

TOWN OF WEAVERVILLE
Town Hall Council Chambers
30 South Main Street
Weaverville, NC 28787

AGENDA
July 15, 2019
Regular Meeting at 7:00 pm

	<i>Pg #</i>	<i>Presenter</i>
1. Call to Order		Mayor Root
2. Approval/Adjustments to the Agenda		Mayor Root
3. Approval of Minutes		Mayor Root
A. June 17, 2019 Town Council Regular Workshop Minutes	1	
4. General Public Comments		Mayor Root
5. Consent Agenda		Town Manager
A. Year-end Tax Report/Settlement	5	
B. Budget Amendment: FEMA Reimbursement	14	
C. Road Closure Ordinance: North Buncombe Homecoming Parade	16	
6. Town Manager’s Report	18	Town Manager
7. Discussion & Action Items		
A. Community Center *	19	John Legerton
B. Annexation Petition/Initial Zoning Request for 0.3 Acre Strip along Monticello Rd *	55	Planning Director
C. Comprehensive Land Use Plan *	62	Planning Director
D. Quarterly Report: Planning Department	121	Public Works Dir.
E. Quarterly Report: Finance Department	123	Finance Director
8. Adjournment		Mayor Root

* Public comment will be permitted at the time of the discussion of the agenda items marked with an asterisk (*). The content and timing rules applicable to public comment at the opening of the Council Meeting shall also apply to comments on agenda items. Such public comment shall be permitted only after each of Town Council has been provided the opportunity to discuss the respective agenda item.



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Meeting
Monday, June 17, 2019**

The Town Council for the Town of Weaverville met for its regular monthly meeting on Monday, June 17, 2019, 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, Finance Officer Tonya Dozier, Police Chief Ron Davis, 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 7:05 p.m.

2. Approval/Adjustments to the Agenda

Mayor Root asked to insert under the Discussion Items as A-2, a time for Councilman Fitzsimmons to speak about some developments on the Lake Louise Community Center Project.

Councilwoman Sherrill made a motion to approve the agenda with the aforementioned revision. Councilman Nagle 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 May 14, 2019 Town Council Workshop, May 20, 2019 Town Council Special Called Meeting, May 20, 2019 Town Council Regular Meeting, May 21, 2019 Town Council Special Called Meeting, and June 11, 2019 Town Council Workshop. Councilman McKenna seconded the motion and all voted in favor on the approval of the minutes.

4. General Public Comment

Public comments were received as follows:

Lou Accornero, 50 Highland Pointe Drive, commented that the footprint for the community center is more residential than commercial, and he believes the Town should take about a month to redesign the building. This would allow for the ground breaking to begin by the end of this year and be ready by next fall. Mr. Accornero also asked if it would be possible for the Dry Ridge Museum to use the storage room off of the Community Room at Town Hall for their research, so that they can allow visitors to come in and can continue with their business.

5. Consent Agenda

Councilwoman Sherrill moved for the approval of the consent agenda. Councilman McKenna seconded the motion and all voted unanimously to approve all action requested in the consent agenda.

A. Monthly Tax Report – Information Only

- B. Waterline Acceptance: Barkley Terrace** – Town Council accepted 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 set the repair guaranty amount at \$4,000.
- C. Waterline Acceptance: Creekside Phase IV** – Town Council accepted 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 set the repair guaranty amount at \$5,000.

6. Town Manager’s Report

Town Manager Selena Coffey presented her Manager’s report to Council including that 1) the Town had to cancel the first concert of the 2nd Saturday Summer Series, due to weather and saturated ground at the Nature Park. Hopefully the weather will be conducive to hosting future concerts in the Summer Series with the next one scheduled for July 13 from 6pm-8pm; 2) Closing on the sale of the old bus garage is scheduled for June 21; 3) JLS Paving came in as the low bid for the re-paving of Church Street and within budget, so she authorized the contract to move forward. The contractors have begun work on this project already and anticipate completion in approximately one week; 4) Music on Main is scheduled for Saturday, June 22, from 5pm-9pm with road closures in effect from 12pm-10:30pm; 5) the Town’s Strategic Plan Quarterly Report for June 2019 is attached; and 6) Plans for the July 4th Celebration, which we have named “July 4th Block Party”, are coming together. Attached is a map of downtown that is posted on the website with road closures in effect from 12pm-11:30pm. Vending opens at 5pm, music by Devils in Dust starts at 7pm, and fireworks displayed at 10pm.

Mayor Root commented that with the fireworks coming back downtown this year he wanted to make sure that everyone was aware that these fireworks are 2019 fireworks. There are a lot more regulations and legalities, so the fireworks might not be as big and dramatic. Mayor Root also noted that there will not be a 5K run the morning of July 4th this year, due to the Kiwanis Club dissolving a couple of months ago.

7. Discussion and Action Items

A. Update on Conditional Zoning District Application for 108 Church Street

Joseph Kaselak, Owner of North Hill Ventures, mentioned that they have withdrawn their CZD application for 108 Church Street, due to the concerns over the proposed higher density than R-1 allows and access in an out of the subdivision. Mr. Kaselak noted that going through the process it appeared that there wasn’t a specific route for higher density housing and asked Council to consider changing zoning in specific areas that would address this issue. It would also allow developers to get a better understanding of the steps needed.

B. Developments on the Community Center Project

Councilman Fitzsimmons gave an update on some developments to the Lake Louise Community Center project. He mentioned that Council and staff are obtaining information from ten local communities about their experiences with building a new community center and initiated a community survey for public participation. As of June 14, 2019, 135 responses have been submitted.(Results are attached) Before the Town Council meeting in July, they will continue to gather as much information from the public and other municipalities, and meet with the architect to see if there are some modifications that could be made to reflect this new information.

C. Early Voting

Mayor Root mentioned that with the City of Asheville moving their municipal elections to even years, Buncombe County is not in need of providing as many sites in the odd years. As a result, the Board of Elections indicated that this would make it more expensive for small towns that stay with municipal elections on odd years. It actually turns out that not switching to municipal elections in even years has saved the Town of Weaverville several thousands of dollars. Unfortunately, as early voting sites are concerned, the Board of Elections is only offering their office located at 77 McDowell Street in Asheville. The Town of Weaverville may offer early voting sites at their own expense, which is approximately \$460 per day. Mayor Root made a suggestion to hold an early voting site on the Saturday falling about 10 days in advance of Election Day on October 26, 2019.

Councilman Nagle mentioned that he is glad the Town didn't listen to the Board of Elections and change to holding municipal elections on even years. As for providing an early voting site, he noted that four years ago there were only 150 people that voted at this location, so he doesn't know how many actually came in for early voting. He doesn't believe the cost is too expensive, but with absentee voting still being accessible he is against the Town providing an early voting site.

Vice Mayor/Councilman Jackson made a motion to approve the proposal for the Town of Weaverville to hold an early voting site at their own expense on Saturday, October 26, 2019. Councilman Fitzsimmons seconded the motion. The motion passed by a majority vote of Council. Motion carries 4-1. Councilman Nagle voted against the motion.

D. Approval of FY 2019-2020 Budget: Budget Ordinance, Fee Schedule, Capital Reserve Fund Resolutions, and Final Budget Amendments for FY 2018-2019

Town Manager Selena Coffey mentioned that the Budget Ordinance for FY 2019-2020 has been available for review. An amended page 40 was distributed during the meeting to correct a typographical error. Along with the Budget Ordinance for Town Council's approval is the Fee Schedule, an amended Capital Reserve Fund Resolution for the Water Fund, a new Capital Reserve Fund Resolution for the General Fund, and final budget amendments for FY 2018-2019 for state distributions of unauthorized substance tax, Weaverville Fire Department donations, and Weaverville Police Department Cops for Kids donations.

Councilwoman Sherrill made a motion to approve the FY 2019-2020 Budget Ordinance, Fee Schedule, Capital Reserve Fund Resolutions and Final Budget Amendments. Vice Mayor/Councilman Jackson seconded the motion. The motion passed by a majority vote of Council. Motion carries 5-0.

E. Employee Suggestion Incentive Program Recommendation

Town Manager Selena Coffey indicated that the first submission for the Employee Suggestion Incentive Program is before Town Council for their approval out of the current FY 2018-2019 budget. The requested incentive would be provided to four public works employees who took the initiative to take the holiday snowflakes and rework them to save the Town around \$6,500. Due to these improvements representing multi-year savings, she recommends that the award be granted at 50% of savings to be divided equally between the four public works employees.

Councilman Fitzsimmons made a motion to approve the incentive submission as recommended. Councilman McKenna seconded the motion. The motion passed by a unanimous vote of Council. Motion carries 5-0.

F. Comprehensive Land Use Plan Update

Town Planner James Eller thanked Town Council for their confidence in staff to update the comprehensive land use plan presented before them. They anticipate a full discussion on this matter at the Town Council meeting on July 17, 2019 and if necessary action can be taken. Mr. Eller also thanked the department heads for all their help in the creation of this document and the Planning and Zoning Board for working with them over the past few months in fine tuning this document. The Planning and Zoning Board are passing along this document to Town Council with a unanimous favorable recommendation. There were three public information meetings held with the comments being incorporated into the document. Town Planner Eller mentioned that a public hearing is not required for this document, but asked Town Council if they would like to hold a public hearing on the adoption of the document and if a joint meeting between Council and the Planning and Zoning Board would be helpful. He noted that at the Planning and Zoning Board meeting in July, he anticipates running previously reviewed projects through this plan and see how it behaves.

Mayor Root noted that he hopes there will be a big discussion next month, so public comment could be taken as a part of that discussion. He also, believes members of the Planning and Zoning Board will be at the meeting in July, so doesn't think a joint meeting is necessary. Councilman Fitzsimmons mentioned that they have already held three public information meetings, but believes it might be helpful as well.

Town Attorney Jennifer Jackson mentioned that staff is here to guide Council through the process and a worksheet on the goals and priorities is attached. Town Attorney Jackson asked Council to prioritize the goals and get them back to staff in a couple weeks, so that their information can be added to the table. Town Attorney echoed Mr. Eller's appreciation for Town Council's confidence in staff and indicated that, by rough estimate, she believes that staff saved the Town around \$15,000 - \$40,000.

G. Personnel Policy, Related Policies, and Policy & Procedures Manual

Town Attorney Jennifer Jackson mentioned that Council was provided with a draft Policy and Procedure Manuals on June 3, 2019. There were 18 policies drafted, some adopted by Town Council and some adopted by the Town Manager. She noted the consistencies that staff tried to keep when putting the policies together and the Pay Plan and Position Classification Plan which is adopted annually by Town Council.

Vice Mayor/Councilman Doug Jackson mentioned that a lot of the details here will affect hourly employees and wondered how staff would make them aware of the changes. Town Manager Selena Coffey noted that once this is approved by Town Council, staff will add the documents to the intranet, where employees can go and review the documents. As well as give a hard copy to each department head for them to keep on file and assign them the task of training all available employees.

Vice Mayor/Councilman Jackson made a motion to approve the Resolution Concerning the Town's Personnel Policy, Related Policies, and Policy and Procedures Manual with the effective date of July 1, 2019. Councilwoman Sherrill seconded the motion. The motion passed by a majority vote of Council. Motion carries 5-0.

H. Water Allocation Request: 135 Monticello Road

Public Works Director Dale Pennell mentioned that before Town Council is a water allocation request for 240 apartment units at 135 Monticello Road, which was formerly the Stump Dump property and was annexed in the town last month. The Public Works Department has reviewed this application for 400 GPM and 98,400 GPD, and they feel like the Town's water system is adequate to serve this request. He also noted that he spoke with NCDOT and a consultant for the USDA waterline project, and the waterline project would be completed about the same time that this development would need service.

Councilwoman Sherrill made a motion to approve the water allocation request for 135 Monticello Road. Councilman Fitzsimmons seconded the motion. The motion passed by a majority vote of Council. Motion carries 5-0.

I. Quarterly Report: Public Works and Water Departments

Public Works Director Dale Pennell presented the Public Works and Water Services Quarterly Report for March 2019 through May 2019. Some highlights were that the total number of active water meters has increased by 16 over the last quarter from infill development and the total current water usage and future water usage is running around 63% capacity, so our usage is increasing. He also noted that the total points picked up by sanitation employees per month have increased by 96 points, due to Town growth. As for the WTP, Water Treatment Plant Supervisor Trent Duncan has looked into alternatives for the disposal of dried sludge and has overseen multiple completed projects including the SCADA system upgrades.

8. Adjournment

Councilman Nagle made the motion to adjourn; Councilwoman Sherrill seconded and all voted to adjourn the Council's meeting at 8:06 p.m.

Derek K. Huninghake, Town Clerk

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: July 15, 2019

SUBJECT: Tax Collector's Settlement – Fiscal Year 2018-2019

PRESENTER: Finance Director/Tax Collector

ATTACHMENTS: Tax Settlement for FY 2018-2019
Listing of Delinquent Taxpayers
Resolution Approving the Tax Collector's Settlement for FY 2018-2019

DESCRIPTION/SUMMARY OF REQUEST:

It is time for the Tax Collector, Derek Huninghake, to provide his statutorily required settlement for the FY 2018-2019 tax year. It should be noted that the Tax Collector's collection percentage for FY 2018-2019 is 99.68%.

COUNCIL ACTION REQUESTED:

Approval of the Tax Collector's Settlement for FY 2018-2019 taxes:

I move that Town Council approve the Resolution Approving the Tax Collector's Settlement for Fiscal Year 2018-2019.

**Town of Weaverville
YEAR-END TAX REPORT
FY 2018-2019**

		<u>6/30/2019</u>
Real Property:	\$ 750,820,030	
Real Property Discoveries:	<u>1,279,000</u>	
Total Real Property:		\$ 752,099,030
Personal:	54,258,114	
Personal Discoveries:	<u>29,198,157</u>	
Total Personal:		83,456,271
Public Utilities:		4,952,725
Exemption:		(10,689,570)
Releases:		<u>(1,056,906)</u>
Total Tax Value		\$ 828,761,550
Tax Levy @.38 cents per \$100		
Real Property:		\$ 2,857,976
Personal Property:		317,134
Public Utilities:	18,820	
Less Under \$5 Adjustment	<u>(57)</u>	
Total Public Utilities:		18,763
Exemption:		(40,620)
Releases:		(4,016)
Total Levy (Total Billed)		\$ 3,149,237
Total Current Year Collections		\$ 3,139,041
% Collected		99.68%
Total Left to be Collected:		\$ 10,196
Prior Years Paid		\$ 151

FY 2019-2020

TOWN OF WEAVERVILLE
 UNPAID BALANCE REPORT BY RECEIPT NUMBER
 TAX YEARS 2008 TO 2018

UNPAID AS OF 06/30/2019

<u>NAME</u>	<u>REC NO</u>	<u>MAP NUMBER/ID</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>MERCHANT</u>	<u>UTILITIES</u>	<u>TOTAL</u>
TAX YEAR: 2010							
BELL GREGORY JAMES	2529	20108241375M001		24.44			24.44
MACE MARANNE M	2542	120513		42.72			42.72
UNKNOWN OWNER	3001	120913		200.25			200.25
BALLEW, TONY REED	3055	9732860344	140.55				140.55
		TAX YEAR: 2010	<u>140.55</u>	<u>267.41</u>			<u>407.96</u>
TAX YEAR: 2011							
BALLEW, TONY REED	954	9732860344	123.25				123.25
BARBER, LYDIA	1124	8236360		124.35			124.35
UNKNOWN OWNER	1307	974228404600000	223.92				223.92
WHEELER, MARIAN	2266	973270507900000	1,316.14				1,316.14
GLOBAL CLAIMS SPECIALISTS	2545	20118155291M001		85.27			85.27
POPPYS KITCHEN LLC	2555	2011811064M001		170.59			170.59
RHODARMER, ALAN W &	2556	20118152868M001		45.47			45.47
THE CARTER COMPANY INC	2560	20118129899M001		189.55			189.55
MCDOWELL, LESTER DAVID	2700	20118250453M001		130.99			130.99
		TAX YEAR: 2011	<u>1,663.31</u>	<u>746.22</u>			<u>2,409.53</u>
TAX YEAR: 2012							
BALLEW, TONY REED	244	9732860344	103.77				103.77
DAVIS HEIRS, JULIA M.	1072	974228404600000	188.56				188.56
MEECE, JOSHUA HEATH	1401	8181636		95.77			95.77

FY 2019-2020

TOWN OF WEAVERVILLE
UNPAID BALANCE REPORT BY RECEIPT NUMBER
TAX YEARS 2008 TO 2018

UNPAID AS OF 06/30/2019

<u>NAME</u>	<u>REC NO</u>	<u>MAP NUMBER/ID</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>MERCHANT</u>	<u>UTILITIES</u>	<u>TOTAL</u>
BARBER, LYDIA	1618	8236360		98.53			98.53
ADVERTISING STRATEGIES	2605	20128218793M001		16.94			16.94
AVANT GARDEN	2608	20128167109M001		20.72			20.72
CAROLINA CREEK	2613	20128233848M001		67.03			67.03
GLOBAL CLAIMS SPECIALISTS	2617	20128155291M001		71.79			71.79
LEDFORD, BILL R	2621	20128086120M001		358.70			358.70
POPPY'S KITCHEN LLC	2630	20128110964M001		143.61			143.61
TAX YEAR: 2012			292.33	873.09			1,165.42

TAX YEAR: 2013

ADAMS MICHAEL F	2525	9731786327	56.10				56.10
ADVERTISING STRATEGIES	2526	20138218793M001		13.24			13.24
B-LAND 35 LLC	2527	9752288050	285.20				285.20
BALLEW TONY REED	2528	9732860344	89.54				89.54
BYERS THOMAS W	2530	9742243590	9.95				9.95
FEDERAL NATIONAL	2533	9731784745	58.79				58.79
FISHER KATIE	2534	9742268179	9.72				9.72
KEERAN JOHN D	2535	974237052600000	10.01				10.01
LAND JON R	2536	9742483575	21.40				21.40
LEDFORD BILL R	2538	92313		1.66			1.66
LEVI LINDA CANNON	2539	9732985972	45.74				45.74
MACDONALD ALAN LOUIS	2541	092313		17.97			17.97
MEECE JOSHUA HEATH	2543	0092313		75.58			75.58

FY 2019-2020

TOWN OF WEAVERVILLE
UNPAID BALANCE REPORT BY RECEIPT NUMBER
TAX YEARS 2008 TO 2018

UNPAID AS OF 06/30/2019

<u>NAME</u>	<u>REC NO</u>	<u>MAP NUMBER/ID</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>MERCHANT</u>	<u>UTILITIES</u>	<u>TOTAL</u>
NORDLAND MARK W	2545	9742253900	10.26				10.26
POPPYS KITCHEN	2549	002496-13-p		132.62			132.62
RIDDLE, CLAYTON	2550	1212135		8.27			8.27
TAX YEAR: 2013			596.71	249.34			846.05

TAX YEAR: 2014

BALLEW, TONY REED	372	973286034400000	85.94				85.94
COLE, JOEL STEPHEN	514	974219015200000	4.78				4.78
ISABEL M COLE (LE)	1256	974333579900000	4.31				4.31
OSHIMA, RIKI	1546	975215365900000	7.63				7.63
PATRICK, JOHN	1547	975259585100000	6.00				6.00
PATRICK, JOHN	1548	975259147700000	8.82				8.82
BAGWELL, NELL	1670	974217157900000	6.90				6.90
NICHOLSON, DONALD P	1810	974225608300000	58.96				58.96
ARROYO, FRANCISCO	1854	974217921900000	3.90				3.90
KINGSTON, REBECCA	2042	975205745000000	4.98				4.98
B-LAND 35 LLC	2089	975228805000000	273.71				273.71
MACDONALD, ALAN LOUIS	2285	P690900		16.41			16.41
ATHENS RESTAURANT LLC	2316	P796193		3.72			3.72
K C B CONSTRUCTION CO INC	2349	P793872		4.12			4.12
WEAVERVILLE PUB LLC DBA	2415	P797538		2,600.76			2,600.76
AVANT GARDEN INC.	2735	8006072014		8.57			8.57

FY 2019-2020

TOWN OF WEAVERVILLE
UNPAID BALANCE REPORT BY RECEIPT NUMBER
TAX YEARS 2008 TO 2018

UNPAID AS OF 06/30/2019

<u>NAME</u>	<u>REC NO</u>	<u>MAP NUMBER/ID</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>MERCHANT</u>	<u>UTILITIES</u>	<u>TOTAL</u>
TAX YEAR: 2014			465.93	2,633.58			3,099.51
TAX YEAR: 2015							
YANCEY, ZAK	1132	973179798300000	44.81				44.81
COLTUN, EILEEN J	1865	974228082500000	10.33				10.33
AVANT GARDEN INC	2550	P800607		8.53			8.53
SNYDER, MICHAEL JOSEPH	4005	30166042		243.36			243.36
TAX YEAR: 2015			55.14	251.89			307.03
TAX YEAR: 2016							
SNYDER, MICHAEL JOSEPH	5226	P3016604		216.18			216.18
THE SQWEELIN' PIG	5315	P3004275		31.83			31.83
BEASLEY, ROGER WAYNE	5388	P758771		27.72			27.72
PATTON, CAMERON	5731	974330529100000	13.01				13.01
BALCRANK PRODUCTS INC	6204	974224916700000	106.36				106.36
REED, BRIAN K	6785	974213482000000	10.16				10.16
TAX YEAR: 2016			129.53	275.73			405.26
TAX YEAR: 2017							
SNYDER, MICHAEL JOSEPH	113	P3016604		170.66			170.66
GRIFFIN, JOY LEIGH	179	P3020446		52.37			52.37
THE SQWEELIN' PIG	271	P3004275		17.63			17.63
MICHAEL D METCALF DBA	334	P799280		646.94			646.94
AVANT GARDEN INC	358	P800607		6.45			6.45

FY 2019-2020

TOWN OF WEAVERVILLE
 UNPAID BALANCE REPORT BY RECEIPT NUMBER
 TAX YEARS 2008 TO 2018

UNPAID AS OF 06/30/2019

<u>NAME</u>	<u>REC NO</u>	<u>MAP NUMBER/ID</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>MERCHANT</u>	<u>UTILITIES</u>	<u>TOTAL</u>
JOHNSON, CATHERINE JANE	2126	974320665300000	7.43				7.43
		TAX YEAR: 2017	7.43	894.05			901.48
TAX YEAR: 2018							
SNYDER, MICHAEL JOSEPH	106	P3016604		156.03			156.03
AVANT GARDEN INC	120	P800607		5.88			5.88
A P K K LLC DBA CORNER	205	P795809		59.52			59.52
ECOATM LLC	208	P3012845		23.95			23.95
WARRIOR GOLF PROPERTIES	284	P795932		486.83			486.83
THE SQWEELIN' PIG	352	P3004275		10.76			10.76
NEW BEGINNINGS FHC LLC	374	P802548		95.97			95.97
WEAVERVILLE TRIBUNE	377	P794289		8.53			8.53
FOSTER, DAVID R	380	P3025190		14.44			14.44
MEADOWS, JULIE	409	973270722300000	510.45				510.45
MARTIN, CHRISTINA K	443	973286858900000	375.46				375.46
NICORYA INVESTMENTS LLC	523	973370166900000	1,506.01				1,506.01
BRANDON KNOLLS LLC	772	973286153400000	2.21				2.21
JOHNSON, CATHERINE JANE	840	974320665300000	16.28				16.28
MOYE, WANDA E	1001	974320495800000	764.47				764.47
RICHARD V BENSON TRUST	1058	974330661400000	6.59				6.59
BISHOP, EDITH	1150	974224756500000	82.58				82.58
PATRICK, JOHN	1520	975259147700000	3.34				3.34
BORELL, GARY J	1864	974330909900000	3.74				3.74

FY 2019-2020

TOWN OF WEAVERVILLE
UNPAID BALANCE REPORT BY RECEIPT NUMBER
TAX YEARS 0 TO 9999

UNPAID AS OF 06/30/2019

<u>NAME</u>	<u>REC NO</u>	<u>MAP NUMBER/ID</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>MERCHANT</u>	<u>UTILITIES</u>	<u>TOTAL</u>
GTLS & A CO LLC	1945	973370698300000	684.88				684.88
PHILLIPS, ROBERT	1947	973297237200000	893.22				893.22
GORE, AMANDA RUTH	1953	974320784200000	1,648.83				1,648.83
GORE, AMANDA RUTH	2078	974330086100000	193.15				193.15
HASEGAWA, TAIYO	2143	973295860300000	719.82				719.82
LEDFORD, BILLY R	2158	974330385300000	675.12				675.12
SOULE, JOHN G	2238	974321610000000	238.19				238.19
WOOLMINGTON-SMITH, CRAIG	2565	975238588900000	7.26				7.26
HIGGINS, PHILLIP	2608	974310766800000	1,092.38				1,092.38
TAX YEAR: 2018			9,423.98	861.91			10,285.89
GRAND TOTAL:			12,774.91	7,053.22			19,828.13

I, WHILE ACTING AS THE TAX COLLECTOR FOR THE TOWN OF WEAVERVILLE, MADE DILIGENT EFFORTS TO COLLECT TAXES DUE FROM PEOPLE LISTED ABOVE OUT OF THEIR PERSONAL PROPERTY AND BY OTHER MEANS AVAILABLE TO ME AS TAX COLLECTOR INCLUDING LEVY, ATTACHMENT, AND GARNISHMENT.

SWORN TO AND SUBSCRIBED BEFORE ME ON 7/9/2019

Derek K. Huninghake
DEREK K. HUNINGHAKE, TAX COLLECTOR

[Signature]
NOTARY PUBLIC
NOTARY PUBLIC
WILKES-BARRE COUNTY, PA

**RESOLUTION APPROVING THE SETTLEMENT OF THE TAX COLLECTOR
FOR THE 2018-2019 TAX YEAR**

WHEREAS, NCGS § 105-352 requires that settlement be made with the Tax Collector for the taxes charged to the Tax Collector in the previous tax year prior to delivery of the tax receipts to the Tax Collector for the current tax year, said settlement being conducted in accordance with NCGS § 105-373; and

WHEREAS, NCGS 105-373 requires that settlement be made for both taxes charged to the Tax Collector in the previous tax year, and for all delinquent taxes charged to the Tax Collector, there being a specified format for current year settlements, but not delinquent taxes; and

WHEREAS, the Weaverville Town Council has received a proposed settlement for the 2018-2019 tax year taxes, and all delinquent taxes charged to the Tax Collector for prior tax years;

Now, therefore, **BE IT RESOLVED** as follows:

1. The Settlement for the 2018-2019 taxes charged to the Tax Collector is hereby approved. The Board finds:
 - a. All prepayments received by the Tax Collector were properly deposited;
 - b. The settlement is in proper form; and
 - c. A diligent effort was made to collect from the persons who were legally obligated to pay their taxes for the 2018-2019 fiscal year.
2. The Settlement for the delinquent taxes charged to the Tax Collector for the previous fiscal years is hereby approved. The Town Council finds that the settlement for the delinquent taxes is in an appropriate form.

THIS the 15th day of July, 2019.

TOWN OF WEAVERVILLE

Allan P. Root, Mayor

ATTESTED BY:

Derek K. Huninghake, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: July 15, 2019
Subject: Budget Amendment – Fire Dept.
Presenter: Town Finance Director
Attachments: Budget Amendment Form

Description/Summary of Request:

In September 2018, the Weaverville Fire Department participated in the Buncombe County Task Force Deployment to the eastern part of the state during Hurricane Florence to aid in the rescue of stranded citizens in flooded areas. On 6/21/19 the Town received \$38,137.89 from Buncombe County as reimbursement from FEMA for this operation.

The attached budget amendment is necessary so that the funds can be properly recorded in FY 2018/2019.

Next month you will see a request to re-appropriate these funds to the current fiscal year, since they were received so late in the prior fiscal year.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

**Budget Amendment
Town of Weaverville**

What expense accounts are to be increased?

Account	Account Description	Transfer Amount
<u>010-430-434-50100</u>	<u>Fire – Small Equipment</u>	<u>\$38,137.89</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

Account	Account Description	Transfer Amount
<u>010-004-300-07060</u>	<u>Fire Dept Grants</u>	<u>\$38,137.89</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Justification: Please provide a brief justification for this budget amendment. *FEMA Reimbursement to Fire Department on 6/21/19 for Hurricane Florence Mission in Sept 2018.*

Authorized by Finance Officer	Date
Authorized by Town Manager	Date
Authorized by Town Council (if applicable)	Date

Budget Ordinance Section 7:

- B. The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.
- C. The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.
- D. The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed \$10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.
- E. The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, July 15, 2019
Subject: Road Closure Ordinance: North Buncombe Homecoming Parade
Presenter: Police Chief
Attachments: Yes

Description:

Attached please find a road closure ordinance for the October 2019 North Buncombe High School Homecoming Parade.

Action Requested:

The Town Manager recommends approval of the attached road closure ordinance.

Town of Weaverville
North Carolina

**AN ORDINANCE DECLARING A ROAD CLOSURE FOR THE
NORTH BUNCOMBE HOMECOMING PARADE**

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

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

WHEREAS, the Town Council of Weaverville acknowledges the North Buncombe Homecoming Parade celebration requires approximately one (1) hour to install signage, and also requires approximately one (1) hour for removing signage, litter, etc.

NO THEREFORE BE IT ORDAINED by the Town Council of Weaverville pursuant to the authority granted by G. S. 20-169, that we do hereby declare a temporary road closure on the day and times set forth below and the following described portion of a State Highway System route:

North Buncombe Homecoming Parade

Date:	October 11, 2019
Time:	4:00 pm until 5:30 pm
Road Closure:	North Buncombe School Road North Main Street South Main Street

This ordinance to become effective when signs are erected giving notice of the road closures and detour routes, the implementation of adequate traffic control.

Adopted this 15th day of July, 2019

Allan P. Root, Mayor

Attest:

Town Clerk



Town Manager's Report

Selena D. Coffey, MPA, ICMA-CM

July 2019

- 1) Saturday Summer Series Concert Update:** The Mayor and Town Council will receive an update on the July 13 concert in the Nature Park during the meeting.

- 2) July 4 Celebration Update:** The recent July 4 Celebration downtown was successful. We saw a tremendous crowd in downtown Weaverville. We will be holding a debriefing on the event in the coming week. Overall, we have received positive comments, with a few exceptions. Some have suggested an earlier fireworks show, so as to not negatively impact those who work the day after the event. I must commend our wonderful Town team for all of their work in preparing for and making the event such a success! I will provide additional information during the meeting.

- 3) Church Street Paving:** The paving has now been completed on Church Street and residents have been very happy to have this project complete.

- 4) Town Hall Carpeting:** As you may have noticed, carpet has now been replaced in Town Hall, both upstairs and downstairs in the Police Department. Thanks to all of our staff for pulling together to work as a team to get bookshelves emptied and doing some much-needed de-cluttering to ease the process!

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, July 15, 2019
Subject: Community Center Project Update
Presenter: John Legerton, Legerton Architecture

Attachments:

1. May 20, 2019 Presentation by Legerton Architecture
2. July 8, 2019 Alternate Design Options 1 and 2
3. Preliminary Cost Opinion of Design Changes for July 8, 2019 Alternate Options 1 and 2
4. Copy of Email from Legerton Architecture regarding Reduction of Space in Community Center

Description:

At the June Town Council meeting, staff was directed to continue meeting with the Town's architects to find additional cost-savings on the community center building project based on items proposed by Council Members. Architect John Legerton will be present at this evening's meeting to present two alternate design options. These options are attached, along with the last presentation made by Legerton Architecture. In addition, attached you will find an email from Legerton Architecture regarding the reduction of space in the large room of the community center.

Information requested by Council members in May, including municipality-targeted survey results and related information from the municipalities and the community input survey report on the community center project, has been provided to the Mayor and Town Council.

Action Requested:

The Town Manager recommends discussion and action in order to move this project forward.

Town of
Weaverville,
North Carolina
New
Community
Center Building

Project Update for the
Weaverville Town Council
May 20, 2019
Legerton Architecture



Weaverville Community Center

Existing Site



Weaverville Community Center



Proposed Site Plan

Weaverville Community Center



Summary of Project Cost Opinions & Cost Estimates

- Original Cost Opinion from May 2018 \$2,181,000
- Initial Cost Estimate - 4/5/2019 \$3,012,600
- Cost Estimate Revision #1 - 4/17/19 \$2,868,800
- Current Cost Estimate Revision #2 - 5/16/19 \$2,643,300

Weaverville Community Center



Summary of Current Cost Saving Options

<u>Description</u>	<u>Est. Cost Savings</u>
1. Delete Front Entry Covered Pavilion	\$20,500
2. Delete Stone Fireplace at Covered Terrace	\$20,600
3. Delete Heavy Timber Wood Truss Design	\$30,000
4. <u>Delete Fire Sprinkler System</u>	<u>\$68,400</u>
Total Estimated Savings #1 – 4	\$139,500

Weaverville Community Center



Additional Cost Saving Options

<u>Description</u>	<u>Est. Cost Savings</u>
5. Delete Site Furnishings (Flagpole, benches, etc.)	\$9,800
6. <u>Delete Interior Display Casework</u>	<u>\$20,500</u>
Total Estimated Savings #5 – 6	\$30,300

Weaverville Community Center



Summary of Current Cost Saving Options

- Current Cost Estimate Revision #2 - 5/16/19 \$2,643,300
- Total of Estimated Cost Savings #1 – 4 \$139,500
- Revised Cost Estimate with #1 – 4 accepted \$2,503,800
- Total of Estimated Cost Savings #5 – 6 \$30,300
- Revised Cost Estimate with #1 – 6 accepted \$2,473,500

Weaverville Community Center



Front Entry Covered Pavilion – Current Base Design

Weaverville Community Center



Front Entry – Alternate Design without Covered Pavilion
Estimated Cost Savings: \$20,500

Weaverville Community Center



Front Entry Covered Pavilion – Current Base Design

Weaverville Community Center



Front Entry – Alternate Design without Covered Pavilion
Estimated Cost Savings: \$20,500

Weaverville Community Center



Rear Covered Terrace with Fireplace – Current Base Design

Weaverville Community Center



Rear Covered Terrace – Alternate Design without Fireplace
Estimated Cost Savings: \$20,600

Weaverville Community Center



Rear Covered Terrace with Fireplace – Current Base Design

Weaverville Community Center



Rear Covered Terrace – Alternate Design without Fireplace
Estimated Cost Savings: \$20,600

Weaverville Community Center



Community Room Heavy Timber Truss – Current Base Design

Weaverville Community Center



Community Room – Design with Alternate Truss
Estimated Cost Savings: \$30,000

Weaverville Community Center



Community Room Heavy Timber Truss – Current Base Design

Weaverville Community Center



Community Room – Design with Alternate Truss
Estimated Cost Savings: \$30,000

Weaverville Community Center



Summary of Project Cost Opinions & Cost Estimates

- Original Cost Opinion from May 2018 \$2,181,000
- Initial Cost Estimate - 4/5/2019 \$3,012,600
- Cost Estimate Revision #1 - 4/17/19 \$2,868,800
- Current Cost Estimate Revision #2 - 5/16/19 \$2,643,300
- Cost Estimate with Items #1 – 6 accepted \$2,473,500

Weaverville Community Center



Questions – Discussion

WEAVERVILLE COMMUNITY CENTER

ALTERNATE DESIGN OPTIONS 1 AND 2

JULY 8, 2019

OWNER

TOWN OF WEAVERVILLE
30 SOUTH MAIN STREET
P.O. BOX 338
WEAVERVILLE, NC 28787
TEL. 828.645.7116

ARCHITECT

LEGERTON ARCHITECTURE, PA.
21 N. LIBERTY STREET
ASHEVILLE, NC 28801
TEL. 828.251.9125
FAX 828.281.1287

STRUCTURAL ENGINEER

MEDLOCK AND ASSOCIATES, PA.
53 ASHELAND AVE., SUITE 101
ASHEVILLE, NC 28801
TEL. 828.232.4448

LANDSCAPE ARCHITECT

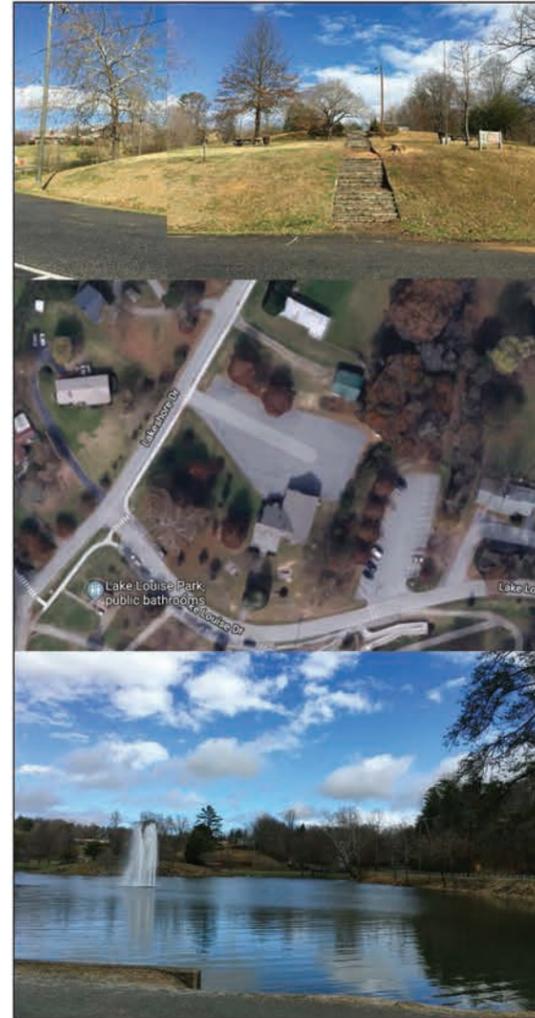
SITWORK STUDIOS
352 DEPOT STREET, SUITE 120
ASHEVILLE, NC 28801
TEL. 828.225.4945

P/M/E ENGINEERS

SUD ASSOCIATES, PA.
FLAT IRON BUILDING, SUITE 706
20 BATTERY PARK AVENUE
ASHEVILLE, NC 28801
TEL. 828.255.4691

CIVIL ENGINEER

CIVIL DESIGN CONCEPTS, PA.
168 PATTON AVENUE
ASHEVILLE, NC 28801
TEL. 828.252.5388

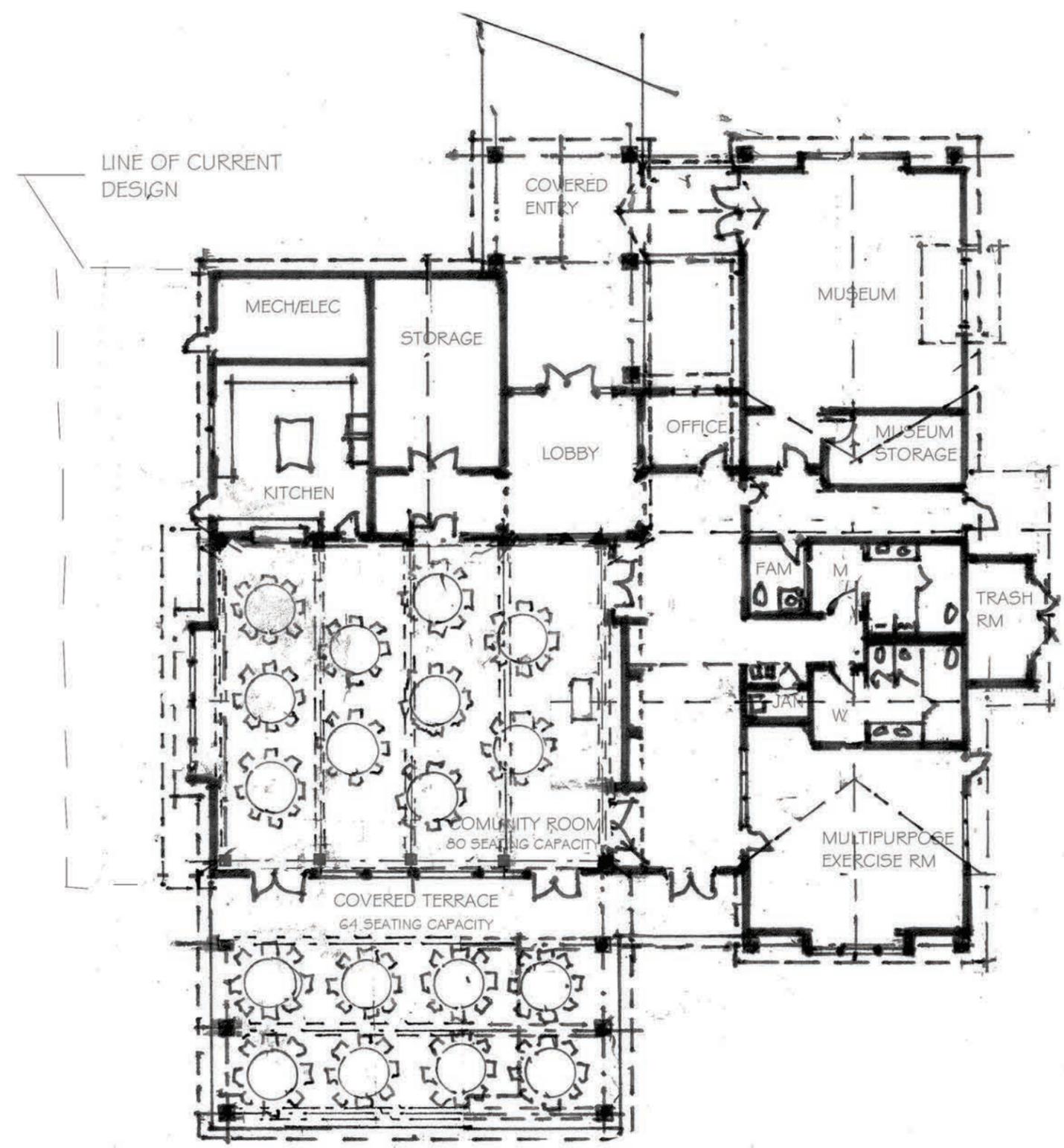


EXISTING SITE PHOTOS
3" = 1'-0"

DRAWING INDEX

- SK 1 - OPTION 1 FLOOR PLAN
- SK 2 - OPTION 1 MAIN ENTRY VIEW
- SK 3 - OPTION 1 SOUTH COVERED TERRACE VIEW
- SK 4 - OPTION 1 EAST BUILDING VIEW
- SK 5 - OPTION 2 FLOOR PLAN
- SK 6 - OPTION 2 MAIN ENTRY VIEW
- SK 7 - OPTION 2 - SOUTH COVERED TERRACE VIEW
- SK 8 - OPTION 2 - EAST BUILDING VIEW





WEAVERVILLE COMMUNITY CENTER

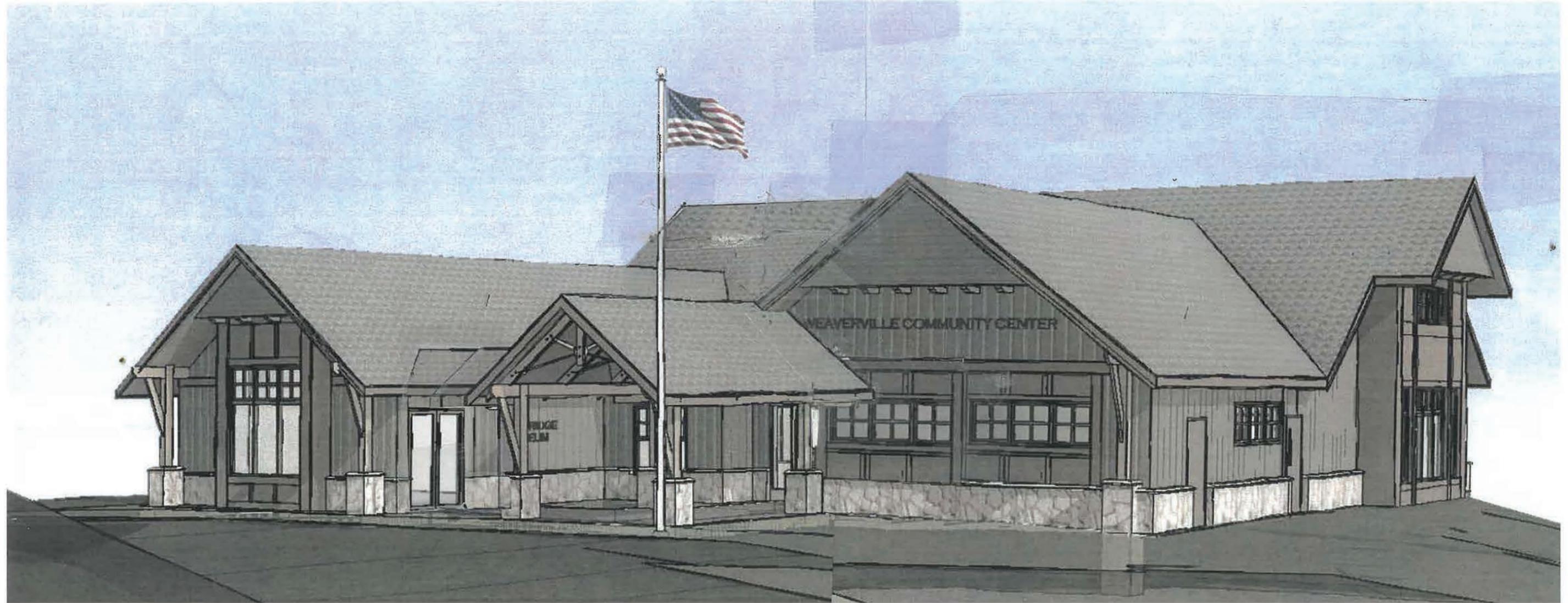
ALTERNATE DESIGN OPTION I - FLOOR PLAN

JULY 8, 2019

SK-1

Legerton
ARCHITECTURE

21 North Liberty Street . Asheville, NC 28801
828.251.9125 www.LegertonArchitecture.com



WEAVERVILLE COMMUNITY CENTER

ALTERNATE DESIGN OPTION 1 - MAIN ENTRY VIEW SK-2

JULY 8, 2019

Legerton
ARCHITECTURE

21 North Liberty Street . Asheville, NC 28801
828.251.9125 www.LegertonArchitecture.com



WEAVERVILLE COMMUNITY CENTER

ALTERNATE DESIGN OPTION 1 - SOUTH COVERED TERRACE VIEW SK-3

JULY 8, 2019

Legerton
ARCHITECTURE

21 North Liberty Street . Asheville, NC 28801
828.251.9125 www.LegertonArchitecture.com



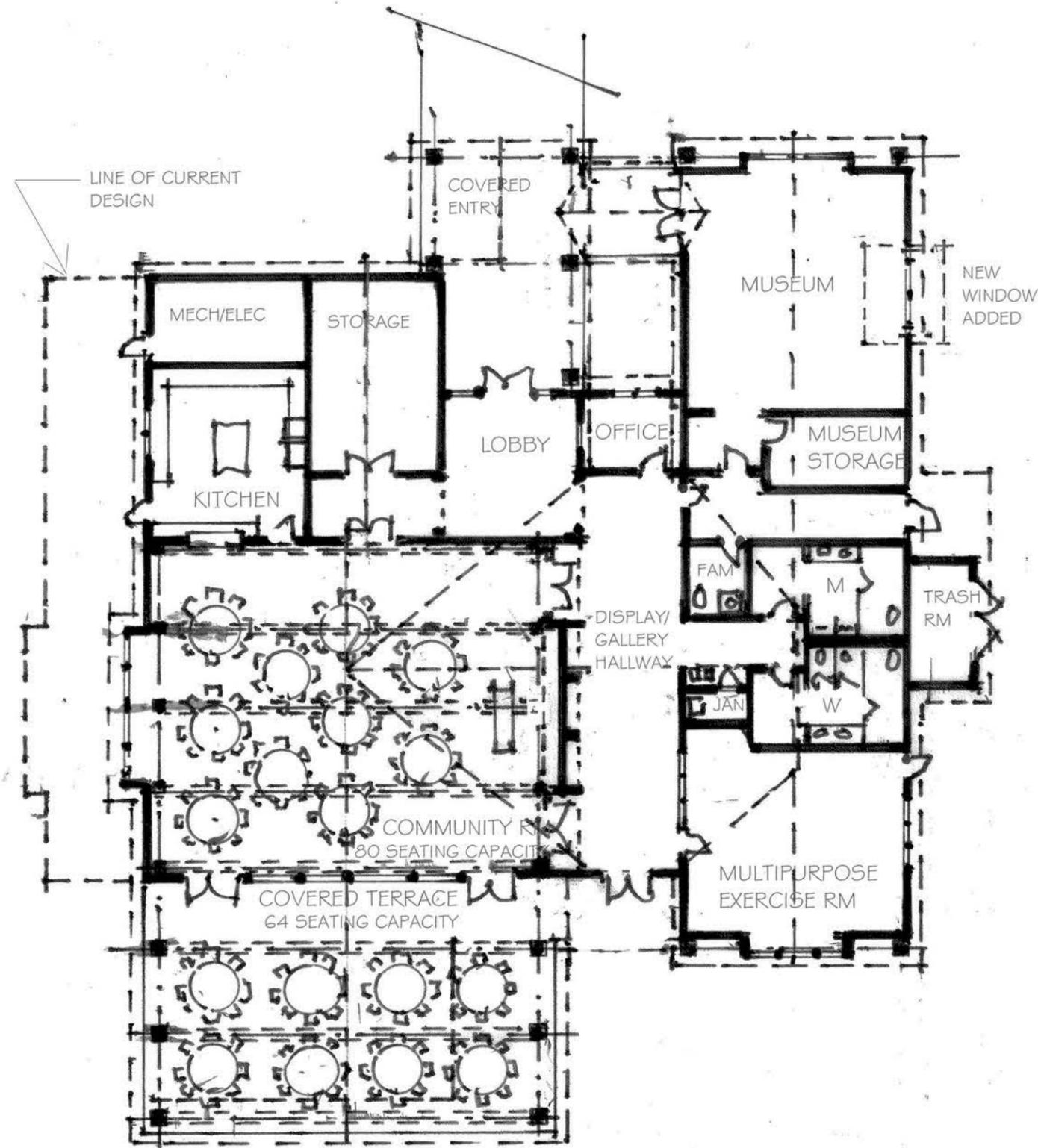
WEAVERVILLE COMMUNITY CENTER

ALTERNATE DESIGN OPTION 1 - EAST BUILDING VIEW SK-4

JULY 8, 2019

Legerton
ARCHITECTURE

21 North Liberty Street - Asheville - NC 28801
828.251.9125 www.LegertonArchitecture.com



WEAVERVILLE COMMUNITY CENTER

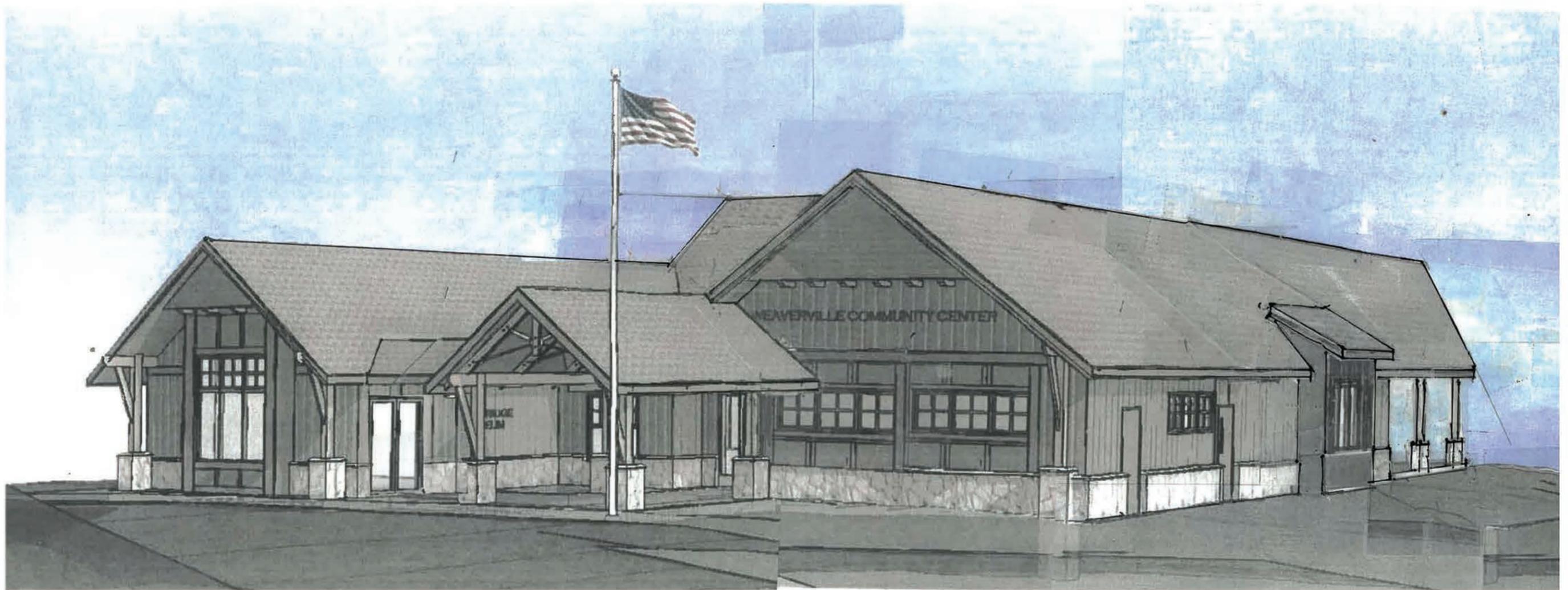
ALTERNATE DESIGN OPTION 2 - FLOOR PLAN

JULY 8, 2019

SK-5

Legerton
ARCHITECTURE

21 North Liberty Street, Asheville, NC 28801
828.251.9125 www.LegertonArchitecture.com



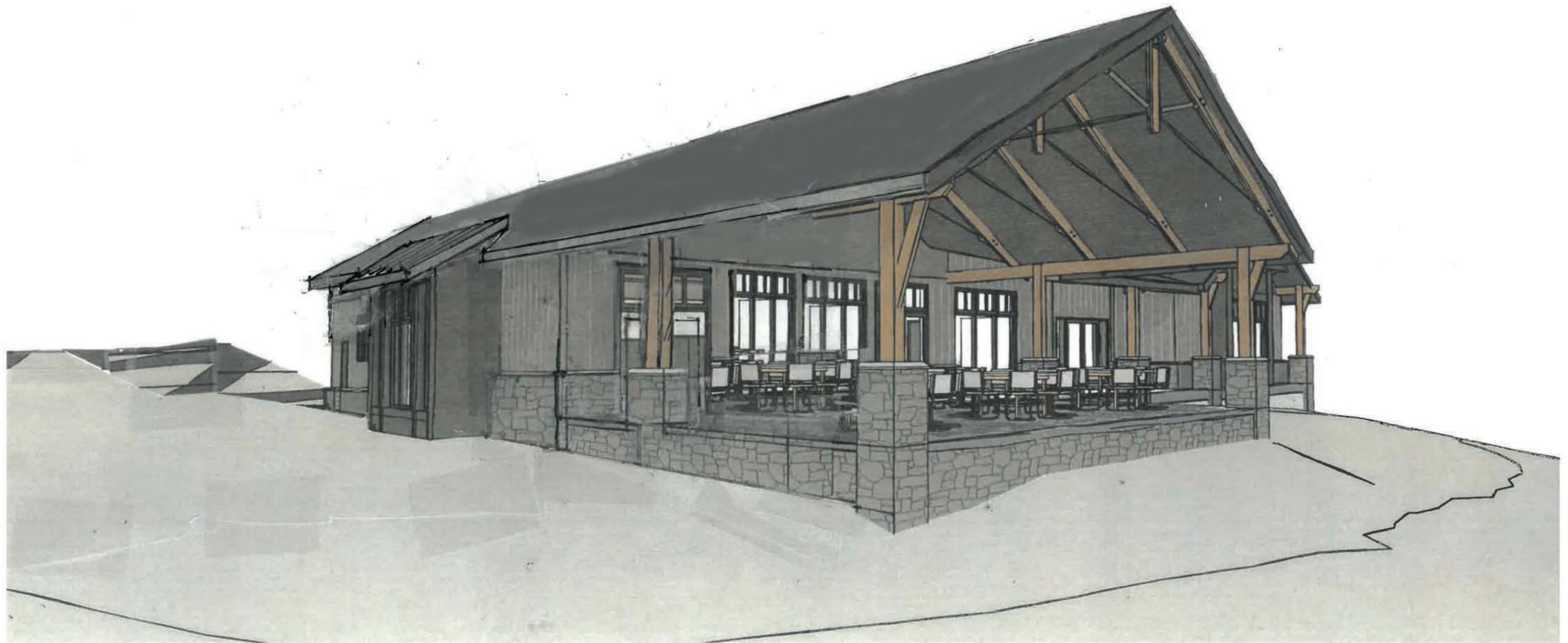
WEAVERVILLE COMMUNITY CENTER

ALTERNATE DESIGN OPTION 2 - MAIN ENTRY VIEW SK-6

JULY 8, 2019

Legerton
ARCHITECTURE

21 North Liberty Street . Asheville, NC 28801
828.251.9125 www.LegertonArchitecture.com



WEAVERVILLE COMMUNITY CENTER

ALTERNATE DESIGN OPTION 2 - SOUTH COVERED TERRACE VIEW SK-7

JULY 8, 2019

Legerton
ARCHITECTURE

21 North Liberty Street . Asheville, NC 28801
828.251.9125 www.LegertonArchitecture.com



WEAVERVILLE COMMUNITY CENTER

ALTERNATE DESIGN OPTION 2 - EAST BUILDING VIEW SK-8

JULY 8, 2019

Legerton
ARCHITECTURE

21 North Liberty Street . Asheville, NC 28801
828.251.9125 www.LegertonArchitecture.com

WEAVERVILLE COMMUNITY CENTER ALTERNATE DESIGN - OPTION 1					
	PRELIMINARY COST OPINION of DESIGN CHANGES	8-Jul-19	Legerton Architecture		
#	COST ESTIMATE BREAKDOWN -DESCRIPTION OF WORK	QUANTITY	COST/SF	TOTAL	
		SF		\$ DEDUCT	\$ ADD
COMMUNITY ROOM					
1	LVT Flooring	450	\$10.67	\$4,801.50	
2	Gypsum Wallboard	120	\$6.93	\$831.60	
3	T&G Wood Ceiling	520	\$10.43	\$5,423.60	
4	Roof Sheathing	725	\$2.80	\$2,030.00	
5	Roof Insulation	624	\$5.94	\$3,706.56	
6	Exterior Wall Siding	120	\$11.00	\$1,320.00	
7	Stone Veneer Base	75	\$45.82	\$3,436.50	
8	Storefront	36	\$93.00	\$3,348.00	
9	Roof Shingles	725	\$3.77	\$2,733.25	
10	Int Wall Finish - paint	120	\$0.45	\$54.00	
11	Int Batt Insul - Wall	120	\$2.61	\$313.20	
12	HVAC reduced tonnage (2.5 tons)		(estimated)	\$7,500.00	
13	Electrical (\$15/per SF savings)	450	\$15.00	\$6,750.00	
14	Delete 1 wood timber truss (incl cols, timbers, connectors)	1	(estimated)	\$7,500.00	
	Sub-Total Community Room			\$49,748.21	
FAMILY TOILET ROOM					
15	Accessories toilet tissue; towel disp; soap disp;elec hand dryer)	1	\$1,741.12	\$1,741.12	
16	Grab Bars (18"; 36"; 42")	1	\$220.67	\$220.67	
17	Floor - ceramic tile deleted	60	\$11.28	\$676.80	
18	Floor Base - ceramic base deleted	10	\$14.91	\$149.10	
19	Delete lavatory (incl valve sensor)	1	\$3,470.00	\$3,470.00	
20	Delete water closet	1	\$2,277.00	\$2,277.00	
21	Walls - ceramic tile wainscot	120	\$12.00	\$1,440.00	
22	Add back LVT floor at hall	15	\$10.67	\$160.05	
23	Delete changing table	1	\$400.00	\$400.00	
	Sub-Total Family Toilet			\$10,534.74	
EXTERIOR COVERED TERRACE					
24	Concrete slab increase	360	\$6.64		\$2,390.40
25	Concrete slab finish (stain)	360	\$0.95		\$342.00
26	T&G Wood Roof Decking	380	\$10.57		\$4,016.60
27	Roof Shingles	380	\$3.77		\$1,432.60
28	Roof Sheathing	380	\$2.80		\$1,064.00
29	Fascia	25	\$16.89		\$422.25
30	Sub-Total Exterior Covered Terrace				\$9,667.85
KITCHEN/STORAGE AREA					
31	Gypsum Wallboard	410	\$6.93	\$2,841.30	
32	Interior Wall Finish - Paint	410	\$0.45	\$184.50	
33	Floor Finish	140	\$0.95	\$133.00	
35	Interior Ceiling - ACT	140	\$5.23	\$732.20	
36	Interior Insulation - Batts	412	\$2.61	\$1,075.32	
37	Roof Insulation	175	\$1.37	\$239.75	
38	Roof Sheathing	208	\$2.80	\$582.40	
39	Roof Shingles	208	\$3.77	\$784.16	
40	Sub-Total Kitchen/Storage Area			\$6,572.63	
#	SUMMARY OF COST STUDY	\$ DEDUCT	\$ ADD	NET TOTAL	
BUILDING CHANGES SUMMARY					
41	Reduce SF of Community Room (480 SF Gross Approximate Deduct)	\$49,748			
42	Reduce SF of Kitchen/Storage Area (240 SF Gross Approximate Deduct)	\$6,573			
43	Eliminate 1 Family Toilet Room	\$10,535			
44	Increase Covered Terrace Area (360 SF Gross Approximate Add)		\$9,668		
45	NET SUB-TOTAL COST	\$66,856	\$9,668	\$57,188	NET DEDUCT
ADDITIONAL ESTIMATED REDESIGN A-E FEES					
		\$ ADD (Low)	\$ ADD (High)		
46	Architectural	\$10,000	\$14,000		
47	Structural	\$3,000	\$4,000		
48	Mechanical, Electrical, Plumbing	\$3,000	\$3,500		
49	Civil	\$1,000	\$1,250		
50	Landscape Design	\$900	\$1,200		
51	NET A-E FEE ADD	\$17,900	\$23,950		
				\$ Deduct(Low)	\$ Deduct(High)
52	TOTAL ESTIMATED NET PROJECT DEDUCT			\$33,238	\$39,288
53	ADDITIONAL ESTIMATED REDESIGN TIME			30 Days	

WEAVERVILLE COMMUNITY CENTER ALTERNATE DESIGN - OPTION 2					
	PRELIMINARY COST OPINION of DESIGN CHANGES	8-Jul-19	Legerton Architecture		
#	COST ESTIMATE BREAKDOWN -DESCRIPTION OF WORK	QUANTITY	COST/SF	TOTAL	
		SF		\$ DEDUCT	\$ ADD
	COMMUNITY ROOM				
1	LVT Flooring	450	\$10.67	\$4,801.50	
2	Gypsum Wallboard	605	\$6.93	\$4,192.65	
3	T&G Wood Ceiling	670	\$10.43	\$6,988.10	
4	Roof Sheathing	875	\$2.80	\$2,450.00	
5	Roof Insulation	835	\$5.94	\$4,959.90	
6	Exterior Wall Siding	490	\$11.00	\$5,390.00	
7	Stone Veneer Base	75	\$45.82	\$3,436.50	
8	Storefront	36	\$93.00	\$3,348.00	
9	Roof Shingles	875	\$3.77	\$3,298.75	
10	Int Wall Finish - paint	575	\$0.45	\$258.75	
11	Int Batt Insul - Wall	605	\$2.61	\$1,579.05	
12	HVAC reduced tonnage (2.5 tons)		(estimated)	\$7,500.00	
13	Electrical (\$15/per SF savings)	450	\$15.00	\$6,750.00	
14	Delete 1 wood timber truss (incl cols, timbers, connectors)	1	(estimated)	\$7,500.00	
15	West wall window modifications	25	\$93.00	\$2,325.00	
16	West wall gable end modifications	352	\$5.00	\$1,760.00	
	Sub-Total Community Room			\$66,538.20	
	FAMILY TOILET ROOM				
17	Accessories toilet tissue; towel disp; soap disp;elec hand dryer)	1	\$1,741.12	\$1,741.12	
18	Grab Bars (18"; 36"; 42")	1	\$220.67	\$220.67	
19	Floor - ceramic tile deleted	60	\$11.28	\$676.80	
20	Floor Base - ceramic base deleted	10	\$14.91	\$149.10	
21	Delete lavatory (incl valve sensor)	1	\$3,470.00	\$3,470.00	
22	Delete water closet	1	\$2,277.00	\$2,277.00	
23	Walls - ceramic tile wainscot	120	\$12.00	\$1,440.00	
24	Add back LVT floor at hall	15	\$10.67	\$160.05	
25	Delete changing table	1	\$400.00	\$400.00	
26	Sub-Total Family Toilet			\$10,534.74	
	EXTERIOR COVERED TERRACE				
27	Concrete slab increase	360	\$6.64		\$2,390.40
28	Concrete slab finish (stain)	360	\$0.95		\$342.00
29	T&G Wood Roof Decking	380	\$10.57		\$4,016.60
30	Roof Shingles	380	\$3.77		\$1,432.60
31	Roof Sheathing	380	\$2.80		\$1,064.00
32	Fascia	25	\$16.89		\$422.25
	Sub-Total Exterior Covered Terrace				\$9,667.85
	KITCHEN/STORAGE AREA				
33	Gypsum Wallboard	410	\$6.93	\$2,841.30	
34	Interior Wall Finish - Paint	410	\$0.45	\$184.50	
35	Floor Finish	140	\$0.95	\$133.00	
36	Interior Ceiling - ACT	140	\$5.23	\$732.20	
37	Interior Insulation - Batts	412	\$2.61	\$1,075.32	
38	Roof Insulation	175	\$1.37	\$239.75	
39	Roof Sheathing	208	\$2.80	\$582.40	
40	Roof Shingles	208	\$3.77	\$784.16	
41	Sub-Total Kitchen/Storage Area			\$6,572.63	
	EAST ELEVATION MODIFICATIONS				
42	Add windows at museum	60	\$93.00		\$5,580.00
43	Modified roof framing for new design - Gable siding	352	\$11.00	\$3,872.00	
44	Modified roof framing for new design - Gable insulation	260	\$2.61	\$678.60	
45	Roof Shingles	40	\$3.77	\$150.80	
46	Roof Sheathing	40	\$2.80	\$112.00	
47	Roof Insulation	40	\$2.61	\$104.40	
48	Modified trash room (size and roof lines)	141	\$11.88	\$1,675.08	
49	Sub-Total East Exterior Elevation Modifications			\$6,592.88	
	- (Add for new window in museum)			\$5,580.00	
	Net Deduct for Design Modifications - East Elevation			\$1,012.88	

WEAVERVILLE COMMUNITY CENTER ALTERNATE DESIGN - OPTION 2					
PRELIMINARY COST OPINION of DESIGN CHANGES		8-Jul-19	Legerton Architecture	Page 2	
#	SUMMARY OF COST STUDY	\$ DEDUCT	\$ ADD	NET TOTAL	
BUILDING CHANGES SUMMARY					
45	Reduce SF of Community Room (480 SF Approximate Net Deduct)	\$66,538			
46	Reduce SF of Kitchen/Storage Area (240 SF Approximate Net Deduct)	\$6,573			
47	Eliminate 1 Family Toilet Room	\$10,535			
48	East Exterior Elevation Modifications	\$1,013			
49	Increase Covered Terrace Area (360 SF Approximate Net Add)		\$9,668		
50	NET SUB-TOTAL COST	\$83,646	\$9,668	\$73,978	NET DEDUCT
ADDITIONAL ESTIMATED REDESIGN A-E FEES					
		\$ ADD (Low)	\$ ADD (High)		
51	Architectural	\$11,000	\$15,000		
52	Structural	\$3,500	\$5,000		
53	Mechanical, Electrical, Plumbing	\$3,000	\$3,500		
54	Civil	\$1,000	\$1,250		
55	Landscape Design	\$900	\$1,200		
56	NET A-E FEE ADD	\$19,400	\$25,950		
				\$ Deduct (Low)	\$ Deduct (High)
57	TOTAL ESTIMATED NET PROJECT DEDUCT			\$48,028	\$54,578
58	ADDITIONAL ESTIMATED REDESIGN TIME			30 Days	

Selena Coffey

From: Mitchel Sorin <mitchel@legertonarchitecture.com>
Sent: Monday, July 08, 2019 11:37 AM
To: Selena Coffey
Cc: Dale Pennell; Wendy Legerton; John Legerton
Subject: RE: Meeting with Council Members regarding Community Center

Selena,

I just got off the phone with Dale and we are working to have a package to send to you later this afternoon. This will include 2 design options for consideration along with the corresponding cost savings. The drawings include floor plan options as well as 3-D images of the design changes.

As I mentioned to Dale, if you would like to meet with John and me to review and discuss these design options and costing in more detail, we could make ourselves available to do that.

Also, in speaking with our mechanical engineer last week, he lives in Barnardsville and when we were discussing the design changes, he mentioned that for all the community events he has attended at the Barnardsville community building, the space is typically filled with over a hundred people and strongly recommended that the size of the community room not be reduced. I'm not sure if the town council members spoke to the Barnardsville community, but just thought I would pass along this observation by our engineer.

Thanks,

Mitchel Sorin, AIA, LEED AP
Project Manager
Legerton Architecture, P.A.
21 North Liberty Street
Asheville, NC 28801

Email: mitchel@legertonarchitecture.com

Phone: 828.251.9125

www.legertonarchitecture.com

Note: LEED refers to "Leadership in Energy and Environmental Design" with the U.S. Green Building Council.

From: Selena Coffey <scoffey@weavervillenc.org>
Sent: Monday, July 8, 2019 10:38 AM
To: Mitchel Sorin <mitchel@legertonarchitecture.com>
Cc: Dale Pennell <dale.pennell@weavervillenc.org>; Wendy Legerton <wendy@legertonarchitecture.com>; John Legerton <john@legertonarchitecture.com>
Subject: Re: Meeting with Council Members regarding Community Center

Good morning. I'm following up on your meeting with the Mayor and Councilmen. Will you have the information they requested in advance of their meeting next Monday? Did they ask that you attend next Monday's meeting? If so, I wondered when you may have information ready for inclusion in the agenda packet?

Thank you all,
Selena

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: July 15, 2019

SUBJECT: Annexation Petition and Initial Zoning Request for 0.3 Acre Strip along Monticello Road

PRESENTER: Town Clerk

ATTACHMENTS: Voluntary Annexation Petition and Data Sheet
Certificate of Authority
Property Tax Map Showing Property to be Annexed
Proposed Resolution

DESCRIPTION/SUMMARY OF REQUEST:

Town Council recently annexed the +/-19 acres at 135 Monticello Road (the Riverside Stump Dump property). There is a 0.3 acre strip of land lying between this recently annexed property and Monticello Road. The owner of the 0.3 acre strip has submitted an annexation petition to bring the strip into the Town's municipal limits and an initial zoning application for R-12 zoning for consistency with 135 Monticello Road. It is expected that this acreage will be combined with the 135 Monticello Road property.

Should Town Council wish to consider annexation of this property in order to fix the gap that currently exists, the first steps are to request that the Town Clerk investigate the sufficiency of the annexation petition and to send the initial zoning request to the Planning and Zoning Board for review and recommendation. A resolution to that effect is attached.

COUNCIL ACTION REQUESTED:

Town Council is requested to adopt the attached resolution which (1) directs the Town Clerk to investigate the sufficiency of the annexation petition and submit a Certificate of Sufficiency to Town Council at its regular meeting in August 2019, and (2) directs the Town Planner to place the Application for a Zoning Map Amendment on the Planning and Zoning Board's next agenda so that the requested zoning district can be reviewed for consistency with the Town's Comprehensive Land Use Plan and a recommendation on same can be forwarded back to Town Council at such time as a public hearing is held on the matter. A proposed motion is as follows:

I move that we adopt the proposed resolution concerning the annexation petition and initial zoning submitted for the 0.3 acre strip of land located along Monticello Road

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

Submittal Date: 07/1/2019
 Date Fee Paid: \$500.00
 Petition No:

**STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE**

TO THE TOWN COUNCIL OF WEAVERVILLE, NORTH CAROLINA

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

Property Owner and Mailing Address	Phone Number & Email Address	Deed Reference & Property PIN	Property Owner Signature
Crest Residential 500 Office Park Dr, #215 Birmingham, AL 35223	(205) 566-2384 (205) 567-1467 matt@crestres.com bentley@crestres.com	DB: 5448 Pg 1391 Parcel 4 PIN: 9733713521	David O'Brien, Managing Member

5. Zoning vested rights are not claimed, x have been established under G.S. § 153A-344.1 or § 160A-385.1 as follows [describe and attach the order and approved site plan]:

Total Acreage to be annexed: .3 +/- _____
 Population in annexed area: 0 _____
 Proposed Zoning District: R-12 _____
 Reason for annexation: x Receive Town Services x Other (please specify) Water Service

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

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

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

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

NAME	OFFICE HELD	SIGNATURE
<u>David O'Brien</u>	<u>Managing Member</u>	
_____	_____	_____
_____	_____	_____

THIS the 1st day of July, 2019.

STATE OF ~~NORTH CAROLINA~~ Alabama
 COUNTY OF Jefferson

I, Matthew E. Benak, a Notary Public, certify that David O'Brien personally came before me this day and acknowledged that he/she is the Manager of Crest Residential, LLC, a Alabama limited liability company, and that by authority duly given and as the act of the Company, the foregoing Certificate of Authority was signed by him/her on behalf of the Company. Witness my hand and seal this the 1st day of July, 2017-2019



Matthew E. Benak
 Notary Public
 My Commission Expires
 December 8, 2019
 My Commission Expires: _____

**PETITION FOR VOLUNTARY ANNEXATION
DATA SHEET**

Town of Weaverville, North Carolina

Submittal Date: 07/1/19

Petition No. _____

Annexation Area Name: _____

Petitioner: Crest Residential, LLC

Subject Area Acreage: .3 Acres +/-

Current Land Use: Vacant Land

Proposed Land Use or Development (describe): Multifamily Site

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

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

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

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

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

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

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

Other Public Services Requested (describe): _____

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



Signature of Owner(s)

**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE THE SUFFICIENCY
OF A VOLUNTARY ANNEXATION PETITION AND SENDING THE ASSOCIATED INITIAL
ZONING REQUEST TO THE PLANNING AND ZONING BOARD
FOR REVIEW AND RECOMMENDATION**

WHEREAS, a petition requesting annexation of that 0.3 acre parcel on Monticello Road bearing Buncombe County Parcel Identification Number 9733-71-3521 was received on July 1, 2019, by the Town of Weaverville; and

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

WHEREAS, the Town of Weaverville is also in receipt of an application for a zoning map amendment request an R-12 zoning classification for the property to be annexed; and

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

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

1. The Town Clerk is hereby directed to investigate the sufficiency of the above-reference petition and to certify to Town Council the result of his investigation;
2. That the Town Planner is directed to place the application for initial zoning of R-12 on the Town's Planning and Zoning Board's next agenda so that the Board can review the requested zoning for consistency with the Town's Comprehensive Land Use Plan and forward a recommendation to Town Council prior to or at a public hearing that may subsequently be held on this matter.

THIS the 15th day of July, 2019.

ALLAN P. ROOT, Mayor

ATTESTED BY:

DEREK HUNINGHAKE, Town Clerk

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: July 15, 2019

SUBJECT: Comprehensive Land Use Plan Project

PRESENTER: Planning Director/Town Attorney

ATTACHMENTS: Worksheet for Plan Goals with Priorities
Draft Comprehensive Land Use Plan
Appendix to Draft Comprehensive Land Use Plan
Sample Checklist for Plan Consistency
Draft Resolution for Adoption

DESCRIPTION/SUMMARY OF REQUEST:

At Town Council's direction, and consistent with the Town's adopted Strategic Plan, staff has been working on an update to the comprehensive land use plan since September 2018. Staff presented a draft to Town Council at its meeting on June 17, 2019, in anticipation of a fuller discussion on the Plan at tonight's meeting.

In addition to taking comments and answering questions, staff would like some discussion on the priorities and goals set out in the Plan. The attached Worksheet itemizes the stated policy goals from the Plan and attaches a priority of 1, 2, or 3, based on Town Council input, with 1 being highest and 3 being lowest. There are notes at the end of the worksheet that explain how the draft priorities were calculated based on Town Council's individual input. The Plan also states the following general priorities with respect to land use decisions:

- Continued ability to provide quality Town services
- Preservation and/or enhancement of the Town's unique and vibrant downtown
- Respect of the general character of the Town's residential areas
- Provision of balanced residential development

As mentioned previously the draft Comprehensive Land Use Plan has secured a unanimous favorable vote. On July 2, 2019, the Planning and Zoning Board worked with a checklist for plan consistency review purposes in order to test the Plan against previously encountered scenarios. The attached Checklist was found to be a helpful tool in that it provides an objective measure of consistency with the Plan.

Public input was received through 3 community information/input meetings. A public hearing is not required for the adoption of the Plan as the Plan is a guidance document and does not have the force of an ordinance.

COUNCIL ACTION REQUESTED:

Action to adopt the Plan is appropriate at Town Council's discretion. At such time as Town Council wishes to adopt the Plan, a draft resolution like the one attached should be considered.

**COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

Proposed ¹	TC Avg	Avg	P&Z	Staff	STATED GOAL	NOTES	Staff	P&Z	TC
PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED									
-	1.7	1.4	1.8	1	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓
-	1.3	1.5	2	1	Consult the Future Land Use Map and use descriptions for Plan consistency review	Legally required	✓	✓	✓
-	1.5	1.6	2.2	1	Consult Plan Priorities for Plan consistency review	Legally required	✓	✓	✓
-	1.2	1.7	2.3	1	Consult additional approved plans for Plan consistency review	Legally required	✓	✓	✓
MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY									
-	1.2	1.2	1.3	1	Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	For accountability purposes	✓	✓	✓
-	1.8	1.3	1.5	1	Update appendix to this Plan when new plans or amendments related to land use are adopted	To keep Plan up-to-date and usable	✓		
-	1.3	1.3	1.5	1	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
-	1.4	1.4	1.7	1	Undertake an annual review of the Table of Uses	For legal compliance	✓		
-	1.7	1.4	1.8	1	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
-	1.8	1.4	1.8	1	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓
-	1	1	1	1	Undertake a comprehensive update to the Plan in 2025 or at such time as substantial legislative or other changes are experienced within the Town	2025 is proposed in order to provide for 5 year updates that better align with Census	✓	✓	✓

**COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

Proposed ¹	TC Avg	Avg	P&Z	Staff	STATED GOAL	NOTES	Staff	P&Z	TC
WATER									
1	1.3	1	1	1	Update Plan and regulations to slow land use development if water treatment plant expansion is postponed or terminated and water usage and commitments reach 70% of available water supply	Contingent upon abandonment of Town plans for water treatment plant expansion	✓	✓	✓
2	1.7	1.1	1.2	1	Continue monitoring water production, allocations, usage, and availability	Currently being done by staff	✓		
2	1.7	1.1	1.2	1	Continue reserving water allocation for infill development within the town	Currently being done by staff	✓		
STREETS AND SIDEWALKS									
2	1.8	1.3	1.5	1	Determine when sidewalks and other improvements are required with development approvals		✓	✓	✓
1	1.5	1.4	1.7	1	Continue the Street Improvement Program	Currently being done	✓		✓
2	1.7	1.7	2.3	1	Review the current policy on street standards for private streets		✓	✓	✓
2	1.8	1.7	1.3	2	Consider implementing a Sidewalk Improvement Program and Master Plan	Budgeted for 2019/2020	✓		✓
3	2.6	2	2	2	Develop and distribute a downtown parking map	Currently being done by staff	✓		
GENERAL POLICY MATTERS									
2	1.7	1.8	2.5	1	Consider reestablishing the Town's extraterritorial jurisdiction		✓		✓
1	1.5	1.9	1.7	2	Review and update economic development goals		✓		✓

**COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

Proposed ¹	TC Avg	Avg	P&Z	Staff	STATED GOAL	NOTES	Staff	P&Z	TC
ZONING									
2	2	1.2	1.3	1	Implement a staff-led Technical Review Committee for development reviews		✓	✓	✓
2	1.7	1.3	1.5	1	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning districts for unique development		✓	✓	✓
2	1.8	1.5	2	1	Undertake a comprehensive review of zoning regulations		✓	✓	✓
2	1.8	1.9	1.7	2	Consider land use regulation that provides for transition districts		✓	✓	✓
1	1.2	1.9	1.7	2	Consider land use regulation that better provides for mixed use development		✓	✓	✓
3	2.2	1.9	1.8	2	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties		✓	✓	✓
3	2.2	2.3	2	2.5	Initiate special area studies for the Downtown Area, North Main Street- "Five Points" Area, Monticello Road corridor, and Reems Creek Road corridor		✓	✓	✓
HOUSING									
1	1.2	1.8	2.5	1	Consider land use regulation that provides for high density single family residential development	Planning Dept says demand is high for this type of development	✓	✓	✓
2	1.7	1.9	2.2	1.5	Define and consider ways to achieve balanced residential development		✓		✓
2	1.6	2.4	2.7	2	Consider ways to address housing affordability		✓		✓
2	1.8	1.9	1.7	2	Consider land use regulation that better provides for mixed use development		✓	✓	✓

**COMPREHENSIVE LAND USE PLAN
STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

Proposed ¹	TC Avg	Avg	P&Z	Staff	STATED GOAL	NOTES	Staff	P&Z	TC
SUBDIVISION									
2	1.8	1.2	1.3	1	Implement a staff-led Technical Review Committee for development reviews		✓	✓	✓
2	1.7	1.4	1.8	1	Undertake a comprehensive review of subdivision regulations	Higher priority than zoning review	✓	✓	✓
2	1.8	1.4	1.8	1	Clarify legally required exemptions to subdivision regulations and reexamine the definitions of minor subdivisions and major subdivisions		✓	✓	✓
2	1.6	1.6	2.2	1	Streamline the subdivision review process		✓	✓	✓

¹ NOTES REGARDING WORKSHEET:

- (1) The priorities are noted as follows: 1 = High, 2 = Mid, 3 = Low
- (2) The **PLAN CONSISTENCY REVIEW** section is legally required, so no priority is noted. Staff will make sure this is accomplished.
- (3) The **MAINTENANCE OF PLAN AND REGULATIONS** section is necessary for legal compliance and accountability, so no priority is noted. Staff will make sure this is accomplished.
- (4) The proposed column for the remaining sections has been calculated using the following scale as applied to Town Council's average priority:
1 - 1.5 = 1 (High); 1.6 - 2 = 2 (Mid); 2+ = 3 (Low)
- (5) There are only a few goals that are proposed as high priority (#1) which results in a set of first priorities that are achievable in year one of the Plan implementation. At such time as these are accomplished, staff will ask Town Council to review all items noted as mid-level priorities (#2) and pull out certain of these as new high priorities which will determine the next land use policy items to be undertaken.

Town of Weaverville

COMPREHENSIVE LAND USE PLAN



2019
67

TABLE OF CONTENTS

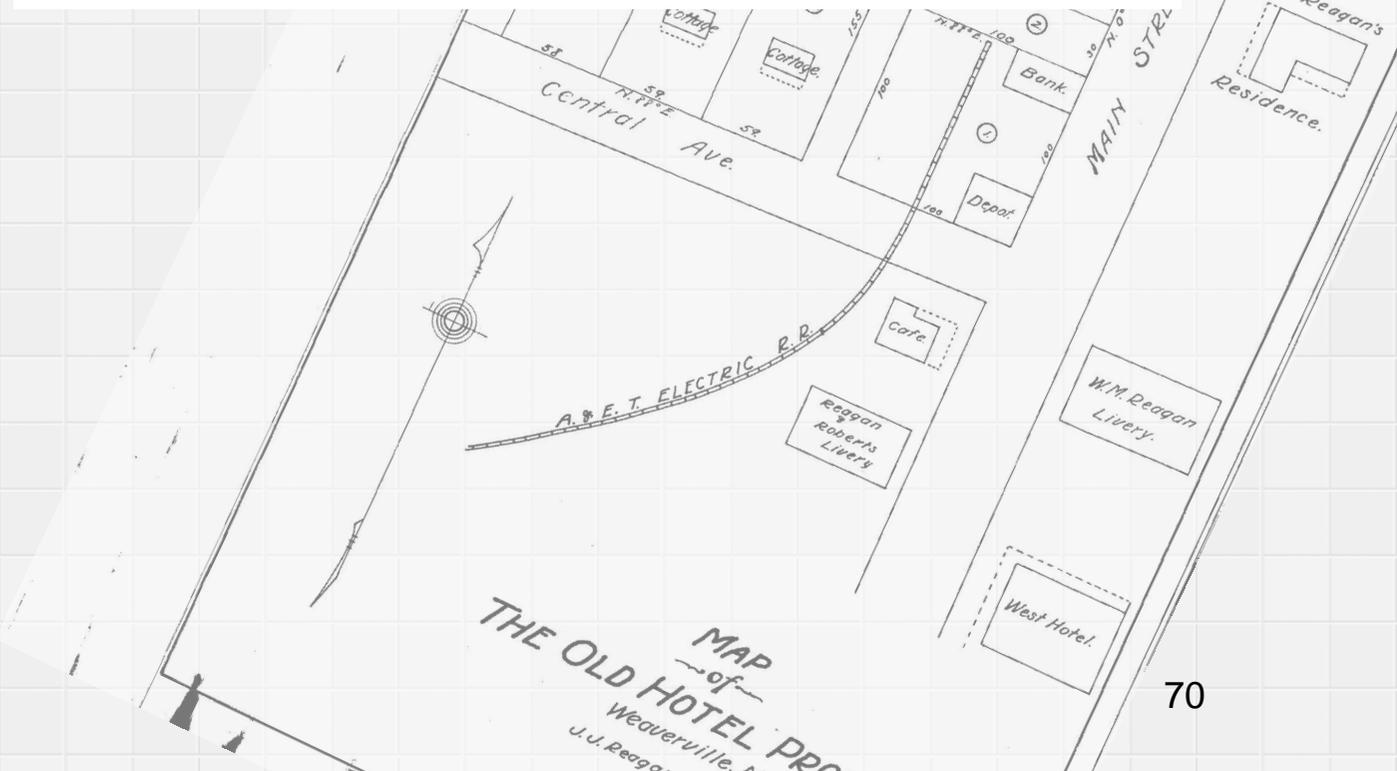
INTRODUCTION	1
ADOPTION AND AMENDMENTS	1
WHAT IS A COMPREHENSIVE LAND USE PLAN?	2
HOW IS A COMPREHENSIVE LAND USE PLAN USED?	2
TECHNICAL STUDIES	3
CURRENT AND COMPARATIVE DEMOGRAPHICS	4
CURRENT POPULATION, SOCIAL AND ECONOMIC CHARACTERISTICS AND TRENDS	4
COMMERCIAL AND INDUSTRIAL DEVELOPMENT AND TRENDS	5
RESIDENTIAL DEVELOPMENT AND TRENDS	6
GEOGRAPHIC CHARACTERISTICS	7
CURRENT AND PROJECTED PUBLIC INFRASTRUCTURE	8
PUBLIC WATER	8
PUBLIC SEWER	9
STREETS AND ROADS	9
ANALYSIS OF ANNEXATION OPTIONS	10
VOLUNTARY ANNEXATION	10
INVOLUNTARY ANNEXATION	11
ANNEXATION BY LEGISLATIVE ACT	11

TABLE OF CONTENTS

EXTRATERRITORIAL JURISDICTION ANALYSIS	12
COMMUNITY INFORMATION AND INPUT SESSIONS	13
PRESERVATION OF DOWNTOWN AREA ...	13
ADEQUACY OF DOWNTOWN PARKING ...	14
ADEQUACY OF SIDEWALKS AND PEDESTRIAN SAFETY	14
EXPANSION OF RECREATIONAL OPPORTUNITIES	15
PUBLIC TRANSPORTATION	16
INCREASE IN TRAFFIC	16
PUBLIC WATER AVAILABILITY	17
HOUSING AFFORDABILITY	17
REVIEW OF OVERLAPPING LAND USE AUTHORITY.....	18
REVIEW OF CURRENT LAND USE REGULATION	19
SUBDIVISION REGULATIONS	19
REVIEW FOR STATUTORY COMPLIANCE, EFFECTIVENESS AND EFFICIENCY	19
ZONING REGULATIONS	20
REVIEW OF TABLE OF USES	20
REVIEW FOR STATUTORY COMPLIANCE, EFFECTIVENESS AND EFFICIENCY	21
REVIEW OF ZONING MAP	22

TABLE OF CONTENTS

SUGGESTED STUDIES AND REGULATIONS FOR CONSISTENCY WITH NEWLY STATED POLICY GOALS	22
HIGH DENSITY SINGLE FAMILY RESIDENTIAL DEVELOPMENT	23
ESTABLISHMENT OF GOALS AND PLAN PRIORITIES	24
ESTABLISHMENT OF THE FUTURE LAND USE MAP	25
ESTABLISHMENT OF ADDITIONAL COMPONENTS OF THE PLAN	26
ACTION PLAN BASED ON STATED GOALS	27
ACKNOWLEDGEMENTS	31
APPENDIX TO PLAN	



INTRODUCTION

Town ordinances related to land use are generally enacted under the town’s traditional police power authority which focuses on public health and safety. However, some land use regulation attempts to control land use by designating certain areas of desirable locations for non-nuisance land use. Since this typically does not flow directly from concerns over public health and safety, it requires specific enabling authority. In addition, it requires a “comprehensive” or interdisciplinary collection of background studies tied together in a sensible fashion in order to demonstrate to the court the relation between the regulations and proper police power objectives.

For towns and cities the specific enabling authority for land use regulation is found in Article 19 of Chapter 160A of the North Carolina General Statutes. Section 160A-383(a) specifically states that “[z]oning regulations shall be made in accordance of a comprehensive plan.” Much of the legislative responsibilities that town council has concerning land use regulations are required to be consistent with the town’s “comprehensive plan.”

Following the implementation of zoning, the Town of Weaverville adopted its first land use plan on May 16, 1983. This plan, consisting of 28 pages of maps and text, was developed in conjunction with the Land-of-Sky Regional Council to “examine existing development patterns and to indicate a desirable arrangement for future land uses.” In response to continued and evolving growth in and around the Town, further versions of the land use plan were adopted in 1991, 2007, and 2012, each taking into account the change in demographics, development pressures and the desires of the citizens of the Town.

With the 2012 plan suggesting a comprehensive review every five years, an update was undertaken beginning in 2018 with the goal of surveying the totality of the circumstances and creating a plan reflective of the current development experience and the vision of the Town of Weaverville in years to come.

ADOPTION AND AMENDMENTS

This Comprehensive Land Use Plan was adopted by the Weaverville Town Council and, in accordance with North Carolina law, shall serve as a policy guide for the Town in its future decisions related to land use through its established priorities, goals and plan for implementation. This Plan shall be automatically amended upon Town Council's adoption of amendments to the Town's land use regulations (including specifically the subdivision and zoning regulations and zoning map), adoption of or amendments to other plans directly or indirectly related to land use, or upon direct action taken by Town Council to amend or update this Plan.

Adopted by the Weaverville Town Council on this the ___ day of _____, 2019.

DRAFT

Allan P. Root, Mayor

DRAFT

Derek K. Huninghake, Town Clerk

WHAT IS A COMPREHENSIVE LAND USE PLAN?

A “comprehensive land use plan” is an interdisciplinary collection of background studies tied together in a sensible fashion in order to demonstrate to the court the relation between land use regulations and proper police power objectives.

Through the use of technically sound background studies, this comprehensive land use plan examines the social, economic and physical aspects of a community’s growth and is comprehensive in time, scope, and geography. The findings and policies contained in this document have been based on a reasonable technical foundation and the technical studies are themselves reasonably scientific and accurate. This plan includes written findings and goals governing community growth and development.

NCGS § 160A-383(e) indicates that a “comprehensive plan” includes development ordinances (such as zoning regulations, zoning map, and subdivision regulations) and any other officially adopted plan that is applicable.

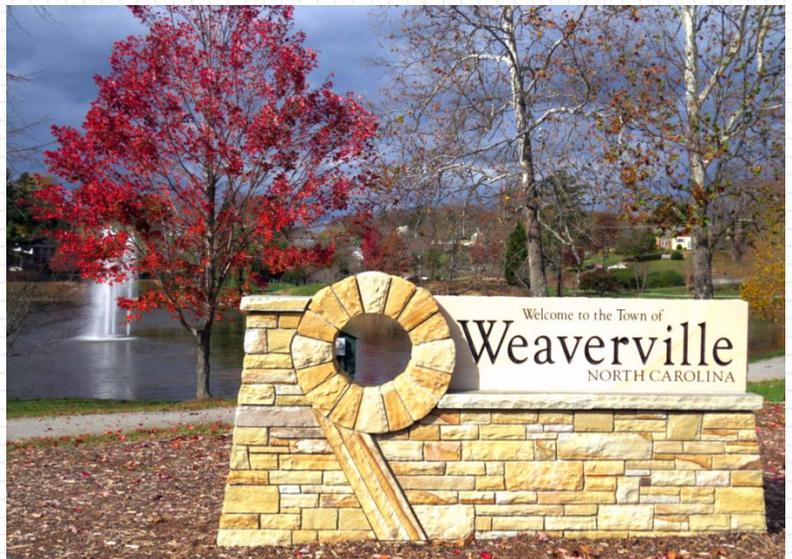
HOW IS THE COMPREHENSIVE LAND USE PLAN USED?

North Carolina General Statutes require that a jurisdiction consult an adopted land use plan when considering adoption or amendment of zoning regulations. Specifically, Town Council must prepare and approve a plan consistency analysis for each initial zoning, rezoning or zoning text amendment. In 2017 the General Assembly amended Section 160A-383 to add more specificity to the mandated plan consistency statements.

In 2017 the legislature strengthened this requirement by explicitly requiring the planning board to advise and comment in writing on whether a proposed zoning amendment is consistent with any comprehensive plan and requiring Town Council to adopt a plan consistency statement prior to adopting or rejecting any zoning amendment. Such a statement must take one of the following forms:

- A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- A statement approving the zoning amendment and containing at least all of the following:
 - A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing body shall not require any additional request or application for amendment to the comprehensive plan.
 - An explanation of the change in conditions the governing body took into account in amending the zoning ordinance to meet the development needs of the community.
 - Why the action was reasonable and in the public interest.

While not itemized in NCGS 160A-383, a final option would address situations where Town Council wishes to reject a proposed amendment that was, nevertheless, consistent with the comprehensive plan. It is believed that this is possible as long as a statement rejecting the proposed amendment and amending the plan is adopted by Town Council, while taking into consideration the change in conditions, reasonableness and public interest.



TECHNICAL STUDIES

Using information obtained from the 2010 US Census, the 2016 American Community Survey, the 2017 Population Estimate Program, Buncombe County GIS data, and Weaverville departmental data, Town staff studied the following areas: population characteristics and estimates, basic information on the Town's geographic characteristics, housing profiles and housing stock, data concerning education and income, industry and occupational characteristics, and governmental infrastructure. Staff also compared its findings with neighboring jurisdictions including Buncombe County and the cities and towns near the Town of Weaverville. Using demographic data from years past and comparing that data to the current demographics of the Town, certain relevant trends emerged.

The public infrastructure that supports and influences land use development was also studied including public water, public sewer, and streets and roads within the Town.

As growth pressures around the edges of the Town's boundaries are occurring, an analysis of the Town's ability to regulate land use just outside of its municipal limits, in what is called an extraterritorial jurisdiction, was undertaken and is discussed. Likewise, as the only method of expanding the Town's jurisdiction is through annexation, the various types of annexation and their limitations were studied and are summarized in this plan.

Lastly, a thorough study would not be complete without input from the Town's citizens. At the direction of Town Council, staff provided land use information and public input sessions. A report on these sessions is included.

It should be noted that the information contained in this Comprehensive Land Use Plan is current as of November 2018.

CURRENT AND COMPARATIVE DEMOGRAPHICS
CURRENT AND PROJECTED PUBLIC INFRASTRUCTURE
ANALYSIS OF ANNEXATION OPTIONS
EXTRATERRITORIAL JURISDICTION ANALYSIS
COMMUNITY INFORMATION AND INPUT SESSIONS

CURRENT AND COMPARATIVE DEMOGRAPHICS

The important findings and trends that were identified in the research, study and analysis of current and past demographics is presented below. Please see the appendix for the full findings concerning the demographics study undertaken.

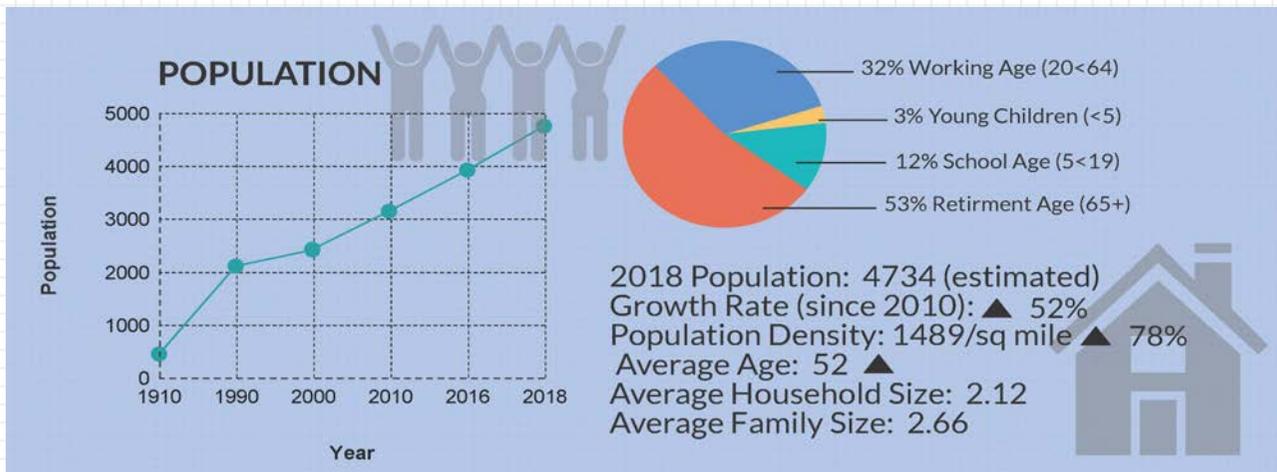


CURRENT POPULATION, SOCIAL, AND ECONOMIC CHARACTERISTICS AND TRENDS

The demographic data reviewed supports the general consensus that the Town of Weaverville is experiencing a rapid rate of growth. It would not be surprising if the Town's official population based on the 2020 Census exceeds 5,000. Using the current estimates of 4,724 residents of the Town, the Town has grown by approximately 52% since 2010.

The largest segment of the Town's population is of retirement age. The median age of our population increased from 45 years of age in 2000 to 52.6 years of age currently, an increase of approximately 8 years.

The Town of Weaverville enjoys the lowest level of poverty (5.3%) and the highest median household income (\$53,072) as compared to other jurisdictions in the area.





COMMERCIAL AND INDUSTRIAL DEVELOPMENT AND TRENDS



OCCUPATIONAL BREAKDOWN BY PERCENTAGE

Management, Business, Science, and Arts	47%
Sales and Office Occupations	29%
Production, Transportation, Material Moving	13%
Service Occupations	8%
Construction, Installation, Maintenance, Repair	3%



INDUSTRY BREAKDOWN BY PERCENTAGE



Retail Trade	20.9%
Manufacturing	13.0%
Healthcare and Social Assistance	13.0%
Educational Services	10.3%
Professional, Scientific, Technical Services	10.2%
Finance, Insurance, Real Estate, Renting/Leasing	6.4%
Public Administration	4.7%
Other Services	4.5%
Accommodation and Food Services	4.1%
Arts, Entertainment, Recreation	4.0%
Wholesale Trade	3.8%
Construction	2.9%
Administrative, Support, Waste Management	1.7%
Information Services	0.5%



The Town has a thriving historic Main Street which contains an interesting variety of retail establishments, art galleries, restaurants, and offices. Other commercial areas are found on Weaver Boulevard, Merrimon Avenue and the "Five Points" area of North Main Street. Some of the commercial developments continue to have property available for sale or lease and have not been able to secure such development. The Town has struggled to maintain the industrial enterprises operating within the Town.

The retraction of the industrial and larger scale commercial establishments has had the effect of reducing the Town's personal property value.

STATED GOAL: REVIEW AND UPDATE ECONOMIC DEVELOPMENT GOALS

RESIDENTIAL DEVELOPMENT AND TRENDS

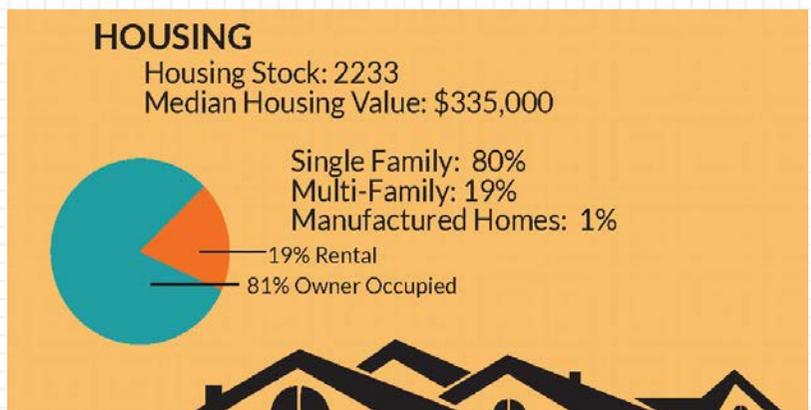
The majority of new economic development within the Town over the last decade has been residential in nature. This has resulted in an estimated current housing stock of approximately 2,233 houses, an increase of 68% since 2010. It is expected that economic development within the Town will continue to skew towards residential development and the commercial development needed to support those residences.

The current median housing value is \$335,000, which may be pricing certain segments of the population out of home ownership. That said, the Town's percent of owner-occupied housing has remained consistent over the years and is currently at 81%. This reflects a significant investment in the Town by these residents and provides stability to the Town. It may also point to a continued need for a better balance of housing options.

The residential development occurring within the Town is also predominately single family residences with a good portion of those occurring on very small lots resulting in higher density than the R-1 and R-2 zoning districts allow. The higher density single family dwelling development is occurring outside of traditional zoning districts through special use permits or conditional zoning districts since none of the Town's current zoning districts support higher density single family residential development.

The Town has recently been presented with a number of multi-family residential projects. Some of these have been approved and are at varying stages of completion with some completed and occupied and others just beginning the permitting process. Staff is aware of several multi-family residential projects that are being discussed that involve development on properties just outside of the Town's borders in the vicinities of Monticello Road and Reems Creek Road.

The 2012 Comprehensive Land Use Plan and other plans more recently adopted by Town Council, such as the Strategic Plan, have called for more diversity of housing options in order to achieve more balanced residential development. Some progress in this stated goal has been achieved as indicated by the recent increase of multi-family residential units, a 5% increase in just a year or two, but more work is needed in this area.



STATED GOAL:

DEFINE AND CONSIDER WAYS TO ACHIEVE BALANCED RESIDENTIAL DEVELOPMENT

GEOGRAPHIC CHARACTERISTICS

PHYSICAL FEATURES

Land Area: 2035 acres = 3.18 sq miles
Real Property Value: \$750 million

INFRASTRUCTURE

4 Public Buildings with Town Services
19.36 miles of Town streets
5.9 miles of Town sidewalks
20.14 acres of Town parks
1.39 miles of Town trails
66 miles of Town waterlines
2769 Town water meters
370 Town fire hydrants



The Town's current land area is 2,054.37 acres which is approximately 3.21 square miles located largely within the Reems Creek valley, sharing a common border with the Town of Woodfin. Primary municipal limits account for 2,030.99 acres, while 23.38 acres are noncontiguous. Some properties are located within the 100 year floodplain associated with Reems Creek. Elevation ranges from 2,000 feet at Reems Creek to 2,880 feet at the top of Hamburg Mountain.

Lake Louise, located within the Town's Lake Louise Park, is a regionally known landmark. Access to the Blue Ridge Parkway and the French Broad River are a short distance from the Town. There are several cultural resources in or near the Town including the Dry Ridge Historical Museum, Buncombe County Library, and Vance Birthplace Historical Place.

I-26, which runs concurrently with US 19/23 in a north/south direction, provides a majority of the Town's western boundary and easy access to Asheville and areas of eastern Tennessee. US 25/70 runs in an east/west direction near the northern end of the Town providing access to Marshall and other areas in Madison County. Other major thoroughfares within the Town include Merrimon Avenue, Main Street, Weaver Boulevard, Monticello Road and Reems Creek Road. The Asheville Regional Airport is a mere 25 miles from the Town, providing convenient access to travel by air.



CURRENT AND PROJECTED PUBLIC INFRASTRUCTURE

PUBLIC WATER

The Town has been a public water provider since 1912. It currently provides public water through its operation of a water treatment plant located along the Ivy River that began operation in 1996. The water treatment plant has a current operating capacity of 1.5 million gallons of water per day. The plant was designed and permitted to be expanded up to a total of 4 million gallons per day, which will allow for more than double the current plant capacity.

Through approximately 66 miles of water lines and just under 2800 water meters, the Town, on average produces approximately 565,000 gallons of water per day for domestic water and fire prevention purposes. The Town provides public water to properties inside the Town's municipal limits and to properties adjacent to the Town's limits in the Reems Creek Valley and in areas along US Highway 19/23 North towards Madison County. The Town is currently working on a waterline expansion project in the vicinity of Clarks Chapel Road and Ollie Weaver Road that will provide for redundancy and improved water quality within the Town's water system. With a water treatment plant expansion project in the planning stages, this Plan is based on the assumption that the plant expansion will be completed in the near future. This expansion will serve to increase water availability, directly impacting land use development options within the Town and along its boundaries.

Land use decisions directly impact water usage and capacity. Likewise, water availability directly affects land use. Town staff actively monitors the amount of water that is produced, allocated, and used, so that shortages do not occur and this important resource is properly managed. Allocations are specifically reserved for development of unimproved land within the Town so that when development is considered outside of the Town's municipal limits, the Town's current citizens and water customers are protected. This data will also be used in discussions related to an expansion of the water treatment plant and, if approved, the timing of such expansion. As decisions are made that affect the capacity of the water system, updates to this Plan and land use regulations should be considered.

Outside water customers pay double the water rates as customers residing within the Town. Newly allowed water system development fees were adopted by the Town effective 1 July 2018 and are assessed for all new development and represent a new water customer's "buy-in" to the water system. The amount is based on a recent study by an engineering firm and Town Council has elected to maximize these fees to closely align with that full "buy-in" cost. Developers are required to construct, at their own expense, the waterlines that are required to gain access to the Town's water system, thus saving the Town from the cost of constructing those needed lines.

STATED GOAL: UPDATE PLAN AND REGULATIONS TO SLOW LAND USE DEVELOPMENT IF WATER TREATMENT PLANT EXPANSION IS POSTPONED OR TERMINATED AND WATER USAGE AND COMMITMENTS REACH 70% OF AVAILABLE WATER SUPPLY

STATED GOAL: CONTINUE MONITORING WATER PRODUCTION, ALLOCATIONS, USAGE, AND AVAILABILITY

PUBLIC SEWER

In all of Buncombe County public sewer is provided by the Metropolitan Sewerage District (MSD) of Buncombe County. The Town of Weaverville has a representative on the MSD Board in order to ensure good communication between MSD and the Town. Certain development can be supported by private septic systems but large-scale higher density residential development and commercial and industrial development typically requires access to public sewer.

Continued communication between the Town and MSD is recommended in order to make sure that the Town is kept apprised of MSD's master plan and expansion of its system so that the Town can better determine areas that are likely to experience growth and the intensity and type of such growth.



STREETS AND ROADS

North Carolina law and Town regulations require that all developed land have legal road access.

I-26 traverses the Town of Weaverville and a project for its expansion has been long discussed and debated. It is expected that some resolution of this project is foreseeable within the next 5 years and prior to the next update of this plan.

There are 3 types of roads in North Carolina and in the Town: State roads, Town streets, and private roads. The Town's main thoroughfares (Merrimon, Main Street, Weaver Boulevard, Reems Creek Road, Monticello Road) are all public roads that are maintained by the North Carolina Department of Transportation. The Town maintains approximately 19 miles of streets within its borders. Many subdivisions located within the Town maintain private roads.

Much of the Town's growth and anticipated growth are concentrated around the Monticello Road corridor and the Reems Creek Road corridor, as well as development on vacant land within Town limits.

The Town conducts resurfacing and related repairs to its streets based upon a Street Improvement Program which evaluates the conditions of streets based on stated criteria in order to objectively determine which streets are improved and when. The average life of a paved street is 15 - 20 years and is affected by weather and traffic. To adequately maintain the Town's street system the Town must repave approximately 1 mile per year. The Town's current budget includes \$300,000 for street improvements in 2019 and takes advantage of Powell Bill funds set aside by the State for local street projects.

Town ordinances require that all streets constructed within the Town be designed and built to Town street standards. This policy has not been reviewed in recent years and has created some confusion and concern within some residential communities. The enforcement of these standards requires a great deal of staff time and coordination between public works staff, developers, and contractors, in order to monitor the construction of each street at each of several stages.

It is suggested that the application of Town street standards on all streets in the Town be reviewed in order to determine the policy goals and expectations, and plan the implementation of the policy.

STATED GOAL: CONTINUE THE STREET IMPROVEMENT PROGRAM

STATED GOAL: REVIEW THE CURRENT POLICY ON STREET STANDARDS FOR PRIVATE STREETS

ANALYSIS OF ANNEXATION OPTIONS



Cities and towns within North Carolina are legislatively created areas under local governmental control. The Town of Weaverville, originally chartered in 1875, extended in a half mile radius from the old Vandiver Store on Main Street and consisted of several businesses and about 30 homes. The Town's current jurisdiction includes approximately 2054.37 acres.

The North Carolina General Statutes provide two ways in which a Town can increase its municipal limits: voluntary and involuntary annexation. The General Assembly also retains the authority to unilaterally annex property to a municipal jurisdiction and is the only option for removing property from the Town's jurisdiction. Each of these procedures are reviewed below.

VOLUNTARY ANNEXATION

Voluntary annexations result when the owners of property request to become part of the Town and the Town agrees. Changes to the Town's boundaries through voluntary annexation are entirely within Town Council's discretion. The Town has no obligation to proceed with a proposed annexation. In fact, Town Council doesn't have to respond to an annexation petition at all.

There are two types of voluntary annexation: contiguous annexation and non-contiguous or satellite annexation. Contiguous annexation brings properties that are adjacent to the Town's primary corporate limits into the Town's jurisdiction. For the annexation of properties that do not adjoin the Town's corporate limits, referred to as satellite or non-contiguous annexation, there are special requirements that must be met including limitations on the size of the property and distance of the area to be annexed from the nearest municipal jurisdiction. The total area of the Town's satellites may not exceed 10% of the area within its primary corporate limits. At the time of adoption of this plan, approximately 23.38 acres of the Town's total jurisdiction is non-contiguous. The non-contiguous or satellite areas comprise 1.1% of the Town's primary corporate limits, well below the limit established by North Carolina law.

If a property is annexed into the Town, the Town must provide services to the added property to the same extent and under the same policies as within the existing municipal limits.

Voluntary annexations are, by their nature, consensual. That said, cities frequently condition the provision of water or sewer service upon annexation, so a property owner wishing for public utilities may have no choice but to petition for annexation. In recognition that the Town's public water system is a desirable resource for development of properties both inside and outside the Town's municipal limits, recent practices have typically required annexation into the Town as a condition of water allocation.

Annexation also provides a mechanism to regulate land use. Each property that is annexed into the Town's municipal limits is provided a zoning designation which outlines the land use regulations that will be applicable to the new Town property. Due to the loss of the Town's extraterritorial jurisdiction, the only way to apply the Town's land use regulations on properties outside of the Town's municipal limits (even those properties that share a border with the Town), is to encourage annexation of those properties.

EFFECT OF WATER RATES ON POSSIBLE VOLUNTARY ANNEXATION

Staff has conducted an analysis of both the present water rates and the rates as they are projected to increase as recommended by rate studies conducted on behalf of the Town. The purpose of said analysis was to provide information related to a possible outreach program for voluntary annexation, specifically in areas currently served by the Town's water system and adjacent to or near the present municipal borders.

The study indicated that such an outreach program is unlikely to come to fruition as the data made clear that such an arrangement is unlikely to be financially advantageous to water customers outside municipal limits. Even though the water customers located outside municipal limits pay double water rates, the municipal taxes that they would pay if annexed would likely be more than the extra water charges.

Data surveyed by staff established that it would take an incredibly unique scenario for a property owner to save money by annexing into municipal limits. Variables measured included taxation owed based upon property valuation and water consumption based upon double rates.



Should Council wish to expand the municipal limits of the Town, it is likely to occur on unimproved parcels of land in conjunction with new water allocations rather than improved properties with single family housing stock as found in areas such as Dogwood Road, Hamburg Mountain Road, Terrace Drive and various roads around the area commonly known as Woodland Hills. It is also likely that this expansion will be accomplished through voluntary annexation.

INVOLUNTARY ANNEXATION

One variable which has changed since previous versions of the Town's comprehensive land use plan is the passage of legislative changes [S.L. 2012-11 (HB925)]. Involuntary annexation is more difficult to accomplish since in 2012 the legislature began requiring an affirmative vote of the majority of the voters within the proposed annexation area. The voter requirement is seen by most jurisdictions across the State as an insurmountable hurdle; however, other difficulties exist concerning compliance with requirements for water and sewer service, population densities, subdivision and use standards, and the establishment of plans for the provision of municipal services.

For these reasons, involuntary annexation is anticipated to remain an ineffective tool for land use planning purposes.

ANNEXATION BY LEGISLATIVE ACT

The General Assembly retains the power to unilaterally annex or de-annex property into a municipality. Statutory requirements do not apply to legislative actions on annexations and deannexations. Such action would take the form of special legislation and must be introduced as a bill by one of the legislators representing the Town. Deannexations can only be accomplished by legislative act.

EXTRATERRITORIAL JURISDICTION ANALYSIS

As much of the growth pressures are occurring on the edge of the Town's municipal jurisdiction it is important to consider land use regulation in areas just outside of the Town's borders.

As reflected in the Town's 2012 plan, the Town of Weaverville had the power to exercise its land use regulatory authority through the means of an extraterritorial jurisdiction (ETJ) up to one mile from municipal borders based upon our population of fewer than 10,000. This authority, in place since 1959, was granted by North Carolina General Statute Section 160A-360 and nearly 200 jurisdictions in the State employ such ETJ areas.

However, through action of the General Assembly in 2014, the Town lost its power to exercise an ETJ. Session Law 2014-26, specifically enumerated the Town of Weaverville and the City of Asheville as having “no authority to exercise any power under this section [NCGS §160A-360] outside its corporate limits.” Meaning, the power granted to each municipal jurisdiction by general North Carolina law does not apply to the Town. With similarly enacted special legislation, the Town of Boone found itself without an ETJ as well. To put this in perspective, of the 552 jurisdictions in the State of North Carolina eligible to exercise an ETJ, only the City of Asheville and the Towns of Boone and Weaverville have been exempted from this authority.

The legislation that deprived the Town of Boone of ETJ authority (just like the Town of Weaverville) was appealed up to the North Carolina Supreme Court and was upheld as constitutional. In *Town of Boone v. State of North Carolina* (93A15-2) filed on 21 December 2016, Supreme Court Justice Paul Newby wrote for the majority:

Because the state constitution authorizes the General Assembly to reduce the town's jurisdictional reach, the removal of extraterritorial jurisdiction falls squarely within the legislature's general power as described in the first clause of Article VII, Section 1.

With the Supreme Court finding the act of the General Assembly constitutional, the only avenue to reinstate these powers is to seek special legislation removing language related to the prohibition of the Town of Weaverville from exercising an ETJ from NCGS §160A-360.

Since Buncombe County now exercises land use regulation authority in the County, the Town would also have to gain approval by Buncombe County in order to reestablish its ETJ. This may be an area where good communication and coordination might result in gaining the Town a supporter should it choose to address this issue with its legislative representatives.

It should also be noted that, if the legislature should grant the authority, the Town does not have to exercise an ETJ along the entirety of its borders but may focus its attention on the few areas in which growth pressures are being seen or are anticipated, like the Monticello Road corridor and the Reems Creek Road corridor.



STATED GOAL:

CONSIDER REESTABLISHING THE TOWN'S EXTRATERRITORIAL JURISDICTION

COMMUNITY INFORMATION AND INPUT SESSIONS

INFORMATION SESSIONS AND PUBLIC INPUT ON LAND USE



THURS MARCH 21 - 12 pm to 3 pm
TUES MARCH 26 - 5 pm to 8 pm
Community Room of Town Hall
30 South Main Street, Weaverville, NC

ORGANIZED GROUPS CAN REQUEST AN INFORMATION/INPUT SESSION FOR APRIL AND WE WILL COME TO YOU

Contact the Town for more information or to schedule:
TOWN OF WEAVERVILLE
Planning Department
828-484-7002

The Town held land use information and public input sessions on 21 March 2019 and 26 March 2019 at Town Hall and at the Reems Creek Golf Community Clubhouse on 25 April 2019. These meetings provided a good opportunity to not only inform the Town's citizens about land use and other related matters but to also receive valuable input from our community members. These sessions were widely advertised and well attended not only by the community, but also Town Council, the Planning and Zoning Board and the Board of Adjustment, and generated good questions and active discussions.

The following summarizes the issues that the community focused on in the land use development discussions.

PRESERVATION OF DOWNTOWN AREA

The historic buildings, art galleries, and unique shops and restaurants have made Weaverville a destination for good food and art. There was an overwhelming community consensus that the vibrant and charming downtown area of the Town of Weaverville be maintained and protected.





ADEQUACY OF DOWNTOWN PARKING

The community expressed concern about the adequacy of parking in downtown Weaverville. Approximately 230 public parking spaces are available in the downtown area. Public parking lots on Main Street at the Historic Clock (47 spaces) and behind Town Hall (45 spaces) provide 92 public parking lot spaces, and there are 81 parking spaces along Main Street, Pine Street, Florida Avenue and Alabama Avenue. Through coordination with the Town, the United Methodist Church, First Baptist Church and First Presbyterian Church are collectively providing 57 parking spaces within church parking lots for use by the working public. It is the hope that these spaces, which have been marked in yellow, will be used by employees of downtown businesses so that the parking on Main Street can be used for customers and visitors. This information was not commonly known by the community, so more public awareness needs to be made in order to maximize the parking opportunities offered by the churches and alleviate a perception of inadequate parking.

STATED GOAL: DEVELOP AND DISTRIBUTE A DOWNTOWN PARKING MAP

ADEQUACY OF SIDEWALKS AND PEDESTRIAN SAFETY

There were several comments and concerns centered around the adequacy of sidewalks. The Town currently maintains 5.9 miles of sidewalks but has not undertaken a major sidewalk project in several years due to completion of prior Master Plan goals and budgetary constraints. There was general consensus that a more active sidewalk program could lead to better and safer walkability and improved connection between neighborhoods, the downtown area, and recreational opportunities. Current land use regulations only require developers to install sidewalks for commercial subdivisions. Policy changes could be considered in order to require developers to install sidewalks along public streets for residential subdivisions.

Pedestrian safety along Main Street and at the Lake Louise Park was mentioned as a concern. As Main Street is a state-maintained road the North Carolina Department of Transportation (NCDOT) is responsible for safety along this roadway. NCDOT has recently installed eye-catching crosswalk signs in order to better alert drivers to the presence of pedestrians. The reworking of trails and traffic patterns at the Lake Louise Park could be considered to encourage pedestrian traffic to move off of the roadways.

In the near future the Town will be undertaking a review of the ADA accessibility of its streets, sidewalks, and facilities, with the safety of persons with disabilities in mind.

STATED GOAL: CONSIDER IMPLEMENTING A SIDEWALK IMPROVEMENT PROGRAM AND MASTER PLAN

STATED GOAL: DETERMINE WHEN SIDEWALKS AND OTHER IMPROVEMENTS ARE REQUIRED WITH DEVELOPMENT APPROVALS



EXPANSION OF RECREATIONAL OPPORTUNITIES

The community expressed an appreciation for the recreational opportunities that the Town provides within its limits through active recreational options, including ADA accessible activities, at the Lake Louise Park and passive recreation at the Main Street Nature Park. The much anticipated Reems Creek Greenway is hoped to extend generally from the Lake Louise Park along Reems Creek to Karpen Field which is located a short distance outside of the Town. Some of these recreational opportunities were unknown to some citizens, so better public awareness should be addressed.



The following represents some additional thoughts or ideas as expressed by some of the citizens attending the sessions:

- addition of a dog park or off-leash area
- development of multi-modal pathways to better accommodate bicycles
- maintenance of the Main Street Nature Park for passive recreational activities only
- development of the Reems Creek Greenway

The Town's Parks and Recreation Master Plan was developed with community input in 2018 and outlines several objectives to improve and expand recreational availability and accessibility. The Parks and Recreation Master Plan is an adopted plan that is an additional component of this Comprehensive Land Use Plan.

PUBLIC TRANSPORTATION

Historically a trolley line ran between Asheville and Weaverville up what is now known as Merrimon Avenue to its intersection with Main Street. Sometime after the trolley line ceased operations in the 1940's a bus route was operated providing connection between the rural Town of Weaverville and the more urban city of Asheville.

In November of 2009 the bus line between Weaverville and Asheville was discontinued due to low ridership. Town Council has a stated goal of exploring the possibility of Asheville's transit system, known as Asheville Redefines Transit (ART), reestablishing a regular bus route between Weaverville and Asheville given the new residential development within the Town.

Buncombe County and Land of Sky Regional Council operates Mountain Mobility which has a regular route connecting Weaverville with an ART bus stop located at the intersection of Merrimon Avenue and Elkwood Avenue. While this provides a public transportation option, it is not designed for daily commutes.

With the adoption of its Strategic Plan, Town Council has indicated that it will be exploring the reestablishment of a regular bus route between Weaverville and Asheville.



INCREASE IN TRAFFIC

An increase in traffic volume is a natural consequence of an increase in growth within the Town and concerns related to traffic were voiced by citizens. This takes the form of both traffic congestion on major roads and traffic safety within the community's neighborhoods as people attempt to find ways to avoid the more congested streets.

The Town's Police Department and Public Works Department work together to address safety issues related to traffic, including conducting traffic counts and reviewing and revising speed limits, content and visibility of signage, and implementing other traffic calming measures as needed.

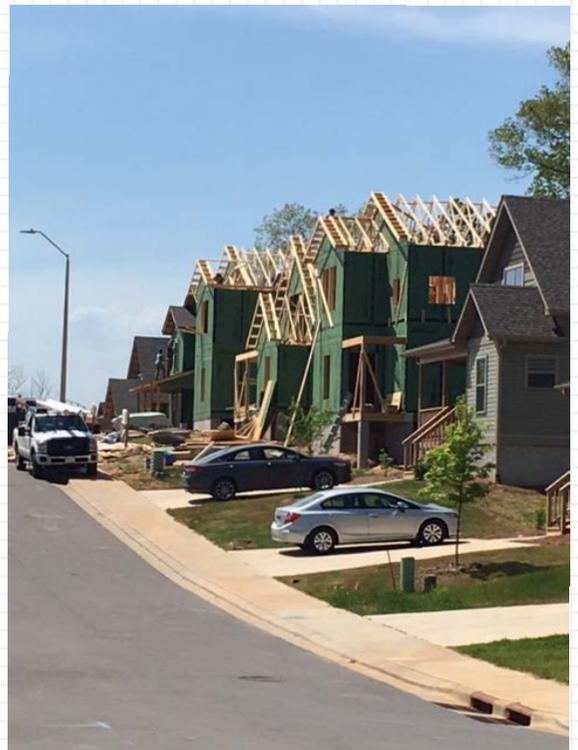
As the major thoroughfares through the Town are state-maintained roadways, the Town has very little control over such roads. The Town has, however, worked with the North Carolina Department of Transportation (NCDOT) and been successful in achieving several changes that help to reduce the impact of the increased traffic flow and safety related to driving within the Town's limits. Those include a reduction in the speed limit on US 25/70 in the vicinity of its intersection with Monticello Road and the removal of a long standing "NO TURN ON RED" sign at the intersection of North Main Street and Weaver Boulevard that had previously contributed to traffic congestion.

Continued communication and coordination with NCDOT is advisable so that a good working relationship with the authority over the major thoroughfares in the Town can be maintained with the goal of maximizing the safety and efficiency of the movement of traffic through the Town. The Town's appointed representative on the French Broad River Metropolitan Planning Organization Board (MPO) can also provide information to the Town pertaining to the regional transportation projects likely to affect the Town and to communicate the Town's transportation needs.

PUBLIC WATER AVAILABILITY

With the amount of growth that the Town has experienced in recent years, it is natural for the citizens of Weaverville to be concerned about the continued availability of public water. The availability of public water directly affects land use development. As mentioned in a separate section of this plan, Town staff monitors the amount of water that is produced, allocated, and used, so that shortages do not occur, and reserves allocation for development of unimproved land within the Town so that when development is considered outside of the Town's municipal limits, the Town's current citizens and water customers are protected.

STATED GOAL: CONTINUE RESERVING WATER ALLOCATION FOR INFILL DEVELOPMENT WITHIN THE TOWN



HOUSING AFFORDABILITY

The current median housing cost of \$335,000 reflects the revaluation of property values undertaken by the Buncombe County Tax Assessor in 2017 and represents a staggering 39% increase over two years. The community has echoed Town Council's observation that home ownership is becoming more expensive in the Town and expressed a concern for those living with limited or fixed income to remain or become part of the Weaverville community. This issue is seen as directly affecting both the younger and the older populations within the Town.



STATED GOAL: CONSIDER WAYS TO ADDRESS HOUSING AFFORDABILITY

REVIEW OF OVERLAPPING LAND USE AUTHORITY

Municipalities have exclusive regulatory authority within their limits, however, municipal and county jurisdictions may overlap when mutually agreed upon. In fact, there are several areas in which Buncombe County provides land use development regulation within the Town.

As the Town does not conduct any inspections related to the North Carolina Building Code, depending on the scope and type of development, new construction within the Town of Weaverville is required to obtain permits and inspections from Buncombe County. Buncombe County provides all building, electrical, mechanical and plumbing inspections within the Town. Building permits cannot be issued by Buncombe County without zoning compliance certification and release from the Town's Planning and Zoning staff.

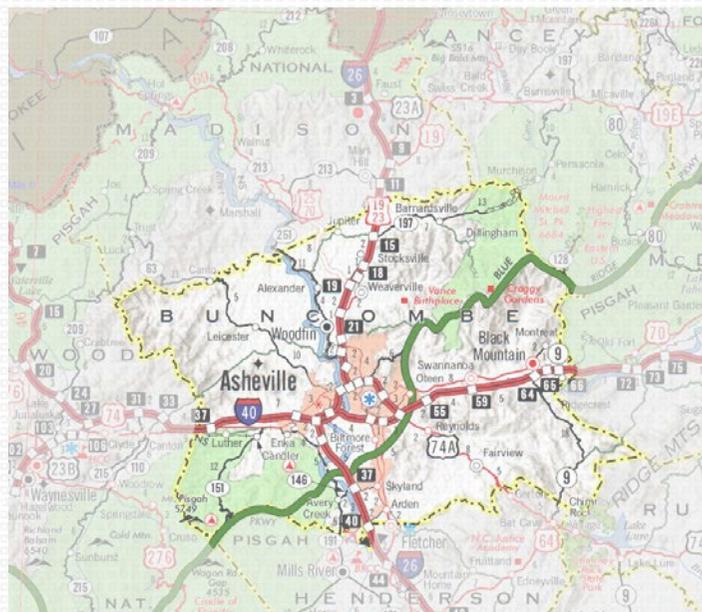
Zoning permits are issued by the Town and are required for all new development, internal renovations, or any project which expands the present footprint of a structure, and for certain uses of land.

Other areas of regulation related to land use that are administered by Buncombe County rather than the Town include: stormwater management, sedimentation and erosion control, floodplain management, environmental health inspections, e-911 addressing, and air quality.

The Town's Fire Marshal is charged with administering the North Carolina Fire Prevention Code within the Town's jurisdiction and does so through routine and incident-related inspections. The Fire Marshal is also called upon to provide information related to proposed land use development and its consistency and compliance with the Fire Prevention Code.

The Town's Public Works Department is responsible for approving and inspecting all water system related infrastructure and ensuring that good quality water is produced and distributed to its customers. Much of this work is to ensure compliance with the requirements of the North Carolina Department of Environmental Quality. Public Works also provides guidance, pre-construction meetings, and inspections related to the water infrastructure constructed by developers related to the Town's water system. The Town requires close inspection of private and public infrastructure in order to determine compliance with Town standards when acceptance into the Town's system will be requested.

Continued coordination with and cooperation between the Town, Buncombe County, and the various North Carolina departments is crucial in ensuring that land use development occurs responsibly and in a timely manner.



REVIEW OF CURRENT LAND USE REGULATION

SUBDIVISION REGULATIONS

Section 160A-371 of the North Carolina General Statutes provides that a Town may by ordinance regulate the subdivision of land within its territorial jurisdiction in order to protect the public health, to establish clear parcels and property rights, to ensure adequate infrastructure, and to facilitate orderly growth. With the initial adoption of its subdivision ordinance and subsequent amendments and codification as Chapter 25 of the Town's Code of Ordinances, the Town provides requirements and approval procedures for the subdivision of land for a variety of uses allowable by the underlying zoning district.

The subdivision regulations of the Town have, from time to time, been amended but a comprehensive review of the regulations and procedures has not been undertaken since its adoption. Such a review is strongly recommended.

The study of the subdivision ordinance associated with the update to the comprehensive land use plan resulted in the following findings:

REVIEW FOR STATUTORY COMPLIANCE, EFFECTIVENESS AND EFFICIENCY

While the subdivision regulations appear to be generally compliant with North Carolina law, some areas have been identified for specific consideration in order to either clarify the provisions or remedy inefficiencies in the approval process.

- STATED GOAL:** UNDERTAKE A COMPREHENSIVE REVIEW OF SUBDIVISION REGULATIONS
- STATED GOAL:** CLARIFY LEGALLY REQUIRED EXEMPTIONS TO SUBDIVISION REGULATIONS AND REEXAMINE THE DEFINITIONS OF MINOR SUBDIVISIONS AND MAJOR SUBDIVISIONS
- STATED GOAL:** STREAMLINE THE SUBDIVISION REVIEW PROCESS
- STATED GOAL:** IMPLEMENT A STAFF-LED TECHNICAL REVIEW COMMITTEE FOR DEVELOPMENT REVIEWS
- STATED GOAL:** DETERMINE WHEN SIDEWALKS AND OTHER IMPROVEMENTS ARE REQUIRED WITH DEVELOPMENT APPROVALS
- STATED GOAL:** CONDUCT AN ANNUAL REVIEW OF SUBDIVISION REGULATIONS TO ENSURE STATUTORY COMPLIANCE AND CONSISTENCY WITH STATED GOALS

ZONING REGULATIONS

On the night of January 16, 1978 Town Council began conversations regarding a zoning ordinance for the Town of Weaverville. Following months of discussions and negotiations, and working in conjunction with the then known North Carolina Department of Natural and Economic resources, the Town of Weaverville's original zoning ordinance was adopted via a unanimous vote of Council on June 19, 1978. This ordinance consisted of 23 pages and envisioned 3 zoning districts.

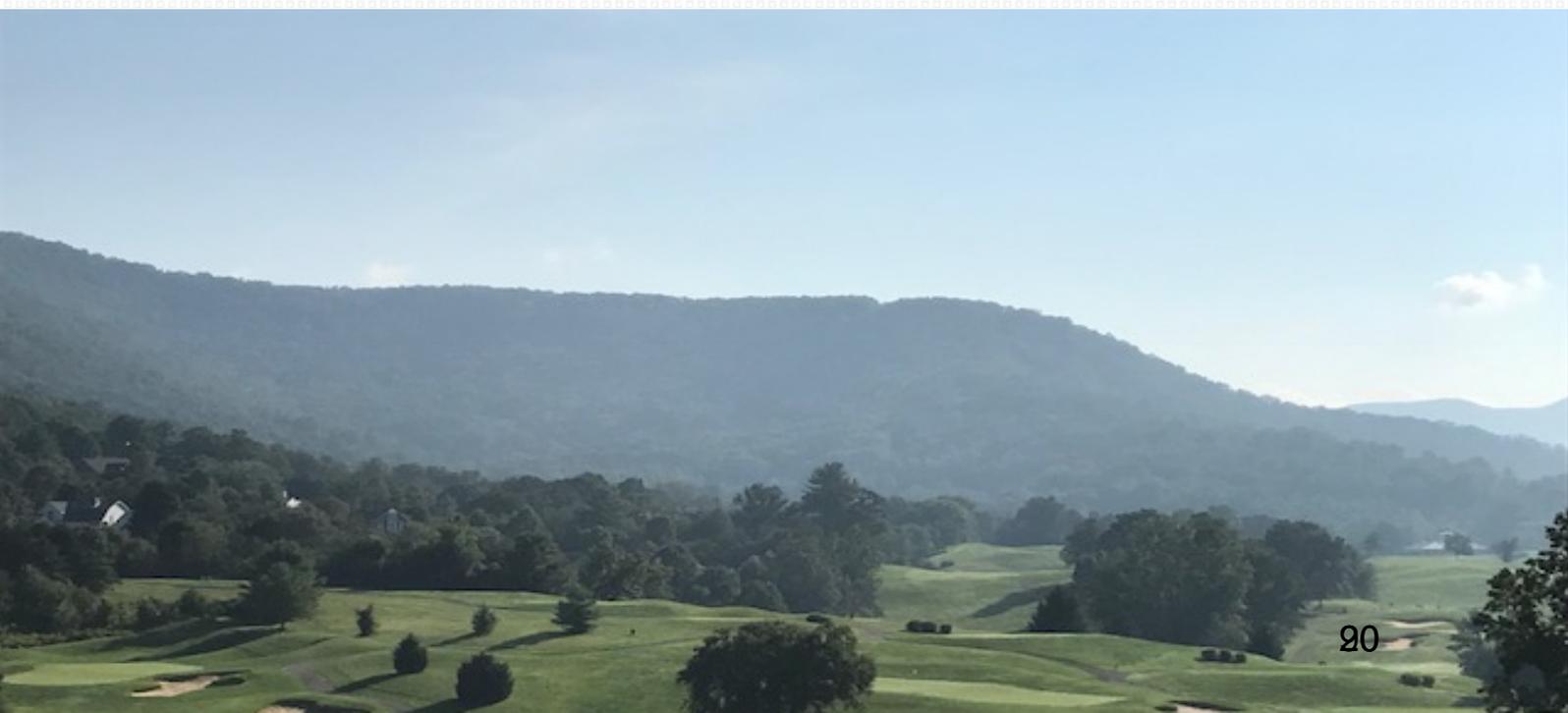
Today's version, codified as Chapter 36 of the Town's Code of Ordinances, contains 152 pages and 7 standard zoning districts and utilizes a Table of Dimensional Requirements and Table of Uses which indicate what uses are permitted, permitted with standards, or are allowed through the adoption of a conditional zoning district. Regulatory language for signs, landscaping, grading, special use permits, vested rights, dimensional requirements and telecommunication facilities have also been adopted.

As part of the technical studies undertaken with the update to the comprehensive land use plan, Town staff reviewed the current zoning ordinance for consistency with stated goals, effectiveness and efficiency, and statutory compliance. This section of the report reviews those findings.

REVIEW OF TABLE OF USES

In 2017 the Town undertook a large zoning project to include within its zoning regulations a table of uses. Adopted on 21 August 2017, the Table of Uses has proven to be a tremendous tool for staff and the development community when determining which uses are permitted within certain zoning districts and, if so, by what method. Amendments have been considered and adopted as necessary to achieve the regulation desired by Town Council. Staff believes that an annual review of the Table of Uses with the Planning and Zoning Board and Town Council is advisable to ensure that the Table keeps pace with evolving development and to discuss the efficiency of the permitting process.

STATED GOAL: UNDERTAKE AN ANNUAL REVIEW OF THE TABLE OF USES



REVIEW FOR STATUTORY COMPLIANCE, EFFECTIVENESS AND EFFICIENCY

The zoning regulations of the Town are routinely amended to provide for clear and effective regulation of land use within the Town and for compliance with the current North Carolina laws. There are several sections of the zoning regulation that are in need of review due to changes in the law. Also of note is pending legislation that, if adopted, would provide the first comprehensive amendment to the land use regulatory authority in North Carolina since its adoption, the purpose of which is to modernize such regulation. A thorough review and revision of the Town's zoning regulations should follow. The following represent matters for further review and potential action:

STATED GOAL: UNDERTAKE A COMPREHENSIVE REVIEW OF ZONING REGULATIONS

STATED GOAL: CONDUCT AN ANNUAL REVIEW OF ZONING REGULATIONS TO ENSURE STATUTORY COMPLIANCE AND CONSISTENCY WITH STATED GOALS

STATED GOAL: CONTINUE TO ANALYZE WAYS TO PROVIDE STANDARD REGULATIONS IN ORDER TO RESERVE USE OF CONDITIONAL ZONING DISTRICTS FOR UNIQUE DEVELOPMENT

STATED GOAL: IMPLEMENT A STAFF-LED TECHNICAL REVIEW COMMITTEE FOR DEVELOPMENT REVIEWS

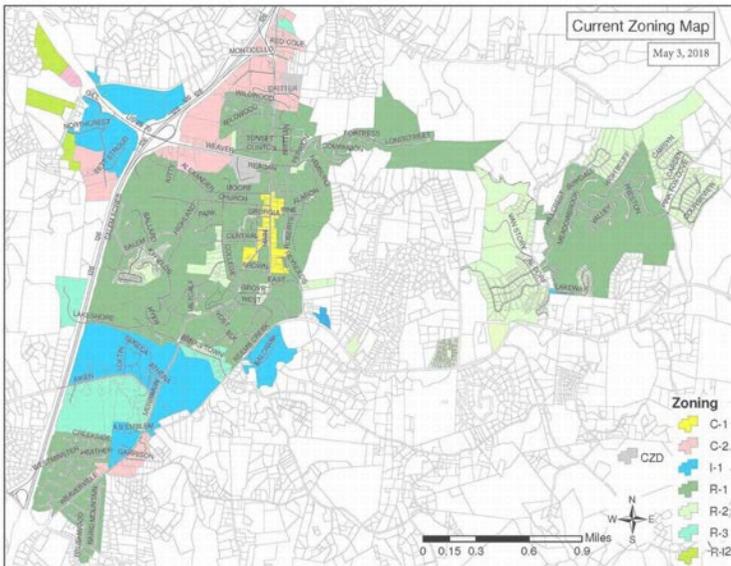


REVIEW OF ZONING MAP

As a part of the update to the Comprehensive Land Use Plan the Town's zoning map was reviewed in order to determine general consistency of uses present and uses allowed on an individual parcel basis as well as consistency with the previously adopted future land use map. Nonconformities were also analyzed and several districts were identified for potential rezonings.

STATED GOAL: CONSIDER TOWN-INITIATED REZONINGS TO BETTER ALIGN ESTABLISHED USES WITH UNDERLYING ZONING DISTRICTS OR TO ADDRESS LONG DORMANT PROPERTIES

STATED GOAL: INITIATE SPECIAL AREA STUDIES FOR DOWNTOWN AREA, NORTH MAIN STREET-"FIVE POINTS" AREA, MONTICELLO ROAD CORRIDOR, AND REEMS CREEK ROAD CORRIDOR



SUGGESTED STUDIES AND REGULATIONS FOR CONSISTENCY WITH NEWLY STATED POLICY GOALS

Through adoption of its Strategic Plan and by action or consensus of Town Council, several potential new initiatives have been identified that warrant additional study and possible implementation:

STATED GOAL: DEFINE AND CONSIDER WAYS TO ACHIEVE BALANCED RESIDENTIAL DEVELOPMENT

STATED GOAL: CONSIDER LAND USE REGULATION THAT PROVIDES FOR TRANSITION DISTRICTS

STATED GOAL: CONSIDER LAND USE REGULATION THAT BETTER PROVIDES FOR MIXED USE DEVELOPMENT

HIGH DENSITY SINGLE FAMILY RESIDENTIAL DEVELOPMENT



In 2016 Town Council eliminated unified housing developments from the zoning ordinance. Unified housing developments, approved as special use permits, were projects reviewed and ruled upon by the Town's Board of Adjustment through the quasi-judicial process. Current standard residential zoning districts were not designed to accommodate this type of development which often calls for smaller homes on lots of reduced size. Developments previously approved through the former unified housing development regulations include Lakeside Meadows, Creekside Village, Hamburg Crossing, Kyfields, Partridge Berry Lane, Reems Creek Town Homes and Water Point Way, which represent a large portion of single family homes which have been permitted within the last three years, establishing both a need within our community and the development sector.

It should be noted that the option still exists for a development of this nature to be reviewed through the conditional zoning district process, which is labor and time intensive for staff, the Planning and Zoning Board, and Town Council as each instance calls for the creation of a new zoning district to accommodate the development and take into account the current conditions on surrounding properties. Developers have indicated that this option is not favored due to the uncertainties that are inherent in conditional zoning districts.

A more efficient process would be to create a new or revise an existing zoning district to accommodate high density single family residential development. This would allow Town Council to set density requirements within a zoning district which would address the needs of the community for a wide array of housing opportunities noted in the current Comprehensive Land Use Plan and the 2018-2021 Strategic Plan.

STATED GOAL: CONSIDER LAND USE REGULATION THAT PROVIDES FOR HIGH DENSITY SINGLE FAMILY RESIDENTIAL DEVELOPMENT

ESTABLISHMENT OF GOALS AND PRIORITIES

Based on the technical studies, reviews, and analysis conducted as a part of this Comprehensive Land Use Plan project, the Town, with the adoption of this Plan, hereby establishes the goals stated within this document and the following priorities with the expectation that they should guide the land use development and regulations within the Town of Weaverville and its land use jurisdiction:

- PROVIDE QUALITY TOWN SERVICES TO MEET THE NEEDS OF THE COMMUNITY
- PRESERVE AND ENHANCE OUR UNIQUE AND VIBRANT DOWNTOWN
- RESPECT THE GENERAL CHARACTER OF RESIDENTIAL AREAS
- PROVIDE OPPORTUNITIES FOR BALANCED RESIDENTIAL DEVELOPMENT

STATED GOALS:

UNDERTAKE A COMPREHENSIVE UPDATE TO THE PLAN IN 2025 OR AT SUCH TIME AS SUBSTANTIAL LEGISLATIVE OR OTHER CHANGES ARE EXPERIENCED IN THE TOWN

CONDUCT AN ANNUAL REVIEW OF PROGRESS TOWARDS ACCOMPLISHMENT OF GOALS AS STATED IN THIS PLAN

CONSULT PLAN PRIORITIES FOR PLAN CONSISTENCY REVIEW

CONSULT PLAN PRIORITIES IF INCONSISTENCIES DEVELOP IN THE IMPLEMENTATION OF THIS PLAN

CONSIDER DEVELOPMENT OF OR AMENDMENT TO REGULATIONS CONSISTENT WITH LAW AND PLAN



ESTABLISHMENT OF ADDITIONAL COMPONENTS OF THE PLAN

This Comprehensive Land Use Plan consists of the stated goals and action plan as set out in this document and the Town's land use regulations as adopted and amended by Town Council. Other officially adopted plans also constitute official components of this Plan including those plans listed below. Please see the Appendix for relevant maps and materials and the Town's Code of Ordinances for current land use regulations. Access for other materials, such as the Parks and Recreation Master Plan, is provided at Town Hall or through the Town's website.

This Plan shall be automatically amended upon Town Council's adoption of amendments to the Town's land use regulations (including specifically the subdivision and zoning regulations and zoning map), adoption of or amendments to other plans directly or indirectly related to land use, or upon direct action taken by Town Council to amend or update this Plan.

- SUBDIVISION REGULATIONS (TOWN CODE CHAPTER 25)
- ZONING REGULATIONS (TOWN CODE CHAPTER 36)
- OFFICIAL ZONING MAP
- TOWN STRATEGIC PLAN
- REEMS CREEK GREENWAY FEASIBILITY STUDY / APPROVED PLAN
- PARKS AND RECREATION MASTER PLAN

STATED GOAL: CONSULT ADDITIONAL APPROVED PLANS FOR PLAN CONSISTENCY REVIEW

STATED GOAL: UPDATE APPENDIX TO THIS PLAN WHEN NEW PLANS OR AMENDMENTS RELATED TO LAND USE ARE ADOPTED



ACTION PLAN BASED ON STATED GOALS

PRIORITY 1, 2, 3	STATED GOAL	STAFF	P&Z	TC
RESPONSIBILITY				
MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY TO PLAN				
	Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	✓	✓	✓
	Update appendix to this Plan when new plans or amendments related to land use are adopted	✓		
	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	✓		
	Undertake an annual review of the Table of Uses	✓		
	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	✓		
	Consider development of or amendment to regulations consistent with law and Plan	✓	✓	✓
	Undertake a comprehensive update to the Plan in 2025 or at such time as substantial legislative or other changes are experienced within the Town	✓	✓	✓

ACTION PLAN BASED ON STATED GOALS

PRIORITY	STATED GOAL	STAFF	P&Z	TC
1, 2, 3		RESPONSIBILITY		
PLAN CONSISTENCY REVIEW – LEGALLY REQUIRED				
	Consult the Future Land Use Map and use descriptions for Plan consistency review	✓	✓	✓
	Consult Plan Priorities for Plan consistency review	✓	✓	✓
	Consult additional approved plans for Plan consistency review	✓	✓	✓
	Consult plan priorities if inconsistencies develop in the implementation of this Plan	✓	✓	✓
GENERAL POLICY MATTERS				
	Consider reestablishing the Town's extraterritorial jurisdiction	✓		✓
	Review and update economic development goals	✓		✓
WATER				
	Update Plan and regulations to slow land use development if water treatment plant expansion is postponed or terminated and water usage and commitments reach 70% of available water supply	✓	✓	✓
	Continue monitoring water production, allocations, usage, and availability	✓		
	Continue reserving water allocation for infill development within the town	✓		

ACTION PLAN BASED ON STATED GOALS

PRIORITY 1, 2, 3	STATED GOAL	STAFF	P&Z	TC
		RESPONSIBILITY		
STREETS AND SIDEWALKS				
	Determine when sidewalks and other improvements are required with development approvals	✓	✓	✓
	Continue the Street Improvement Program	✓		✓
	Review the current policy on street standards for private streets	✓	✓	✓
	Consider implementing a Sidewalk Improvement Program and Master Plan	✓		✓
	Develop and distribute a downtown parking map	✓		
HOUSING				
	Consider land use regulation that provides for high density single family residential development	✓	✓	✓
	Define and consider ways to achieve balanced residential development	✓		✓
	Consider ways to address housing affordability	✓		✓
	Consider land use regulation that better provides for mixed use development	✓	✓	✓
SUBDIVISION				
	Implement a staff-led Technical Review Committee for development reviews	✓	✓	✓
	Undertake a comprehensive review of subdivision regulations	✓	✓	✓
	Clarify legally required exemptions to subdivision regulations and reexamine the definitions of minor subdivisions and major subdivisions	✓	✓	✓
	Streamline the subdivision review process	✓	✓	✓

ACTION PLAN BASED ON STATED GOALS

PRIORITY 1, 2, 3	STATED GOAL	STAFF	P&Z	TC
		RESPONSIBILITY		
ZONING				
	Implement a staff-led Technical Review Committee for development reviews	✓	✓	✓
	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning districts for unique development	✓	✓	✓
	Undertake a comprehensive review of zoning regulations	✓	✓	✓
	Consider land use regulation that provides for transition districts	✓	✓	✓
	Consider land use regulation that better provides for mixed use development	✓	✓	✓
	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	✓	✓	✓
	Initiate special area studies for the Downtown Area, North Main Street-"Five Points" Area, Monticello Road corridor, and Reems Creek Road corridor	✓	✓	✓

ACKNOWLEDGMENTS

The project to update the Town's Comprehensive Land Use Plan was accomplished through diligent efforts of the Town's elected leaders, appointed Planning and Zoning Board, and members of Town staff listed below. While it has not been directly involved in this project, the Town would be remiss in failing to recognize the Board of Adjustment that serves the citizens of Weaverville by hearing and ruling on certain matters related to land use. Special thanks is also extended to all department heads and others that have contributed their time, information and expertise in the development of this important land use guidance document.

WEAVERVILLE TOWN COUNCIL

AL ROOT, MAYOR
DOUG JACKSON, VICE MAYOR
DOTTIE SHERRILL, COUNCILMEMBER
ANDREW NAGLE, COUNCILMEMBER
PATRICK FITZSIMMONS, COUNCILMEMBER
JEFF McKENNA, COUNCILMEMBER

WEAVERVILLE PLANNING AND ZONING BOARD

DOUG THEROUX, CHAIR
GARY BURGE, VICE CHAIR
CATHERINE CORDELL, MEMBER
PETER STANZ, MEMBER
STEVE WARREN, MEMBER
JOHN CHASE, MEMBER
TOM BALESTRIERI, MEMBER

WEAVERVILLE TOWN MANAGER
SELENA D. COFFEY

WEAVERVILLE TOWN ATTORNEY
JENNIFER O. JACKSON

WEAVERVILLE PLANNING DIRECTOR
JAMES W. ELLER

Town of Weaverville

COMPREHENSIVE LAND USE PLAN



APPENDIX

2019

TABLE OF CONTENTS

OFFICIAL ZONING MAP	A-1
FUTURE LAND USE PLAN AND USE DESCRIPTIONS	A-2
PLAN CONSISTENCY CHECKLIST	A-4
CURRENT TOWN JURISDICTION MAP	A-5
MAP SHOWING CURRENT LAND USE	A-6
TOWN STRATEGIC PLAN IN BRIEF	A-7
REEMS CREEK GREENWAY MAP	A-8
PARKS AND RECREATION MASTER PLAN RECOMMENDATIONS	A-9
COMPARATIVE DEMOGRAPHICS REPORT	A-13
RECORD OF AMENDMENTS TO PLAN	A-15

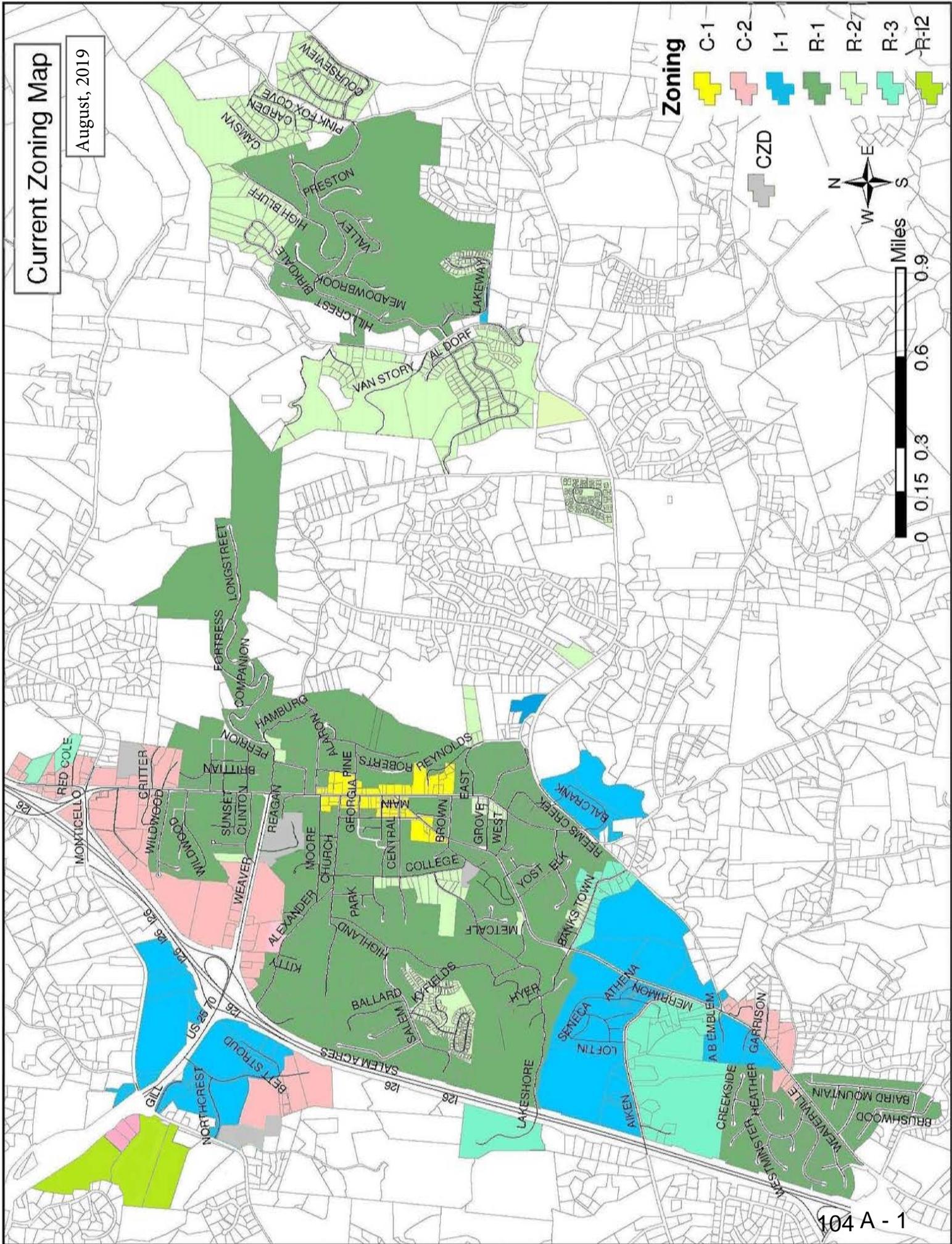


Current Zoning Map

August, 2019

Zoning

- C-1
- C-2
- I-1
- R-1
- R-2
- R-3
- R-12
- CZD



FUTURE LAND USE MAP USE CATEGORIES DESCRIPTIONS

When the future land use map is consulted the following descriptions of land use types shall be assumed and used:

DOWNTOWN

This land use classification represents the original core of the town including the central business district and adjacent residential neighborhoods and transitional areas. A variety of businesses and uses exist within this area to serve the needs of the community while simultaneously drawing a larger population including tourists to the area. In the downtown core restaurants, retail establishments, service establishments, specialty stores and galleries, and civic and institutional are woven together within historic buildings active streets and creating an atmosphere conducive to pedestrian activity. This core commercial area is often referenced for its “small town charm” which is called to be specially protected and preserved within previous iterations of the Town’s comprehensive land use plans.

RESIDENTIAL

Surrounding the downtown core are primarily single family residential neighborhoods that contain historic bungalows and arts and craft style homes. Scattered within these areas are several historic churches and new residential construction. Other residential areas include the Reems Creek Golf Course, Reems Creek Villages, Hamburg Mountain, Woodland Hills and more dense residential developments such as Creekside Village, Hamburg Crossing and Kyfields. Future residential areas are defined on the Future Land Use Map as areas that support further residential construction and the character of these areas can be respected by observing the dimensional standards of the zoning district in which they are located.

COMMERCIAL

This land use classification is intended to identify and reinforce the existing general commercial land use patterns. The Town’s four primary commercial areas are, in addition to the downtown core, North Main Street and Five Points, Northridge Commons, Weaver Boulevard and Southern Merrimon near intersection of Merrimon Avenue and Garrison Road. These defined areas serve different roles for the community with Northridge Commons serving a regional retail role with national retail establishments, Weaver Boulevard serving a mix of local and regional retail role and North Main Street and Five Point and Southern Merrimon who have a smaller local retail role.

INDUSTRIAL

Land designated for future industrial land use are such areas which have already been developed for such a purpose. Given the topography of the area, large scale development sites such as these are rare and may prove to be an asset to the Town even as the manufacturing economy evolves. Given the close proximity of these sites to present residential development, the Town’s focus on such future industrial development should be on light industrial uses with few, if any, external environmental impacts.

MIXED USE

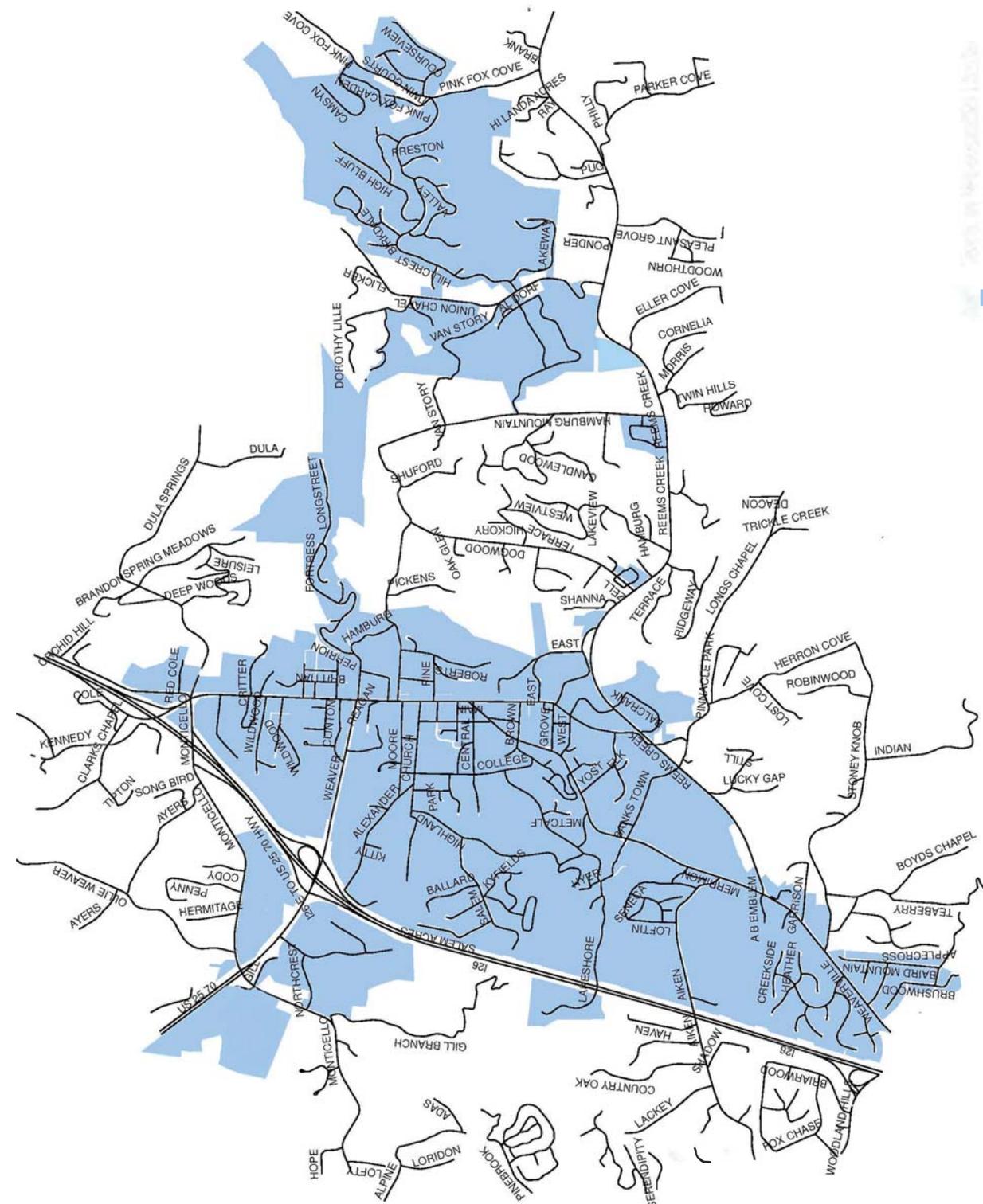
Areas shown as mixed use on the Future Land Use Map are where the town has experienced a variety of development pressures ranging from high density single family residential development and multifamily residential development to local retail establishments and restaurants. These areas include Monticello Road, North Buncombe School Road and Reems Creek Road. There is a belief that these particular developments can coexist in such environments and that they will continue to increase in these areas due to the transportation and utility infrastructure present.



S

Town of Weaverville Limits

August 2019



2018-2021 STRATEGIC PLAN IN BRIEF

TOWN OF WEAVERVILLE



Goal 1: Provide town services to meet the needs of the community.

- Objective A: Develop consensus on water and annexation growth and develop policies consistent with that consensus.
- Objective B: Revisit the relationship with *Asheville Redefines Transit* to consider re-establishment of bus route given new residential development within the Town.
- Objective C: Enhance the Town's outreach to educate the public about the Town's services.
- Objective D: Recognize the needs of each Town department in serving an ever-changing and growing population.



Goal 2: Improve regional collaboration.

- Objective A: Strengthen relationship with the Asheville-Buncombe Economic Development Coalition and other economic development organizations.
- Objective B: Recognize water as a regional resource and identify regional jurisdictions that wish to partner in water production, sale and distribution.
- Objective C: Consistent involvement and collaboration with neighboring and regional jurisdictions in functional areas, such as police, fire, water resources, etc.
- Objective D: Distribute information regarding regional programs, services and resources available to town citizens.



Goal 3: Maintain balance in land use planning efforts.

- Objective A: Development of tools to encourage balanced residential economic development.
- Objective B: Update economic development goals for the Town.
- Objective C: Update the Town's Comprehensive Land Use Plan.
- Objective D: Investigate options for geographic information systems.



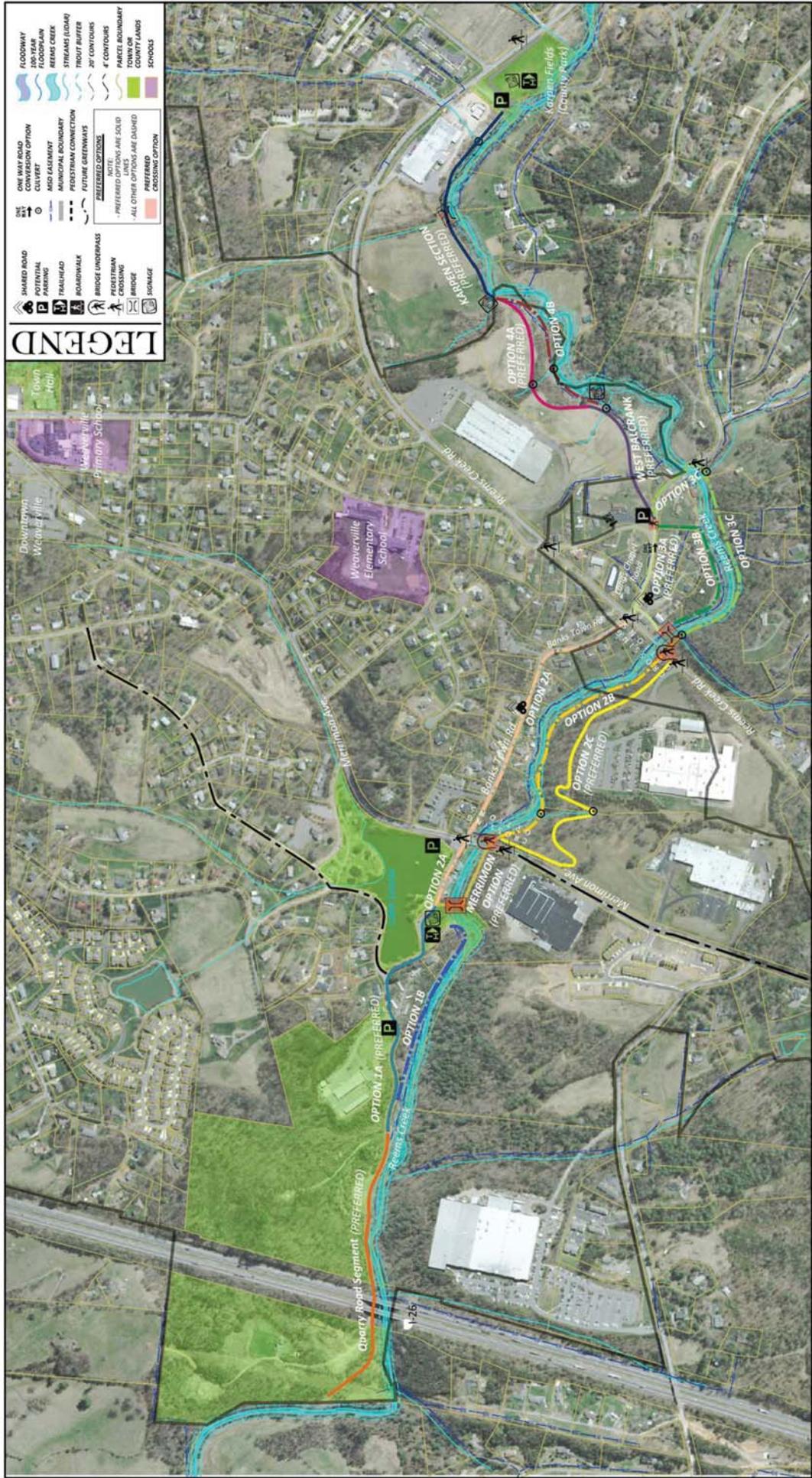
Goal 4: Promote a successful downtown.

- Objective A: Consider a zoning district to serve as a transition between residential and commercial districts.
- Objective B: Develop a mechanism to expand business opportunities along the central business district.
- Objective C: Consider mixed-use development regulation as a means of expanding development in areas with geographic limitations.
- Objective D: Provide information resources marketing downtown and its walkability.
- Objective E: Research grant opportunities for all Town operations and projects, as well as for downtown efforts.
- Objective F: Act as a liaison between downtown churches and businesses to identify available parking downtown.



Goal 5: Increase legislative outreach.

- Objective A: Engage legislative representatives regarding the Town's needs.
- Objective B: Consider opportunities for potential special legislation as Town needs dictate.



**REEMS CREEK GREENWAY
CONCEPTUAL PLAN WITH CORRIDOR OPTIONS**

PARKS & RECREATION MASTER PLAN





RECOMMENDATIONS

Based on the demographic analysis, public input, evaluation of existing facilities, and Town staff input, the following recommendations were developed.

1

Develop Maintenance Plan

2

Construct Indoor Recreation Space

3

Implement Recreation Programming

4

Build Multisport Surfaces

5

Support Greenways

6

Enhance Marketing Efforts



1: DEVELOP MAINTENANCE PLAN

The purpose of the Maintenance Plan is to clearly define the requirements and actions of the Town of Weaverville for maintaining parks, open spaces, trails, and recreation sites and assets over the next 10 years. The Maintenance Plan is intended to enable the Town of Weaverville to improve the identification, justification, and prioritization of maintenance requirements for park and recreation sites and assets.

Common elements of a maintenance plan:

- Parks and Recreation Department Maintenance Objectives
- Recommended Best Practices
- Site and Facility Design Issues
- Specific Design Issues at Existing Parks
- Regular Maintenance
- Current Regular Maintenance Resource Requirements
- Projecting Future Requirements Capital Repair and Replacement
- Park Maintenance, Trail Maintenance, Open Space Maintenance, Facility Maintenance
- Priorities for Levels of Service

2: CONSTRUCT NEW RECREATION CENTER

Based on survey results, the majority of residents appeared to be pleased with the Town's outdoor recreation spaces, but did not agree that the Town has sufficient indoor recreation activity space.

A well-functioning recreation center can act as a hub for events, activities, and civic occasions. The former recreation center had a number of building code and safety health hazard issues and was demolished in December 2017. Based on survey results and community input, there is a strong interest in a new community building for indoor recreation and event space. The survey results and public input session also indicated that there is a need for better restroom facilities at Lake Louise. This issue can be addressed by including publicly accessible restrooms on the inside and outside of a new recreation center.

Some possible uses for a new recreation center include:

- Arts and crafts for all ages
- Sports and fitness classes for all ages
- Tennis and pickleball
- Summer camp
- Youth sports clinics
- Yoga and Martial arts
- Civic group meetings
- Farmers market
- Public restrooms
- Computer and internet access for the public and/or school students
- Community/bulletin board

3: IMPLEMENT PROGRAMMING

Programming can play a vital role in providing residents with recreational opportunities and engaging them in parks. The programs do not have to be run by the Town. The Town can partner with community organizations to lead the activities. The Town's main role can be to provide the indoor and/or outdoor space. For example, during the public input session, some residents expressed an interest in having a community movie night in one of the parks. The



coordination and marketing of such an event can be handled by community members and the Town can provide access to the park for the event, general oversight and maintenance.

Generally, park programming falls within the following categories:

- Mind body/balance programs
- Fitness programs
- Educational programs
- Day camps & summer camps
- Environmental education
- Teen programming
- Adult sports teams
- Active older adult programs
- Holidays & other special events
- Nutrition & diet counseling
- Outdoor movies

4: BUILD MULTISPORT SURFACES FOR BASKETBALL AND TENNIS AT LAKE LOUISE PARK

Hard playing surfaces are limited on Town-owned facilities. Consider installing a multipurpose court that can be used for basketball, tennis, or kickball. The surface could also be used for activities and events, particularly if it is located near public restrooms and/or a new recreation center.

5: CONTINUE TO SUPPORT GREENWAYS

Continue to work with Buncombe County Recreation Services to expedite the process of creating the Reems Creek Greenway. The Greenway will provide enhanced bike and pedestrian access to Lake Louise Park and provide added recreational amenities

for residents. Consider forming a Greenway Committee or active group to assist the town plan and implement connections and foster interest in residents. Stay informed and in contact with the French Broad River Metropolitan Planning Organization about funding opportunities.

6: ENHANCED MARKETING EFFORTS

Most of these marketing efforts build on existing Town resources. The Town has a website which can include more parks and recreation materials like maps and more details about amenities. The Town also has social media that can be updated more frequently with parks and recreation information. The recreation software is a longer term goal and may only be needed if the Town starts to manager park programming.

1. Utilize the Town's recreation software – Software, such as the new CivicRec, provides the option to communicate with current or past registrants via mass email or text alerts.
2. Social Media – Facebook, Twitter, Pinterest and other social media platforms are all easy, free ways to communicate with citizens.
3. Targeted flyers/postcards – Post flyers around town.
4. Discounts – Do special offers for event and space rentals. If the Town offers programs that charge a fee, then the town could offer discounted rates for special occasions.
5. Website – Provide more detailed information about each park, and also detailed maps. It is recommended to have a large format web page and smaller maps that residents can print out.

POPULATION CHARACTERISTICS				
	2010	2016	2018 Estimate*	Total Change**
Total Population	3120	3911 (+791, 25%)	4,734 (+823, 21%)	1,614 (+52%)
Growth Rate		25%	52%	
Population Density	836 per sq. mi.	1229 per sq. mi. (+393, 47%)	1489 per sq. mi. (+260, 21%)	+ 78%
Median Age	51.4	52.6		+1.2
Young Child Age		3%		
School Age	17%	12%		- 5%
Working Age	55%	53%		- 2%
Retirement Age	28%	32%		+ 4%
Household Size	2.13	2.12		
Family Size	2.66			
Registered Voters	2,482	3,225	3,347	
Workforce		1,584		

BASIC INFORMATION ON LAND				
	2010	2016	2018	Total Change
Base Land Area	1,983.06 acres		2,034.87 acres	51.81 acres (5 annexations)
Real Property Value	\$481,786,300	\$541,181,800 (+12%)	\$750,820,030 (+39%)	+56%
Personal Property Value	\$150,966,630	\$85,154,549 (-44%)	\$54,773,458 (-36%)	-64%
Satellite Annexation Area			37.54 Acres = 1.8 % of total incorporated area	

HOUSING PROFILE				
	2010	2016	2018 Estimate *	Total Change**
Housing Stock	1,330	1,923 (+593)	2233 (+310)	+ 903 (68%)
% of Housing Stock Occupied	91%	91%		
Owner Occupied	81%	81%		-
Renter Occupied	19%	19%		-
Single Family	81%	85% (+4)	80% (-5%)	-1%
Multifamily	14%	14%	19%	+5%
Mobile Home	5%	1%	1%	-4%
Housing Value	\$242,600	\$241,000 (-1%)	\$335,000 (+39%)	+38%

EDUCATION CHARACTERISTICS/INCOME			
	2010	2016	Total Change**
Education – High School Diploma Only	22%	18%	-5%
Education – Age 25+, Some College Education	70%	79%	+9%
Education – Age 25+, Bachelor’s Degree	26%	24%	-2%
Education – Age 25+, Graduate or Professional Degree	17%	25%	+8%
Median Income	\$47,391	\$53,072	+\$5,681 (+12%)
Poverty Rate	9.4%	5.3%	- 4.1%

GOVERNMENTAL INFRASTRUCTURE	
Municipal Streets	19.36 Miles
Sidewalks	5.9 Miles
Water Lines	66 Miles
Water Meters	2,769
Fire Hydrants	370
Trails	1.39 Miles
Park Acreage	20.14
Eller Cove Watershed Conservation Acreage	310
Proposed Reems Creek Greenway	1.7 Miles
Elevation	2,160

COMPARATIVE DATA

	2017 Population Estimate	Median Age	Number of Companies	% High School Graduate or Higher	Total Housing Units	Median Houshold Income	Foreign Born Population	Individuals Below poverty level
Buncombe Co.	257,607	41.7	28,498	90.0%	115,984	\$46,902	13,585	14.8%
Weaverville	3,911	52.6	1,052	97.9%	1,923	\$53,072	106	5.3%
Woodfin	6,489	35.8	508	86.9%	2,626	\$36,114	297	22.3%
Black Mtn.	8,150	50.8	935	92.6%	4,201	\$41,807	99	12.1%
Asheville	91,902	38.0	12,785	92.2%	41,380	\$44,946	5,775	16.2%
Madison Co.	21,746	43.9	1,741	82.5%	10,698	\$40,408	488	16.6%
Marshall	872	41.5	N/A	86.0%	523	\$31,250	14	21.0%
Mars Hill	2,118	23.8	N/A	91.8%	748	\$42,941	21	24.6%

* Estimates based on Town of Weaverville Departmental Data

** Total Change compares to 2010 data

DATE	DESCRIPTION OF AMENDMENT	SECTIONS AFFECTED

**RESOLUTION TO ADOPT A COMPREHENSIVE LAND USE PLAN
FOR THE TOWN OF WEAVERVILLE**

WHEREAS, the Town previously adopted comprehensive land use plans in 1991, 2007, and in 2012, and, beginning in September of 2018, undertook the work to update its comprehensive land use plan; and

WHEREAS, the resulting Comprehensive Land Use Plan outlines the technical studies that were conducted and the related findings, and establishes general goals, priorities and guidelines for the implementation of land use policy within the Town; and

WHEREAS, upon its adoption, the Comprehensive Land Use Plan shall be an advisory document which is consulted for all land use policy initiatives, and as required by law, so that land use decisions are not arbitrarily and capriciously made, but are reasonable and in the public interest; and

WHEREAS, Town Council now wishes to adopt the 2019 Comprehensive Land Use Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF WEAVERVILLE, NORTH CAROLINA, ACTING THROUGH ITS COUNCIL MEMBERS, that the Weaverville Town Council hereby adopts the attached **COMPREHENSIVE LAND USE PLAN**, effective immediately, repealing and replacing the Comprehensive Land Use Plan adopted in 2012.

ADOPTED this 15th day of July, 2019.

ALLAN P. ROOT, Mayor

ATTEST:

DEREK K. HUNINGHAKE, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, July 15, 2019
Subject: Planning Department Report for the Second Quarter of 2019
Presenter: Planning Director
Attachments: Planning Department Report – Q2 2019

Description:

Attached you will find a report reflective of permits issued in April, May and June 2019 and a description of Planning and Zoning Board and Zoning Board of Adjustment activity during the same timeframe.

Action Requested: None



Planning Department Report – Q2, 2019

Total Zoning Permits Issued: 29

Residential:

Single family dwellings: 9 Internal upfit or accessory structure: 13
Multifamily dwellings: 0

Commercial:

New Commercial: 0 Internal upfit or accessory structure: 7

Sign Permits: 8

Planning and Zoning Board Activity:

April: The Board considered and offered a favorable recommendation to Town Council related to a proposed conditional zoning district for 37 Brown Street; The Board considered and offered a favorable recommendation to Town Council on an initial zoning of R-12 for the property at 135 Monticello Road which Town Council was considering for annexation.

May: The Board was presented with the proposed 2019 Comprehensive Land Use Plan.

June: The Board considered the proposed 2019 Comprehensive Land Use Plan and offered a favorable recommendation to Town Council regarding same; The Board considered and offered a negative recommendation to Town Council related to a proposed conditional zoning district for 108 Church Street. Said negative recommendation

Zoning Board of Adjustment Activity:

May: The Board considered and granted an amendment to the site plan established by a special use permit in 2006 for properties along Monticello Village Drive.

June: The Board considered and granted a sidewalk waiver for new commercial development on the property commonly known as 320 Merrimon Avenue.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: July 15, 2019
Subject: Departmental Quarterly Report: Finance
Presenter: Town Finance Director
Attachments: Summary of significant items affecting Fund Balance as of 6/30/2019

Description:

Fiscal Year 2018/2019 has closed but the financial statements are currently under audit and not available for review yet. The Auditors were on site July 11, 2019 for some preliminary work, and the full audit is scheduled for the week of August 5th through August 10th.

Attached you will find a summary of some significant items that will affect Fund Balance at 6/30/2019. Some of these items will need to be re-appropriated to Fiscal Year 2019/2020 and you will be presented with those requests at next month's meeting.

Council Action Requested:

No action requested.

TOWN OF WEAVERVILLE

4th Quarter FY 2018/2019 – Finance Dept.

Items affecting Fund Balance at 6/30/19:

- \$80,000 from unfinished 2019 paving project.
- \$60,000 Greenways Project unspent.
- \$428,000 unspent from original \$550,000 budgeted for new community center.
- \$321,000 proceeds from sale of bus garage.
- Actual revenues higher than budgeted for FY19. See below.

The following revenues are projected to be higher than budgeted:

- Ad Valorem Taxes: Approximately \$110,000 (4%) higher
- Buncombe County Fire Protection: Approximately \$150,000 (10%) higher
- Sales Tax: Approximately \$50,000 (5%) higher
- Water Revenue: Approximately \$70,000 (4%) higher
- System Development Fees: Approximately \$90,000 (70%) higher