



**Town of Weaverville  
Planning and Zoning Board  
Remote Electronic Meeting  
Tuesday, June 2, 2020, 6:00pm**

**Public Meeting via Zoom Meeting:**

<https://us02web.zoom.us/j/83353079556> - Meeting ID: 833 5307 9556

Dial +1 301 715 8592 or +1 253 215 8782 - Meeting ID: 833 5307 9556

(see attached notice for more information on how to join meeting)

**Agenda**

1. Call to Order – Chairman Gary Burge.
2. Approval of the Agenda.
3. Approval of the Minutes from the May 5, 2020 Meeting of the Board.
4. Discussion Related to Effect of Certain Development Approvals on Town Resources Such as Water Availability.
5. Discussion Related to Residential Development Approvals.
6. Any other Business to Come Before the Board.
7. Adjournment.

**WEAVERVILLE PLANNING AND ZONING BOARD  
REMOTE ELECTRONIC MEETING ON JUNE 2, 2020**

The State of North Carolina, Buncombe County and the Town of Weaverville have all declared States of Emergency in response to the COVID-19 public health crisis. Because of the risks to the public that would arise from in-person meetings, the Town's Planning and Zoning Board regular monthly meeting for June will be conducted via remote electronic format.

**This NOTICE OF REMOTE ELECTRONIC MEETING is to inform the public that the Weaverville Planning and Zoning Board will hold its regularly scheduled meeting on Tuesday, June 2, 2020, at 6:00 p.m. as an electronic video/audio meeting via Zoom Meeting. Access to the meeting will begin at 5:45 p.m. and the meeting will start at 6:00 p.m. The instructions to access this public meeting are:**

**To join the meeting by computer**, go to this link:

<https://us02web.zoom.us/j/83353079556> . You may be asked for permission to access your computer's video and audio. If so, click "allow." You will then be asked for the Meeting ID which is: 833 5307 9556

**To join the meeting by phone**, call: (253)215-8782 or (301)715-8592 . You will then be asked for the Meeting ID which is: 833 5307 9556

For questions or additional assistance in how to participate in this meeting, please contact Planning Director and Deputy Town Clerk James Eller at 828-484-7002 or [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org) .

Gary Burge, Chair  
Posted: 5/28/2020

Town of Weaverville  
Planning and Zoning Board  
Minutes – Tuesday, May 5, 2020

The Planning and Zoning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 6:00pm on Thursday, May 5, 2020 via a remote electronic meeting.

Present: Chairman Gary Burge, Vice Chairman Catherine Cordell, Board Members John Chase, Peter Stanz and Steve Warren, Alternate Members Tom Balestrieri and Rachael Bronson, Mayor Al Root, Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Planning Director James Eller.

**1. Call to Order.**

Chairman Gary Burge called the meeting to order at 6:00 pm.

**2. Approval of the Agenda.**

Ms. Cordell motioned to approve the agenda as presented. Mr. Warren seconded and all voted unanimously.

**3. Approval of the Minutes from the March 5, 2020 Meeting of the Board and the March 10, 2020 Joint Meeting with Town Council.**

Mr. Stanz motioned to approve the minutes from the March 5, 2020 meeting of the Board and March 10, 2020 joint meeting with Town Council. Ms. Cordell seconded and all voted unanimously.

**4. Discussion Related to a Proposed Major Subdivision Final Plat for Greenwood Park Phase One.**

Mr. Eller provided the Board with an introduction to the property in question and the final plat for phase one of Greenwood Park which proposed to create 10 lots. Mr. Eller noted that the town's technical review committee had found the proposed plat in compliance with municipal ordinance and a previous preliminary plat approval. Mr. Eller noted that the requisite sewer line was yet to be constructed and therefore Town Council would need to establish and improvement guarantee related to the sewer line construction.

**5. Consideration of a Motion Establishing a Recommendation to Town Council on the Aforementioned Major Subdivision.**

Mr. Warren motioned to offer a positive recommendation to Town Council on the proposed major subdivision final plat for Greenwood Park phase one with the appropriate improvement guarantee for sewer line construction in accordance with town code. Mr. Stanz seconded and all voted unanimously.

**6. Any Other Business to Come Before the Board.**

Mr. Burge noted that the Board should be aware of the recent residential development and their possible effect on town resources. Mayor Root noted that this could be a topic of conversation at a forthcoming joint meeting with the Board and Town Council.

**7. Adjournment.**

Ms. Cordell motioned to adjourn. Mr. Chase seconded and all voted unanimously.

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**Gary Burge, Chairman  
Planning and Zoning Board**

**ATTEST:**

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**James W. Eller  
Planning Director / Deputy Town Clerk**

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** April 27, 2020  
**SUBJECT:** Departmental Quarterly Report  
**PRESENTER:** Dale Pennell, Public Works Director  
**ATTACHMENTS:** Quarterly Report (December 2019 – February 2020)

**ACTION REQUESTED:** No action requested

It should be noted that this report was due to be presented at the March 23, 2020 meeting. Due to the cancelled of that meeting, it is presented tonight but is based on data through February 2020.

**TOWN OF WEAVERVILLE PUBLIC WORKS ACTIVITY SHEET**

**DECEMBER 2019 - FEBRUARY 2020**

**WATER MAINTENANCE DIVISION:**

	Dec-19	Jan-20	Feb-20	3 month average
Water Leaks Repaired	3	2	5	3
New Water Taps	5	11	8	8
Total Active Water Meters	2,901	2,908	2,909	2906
Water Quality Complaints	1	0	0	0
Meter Re-Read Service Calls	53	63	34	50
General Service Calls	110	106	96	104
Water Door Tags Delivered	20	27	27	25
Water Line Locate Utility Service Calls (811)	144	125	115	128
Water Meter Change Outs to Radio Read	0	0	0	0
Reservoir-Pump Station Site Checks	133	154	140	142
Water Line Construction Inspections:	Maple Trace 4 Amblers Chase Fairfield Inn Northridge TH	Fairfield Inn Northridge TH	Fairfield Inn Northridge TH	

**WATER PRODUCTION DIVISION:**

(Gallons per month)

	Dec-19	Jan-20	Feb-20	3 month average
1A. Raw water pumped from river to Water Treatment Plant	17,861,000	17,385,000	16,616,000	17,287,333
(daily average vs. 1.5 MGD plant capacity)	49%	44%	41%	45%
1B. Raw water used at the WTP	1,924,000	1,804,000	1,596,000	1,774,667
1C. Finished water Produced at WTP	15,937,000	15,581,000	15,020,000	15,512,667
2. Water Purchased from Asheville	0	0	0	0
<b>A1. TOTAL WATER PRODUCTION (1.C. + 2)</b>	15,937,000	15,581,000	15,020,000	15,512,667
3. Finish Water used at WTP	573,732	560,916	540,720	558,456
<b>A2. TOTAL WATER AVAILABLE FOR SALES</b>	15,363,268	15,020,084	14,479,280	14,954,211
<b>B. TOTAL METERED FOR BILLING</b>	11,969,600	11,909,400	13,077,800	12,318,933
C. Metered, Non-Metered & Non-Billed Use by Town	1,750,000	1,750,000	1,500,000	1,666,667
D. Total Accounted For Water (B+C)	13,719,600	13,659,400	14,577,800	13,985,600
<b>E. TOTAL UNACCOUNTED (A-D)</b>	2,217,400	1,921,600	442,200	1,527,067
<b>F. MONTHLY UNACCOUNTED WATER (E/Ax100)</b>	13.9%	12.3%	2.9%	9.8%

**WATER CAPACITY VS PRODUCTION:**

(Gallons per day)

Water Plant Design Capacity

	Dec-19	Jan-20	Feb-20	3 month average
Water Plant Design Capacity	1,500,000	1,500,000	1,500,000	1,500,000

Net Sellable Production Capacity (80%)	1,200,000	1,200,000	1,200,000	1,200,000
Average Daily Production				
Total Water Production (A above) / 30 days in month	531,233	519,367	500,667	517,089
<b>AVERAGE USE RELATIVE TO DESIGN CAPACITY</b>	35.4%	34.6%	33.4%	34.5%
Current Water Commitments for future development	406,104	406,104	442,304	418,171
<b>MONTHLY USAGE &amp; FUTURE USAGE VS 1,500,00 GPD</b>	62.5%	61.7%	62.9%	62.4%

**STREET MAINTENANCE DIVISION:**

	Dec-19	Jan-20	Feb-20	3 month average
Street/Sidewalk/Drainage /Sign Repairs Completed	5	0	0	2
Roads paved	na	na	na	

**PARKS, RECREATION, & FACILITY  
MAINTENANCE DIVISION:**

	Dec-19	Jan-20	Feb-20	3 month average
P&R Special Projects/Repairs Completed	2	0	0	1

**SANITATION DIVISION:**

	Dec-19	Jan-20	Feb-20	3 month average
Residential Collection Points	1844	1844	1844	1844
Monthly Residential Collections (4/month)	7376	7376	7376	7376
Business Pick Ups	76	76	76	76
Business Pick Ups (4/month)	304	304	304	304
Residential Set-Outs	84	84	84	84
Residential Set-Outs (4/month)	336	336	336	336
TOTAL points picked up per month	8016	8016	8016	8016
Total Tons to Landfill	121.75	106.08	103.59	110.47
Average Pounds Per Collection Point (per week)	30.4	26.5	25.8	27.6
Cubic Yards - Yard Debris	27	18	22.5	23
Cubic Yards - Brush Chipped	99	77	88	88
Cubic Yards - Leaf Collection	329	98	0	142

- MISC**
1. USDA water line project is proceeding with preconstruction conference on March 19, 2020.
  2. Community Center project is proceeding with preconstruction conference on March 19, 2020.
  3. 33 toter garbage cans were sold during the quarter.
  4. Quarry Road final layer of paving should be completed in March.
  5. State grant application submitted for assist with funding of blue recycling carts in 2020-21.
  6. High service pumps and motors replaced at WTP; annual sludge removal process completed.

**TOWN OF WEAVERVILLE - PUBLIC WORKS DEPARTMENT - WATER COMMITMENTS**

Prepared by:

Dale Pennell, Public Works Director

REVISED 03/17/2020

Water Line Status	Project with current commitment	Address	Description	Number of Units	Gallons per Connection	Projected Demand (GPD)
Construction	828 North (aka Blue Ridge Crossing )	Garrison Branch Road	174 Unit Apartment Project	176	229	40,304
Construction	Fairfield Inn	off of Weaver Blvd	104 Rooms	104	125	13,000
Construction	Amblers Chase Subdivision	Reems Creek Road	22 homes	21	400	8,400
Construction	Northridge Commons Townhomes	Monticello and Northcrest Dr	53 units	53	400	21,200
Pending	Brown Street Apartments	37 Brown St	16 apartments	16	300	4,800
Pending	Holston (Stump Dump) Apartments	135 Monticello Road	234 apartments	234	400	93,600
Pending	All Ways Storage	597 Old Mars Hill Highway	Storage Facility	1	200	200
Construction	Nekko Properties LLC	13 Central Avenue	Storage Facility (bus garage)	1	200	200
Pending	Brigman Group	11 Moss Road	4 homes	4	500	2,000
Pending	The Broadway Group	60 Old Mars Hill Highway	Dollar General store	1	200	200
Pending	Monticello Office near Epsilon	16 Monticello Village	3 story office building	1	2400	2,400
Pending	Greenwood Park (Dorf)	Governor Thomson Terrace	73 homes	73	400	29,200
Pending	Ward Single Family Home	121 Highland Street	1 home	1	2000	2,000
Pending	Stoney Knob Mixed Use Development	3 Garrison Road	2 buildings w 4 units/bldg	8	625	5,000
			Subtotal Current Projects			222,504
on-going	Existing but not active meter sets		164 open meter sets	164	250	41,000
on-going	Projected inside-town vacant land development			397	400	158,800
on-going	Projected Outside-town-limit residential units			50	400	20,000
			Subtotal On-going Projections			219,800
			<b>Total Outstanding Commitments</b>			<b>442,304</b>
<b>SUMMARY OF PROJECTED WATER DEMANDS (GPD)</b>						
Average metered and unmetered town usage per day	Average Unaccounted-for daily water	Outstanding Commitments	Mars Hill agreement for emergency water	Current usage and commitment	WTP Capacity and permitted withdrawal	Current % of WTP used or committed
Dec 2019 - Feb 2020	Dec 2019 - Feb 2020	(as of February 29, 2019)	(expired Oct. 20, 2015)			
466,167	50,902	442,304	0	959,373	1,500,000	63.96%
466,167	50,902	442,304	200,000	1,159,373	1,500,000	77.29%
Outstanding Wtr Commitments 03-17-2020						