Work Policy

The purpose of this policy is to provide guidance to employees who sustain compensable injuries or occupational disease that arises out of and in the course of employment with the Town. The Town provides Workers' Compensation insurance at no cost to its employees. If an employee is accidentally injured or contracts an occupational disease, as defined by the North Carolina Workers' Compensation Act, because of their employment with the Town, that employee's medical expenses related to the injury or disease may be paid through the program.

- A. **Covered Employees** – All employees paid by the Town are covered by the North Carolina Workers' Compensation Act and are entitled to medical attention and

**Commented [JJ4]:** Expanded but basic policy has not changed; modified/light duty has been added on recommendation of NCLM

appropriate weekly indemnity for injuries or illnesses which arise out of and in the course of employment to the extent allowed by law.

**B. Coordination with Other Agencies**

- (1) North Carolina Industrial Commission – This agency establishes the rules and regulations under which the Workers’ Compensation Act is administered. Determination of liability and all bills of payment as a result of injury or illness will be processed according to these rules and regulations. In cases where the Town of Weaverville and the injured employee cannot agree on liability or compensation, the Commission may hold a hearing.
- (2) North Carolina Occupational Safety & Health Administration (OSHA) – Workplace injuries and illnesses that may qualify under the Occupational Safety & Health Administration may or may not qualify as Workers’ Compensation. With the assistance of the Human Resources Officer and the reporting department, the accident status for OSHA recordkeeping will be determined.
- (3) Third-Party Administrator – The Town of Weaverville has contracted a third-party administrator to handle Workers’ Compensation claims. The third-party administrator is responsible for determination of liability, authorization of treatment, bill processing, weekly compensation benefits and forms filing. Contact the Human Resources Officer for the name and telephone number of the current third-party administrator.

**C. Reporting Requirements**

**(1) Employee Responsibility –**

- Notify immediate supervisor (or department head) of the accident involving injury, injury or illness immediately and complete the Town of Weaverville Accident/Incident Form (delay in reporting injury/illness may result in the loss of benefits).
- Contact immediate supervisor (or department head) PRIOR to receiving any medical treatment (life threatening accidents or accidents occurring after normal working hours of 8am – 5 pm may be directed to urgent care or the nearest hospital).
- Follow the orders of the approved treating medical professional
- Provide all medical correspondence to the immediate supervisor (or department head) immediately

**(2) Immediate Supervisor Responsibility –**

- Evaluate the injury and contact Human Resources Officer to arrange for medical treatment (life threatening accidents or accidents occurring after normal working hours of 8am – 5pm may be directed to urgent care or the nearest hospital)

- Complete the Town's Accident/Injury Form and forward to Human Resources within 24 hours from the date and time of injury
- Contact Human Resources Officer for the specifics on restricted or modified return to work duty
- Investigate the accident or unsafe act and recommend measures to eliminate or reduce the hazard and complete and forward to the Town Manager within 48 hours of the accident
- Assist in controlling the costs associated with work related injuries and illnesses
- Ensure procedural notifications are posted at all work locations and visible to all employees

**(3) Human Resources Officer Responsibility –**

- Ensure the injured employee receives benefits provided by the North Carolina Workers' Compensation Act if so eligible
- Oversee costs associated with work related injuries or illnesses
- Monitor designated Workers' Compensation administrator to ensure effective processing and monitoring of claims
- Communicate Workers' Compensation policy and procedure to all employees and management and oversee Workers' Compensation program
- Participate in the North Carolina Industrial Commission hearings or mediations where appropriate
- Report all injuries to the third party administrator via completion of Industrial Commission Form 19 requirement within 5 days from the date of knowledge of any injury as required by law
- Communicate with third party administrator to pre-approve all medical treatment for injured employee
- Coordinate all administrative responsibilities to include all medical recordkeeping for injured employee and maintenance and reporting of OSHA 300, 301, and 300A forms as required by law
- Serve as the HIPAA representative for all Workers' Compensation injuries and medical records including communication with treating medical professional and third party administrator and those that are on a need-to-know basis
- Report fatalities and/or hospitalization of 3 or more employees to the North Carolina Occupational Health and Safety Administration (OSHA office)
- Meet with employees who have a lost time injury to discuss the Workers' Compensation process

**D. Accident/Injury Reporting and Medical Treatment Procedures**

The following are step-by-step procedures that shall be followed when an accident or injury on the job occurs:

**Step 1** – When an accident occurs, report the accident to the supervisor/manager immediately. In the absence of a direct supervisor, the department head or Human Resources Officer should be contacted immediately.

**Step 2** – In the event that an employee requires off-site medical care that is not of an extreme medical emergency, the supervisor shall send the employee to Sisters of Mercy Urgent Care for treatment. For extreme medical emergencies or during hours when Sisters of Mercy Urgent Care is not open, the supervisor should send the employee to the nearest emergency/trauma hospital for treatment. Medical services for work related injuries or diseases must be obtained from the Town’s designated medical providers unless the injury is an emergency and requires immediate attention and a designated provider is not available. **EMPLOYEE SHOULD NOT USE MEDICAL INSURANCE CARD.**

**Step 3** – Supervisor will contact Human Resources Officer to provide notice of medical treatment sought for work-related injury/illness. Supervisor must notify the Human Resources Officer within 24 hours of the injury whether medical treatment beyond first aid is necessary or not.

**Step 4** – All injuries are to be investigated by the supervisor or department head.

**Step 5** – If the injured employee is placed on light duty work by the authorized health care provider, contact the Human Resources Officer for specific return to work instructions.

**Step 6** – Employees need to report to their immediate supervisor after each doctor’s visit and provide medical notes to the Human Resources Officer prior to returning to work.

**Step 7** – Notify the treating authority that the injury/illness is work related – **DO NOT USE MEDICAL INSURANCE CARD.**

**Step 8** – If prescriptions are issued, notify that pharmacist that the medication is for a work-related injury or illness – **DO NOT USE MEDICAL INSURANCE CARD.**

E. **Modified/Light Duty**

Modified duty is defined as a change in an employee’s physical requirements, hours of work, etc., caused by a medical condition as certified by an authorized health care provider that prevents an employee from performing one or more of the essential physical duties of his or her regular position with the Town. Only medically authorized and specifically defined duties will be considered for modified duty.

Only work-related injuries or illnesses will be eligible for modified/light duty. In order for an employee to be considered for modified/light duty, written signed authorization from a Town of Weaverville approved medical professional must be furnished. The authorization must detail the specific physical duties the employee can and cannot perform along with anticipated duration of the condition.

Commented [JJ5]: Added

It is the responsibility of the department head to accommodate, where feasible, the employee's limitations, either by minimizing the physical demands of his or her regular job or seeking another position within the Town which meets the specific recommendations specified by the authorized health care provider. If such accommodation is not available or feasible, modified/light duty may be denied based on business limitations.

The employee may not use sick leave, annual leave, or leave without pay in lieu of returning to work if light duty is offered.

Upon completion of the light duty period, medical certification must be provided to the Human Resources Officer **PRIOR** to returning to regular duty.

In the event that the Town of Weaverville cannot provide light duty or lost time from work is required by the authorized medical professional, the employee will be placed on Workers' Compensation leave as discussed in this policy.

#### F. **Workers' Compensation Leave**

- (1) **Leave Benefits** – An employee absent from duty because of an illness or disability covered by the North Carolina Workers' Compensation Act may elect to use accrued sick or vacation leave for the first 7 calendar days (waiting period) of an injury or illness. On the 8<sup>th</sup> day of the authorized absence, the employee will automatically be placed on Workers' Compensation leave. The employee will receive 66.67% of gross wages (wages calculated from date of injury to one year prior to injury, not current gross salary) for lost time due to the injury or illness. Employees may use sick leave and/or annual leave after Workers' Compensation begins in order to supplement the remaining one-third of salary, except that employee may not exceed the regular salary amount using this provision.
- (2) **Waiting Period** – Workers' Compensation does not compensate for disability resulting from a work related injury or illness for the first 7 days unless the employee is required by the treating authority to be out for at least 21 days. An employee unable to work may use accrued sick leave or annual leave during the first 7 calendar day waiting period. It will be the employee's responsibility to notify his or her department head and the Human Resources Officer of his or her decision for the pay period involving the 7 day waiting period. Timesheets must reflect the decision and be marked "workers comp" on the days in which leave is taken. Under no circumstance may the employee exceed the regular salary amount.
- (3) **Use of Leave for Additional Medical Treatment** – If an employee is able to work, he or she may seek necessary medical care during work time. The employee will be paid during said time for reasonable time for treatment and related travel. If an employee's medical care visits are out of the normal work schedule, they will not be paid for said time. Employees should try to schedule appointments at a time most convenient for their

work unit. The employee is expected to return to work after medical treatment unless approved authorized health care provider has prohibited return to work.

**G. Benefits While on Leave**

The following is benefit information available to the injured employee while on approved Workers' Compensation Leave:

- Employee health insurance premiums will continue to be paid by the Town of Weaverville. Premiums for any dependent coverage must be paid by the employee directly to the Town.
- Any cost of living increases, bonuses, etc., in which the employee did not receive due to leave will be reinstated to the employee upon returning to work
- Life insurance, accidental death and dismemberment, and dependent life coverage will continue for up to 12 months
- The employee continues to earn annual leave, sick leave, and will retain all accumulated sick or annual leave subject to rollover limits.
- All other payroll deductions for supplement benefits (401(k), Colonial Life, etc.) will be the responsibility of the employee. Payments should be made by the employee directly to the Town or the appropriate vendor; details will be provided by the Human Resources Officer

**H. Temporary, Auxiliary, and Part-Time Employees**

All temporary, auxiliary and part-time employees ineligible for Town benefits will be placed on inactive status and will receive only benefits which they may be eligible for under the Workers' Compensation Act.

- I. Accidents Involving Town Vehicles** – Accidents involving the use of Town vehicles, whether the accident results in an injury or not, shall be reported immediately to the immediate supervisor. In the absence of the immediate supervisor, the department head should be notified. All Town of Weaverville policies and procedures for reporting the accidents must be followed.

**J. Discipline and Consequences –**

- (1) Failure to Report Injury – Any employee involved in an on-the-job injury or illness who does not report it immediately may be subject to disciplinary action up to and including termination and may be subject to denial of benefits under the Workers' Compensation Act.
- (2) Failure to Seek Authorized Medical Treatment – It is the Town of Weaverville's responsibility to provide appropriate medical treatment for all work related injuries and illnesses. Any employee injured on-the-job who does not receive prior approval for medical treatment (excluding life threatening accidents and accidents after normal business hours of 8am – 5 pm) will jeopardize payment of bills incurred related to the accident. In addition, failure to follow procedures as

set forth in the Workers' Compensation Policy may result in disciplinary action up to and including termination.

- (3) The Town Manager must review the return to work statement before an employee can return to work.
- (4) The Town will attempt to place employees returning from Workers' Compensation leave in their previous position provided they are medically/physically capable (confirmed by a physician's statement). If the employee is unable to return to their previous job duties, they will be placed, if possible, in a suitable position according to their qualifications and North Carolina Workers' Compensation Law.
- (5) A modified duty program will, if feasible, provide temporary limited duty for employees who are restricted from their regular work, as prescribed by a physician or other qualified medical professional. The Town will utilize employees in existing jobs or needed work assignments only.

**K. Return to Work –**

Before returning to work, a statement from the attending physician should be submitted to the department head giving permission for the employee to resume regular duties.

The Town will attempt to place employees returning from Workers' Compensation leave in their previous position provided they are medically/physically capable (documented by a physician's statement). Upon return to work in the employee's previous position, the employee's salary will be computed on the basis of the last salary plus any salary increase to which the employee would have been entitled based upon performance and other compensation policies.

If the employee is unable to return to their previous job duties, they will be placed, if possible, in a suitable position according to their qualifications and North Carolina Workers' Compensation Law.

**Section 15. Employee Assistance Network**

To aid in promoting a healthy work environment, the Town offers an Employee Assistance Network to all employees and their families (immediate members of the household). The purpose of this program is to assist employees in overcoming problems of relationship or family distress; emotional, marital, financial, legal difficulties, alcoholism or other drug dependencies. Employees should contact the Human Resources Officer for more information.

**Commented [JJ6]:** This is not a new benefit but has been added to the policy statement

**Section 16. Employee Incentive Program**

An Employee Incentive Program has been established as a means to encourage Town staff to find or develop strategies to increase positive community impacts and/or cost-savings to the Town. All employees are eligible to participate in this program except for the Town Manager and Town Attorney.

**Commented [JJ7]:** Added by Town Council

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** October 15, 2018

**Subject:** Architect Selection - Community Center Project

**Presenter:** Dale Pennell, Public Works Director

**Attachments:** Letter to Architects

**Description:**

Staff has completed the qualification-based selection process for choosing an architect for the new Community Center project. Attached is a letter to each architectural firm informing each of staff's selection.

**Action Requested:**

The Town Manager seeks concurrence on the selection of Legerton Architecture and authority to proceed with negotiating a professional services agreement with the firm. With Council's authorization, this agreement will be brought to the November Town Council meeting for review and approval.

The Town of  
**Weaverville**  
NORTH CAROLINA

To: [Architects who interviewed for the Community Center Project]  
From: Selena D. Coffey, MPA, ICMA-CM  
Town Manager  
Date: October 10, 2018  
Subject: Results of Interviews and Selection of Architect

The Town of Weaverville appreciates your interest in our Community Center project and we thank you for being a part of the finalist interviews on October 9. After careful consideration by our staff review committee, we have ranked the firms based on the qualification submittals and the interview. The order of finish is as follows:

1. Legerton Architecture
2. PFA Architecture, PA
3. Yurko Design & Architecture PA

We will be entering into contract negotiations with Legerton Architecture as soon as possible.

Once again, the Town of Weaverville expresses its appreciation for your time, effort, and interest in this exciting project. If you have any questions about the Town's decision, please contact either myself at 645-7116 or by email at [scoffey@weavervillenc.org](mailto:scoffey@weavervillenc.org) or Dale Pennell, Public Works Director, at 645-0606 or by email at [dale.pennell@weavervillenc.org](mailto:dale.pennell@weavervillenc.org).

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** October 15, 2018  
**Subject:** 2019 July 4 Celebration/Fireworks Discussion  
**Presenter:** Town Manager  
**Attachments:** July 4 Event Budget & Fireworks Staging Maps

**Description:**

At the last Council meeting, Town Council asked that staff bring back financial information and specific fireworks staging locations for the July 4 display. This information is attached for review.

Specifically, staff was asked to review the potential for staging the fireworks at the Town's firing range, the saddle dam at Lake Louise, the cell tower property and AB Emblem. The following maps provide key factors for consideration regarding each site, as well as new information obtained from the Town's fireworks vendor.

Additionally, staff has provided an estimated budget for the 2019 July 4 event, based on last year's expenditures and a quote for fireworks for 2019.

**Council Action Requested:**

The Town Manager recommends that Town Council discuss the July 4 event and give direction to staff in this regard.

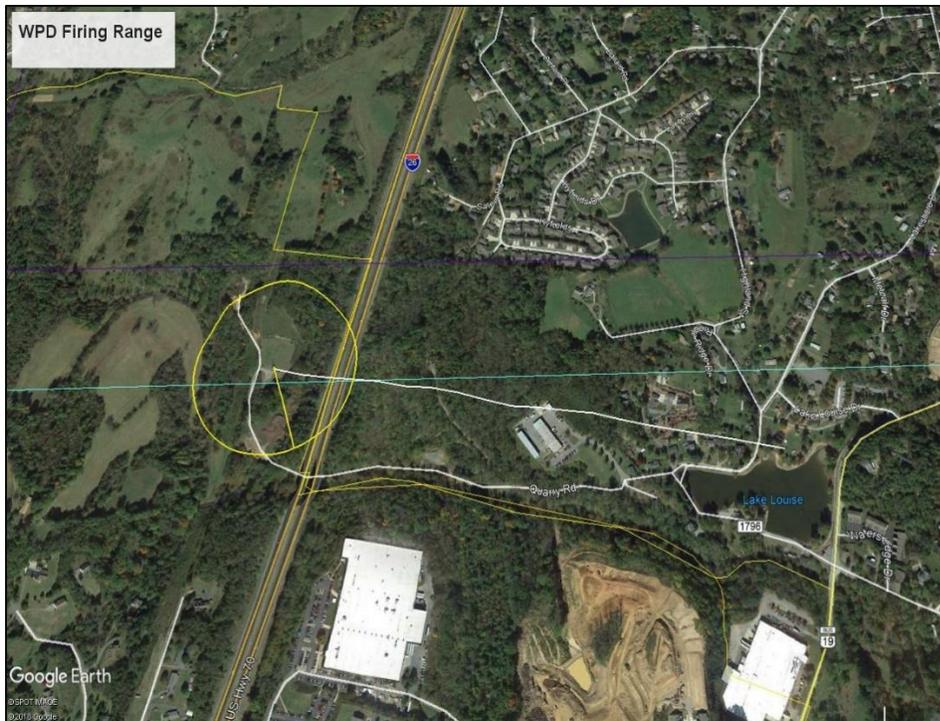
## Lake Louise Saddle Dam



### Key Factors – Lake Louise Dam:

- Nearest home is less than 150ft from fireworks staging area. Homeowner required to vacate during fireworks.
- Fireworks vendor believes this location to be unsafe for fireworks displays and will require Town to obtain additional insurance due to proximity of homes in 500ft radius.
- At least 5 homes / structures within 500ft radius of staging location – required to vacate during display.
- If there is a significant wind event, fireworks could be even more dangerous if discharged from the dam.

## Weaverville Police Department Firing Range



### Key Factors-Firing Range:

- WPD firing range is over 3,000ft from Lake Louise Park - Distance of more than 1,500ft not practical for viewing.
- Pyrotechnico does not sell fireworks that are capable of viewing from this elevation.

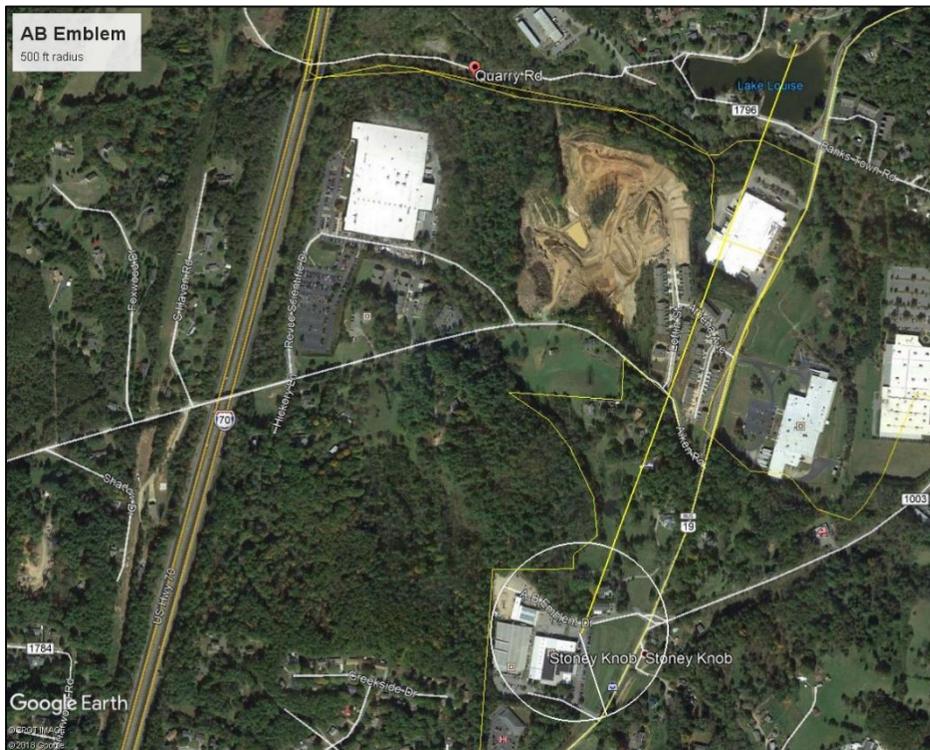
## Cell Tower Property



### Key Factors-Cell Tower Property:

- Cell tower property is more than 2,000ft from Lake Louise Park - Distance of 1,500ft not practical for viewing.
- Space is not sufficient for staging fireworks safely.

## AB Emblem



### Key Factors-AB Emblem:

- AB Emblem is more than 3,600ft from Lake Louise Park - Distance of more than 1,500ft not practical for viewing.
- All homes and businesses within 500ft radius required to vacate during fireworks display.
- Approximately 4 homes/structures within 500ft radius will need to vacate during display.
- Town may be required to obtain additional insurance due to proximity of homes within 500ft radius.

## JULY 4th EVENT EXPENSES

Please note that following expenses are, for the most part, **estimates** based on prior year information.

<b>Vendor</b>	<b>Description</b>	<b>2019 Estimate</b>
Pyrotecnico (7% increase quoted for 2019)	Fireworks	\$18,323.75
Stewart Sound	Stage, Lights & Sound	4,550.00
Young Transportation	Buses	4,825.00
Entertainment-Band	Entertainment-Band	2,500.00
Classic Event Rental	Large Tent Rental	600.00
Herc Equipment Rental	Light Towers / Generators	1,961.00
Griffin Waste Services	Porta-Potty Rentals	540.00
Fire Department	Fire Department Personnel	4,568.40
Public Works Department	Public Works Department Personnel	14,727.41
Police Department	Police Department Personnel	4,661.28
Other	Supplies, Meals, Advertising, etc.	1,340.00
		<hr/>
		<b>\$58,596.84</b>

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** October 15, 2018  
**Subject:** Departmental Quarterly Report: Planning Department  
**Presenter:** Planning Director  
**Attachments:** Quarterly Report

**Description:**

Attached please find the quarterly report.

**Council Action Requested:**

No action requested.



**Planning Department Report – Q3, 2018**

**Total Zoning Permits Issued: 30**

**Residential:**

**Single family dwellings: 9      Internal upfit or accessory structure: 9**

**Multifamily dwellings: 1 (176 unit apartment complex on Garrison Branch Road)**

**Commercial:**

**New Commercial: 0      Internal upfit or accessory structure: 11**

**Sign Permits: 5**

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**Planning and Zoning Board Activity:**

**July: The Board considered proposed amendments to the zoning ordinance related to political signage and nonconformities.**

**August: The Board considered proposed amendments to the zoning ordinance related to nonconformities. Additionally, the Board reviewed and ultimately passed along a favorable recommendation to Town Council related to a proposed preliminary and final plat for the resubdivision of lot 55 within Reems Creek Village.**

**September: The Board considered proposed amendments to the zoning ordinance related to nonconformities and conditional zoning districts.**

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**Zoning Board of Adjustment Activity:**

The Zoning Board of Adjustment did not meet during the months of July, August and September.

## **Annexation as a Condition of Water Allocation**

Over the course of conversations related to the proposed water allocation for Hawthorne, it became clear that the Town would like for development to occur within the Town's jurisdiction so that its land use regulations fully apply to the development. This leads to a scenario where the developer is asked to annex into the Town before a Town water allocation is approved or as a condition of such approval. Many times, however, the developer is not the owner of the property but has an offer on the site conditioned upon securing the approvals to develop the project. Additionally, only the property owner is eligible to file a petition for annexation. Since most big projects fall under the CZD, the rules are unknown until the Town reviews and approves the project. The developer, therefore, is taking a huge financial risk by purchasing the property with unknown rules, but is forced to do so to get their water allocation.

Staff submits the following for Town Council's consideration:

- 3 large potential developments on parcels adjacent to Monticello Road have assessed their risk as too high to proceed with a development approval process under such conditions.
- Different land uses require substantially different services to be provided by the Town. For instance, some services for an apartment complex or retail establishment (road maintenance, garbage collection) are fully privatized while a traditional subdivision will require the full attention of services provided by the Town. There may exist a situation where it would be cost prohibitive to annex a parcel and provide the full roster of services instead of supplying water at double the rate of those in Town water customers.
- Currently state statute caps the percentage of surface area within satellite annexations at 10% of the total surface area of the Town. At some point, especially if new water lines are installed along Ollie Weaver and Clarks Chapel as presently proposed, the Town will reach a point where a perhaps desired annexation cannot legally occur.

Additionally staff has prepared the attached zoning analysis for municipal and county jurisdictions along Monticello Road for Town Council's consideration.

**Monticello Dimensional Requirement Analysis of Weaverville and Buncombe Standards**

	Height	Setback*	Density**
<b>Weaverville</b>			
R-12	45 and not to exceed three stories	30, 10, 10	12
C-2	75	25-60, 0-30, 0-30	0 (dwelling units not permitted)
I-1	75	35, 40, 40	0 (dwelling units not permitted)
<b>Buncombe</b>			
EMP	90	20, 10, 20	12
C-S	50	10, 10, 10	12
R-1	35	10, 7, 15	10
R-3	35	10, 7, 15	12

\* Set back shown in order of front, side, rear and with public water & sewer availability

\*\* Density shown in units per acre and with public water & sewer availability

Related to the dimensional requirement standard consistencies or lack thereof, you will have seen that densities are comparable while heights and setbacks vary widely. As we continue to experience development proposals in a specific area of neighboring jurisdictions along Monticello Road, I believe it prudent to narrow the focus and examine The Town of Weaverville’s R-12 District with that of Buncombe County’s EMP.

	Height	Setback*	Density**
<b>Weaverville</b>			
R-12	45 and not to exceed three stories	30, 10, 10	12
<b>Buncombe</b>			
EMP	90	20, 10, 20	12

As illustrated, the glaring discrepancy is height while other variable are substantially similar. When the R-12 zoning district was created approximately 2 years ago, the intent was to somewhat align the two aforementioned districts as it was forecasted that development in this area would occur based upon proximity to the Town’s water system. At that time there was no appetite from the Town’s perspective to reach the heights permissible by Buncombe County, though it should be noted and drawing attention back to the first table, should the desirable zoning be C-2 rather than R-12 a height of 75 feet would be permissible by right.

Also of note; both the Town of Weaverville and Buncombe County require two parking spaces per dwelling unit.

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** October 15, 2018  
**Subject:** Departmental Quarterly Report: Finance  
**Presenter:** Town Finance Director  
**Attachments:** Quarterly Report – 1st Quarter FY 2019

**Description:**

Attached please find the quarterly report for quarter ending 9/30/18.

**Council Action Requested:**

No action requested.

**TOWN OF WEAVERVILLE**  
**REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2018-2019

07/01/2018 TO 09/30/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
<b>REVENUE:</b>				
010-004-300-04010 PRIOR YEAR TAX REVEI	11.26	11.26	2,500.00	100
010-004-300-04012 PRIOR YEAR INTEREST	0.00	0.00	200.00	100
010-004-300-04020 AD VALOREM TAX REV	432,604.25	432,604.25	3,008,164.00	86
010-004-300-04025 DMV TAX REVENUE	45,351.30	45,351.30	250,000.00	82
010-004-300-04030 TAX PENALTIES & INTE	253.02	253.02	4,000.00	94
010-004-300-05010 UTILITIES TAX	103,851.77	103,851.77	450,000.00	77
010-004-300-05040 BEER & WINE TAX	330.00	330.00	16,000.00	98
010-004-300-05050 POWELL BILL DISTRIBU	52,475.97	52,475.97	106,000.00	50
010-004-300-05060 LOCAL GOVT SALES TA	343,391.13	343,391.13	1,250,000.00	73
010-004-300-06010 BUN CNTY FIRE PROTEC	420,708.83	420,708.83	1,387,000.00	70
010-004-300-06040 ABC STORE DISTRIBUTI	0.00	0.00	90,000.00	100
010-004-300-06045 ABC STORE - ALCOHOL	3,194.63	3,194.63	1,392.48	-129
010-004-300-06050 ABC STORE - POLICE DE	2,281.88	2,281.88	3,595.49	37
010-004-300-09015 CELL TOWER REVENUE	0.00	0.00	16,000.00	100
010-004-300-09020 MISCELLANEOUS REVE	4,853.03	4,853.03	7,500.00	35
010-004-300-09026 CONTRIBUTIONS FIRE E	40.00	40.00	0.00	0
010-004-300-09028 COPS FOR KIDS	2,400.00	2,400.00	9,218.05	74
010-004-300-09030 INTEREST EARNED	0.00	0.00	84,000.00	100
010-004-300-09031 INTEREST EARNED POW	0.00	0.00	300.00	100
010-004-300-09040 PLANNING & ZONING FI	5,111.00	5,111.00	25,000.00	80
010-004-300-09045 FIRE INSPECTION FEES	100.00	100.00	300.00	67
010-004-300-09050 SALE OF PROPERTY	8,791.76	8,791.76	5,000.00	-76
010-004-310-09900 APPROPRIATED FUND B	0.00	0.00	786,048.29	100
030-004-300-08010 WATER REVENUE	494,935.75	494,935.75	1,845,000.00	73
030-004-300-08020 MISCELLANEOUS REVE	4,460.62	4,460.62	17,000.00	74
030-004-300-08030 WATER TAPS	14,550.00	14,550.00	35,000.00	58
030-004-300-08040 SYSTEM DEVELOPME	58,800.00	58,800.00	130,000.00	55
030-004-300-08060 FEES FOR MSD COLLEC	13,661.56	13,661.56	50,000.00	73
030-004-300-09030 INTEREST EARNED	0.00	0.00	38,000.00	100
030-004-310-09900 APPROPRIATED FUND B	0.00	0.00	144,128.00	100
<b>TOTAL REVENUE</b>	<u>2,012,157.76</u>	<u>2,012,157.76</u>	<u>9,761,346.31</u>	<u>79</u>
<b>AFTER TRANSFERS</b>	<u>2,012,157.76</u>	<u>2,012,157.76</u>	<u>9,761,346.31</u>	

**411 GOVERNING BODY**

**EXPENDITURE:**

010-410-411-12100 SALARIES & WAGES	19,607.66	19,607.66	78,814.00	75
010-410-411-18100 FICA	1,500.05	1,500.05	6,029.00	75
010-410-411-18200 RETIREMENT	1,174.25	1,174.25	4,679.00	75
010-410-411-18500 EMPLOYEE INCENTIVE	0.00	0.00	10,000.00	100
010-410-411-19000 PROFESSIONAL SERVIC	27,075.50	27,075.50	46,700.00	42
010-410-411-26000 SUPPLIES / MATERIALS	184.99	184.99	1,000.00	82
010-410-411-28000 CONSERVATION BOARI	0.00	0.00	1,500.00	100
010-410-411-31000 TRAVEL & TRAINING	24.75	24.75	7,700.00	100

**TOWN OF WEAVERVILLE**  
**REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2018-2019

07/01/2018 TO 09/30/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
010-410-411-32500 POSTAGE	0.00	0.00	500.00	100
010-410-411-35100 BUILDING REPAIR / MAI	2,244.89	2,244.89	8,000.00	72
010-410-411-39100 ADVERTISING	59.00	59.00	2,000.00	97
010-410-411-39200 NEWS LETTERS	0.00	0.00	1,600.00	100
010-410-411-39300 PRINTING	400.00	400.00	1,000.00	60
010-410-411-39500 DUES & SUBSCRIPTIONS	0.00	0.00	200.00	100
010-410-411-39510 COMMUNITY PROMOTIO	20,893.08	20,893.08	65,500.00	68
010-410-411-40450 INSURANCE	195.45	195.45	600.00	67
010-410-411-50100 SMALL EQUIPMENT	0.00	0.00	2,000.00	100
010-410-411-50500 CAPITAL EQUIPMENT	0.00	0.00	10,000.00	100
TOTAL EXPENDITURE	<u>73,359.62</u>	<u>73,359.62</u>	<u>247,822.00</u>	<u>70</u>
BEFORE TRANSFERS	<u>-73,359.62</u>	<u>-73,359.62</u>	<u>-247,822.00</u>	
AFTER TRANSFERS	<u>-73,359.62</u>	<u>-73,359.62</u>	<u>-247,822.00</u>	
<b>412 ADMINISTRATION</b>				
EXPENDITURE:				
010-410-412-12100 SALARIES & WAGES	79,710.60	79,710.60	317,697.00	75
010-410-412-18100 FICA	5,901.58	5,901.58	24,304.00	76
010-410-412-18200 RETIREMENT	6,321.07	6,321.07	25,193.00	75
010-410-412-18210 401-K MATCH	4,535.25	4,535.25	19,062.00	76
010-410-412-18300 HEALTH INSURANCE	7,434.86	7,434.86	40,506.00	82
010-410-412-18400 RETIREE HEALTH INSUR	1,548.48	1,548.48	7,337.00	79
010-410-412-19000 PROFESSIONAL SERVIC	5,507.80	5,507.80	64,820.00	92
010-410-412-25000 VEHICLE SUPPLIES	0.00	0.00	1,000.00	100
010-410-412-26000 SUPPLIES / MATERIALS	1,479.11	1,479.11	13,000.00	89
010-410-412-31000 TRAVEL & TRAINING	1,084.72	1,084.72	15,000.00	93
010-410-412-32100 TELEPHONE	1,996.65	1,996.65	12,765.00	84
010-410-412-32500 POSTAGE	1,304.19	1,304.19	3,000.00	57
010-410-412-33100 UTILITIES	1,189.35	1,189.35	5,000.00	76
010-410-412-35100 BUILDING REPAIR / MAI	778.07	778.07	20,000.00	96
010-410-412-35200 EQUIPMENT MAINTENA	855.63	855.63	6,000.00	86
010-410-412-35300 VEHICLE MAINTENANC	0.00	0.00	1,000.00	100
010-410-412-39100 ADVERTISING	0.00	0.00	1,000.00	100
010-410-412-39500 DUES & SUBSCRIPTIONS	272.50	272.50	2,000.00	86
010-410-412-39600 BANK SERVICE CHARGI	0.00	0.00	6,600.00	100
010-410-412-39650 BANK CARD FEES	0.00	0.00	500.00	100
010-410-412-39800 ESC REIMBURSEMENT	0.00	0.00	8,000.00	100
010-410-412-40450 INSURANCE	6,459.65	6,459.65	7,500.00	14
010-410-412-50100 SMALL EQUIPMENT	213.90	213.90	7,000.00	97
010-410-412-50500 CAPITAL EQUIPMENT	0.00	0.00	53,000.00	100
TOTAL EXPENDITURE	<u>126,593.41</u>	<u>126,593.41</u>	<u>661,284.00</u>	<u>81</u>
BEFORE TRANSFERS	<u>-126,593.41</u>	<u>-126,593.41</u>	<u>-661,284.00</u>	

**TOWN OF WEAVERVILLE**  
**REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2018-2019

07/01/2018 TO 09/30/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
AFTER TRANSFERS	-126,593.41	-126,593.41	-661,284.00	
<b>413 PLANNING</b>				
EXPENDITURE:				
010-410-413-12100 SALARIES & WAGES	16,720.92	16,720.92	65,670.00	75
010-410-413-18100 FICA	1,284.45	1,284.45	5,024.00	74
010-410-413-18200 RETIREMENT	1,325.97	1,325.97	5,208.00	75
010-410-413-18210 401-K MATCH	1,003.26	1,003.26	3,940.00	75
010-410-413-18300 HEALTH INSURANCE	1,654.28	1,654.28	7,237.00	77
010-410-413-19000 PROFESSIONAL SERVIC	117.14	117.14	3,000.00	96
010-410-413-25000 VEHICLE SUPPLIES	24.81	24.81	500.00	95
010-410-413-26000 SUPPLIES / MATERIALS	41.96	41.96	1,000.00	96
010-410-413-31000 TRAVEL & TRAINING	620.02	620.02	2,500.00	75
010-410-413-32100 TELEPHONE	239.77	239.77	2,170.00	89
010-410-413-32500 POSTAGE	0.00	0.00	3,000.00	100
010-410-413-35200 EQUIPMENT MAINTENA	0.00	0.00	500.00	100
010-410-413-35300 VEHICLE MAINTENANC	0.00	0.00	500.00	100
010-410-413-39100 ADVERTISING	149.35	149.35	3,000.00	95
010-410-413-40450 INSURANCE	390.91	390.91	500.00	22
010-410-413-50100 SMALL EQUIPMENT	0.00	0.00	3,000.00	100
TOTAL EXPENDITURE	23,572.84	23,572.84	106,749.00	78
BEFORE TRANSFERS	-23,572.84	-23,572.84	-106,749.00	
AFTER TRANSFERS	-23,572.84	-23,572.84	-106,749.00	
<b>431 POLICE</b>				
EXPENDITURE:				
010-430-431-12100 SALARIES & WAGES	211,879.61	211,879.61	855,403.00	75
010-430-431-12500 SEPARATION ALLOWAN	11,966.15	11,966.15	44,450.42	73
010-430-431-18100 FICA	16,179.98	16,179.98	68,839.00	76
010-430-431-18200 RETIREMENT	17,965.42	17,965.42	72,709.00	75
010-430-431-18210 401-K MATCH	11,328.31	11,328.31	51,324.00	78
010-430-431-18300 HEALTH INSURANCE	27,638.76	27,638.76	145,427.00	81
010-430-431-18400 RETIREE HEALTH INSUI	3,096.96	3,096.96	14,061.00	78
010-430-431-19000 PROFESSIONAL SERVIC	17,264.76	17,264.76	44,000.00	61
010-430-431-25000 VEHICLE SUPPLIES	7,763.96	7,763.96	43,149.93	82
010-430-431-26000 SUPPLIES / MATERIALS	1,287.12	1,287.12	6,600.00	80
010-430-431-26200 CRIME PREVENTION	0.00	0.00	2,500.00	100
010-430-431-26250 DRUG EDUCATION & PR	0.00	0.00	38.13	100
010-430-431-26400 ALCOHOL EDUCATION ,	143.63	143.63	1,392.48	90
010-430-431-26450 ABC LAW ENFORCEMEN	0.00	0.00	3,595.49	100
010-430-431-26608 COPS FOR KIDS	1,368.32	1,368.32	9,218.05	85
010-430-431-26900 UNIFORMS	1,901.93	1,901.93	7,500.00	75
010-430-431-31000 TRAVEL & TRAINING	855.52	855.52	4,500.00	81
010-430-431-32100 TELEPHONE	2,333.94	2,333.94	16,540.00	86

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010-430-431-32500 POSTAGE	51.21	51.21	350.00	85
010-430-431-33100 UTILITIES	1,194.08	1,194.08	4,800.00	75
010-430-431-35100 BUILDING REPAIR / MAI	510.05	510.05	5,500.00	91
010-430-431-35200 EQUIPMENT MAINTENA	825.00	825.00	2,600.00	68
010-430-431-35300 VEHICLE MAINTENANC	2,604.24	2,604.24	18,000.00	86
010-430-431-40450 INSURANCE	48,265.83	48,265.83	63,000.00	23
010-430-431-50100 SMALL EQUIPMENT	40,599.10	40,599.10	74,002.08	45
010-430-431-50500 CAPITAL EQUIPMENT	0.00	0.00	95,000.00	100
TOTAL EXPENDITURE	<u>427,023.88</u>	<u>427,023.88</u>	<u>1,654,499.58</u>	<u>74</u>
BEFORE TRANSFERS	<u>-427,023.88</u>	<u>-427,023.88</u>	<u>-1,654,499.58</u>	
AFTER TRANSFERS	<u>-427,023.88</u>	<u>-427,023.88</u>	<u>-1,654,499.58</u>	
<b>434 FIRE</b>				
EXPENDITURE:				
010-430-434-12100 SALARIES & WAGES	302,882.07	302,882.07	1,200,489.00	75
010-430-434-12110 OVERTIME	9,255.72	9,255.72	56,954.00	84
010-430-434-12800 RELIEF PAY	12,432.00	12,432.00	70,000.00	82
010-430-434-18100 FICA	23,467.91	23,467.91	101,549.00	77
010-430-434-18200 RETIREMENT	24,190.71	24,190.71	97,452.00	75
010-430-434-18210 401-K MATCH	12,999.32	12,999.32	72,029.00	82
010-430-434-18300 HEALTH INSURANCE	39,995.04	39,995.04	209,237.00	81
010-430-434-18400 RETIREE HEALTH INSUI	1,548.48	1,548.48	7,031.00	78
010-430-434-19000 PROFESSIONAL SERVIC	682.07	682.07	7,700.00	91
010-430-434-25000 VEHICLE SUPPLIES	7,958.52	7,958.52	18,000.00	56
010-430-434-26000 SUPPLIES / MATERIALS	1,054.16	1,054.16	10,000.00	89
010-430-434-26100 MEDICAL VACINATION	245.00	245.00	7,500.00	97
010-430-434-26150 PREVENTATION SUPPLI	3,639.42	3,639.42	6,000.00	39
010-430-434-26260 MEDICAL EQUIP & SUPP	674.76	674.76	6,000.00	89
010-430-434-26600 CONTRIBUTORY EXPEN	0.00	0.00	354.15	100
010-430-434-26900 UNIFORMS	1,691.51	1,691.51	11,000.00	85
010-430-434-31000 TRAVEL & TRAINING	3,168.86	3,168.86	10,000.00	68
010-430-434-32100 TELEPHONE	2,971.21	2,971.21	20,635.00	86
010-430-434-33100 UTILITIES	2,133.00	2,133.00	15,000.00	86
010-430-434-35100 BUILDING REPAIR / MAI	3.99	3.99	15,000.00	100
010-430-434-35200 EQUIPMENT MAINTENA	1,155.47	1,155.47	20,000.00	94
010-430-434-35300 VEHICLE MAINTENANC	1,353.76	1,353.76	30,000.00	95
010-430-434-39500 DUES & SUBSCRIPTIONS	3,853.60	3,853.60	8,500.00	55
010-430-434-40450 INSURANCE	75,978.81	75,978.81	90,522.00	16
010-430-434-50100 SMALL EQUIPMENT	896.80	896.80	54,000.00	98
TOTAL EXPENDITURE	<u>534,232.19</u>	<u>534,232.19</u>	<u>2,144,952.15</u>	<u>75</u>
BEFORE TRANSFERS	<u>-534,232.19</u>	<u>-534,232.19</u>	<u>-2,144,952.15</u>	
AFTER TRANSFERS	<u>-534,232.19</u>	<u>-534,232.19</u>	<u>-2,144,952.15</u>	

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<b>451 STREETS</b>				
EXPENDITURE:				
010-450-451-12100 SALARIES & WAGES	38,683.24	38,683.24	151,557.00	74
010-450-451-18100 FICA	2,745.35	2,745.35	11,594.00	76
010-450-451-18200 RETIREMENT	3,067.55	3,067.55	12,018.00	74
010-450-451-18210 401-K MATCH	1,982.99	1,982.99	9,093.00	78
010-450-451-18300 HEALTH INSURANCE	4,965.36	4,965.36	20,310.00	76
010-450-451-19000 PROFESSIONAL SERVIC	2,711.88	2,711.88	5,400.00	50
010-450-451-19500 CONTRACT LABOR	0.00	0.00	25,600.00	100
010-450-451-19900 CONTRACT WORK	0.00	0.00	30,500.00	100
010-450-451-25000 VEHICLE SUPPLIES	916.45	916.45	7,000.00	87
010-450-451-26000 SUPPLIES / MATERIALS	4,664.35	4,664.35	27,000.00	83
010-450-451-26500 SAFETY MATERIALS	537.90	537.90	2,300.00	77
010-450-451-26900 UNIFORMS	0.00	0.00	1,600.00	100
010-450-451-31000 TRAVEL & TRAINING	0.00	0.00	2,500.00	100
010-450-451-32100 TELEPHONE	0.00	0.00	4,615.00	100
010-450-451-33100 UTILITIES	11,301.85	11,301.85	58,000.00	81
010-450-451-35100 BUILDING REPAIR / MAJ	1,009.50	1,009.50	2,200.00	54
010-450-451-35200 EQUIPMENT MAINTENA	1,641.65	1,641.65	4,200.00	61
010-450-451-35300 VEHICLE MAINTENANC	459.97	459.97	2,900.00	84
010-450-451-40450 INSURANCE	7,673.33	7,673.33	9,900.00	22
010-450-451-50100 SMALL EQUIPMENT	0.00	0.00	2,400.00	100
010-450-451-50300 CAPITAL IMPROVEMEN	0.00	0.00	257,900.00	100
010-450-451-50500 CAPITAL EQUIPMENT	0.00	0.00	7,333.00	100
TOTAL EXPENDITURE	<u>82,361.37</u>	<u>82,361.37</u>	<u>655,920.00</u>	<u>87</u>
BEFORE TRANSFERS	<u>-82,361.37</u>	<u>-82,361.37</u>	<u>-655,920.00</u>	
AFTER TRANSFERS	<u><u>-82,361.37</u></u>	<u><u>-82,361.37</u></u>	<u><u>-655,920.00</u></u>	
<b>459 POWELL BILL</b>				
EXPENDITURE:				
010-450-459-12100 SALARIES & WAGES	2,403.30	2,403.30	8,816.00	73
010-450-459-18100 FICA	176.26	176.26	674.00	74
010-450-459-18200 RETIREMENT	190.58	190.58	699.00	73
010-450-459-18210 401-K MATCH	76.05	76.05	529.00	86
010-450-459-18300 HEALTH INSURANCE	199.77	199.77	1,422.00	86
010-450-459-19000 PROFESSIONAL SERVIC	0.00	0.00	4,000.00	100
010-450-459-19500 CONTRACT LABOR	0.00	0.00	1,000.00	100
010-450-459-19900 CONTRACT WORK	0.00	0.00	1,500.00	100
010-450-459-50300 CAPITAL IMPROVEMEN	0.00	0.00	100,000.00	100
TOTAL EXPENDITURE	<u>3,045.96</u>	<u>3,045.96</u>	<u>118,640.00</u>	<u>97</u>
BEFORE TRANSFERS	<u>-3,045.96</u>	<u>-3,045.96</u>	<u>-118,640.00</u>	
AFTER TRANSFERS	<u><u>-3,045.96</u></u>	<u><u>-3,045.96</u></u>	<u><u>-118,640.00</u></u>	

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<b>471 SANITATION</b>				
EXPENDITURE:				
010-470-471-12100 SALARIES & WAGES	61,746.37	61,746.37	286,855.00	78
010-470-471-18100 FICA	4,420.61	4,420.61	21,944.00	80
010-470-471-18200 RETIREMENT	4,896.51	4,896.51	22,748.00	78
010-470-471-18210 401-K MATCH	2,493.79	2,493.79	17,211.00	86
010-470-471-18300 HEALTH INSURANCE	10,270.06	10,270.06	52,613.00	80
010-470-471-18400 RETIREE HEALTH INSUI	1,496.72	1,496.72	3,500.00	57
010-470-471-19000 PROFESSIONAL SERVIC	65.76	65.76	2,000.00	97
010-470-471-19500 CONTRACT LABOR	21,714.05	21,714.05	31,000.00	30
010-470-471-25000 VEHICLE SUPPLIES	4,410.22	4,410.22	19,000.00	77
010-470-471-26000 SUPPLIES / MATERIALS	1,047.71	1,047.71	8,500.00	88
010-470-471-26500 SAFETY MATERIALS	1,280.75	1,280.75	3,000.00	57
010-470-471-26900 UNIFORMS	0.00	0.00	4,600.00	100
010-470-471-33100 UTILITIES	630.31	630.31	4,000.00	84
010-470-471-35100 BUILDING REPAIR / MAJ	0.00	0.00	2,300.00	100
010-470-471-35200 EQUIPMENT MAINTENA	175.86	175.86	10,500.00	98
010-470-471-35300 VEHICLE MAINTENANC	2,718.36	2,718.36	14,000.00	81
010-470-471-40100 TIPPING FEES	11,605.34	11,605.34	75,000.00	85
010-470-471-40450 INSURANCE	27,111.04	27,111.04	34,568.00	22
010-470-471-50100 SMALL EQUIPMENT	2,037.71	2,037.71	5,000.00	59
010-470-471-50500 CAPITAL EQUIPMENT	0.00	0.00	7,333.00	100
TOTAL EXPENDITURE	158,121.17	158,121.17	625,672.00	75
BEFORE TRANSFERS	-158,121.17	-158,121.17	-625,672.00	
AFTER TRANSFERS	-158,121.17	-158,121.17	-625,672.00	

**612 RECREATION**

EXPENDITURE:

010-600-612-12100 SALARIES & WAGES	31,138.38	31,138.38	115,952.00	73
010-600-612-18100 FICA	2,313.98	2,313.98	8,870.00	74
010-600-612-18200 RETIREMENT	2,469.34	2,469.34	9,195.00	73
010-600-612-18210 401-K MATCH	1,528.94	1,528.94	6,957.00	78
010-600-612-18300 HEALTH INSURANCE	4,064.15	4,064.15	10,178.00	60
010-600-612-19000 PROFESSIONAL SERVIC	820.01	820.01	1,500.00	45
010-600-612-19500 CONTRACT LABOR	0.00	0.00	29,000.00	100
010-600-612-19900 CONTRACT WORK	0.00	0.00	9,600.00	100
010-600-612-25000 VEHICLE SUPPLIES	401.20	401.20	3,000.00	87
010-600-612-26000 SUPPLIES / MATERIALS	-472.09	-472.09	20,600.00	102
010-600-612-26500 SAFETY MATERIALS	202.50	202.50	1,800.00	89
010-600-612-26900 UNIFORMS	0.00	0.00	1,600.00	100
010-600-612-33100 UTILITIES	1,902.91	1,902.91	12,500.00	85
010-600-612-35100 BUILDING REPAIR / MAJ	85.00	85.00	1,200.00	93
010-600-612-35200 EQUIPMENT MAINTENA	1,059.85	1,059.85	2,400.00	56
010-600-612-35300 VEHICLE MAINTENANC	0.00	0.00	1,300.00	100

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010-600-612-40450 INSURANCE	4,272.07	4,272.07	4,500.00	5
010-600-612-50100 SMALL EQUIPMENT	431.96	431.96	1,800.00	76
010-600-612-50300 CAPITAL IMPROVEMEN	0.00	0.00	610,000.00	100
010-600-612-50500 CAPITAL EQUIPMENT	19,919.42	19,919.42	36,333.00	45
TOTAL EXPENDITURE	<u>70,137.62</u>	<u>70,137.62</u>	<u>888,285.00</u>	<u>92</u>
BEFORE TRANSFERS	<u>-70,137.62</u>	<u>-70,137.62</u>	<u>-888,285.00</u>	
AFTER TRANSFERS	<u>-70,137.62</u>	<u>-70,137.62</u>	<u>-888,285.00</u>	
<b>711 WATER ADMINISTRATION</b>				
EXPENDITURE:				
030-700-711-12100 SALARIES & WAGES	33,940.57	33,940.57	131,343.00	74
030-700-711-18100 FICA	2,540.53	2,540.53	10,048.00	75
030-700-711-18200 RETIREMENT	2,691.47	2,691.47	10,415.00	74
030-700-711-18210 401-K MATCH	1,959.00	1,959.00	7,881.00	75
030-700-711-18300 HEALTH INSURANCE	3,489.11	3,489.11	25,039.00	86
030-700-711-19000 PROFESSIONAL SERVIC	5,122.52	5,122.52	34,000.00	85
030-700-711-25000 VEHICLE SUPPLIES	115.74	115.74	2,000.00	94
030-700-711-26000 SUPPLIES / MATERIALS	514.72	514.72	3,500.00	85
030-700-711-26500 SAFETY MATERIALS	0.00	0.00	550.00	100
030-700-711-26900 UNIFORMS	0.00	0.00	400.00	100
030-700-711-31000 TRAVEL & TRAINING	48.10	48.10	2,500.00	98
030-700-711-32100 TELEPHONE	527.49	527.49	5,775.00	91
030-700-711-32500 POSTAGE	1,807.81	1,807.81	12,000.00	85
030-700-711-35300 VEHICLE MAINTENANC	0.00	0.00	1,500.00	100
030-700-711-40450 INSURANCE	9,083.57	9,083.57	11,000.00	17
030-700-711-50100 SMALL EQUIPMENT	0.00	0.00	1,800.00	100
TOTAL EXPENDITURE	<u>61,840.63</u>	<u>61,840.63</u>	<u>259,751.00</u>	<u>76</u>
BEFORE TRANSFERS	<u>-61,840.63</u>	<u>-61,840.63</u>	<u>-259,751.00</u>	
AFTER TRANSFERS	<u>-61,840.63</u>	<u>-61,840.63</u>	<u>-259,751.00</u>	

**712 PRODUCTION**

EXPENDITURE:

030-700-712-12100 SALARIES & WAGES	70,433.45	70,433.45	290,576.00	76
030-700-712-18100 FICA	5,341.73	5,341.73	22,229.00	76
030-700-712-18200 RETIREMENT	5,493.12	5,493.12	23,043.00	76
030-700-712-18210 401-K MATCH	1,536.35	1,536.35	17,435.00	91
030-700-712-18300 HEALTH INSURANCE	8,669.54	8,669.54	40,837.00	79
030-700-712-18400 RETIREE HEALTH INSUI	3,045.20	3,045.20	10,531.00	71
030-700-712-19000 PROFESSIONAL SERVIC	2,038.70	2,038.70	18,000.00	89
030-700-712-19600 WATER TESTING / MAIN	1,661.02	1,661.02	16,000.00	90
030-700-712-19900 CONTRACT WORK	1,027.00	1,027.00	10,000.00	90
030-700-712-20000 CHEMICALS	12,850.64	12,850.64	58,000.00	78
030-700-712-25000 VEHICLE SUPPLIES	286.62	286.62	5,500.00	95

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030-700-712-26000 SUPPLIES / MATERIALS	358.44	358.44	11,500.00	97
030-700-712-26500 SAFETY MATERIALS	175.53	175.53	2,000.00	91
030-700-712-26900 UNIFORMS	1,339.11	1,339.11	2,300.00	42
030-700-712-27001 LAB SUPPLIES	688.09	688.09	18,000.00	96
030-700-712-31000 TRAVEL & TRAINING	227.00	227.00	7,000.00	97
030-700-712-32100 TELEPHONE	583.74	583.74	5,100.00	89
030-700-712-33100 UTILITIES	21,800.81	21,800.81	98,000.00	78
030-700-712-34000 SLUDGE REMOVAL	1,802.40	1,802.40	30,000.00	94
030-700-712-35100 BUILDING REPAIR / MAJ	1,680.00	1,680.00	65,500.00	97
030-700-712-35200 EQUIPMENT MAINTENAN	342.98	342.98	16,000.00	98
030-700-712-35300 VEHICLE MAINTENANC	56.98	56.98	3,500.00	98
030-700-712-40450 INSURANCE	9,083.57	9,083.57	11,500.00	21
030-700-712-40900 WATER PURCHASES	0.00	0.00	6,000.00	100
030-700-712-50100 SMALL EQUIPMENT	0.00	0.00	3,800.00	100
030-700-712-50300 CAPITAL IMPROVEMEN	-19,992.50	-19,992.50	188,500.00	111
<b>TOTAL EXPENDITURE</b>	<u>130,529.52</u>	<u>130,529.52</u>	<u>980,851.00</u>	<u>87</u>
<b>BEFORE TRANSFERS</b>	<u>-130,529.52</u>	<u>-130,529.52</u>	<u>-980,851.00</u>	
<b>AFTER TRANSFERS</b>	<u>-130,529.52</u>	<u>-130,529.52</u>	<u>-980,851.00</u>	

**713 MAINTENANCE**

EXPENDITURE:

030-700-713-12100 SALARIES & WAGES	77,163.00	77,163.00	304,473.00	75
030-700-713-18100 FICA	5,495.96	5,495.96	23,292.00	76
030-700-713-18200 RETIREMENT	6,118.98	6,118.98	24,145.00	75
030-700-713-18210 401-K MATCH	2,240.86	2,240.86	18,268.00	88
030-700-713-18300 HEALTH INSURANCE	10,164.42	10,164.42	45,079.00	77
030-700-713-19000 PROFESSIONAL SERVIC	2,577.14	2,577.14	8,000.00	68
030-700-713-19500 CONTRACT LABOR	0.00	0.00	3,000.00	100
030-700-713-19900 CONTRACT WORK	0.00	0.00	3,500.00	100
030-700-713-25000 VEHICLE SUPPLIES	1,225.59	1,225.59	9,900.00	88
030-700-713-26000 SUPPLIES / MATERIALS	10,548.52	10,548.52	44,000.00	76
030-700-713-26500 SAFETY MATERIALS	644.85	644.85	3,000.00	79
030-700-713-26900 UNIFORMS	0.00	0.00	3,500.00	100
030-700-713-31000 TRAVEL & TRAINING	200.00	200.00	3,800.00	95
030-700-713-32100 TELEPHONE	1,422.39	1,422.39	6,000.00	76
030-700-713-33100 UTILITIES	3,165.32	3,165.32	31,000.00	90
030-700-713-33300 UTILITIES FOR PUMP ST	-541.25	-541.25	0.00	0
030-700-713-33500 UTILITIES/BUILDING	127.99	127.99	0.00	0
030-700-713-35100 BUILDING REPAIR / MAJ	271.50	271.50	2,800.00	90
030-700-713-35200 EQUIPMENT MAINTENAN	846.23	846.23	8,800.00	90
030-700-713-35300 VEHICLE MAINTENANC	557.81	557.81	6,900.00	92
030-700-713-39410 EQUIPMENTAL RENTAL	440.00	440.00	1,200.00	63
030-700-713-40450 INSURANCE	9,083.57	9,083.57	11,000.00	17
030-700-713-50100 SMALL EQUIPMENT	0.00	0.00	5,000.00	100
030-700-713-50300 CAPITAL IMPROVEMEN	0.00	0.00	183,600.00	100

**TOWN OF WEAVERVILLE**  
**REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT**

FY 2018-2019

07/01/2018 TO 09/30/2018

	<u>CURRENT PERIOD</u>	<u>YEAR-TO-DATE</u>	<u>BUDGETED</u>	<u>% BUDGET REM</u>
030-700-713-50310 REPAIRS TO RESERVOIR	0.00	0.00	6,000.00	100
030-700-713-50320 WATER SYSTEM IMPROV	0.00	0.00	3,000.00	100
030-700-713-50500 CAPITAL EQUIPMENT	0.00	0.00	40,000.00	100
TOTAL EXPENDITURE	<u>131,752.88</u>	<u>131,752.88</u>	<u>799,257.00</u>	<u>84</u>
BEFORE TRANSFERS	<u>-131,752.88</u>	<u>-131,752.88</u>	<u>-799,257.00</u>	
AFTER TRANSFERS	<u>-131,752.88</u>	<u>-131,752.88</u>	<u>-799,257.00</u>	
<b>910 DEBT SERVICE</b>				
EXPENDITURE:				
010-910-910-91061 LOAN PAYMENT-FIRE T	53,540.72	53,540.72	53,541.00	0
010-910-910-91062 LOAN PAYMENT - FIRE	74,707.48	74,707.48	74,707.00	0
010-910-910-91063 LOAN PAYMENT - FIRE	0.00	0.00	250,145.00	100
030-910-910-60030 RESERVE FOR BOND PA	0.00	0.00	204,270.00	100
TOTAL EXPENDITURE	<u>128,248.20</u>	<u>128,248.20</u>	<u>582,663.00</u>	<u>78</u>
BEFORE TRANSFERS	<u>-128,248.20</u>	<u>-128,248.20</u>	<u>-582,663.00</u>	
AFTER TRANSFERS	<u>-128,248.20</u>	<u>-128,248.20</u>	<u>-582,663.00</u>	
<b>999 OTHER FUNDING USES</b>				
EXPENDITURE:				
010-005-999-90000 CONTINGENCY	0.00	0.00	20,000.00	100
030-005-999-90000 CONTINGENCY	0.00	0.00	15,000.00	100
TOTAL EXPENDITURE	<u>0.00</u>	<u>0.00</u>	<u>35,000.00</u>	<u>100</u>
BEFORE TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>-35,000.00</u>	
AFTER TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>-35,000.00</u>	