



## MINUTES

**Town of Weaverville  
State of North Carolina**

**Town Council Regular Meeting  
Monday, February 28, 2022**

The Town Council for the Town of Weaverville met for its regularly monthly meeting on Monday, February 28, 2022, at 6:00 p.m. in Council Chambers within Town Hall at 30 South Main Street, Weaverville, NC with remote access via zoom.

Councilmembers present were: Mayor Patrick Fitzsimmons, Vice Mayor Jeff McKenna, and Councilmembers Doug Jackson, John Chase, Catherine Cordell, and Michele Wood. Councilmember Andrew Nagle was present remotely via zoom.

Staff members present were: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Clerk/Planning Director James Eller, Finance Officer Tonya Dozier, Police Chief Ron Davis, Fire Chief Ted Williams, Public Works Director Dale Pennell, Water Superintendent Trent Duncan.

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

*Mayor Patrick Fitzsimmons called the meeting to order at 6:00 p.m.*

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

*Councilmember Jackson moved for the approval of the agenda. Vice Mayor McKenna seconded the motion. All voted in favor of the motion to approve all the agenda. Motion passed 7-0.*

### **3. Public Hearing: Ollie Weaver Road Project – Voluntary Annexation**

Mr. Eller provided information relevant to the public hearing. Emails submitted for general public comment and the public hearings were distributed to Town Council prior to the meeting. *Mayor Fitzsimmons opened the public hearing.*

Suzanne Devane, 6 Lakeway Circle (in Town), expressed concerns about how Town staff and the Planning Board handled the review of the initial zoning application.

Karen Holt, 15 Nader Avenue (out of Town), spoke to Council regarding her concerns over traffic and the concentration of development at the Monticello/US19-23 intersection.

Shirly Jollie (2 Brilliant Sunset Lane (out of Town), spoke to Council regarding her concerns about the concentration of multifamily development in the area and its effect on traffic and schools.

James Heintl, 120 Sams Road (out of Town), spoke to Council regarding his position that Town Council should postpone a vote or vote to deny the proposed development until a decision has been made on the expansion of the water treatment plant.

Ann Mathis (70 Ollie Weaver Road (out of Town), spoke to Council regarding her concern on the disappearing undeveloped and agricultural properties.

Doug Theroux, 73 Hillcrest Drive (in Town), spoke to Council regarding his concerns related to the annexation petition.

Karen Campbell, PO Box 874, Weaverville (out of Town), spoke to Council regarding her concerns related to the proposed development and proposed that no new development be approved until the existing multifamily developments are fully built out.

Stan Cross, 109 Ollie Weaver Road (out of Town), urged Town Council to define balanced residential development. He also noted that affordable housing is needed and this area is prime for that.

Lauren Perini, Sams Road (out of Town), spoke to Council and stated her opposition to the annexation and zoning and expressed concerns regarding its impact on traffic and the Ivy River and urged a conservative approach on this type of development.

*Mayor Fitzsimmons closed the public hearing.*

#### **4. Public Hearing: Ollie Weaver Road Project – Initial R-12 Zoning**

Mr. Eller provided information relevant to the public hearing. Emails submitted for general public comment and the public hearings were distributed to Town Council prior to the meeting. *Mayor Fitzsimmons opened the public hearing.*

Doug Theroux, 73 Hillcrest Drive (in Town), spoke to Council and questioned why only one action is contemplated when two public hearings were held.

Suzanne Devane, 6 Lakeway Circle (in Town), questioned why this matter was being rushed.

Larry Scott, 105 Monticello Road (out of Town), spoke to Council regarding his concerns as a neighboring property owner, including traffic congestion on Ollie Weaver Road, urged a negative vote on the project, and stated his preference for single family residential development.

Tom Belt, 53 Highland Street (in Town), spoke to Council regarding his position on the proposed zoning and urged Town Council to consider a pause to develop a long-term plan.

Stan Cross, 109 Ollie Weaver Road (out of Town), regarding his position on the proposed zoning and indicated that the changes that are happening are clearer now and should make for more productive conversations.

Patricia Lux, 32 Hermitage Lane (out of Town), a neighboring property owner, spoke to Council regarding her concern that this development will have a negative impact on her Airbnb business. She also expressed a concern that she doesn't feel like she has a voice in these matters.

*Mayor Fitzsimmons closed the public hearing.*

#### **5. Consent Agenda**

*Vice Mayor McKenna moved for the approval of the Consent Agenda. Councilmember Chase seconded the motion. All voted in favor of the motion to approve all action requested in the Consent Agenda listed below. Motion passed 7-0.*

- A. Town Council Minutes – January 18, 2022 regular workshop of Town Council**
- B. Town Council Minutes – January 24, 2022 regular meeting of Town Council**
- C. Town Council Minutes - February 15, 2022 regular workshop of Town Council**
- D. Monthly Tax Report – Information only; submitted by Buncombe County Tax Department**
- E. Budget Amendment – Police and Fire – Budget amendment for the related items**
- F. Proclamation Recognizing Black History Month**

**G. Proclamation Recognizing March 2022 as American Red Cross Month**

**H. Music on Main Road Closure Ordinance** – *road closure ordinance for a portion of Main Street on June 18, 2022*

**I. Amendments to Weaverville Tailgate Market MOU** – *various amendments to previously established MOU*

**6. Town Manager’s Report**

Ms. Coffey presented her Manager’s report to Council which included information related to the St. Patrick’s Day block party, Tree City award, recreation complex update, the budget process and calendar, and an update on the Economic Development Advisory Committee. Phil Barnett, present remotely, provided Council with additional information on the activity of the Economic Development Advisory Committee.

**7. General Public Comment**

General public comments may be submitted either during the meeting or in writing in advance of the meeting. Normal rules of decorum apply to all comments. The general public comments section of the meeting will be limited to 20 minutes and priority will be given to those commenters in attendance. Individuals presenting comments during the meeting are generally limited to 3 minutes. Written comments that are timely received will be provided to Town Council, included as part of the minutes of the meeting, and read into the record during the 20-minute general public comment period as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by emailing to [public-comment@weavervillenc.org](mailto:public-comment@weavervillenc.org) at least 6 hours prior to the meeting, (2) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (3) by mailing your written comment (must be received not later than Monday’s mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

Emails submitted for general public comment and the public hearings were distributed to Town Council prior to the meeting.

Doug Theroux, 73 Hillcrest Drive (in Town), spoke to Council regarding his concern over the placement of a closed session during the meeting.

Kevin Ude, 20 Alabama Avenue (in Town), spoke to Council regarding concerns that he has on the proposed noise ordinance in that it doesn’t strengthen the provisions enough.

Janie Neeley, 18 Alabama Avenue (in Town), spoke to Council regarding concerns about the proposed noise ordinance and whether it will be enforced.

Jorge Pradilla, 529 N. Main Street (in Town), spoke to Council regarding the Ollie Weaver proposed voluntary annexation and initial zoning and indicated that it is difficult to find housing and wants a good plan with sustainable development.

Elizabeth Swann, 17 Alabama Avenue (in Town), spoke to Council regarding concerns related to the proposed noise ordinance and commercial noises during the daytime.

Lou Accornero (out of Town), a business owner in Town, spoke to Council regarding the growth of the town and the fact that we can’t stop it but we can control it.

James Heinel, Sams Road (out of Town), spoke to Council regarding the Ollie Weaver proposed voluntary annexation and initial zoning and indicated that the Town still holds the decision on the water and hopes that the property owner would not sue the Town over this.

## 8. Closed Session

*At approximately 7:32 p.m. Councilmember Chase motioned to enter closed session as per NCGS Chapter 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged, and to consider and give instructions to an attorney concerning the handling or settlement of a claim or judicial action. Vice Mayor McKenna seconded the motion to enter closed session. Motion passed 6-1, with. Councilmember Nagle cast a dissenting vote.*

[Closed Session]

*Councilmember Nagle motioned to exit closed session. Councilmember Wood seconded and all voted in favor of the motion to exit closed session and re-enter open session at approximately 7:56 p.m.*

## 9. Discussion and Action Items

### A. Ollie Weaver Road Project – Annexation and Initial Zoning

Mayor Fitzsimmons reintroduces the agenda item which was the subject of previously held public hearings. Vice Mayor McKenna and Councilmembers Chase, Jackson, Cordell, Wood and Nagle each expressed their desire to pause the development review process for the Ollie Weaver project. Mayor Fitzsimmons noted that the property is uniquely positioned for future development.

*Councilmember Jackson motioned to pause the annexation and development review process for the proposed Ollie Weaver Road project. Councilmember Cordell seconded the motion. Without further discussion, the motion passed unanimously in a 7-0 vote.*

### B. Ollie Weaver Road Project – Water Allocation

Mayor Fitzsimmons asked Council if someone would like to make a motion regarding the water allocation request for the proposed Ollie Weaver Project. No motion was made.

### C. Code Amendment – Noise Regulations

Ms. Jackson presented Council with a proposed ordinance amending Chapter 9 – Noise Regulations.

Councilmember Wood noted a conversation with some downtown residents who expressed a desire for stronger noise regulations. Attorney Jackson indicated that, in her opinion, these proposed noise regulations are stronger and more enforceable than what is in place currently, and that the noise regulations could always be amended in the future if there are still unresolved issues.

*Councilmember Cordell motioned to adopt the noise ordinance amendments as presented. Councilmember Chase seconded the motion. After further discussion, the motion passed 7-0.*

### D. Resolution Authorizing Remote / Hybrid Meetings During Emergencies

Ms. Jackson presented Council with a proposed resolution authorizing remote and hybrid public meetings during periods of emergency.

*Councilmember Jackson motioned to adopt the resolution as presented. Councilmember Wood seconded the motion. Motion passed 7-0.*

### E. Community Center Project Closeout

Ms. Coffey presented Council with a final budget report for Phase 1 of the Community Center and an Amended and Restated Capital Project Ordinance, each reflective of the conclusion of the

Community Center construction. Ms. Coffey noted that the project finished under budget and recognized Mr. Pennell for his work on the project. Phase 2 of the project will be the development and installation of a recreation complex on the upper part of the Community Center property.

*Councilmember Jackson motioned to approve the Amended and Restated Capital Project Ordinance and approve the date of substantial completion of the project as September 3, 2021. Vice Mayor McKenna seconded the motion. Motion passed 7-0.*

**F. Quarterly Report – Fire**

Chief Williams presented Town Council with the quarterly report for the Fire Department.

**G. Quarterly Report – Police**

Chief Davis presented Town Council with the quarterly report for the Police Department.

**10. Adjournment.**

*Councilmember Chase motioned to adjourn the meeting. Vice Mayor McKenna seconded the motion. Motion passed 7-0 and the meeting adjourned at approximately 8:35 p.m.*



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**James Eller, Town Clerk**

**TOWN OF WEAVERVILLE**  
**RESOLUTION AUTHORIZING REMOTE AND HYBRID PUBLIC MEETINGS**  
**DURING PERIODS OF EMERGENCY**

**WHEREAS**, it is essential for the Town of Weaverville and its various boards and committees to continue its governmental operations during emergency situations, including holding public meetings and public hearings;

**WHEREAS**, the Town of Weaverville is committed to the transparency of government that is required by the North Carolina open meetings laws and the right of its citizens to remain engaged through attendance at public meetings and through opportunities to make public comment;


**WHEREAS**, G.S. § 166A-19.24, as amended by Session Law 2021-35, authorizes public bodies within an emergency area to conduct remote meetings throughout the declaration of emergency subject to requirements set forth in G.S. § 166A-19.24;

**WHEREAS**, Town Council is authorized to establish rules of procedure for its official meetings and to mandate rules of procedure for its boards, including the Planning Board, the Board of Adjustment, the ABC Board, and any other board appointed by the Weaverville Town Council;


**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF WEAVERVILLE, NORTH CAROLINA, ACTING THROUGH ITS COUNCIL MEMBERS, AS FOLLOWS:**

1. Upon the issuance of a declaration of emergency under G.S. § 166A-19.20, public meetings and public hearings of Town Council, the Planning Board, the Board of Adjustment, the ABC Board, and any other board or committee appointed by the Weaverville Town Council or Mayor, may, in the discretion of the Mayor or the chairman of the respective boards, be conducted in a remote electronic format, or a hybrid format which accommodates both in-person and remote electronic formats, as long as the requirements of G.S. § 166A-19.24.
2. All remote or hybrid public meetings shall also be conducted in conformity with rules and regulations adopted by federal, state, or local declarations and applicable laws.
3. This resolution shall become effective immediately and the resolution adopted on April 14, 2020, is hereby repealed.

**ADOPTED** this 28 day of February, 2022.

  
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**PATRICK FITZSIMMON, Mayor**

**ATTEST:**

  
\_\_\_\_\_  
**JAMES ELLER, Town Clerk**



**ORDINANCE AMENDING WEAVERVILLE TOWN CODE  
CHAPTER 9 CONCERNING NOISE REGULATIONS**

**WHEREAS**, on January 28, 2019, Town Council enacted certain noise regulations pursuant to N.C. Gen. Stat. §§ 160A-174 and 160A-193 in order declare certain conditions, situations and activities as nuisances and prohibit, regulate, and provide for the removal, abatement, or remedy of the same; and

**WHEREAS**, Town Council, under that same authority, now wishes to amend its noise regulations in order to strengthen and clarify its provisions and to better provide for a balance between noises reasonably associated with commercial activities and abutting residential uses;

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

1. Article IV of Chapter 9 is hereby amended as follows with added language being shown as underlined and deleted language shown with strike-throughs:

**Chapter 9 – Nuisances  
Article IV. Noise**

**Sec. 9-400. Authority and jurisdiction.**

The Town of Weaverville hereby finds that it is necessary to define, prohibit, regulate and summarily abate acts, omissions, or conditions that are dangerous or prejudicial to the public health or public safety within the Town of Weaverville. The regulations contained within this article are adopted pursuant to the authority granted under NCGS § 160A-193 and § 160A-174.

**Sec. 9-401. Definitions.**

Amplified sound – Sound whose volume is increased by any electric, electronic, mechanical, or motor-powered means. Methods of amplifying sound includes, but are not limited to, sound systems, speakers, and bullhorns. Shouting and group chanting are not amplified sound and are not subject to the special rules on amplified sound but are subject to general rules on noise and disruption.

Daytime hours – The hours between 6:00 a.m. and 10:00 p.m.

Nighttime hours – The hours between 10:00 p.m. and 6:00 a.m.

**Sec. ~~9-401~~ 9-402. Unlawful noise.**

Except as otherwise provided in this article, it # shall be unlawful to emit, or to cause or permit to be made, any unreasonably loud, annoying, frightening, loud and disturbing, or unnecessary noise. Specifically, it shall be unlawful to emit noise of such character, intensity, or duration as to be detrimental to the life or health of reasonable persons of ordinary sensibilities. Factors to consider in determining whether a violation exists include, but are not limited to:

- (a) The volume of the noise;
- (b) The intensity of the noise;
- (c) Whether the nature of the noise is usual or unusual;
- (d) Whether the origin of the noise is natural or unnatural;

- (e) The volume and intensity of the background noise, if any;
- (f) The proximity of the noise to residential sleeping facilities;
- (g) The nature and zoning of the area within which the noise emanates;
- (h) The density of the inhabitation of the area within which the noise emanates;
- (i) The time of the day or night the noise occurs;
- (j) The duration of the noise; and
- (k) Whether the noise is recurrent, intermittent, or constant.

### **Sec. 9-403. Commercial activity.**

The Town of Weaverville recognizes its vibrant commercial districts and the positive economic impacts that they have on the Town. With commercially zoned areas abutting residentially zoned areas within some areas of the Town of Weaverville, a balance between the commercial owners' needs and the desire of the residential owners for quiet enjoyment of their property must be attempted.

Residents should understand and accept that some commercial activities involve noise that may emanate beyond property boundaries.

Noise regulation violations involving commercial activities in a commercially zoned area during daytime hours will only be found for noises that exceed what is reasonably found within a commercial zoning district. Commercial activities occurring during nighttime hours, however, will be subject to noise regulation violations if such noise is detrimental to the life or health of reasonable persons of ordinary sensibilities.

### **Sec. 9-404. Amplified sound.**

Amplified sound is expressly prohibited during nighttime hours unless otherwise exempt from these regulations.

### **Sec. 9-405. Exemptions.**

The following are specific exemptions to the regulations contained in this Article:

- (a) Noises resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of emergency and any other noises associated with emergency response of any kind;
- (b) Noises of safety signals, warning devices, and emergency pressure relief valves;
- (c) Noises associated with weather-related activities including street and sidewalk clearing, and utility restoration;
- (d) Noises resulting from garbage and recycling collection and delivery truck operations as long as the vehicles and equipment are operated in accordance with the manufacturers' specifications and with all standard equipment manufacturer's mufflers and noise-reducing equipment in use and in properly operating condition;
- (e) Noises associated with lawnmowers and agricultural equipment operated during daylight hours when all the manufacturers' standard mufflers and noise-reducing equipment is in use and in proper operating condition;
- (f) Noises associated with construction operations for which building permits have been issued or are not required, as long as all equipment is operated in accordance with the manufacturers' specifications and with all standard equipment manufacturer's mufflers and noise-reducing equipment in use and in properly operating condition; provided, however, construction activity conducted outside of a fully enclosed building or structure during nighttime hours is prohibited;



- (g) Noises associated with the normal operations of a commercial drive-thru within a commercial district, including operations that utilize amplified sound;
- (h) Noises related to school operations including announcements and traffic control, which may be delivered through the use of amplified sound;
- (i) Nonamplified crowd noises resulting from the activities such as those planned by student, governmental, or community groups, or civic events or celebrations;
- (j) Noises resulting from activities of a temporary duration permitted by law and for which a license, permit, or facility rental has been granted by the Town. Regulation of noises emanating from such operations shall be according to the conditions and limits stated on the license, permit or facility rental agreement.

**Sec. 9-402 9-406. Presumption in prosecution for noise violation.**

The complaints of two or more persons, at least one of whom resides in a different home from the other complaining person or persons, ~~or the complaint of one or more persons, when combined with the complaint of a duly authorized investigating person,~~ shall be prima facie evidence that such sound is a loud and annoying, frightening, loud and disturbing, unreasonably loud or unnecessary noise and as such may be prosecuted privately, or by the Town if an investigating officer determines that such sound is a violation of these regulations.

**Sec. 9-407. Private prosecution and private nuisance actions.**

Nothing herein is intended to prevent or impede the private prosecution of a noise ordinance violation or the bringing of a private nuisance action.

**Sec. 9-408. Complaints.**

Individuals are encouraged to contact the Town's police department during a noise event if it is alleged to be a violation of these noise regulations. This is not meant to discourage respectful and civil communications between neighbors in order to attempt a resolution of a noise complaint.

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

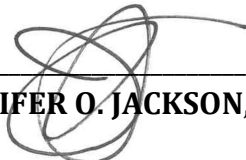
**ADOPTED THIS** the 28th day of February, 2022, by a vote of 7 in favor and 0 against.

  
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**PATRICK FITZSIMMONS, Mayor**

**ATTESTED BY:**

  
 \_\_\_\_\_  
**JAMES ELLER, Town Clerk**

**APPROVED AS TO FORM:**

  
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**JENNIFER O. JACKSON, Town Attorney**



**TOWN OF WEAVERVILLE  
 AMENDED AND RESTATED CAPITAL PROJECT ORDINANCE FOR THE  
 COMMUNITY CENTER AND RECREATION COMPLEX PROJECTS**

**BE IT ORDAINED** by Town Council of the Town of Weaverville, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

**Section 1.** The Phase 1 project is to be known as the “Community Center Project” and consists of the construction of a new community center and improved restrooms within the Lake Louise Park. The Phase 2 project is to be known as the “Recreation Complex” and consists of the construction and installation of multi-sports courts, including tennis, pickleball, and basketball, and other recreational amenities located on the Community Center property;

**Section 2.** The Town Manager, Finance Officer/Director, Public Works Director and other officers and employees are hereby directed to proceed with the capital project within the terms and provisions of Chapter 159 of the North Carolina General Statutes and the budget contained herein.

**Section 3.** The following actual revenues and expenditures were used to complete the Phase I Community Center project activities which is considered closed out as of the effective date of this ordinance:

<b>PHASE 1 - COMMUNITY CENTER</b>		
Transfer from General Fund (incl. Eller Cove Proceeds of \$550,000)		\$3,405,616.45
Revenues from Fundraising Donations		\$35,118.66
<b>TOTAL PH 1 PROJECT REVENUES</b>		<b>\$3,440,735.11</b>
Construction Cost		\$2,772,396.96
Architect Fees		\$257,575.01
Engineering Fees		\$61,811.00
Surveys & Geotechnical Engineering/Testing		\$31,066.42
Fixtures & Equipment		\$169,817.92
Furniture and Furnishings		\$101,285.49
Construction Admin/Permit Fees		\$1,500.00
Landscaping/Site Work		\$45,282.31
<b>TOTAL PH 1 PROJECT EXPENSES</b>		<b>\$3,440,735.11</b>
<b>REMAINING BALANCE - TRANSFER TO PH2</b>		<b>\$18,997.55</b>

Any further fundraising donations received on the Phase I project shall be applied to Phase 2, unless the donor specifically directs otherwise.

**Section 4.** The following revenues are hereby appropriated for the Phase 2 project activities and expenditures authorized:

<b>PHASE 2 - RECREATION COMPLEX</b>		
Appropriated Fund Balance (from Phase 1)		\$18,997.55
Transfer from General Fund		\$250,000.00
Revenues from Donations for Ph 1 or 2		\$TBD
<b>TOTAL PH 2 PROJECT REVENUES</b>		<b>\$268,997.55</b>
Engineering Fees		\$TBD
Construction		\$TBD
Surveys & Geotechnical Engineering/Testing		\$TBD
Landscaping		\$TBD
Fixtures & Equipment		\$TBD
Permit Fees		\$TBD
Contingency		\$TBD
<b>TOTAL PH 2 PROJECT EXPENSES</b>		<b>\$268,997.55</b>

**Section 5.** The Town of Weaverville Finance Office is hereby directed to maintain within the Capital Project Fund established with this ordinance, sufficient detailed accounting records to provide accounting information as required by Chapter 159 of the North Carolina General Statutes.

**Section 6.** The Budget Officer and/or Finance Officer is directed to include a detailed analysis of past and future costs and revenues of this capital project in every budget submission made to Town Council.

**Section 7.** The Finance Officer is directed to report at least quarterly on the financial status of each project element in Section 4 and the revenues received or expected on the project.

**Section 8.** The Town Manager is hereby authorized and empowered to execute any and all documents necessary to commence, carry out, and complete the capital project set forth herein without any further direction, authorization, or consent, including without limitation any and all contract documents, change orders, or any other such documents as may be necessary to give direction to engineers, contractors, and others in completing this capital project, subject to compliance with law.

**Section 9.** The Town Manager is authorized to transfer expenditures within any line item of this capital project ordinance except for the contingency line item (if provided), as she, in her discretion, deems necessary and if allowable by law. Funds budgeted within the contingency line item cannot be expended without Town Council approval.

**Section 10.** The Town Manager shall from time-to-time report to Town Council as they shall direct as to the status of completion of the capital project and/or the status of the budget for the capital project.

**Section 11.** Copies of this capital project ordinance shall be furnished to the Town Clerk, the Budget Officer, and the Finance Officer for direction in carrying out this project.

**Section 12.** This ordinance shall be effective immediately upon adoption but shall not be codified.

**ADOPTED THIS** the 27<sup>th</sup> day of January, 2020, by a vote of 4 in favor and 0 against; and **AMENDED THIS** the 28<sup>th</sup> day of February, 2022, by a vote of 7 in favor and 0 against.



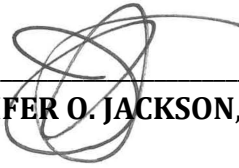
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**PATRICK FITZSIMMONS**, Mayor

**ATTESTED BY:**



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**JAMES ELLER**, Town Clerk

**APPROVED AS TO FORM:**



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**JENNIFER O. JACKSON**, Town Attorney



# Weaverville North Carolina

## AN ORDINANCE DECLARING A ROAD CLOSURE FOR THE MUSIC ON MAIN EVENT SPONSORED BY THE WEAVERVILLE BUSINESS ASSOCIATION

**WHEREAS**, the Town Council of Weaverville has been approached by the Weaverville Business Association requesting to hold a Music on Main event on South Main Street, Weaverville;  
and

**WHEREAS**, the Town of Weaverville acknowledged and agreed to permit said event on the date and times specified below as a community and family-oriented event;  
and

**WHEREAS**, the Town Council of acknowledges that Weaverville acknowledges the Town departments require approximately one (1) hour to install signage, and also requires approximately one (1) hour for removing signage, litter, etc. after the event;  
and

**NOW 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:

*Music on Main, Sponsored by the Weaverville Business Association*

**Date:** Saturday, June 18, 2022

**Time:** 12:00 pm until 10:30 pm

**Road Closures:**

- Road closure at intersection of Main Street and US-19-BR Merrimon Avenue
- Road closure at 30 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 28th day of February, 2022*



Patrick Fitzsimmons, Mayor

Attest:

  
James Eller, Town Clerk

## James Eller

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**From:** Harry HARPER <hharper993@gmail.com>  
**Sent:** Monday, February 28, 2022 12:07 PM  
**To:** Public Comment  
**Subject:** Increased demand on infrastructure

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please note that I am extremely concerned that the increased impacts on Town infrastructure (especially water/sewer and traffic) caused by dense residential development will not be in the best interest of the community. Also, what effort has been made to calculate the tax revenue expected to be realized from the development?

Harry Harper

28 Hawtree Ct, Weaverville, NC 28787

## James Eller

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**From:** catherine costanzo <cscostanzo93@gmail.com>  
**Sent:** Monday, February 28, 2022 12:00 PM  
**To:** Public Comment  
**Subject:** Public comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello my name is Katie Costanzo and this is my public comment for the Weaverville town council meeting regarding the Ivy River.

As a member of the community, a resident of buncombe county and someone who has a deep relationship with the Ivy River my hope and strong request is that we hold off on any building projects before we know the impact that it would have on our extremely important, beautiful natural resources and places. The Ivy river is so important to so many creatures, animals and people who live near it and come to sit by it and recreate in it and rely on it for their needs. Please protect this beautiful part of our home that does not have a voice.

Thank you,

Katie Costanzo

## James Eller

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**From:** Hallie Richards <hallierichards@gmail.com>  
**Sent:** Monday, February 28, 2022 11:31 AM  
**To:** Public Comment  
**Subject:** Ivy River

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

My name is Hallie Richards and my family and I live near the Ivy River in Mars Hill. I walk near the Ivy River nearly everyday and have come to love it like a friend. We often see Great Blue Herons and birds of prey fishing in it's waters. We also see bears, deer and other mammals visiting it's banks. We see river otters playing and fish swimming.

The amount of water proposed to be extracted from the river would permanently alter the ecological role of this beautiful waterway and adversely affect all the creatures that depend on it.

I grew up in New Mexico, which does not have alot of water. For any new housing development, water-saving techniques are always implemented. These include low flow toilets and showerheads, grey water recycling systems and xeriscaping (landscaping with plants that do not require a lot of water)

Please consider these methods and any others that would diminish the amount of water taken from the Ivy River.

As Western North Carolina grows, it is imperative that we learn to take measures to protect and honor the ecological systems on which we all depend. We have the opportunity to proceed with wisdom and prudence and to make progress within our ecological carrying capacity.

Thank you for considering this input and wishing everyone a lovely, sunny day.

Sincerely,  
Hallie Richards  
828-380-1233



## James Eller

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**From:** June Guthrie <june.g43@yahoo.com>  
**Sent:** Monday, February 28, 2022 11:13 AM  
**To:** Public Comment  
**Subject:** Save Big Ivy

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live in Democrat NC and Ivy River runs through my property. Please do what you can to protect all the fish and other creatures that use the Ivy River as their home. Thank you very much. Roy Lee and June Guthrie

## James Eller

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**From:** Selena Coffey  
**Sent:** Monday, February 28, 2022 11:13 AM  
**To:** James Eller  
**Subject:** FW: Public Comments  
**Attachments:** Copy of Weaverville Apartment Complex Development Feedback (Responses).xlsx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Go ahead and include this.

**Selena D. Coffey, ICMA-CM**  
Town Manager  
Town of Weaverville

All email correspondence to and from this address is subject to public review under the NC Public Records Law.

**From:** Save Ivy River <saveivyriver@gmail.com>  
**Sent:** Monday, February 28, 2022 10:40 AM  
**To:** Patrick Fitzsimmons <pfitzsimmons@weavervillenc.org>; Jeff McKenna <jmckenna@weavervillenc.org>; John Chase <jchase@weavervillenc.org>; James Eller <jeller@weavervillenc.org>; Doug Jackson <djackson@weavervillenc.org>; Catherine Cordell <ccordell@weavervillenc.org>; Selena Coffey <scoffey@weavervillenc.org>; Andrew Nagle <anagle@weavervillenc.org>; Michele Wood <mwood@weavervillenc.org>; Public Comment <public-comment@weavervillenc.org>  
**Subject:** Public Comments

Mayor, Council Members, & Town management,

Please see attached document with Public Comments from 60+ respondents for tonight's meeting. While I understand some time is allotted to reviewing submissions I am sure we will not be able to get through all of them so I hope you have the time ahead of the meeting to review these.

See you tonight.

James

## James Eller

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**From:** keely sewell <sewekk1@msn.com>  
**Sent:** Monday, February 28, 2022 11:10 AM  
**To:** Public Comment  
**Subject:** Annexation and high density Apartment zoning request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom It May Concern,

I am opposed to the annexation of the high density apartment zoning request. I reside on the Ivy River and am very concerned about the amount of water being drawn from the river due to the future impact this will have. The Ivy River is a beautiful natural resource for this area and I think an alternative plan should be made for obtaining water instead of expanding the water treatment plant. Annexing these apartments pushes the Town further to expand the amount of water being drawn from the Ivy River which is why I am adamantly opposed to it.

Mayor and Counsel members- I request that you listen to the concerns of the public today in considering how to move forward as you are elected to represent the people and their desires for the Town of Weaverville.

Thank you for your time.  
K Sewell

## James Eller

---

**From:** Save Ivy River <saveivyriver@gmail.com>  
**Sent:** Monday, February 28, 2022 10:40 AM  
**To:** Patrick Fitzsimmons; Jeff McKenna; John Chase; James Eller; Doug Jackson; Catherine Cordell; Selena Coffey; Andrew Nagle; Michele Wood; Public Comment  
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See you tonight.

James

## James Eller

---

**From:** Kelly Schwartz <kcmschwartz@gmail.com>  
**Sent:** Monday, February 28, 2022 9:54 AM  
**To:** Patrick Fitzsimmons; James Eller  
**Cc:** Public Comment; Jeff McKenna; Catherine Cordell; Michele Wood; John Chase; Andrew Nagle; Doug Jackson; SaveWeaverville@gmail.com; Selena Coffey  
**Subject:** Re: Ollie Weaver Rd. Proposed Development  
**Attachments:** Public Comment via NextDoor re Ollie Weaver Development.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

I did not hear back from you on my questions below, but I want to be sure to get my public comments in to you all before the deadline. Here's where I stand:

- Absolutely **NO** to allowing the developer access to town water without annexation. They cannot have it both ways -- get Weaverville's water AND enjoy the lax zoning of Buncombe Co. If you were to approve water access without annexation, you would not be serving our community well. I know this community fully supports you, even if the developer tries to file suit, as some neighbors have suggested. The developers do not have our community's interests at heart, and we are depending on you all to be the ones that do!
- If you vote yes to annexation, I absolutely encourage you to vote **NO** to R-12 zoning. I urge you to consider R-1, R-2, or R-3 zoning, which is much more in line with the neighborhoods that surround this parcel, and a more appropriate use of our Weaverville resources.
- If you do move forward with R-12 zoning, it **MUST** be done with conditions of traffic studies, environmental impact studies, Save Ivy River expert input, greenspace requirements, better height restrictions, and buffers/set-backs larger than what's required of R-12 as it's currently written.

I would also like to include the attachment as part of my comments. Hopefully some or all of you are on NextDoor so that you can see what folks are discussing re: important issues in Weaverville, but if not, I have included a compilation of public discussions on NextDoor over the last few months about the project. You will see that the majority of folks in/around Weaverville, and those who will be impacted by this project, are not in favor of the development as it's currently proposed. Folks feel that there are many issues to be discussed/studied/resolved re: water resources, traffic, and environmental impact, tree canopy and greenspace requirements, etc. and I echo those sentiments.

Looking forward to tonight's meeting. Thanks for your service to our awesome town.

Kelly Schwartz  
Greenridge Neighborhood

On Thu, Feb 24, 2022 at 1:21 PM Kelly Schwartz <[kcmschwartz@gmail.com](mailto:kcmschwartz@gmail.com)> wrote:  
Hi there!

Can you all please say a little more about this from the most recent newsletter?

" If we do not annex this property we will have zero influence over what is developed there. It is currently in the County and zoned much less restrictively than Weaverville would allow."

I understand that the current Buncombe Co. EMP zoning is much less restrictive than the Weaverville R-12 zoning. And, if we don't move forward with annexation, Buncombe has the ultimate say on what and how

development goes on there. But how would the developers provide water and sewer to the property? If the property remains Buncombe Co., would Weaverville have to grant them water and sewer, and if we don't, then the project could not move forward? Or, have you already granted the developers access to town water, regardless of annexation? Why does it say on page 81 of the upcoming meeting packet :

"Based on our review, it has been determined that our water system has adequate capacity to serve this connection. Therefore, based on the information that you have provided, your commitment request is hereby approved to provide your project with domestic water service and fire protection flow."

I'm looking forward to the meeting on the 28th, and would be grateful for clarification on this prior to the meeting.

Thanks!  
Kelly

On Tue, Feb 8, 2022 at 7:19 PM The Town of Weaverville, North Carolina <[donotreply@wordpress.com](mailto:donotreply@wordpress.com)> wrote:

## New post on **The Town of Weaverville, North Carolina**



### February 2022 e-Focus Newsletter

by [Selena Coffey](#)

The February 2022 e-Focus newsletter has been published here: <https://conta.cc/3LmCI3t>

[Selena Coffey](#) | February 8, 2022 at 7:19 pm | Categories: [e-Focus Newsletter](#) | URL: <https://wp.me/p83N07-1xE>

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**Trouble clicking?** Copy and paste this URL into your browser:

<https://weavervillenc.org/february-2022-e-focus-newsletter/>

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Change your email settings at [Manage Subscriptions](#).

**Trouble clicking?** Copy and paste this URL into your browser:

<https://weavervillenc.org/february-2022-e-focus-newsletter/>

## James Eller

---

**From:** William Jarvis <jarvisw658@gmail.com>  
**Sent:** Monday, February 28, 2022 9:38 AM  
**To:** Public Comment  
**Subject:** Ivy river

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I'm not a resident of weaverville but I'm in the zipcode area. When are you people, (whom this doesn't affect), going to realize that you need to get water from the French broad. The water has to be treated either way so it shouldn't matter from where it comes from. The citizenship of the Ivey river watershed have had rights to use their land compromised all in the name of progress for weaverville township. Here's a thought, recondition the dam at the park and pump from there,.....no that wouldn't work with your forward growth plan because no one wants a pumping station in their face, like me. Short of it is you will have to move to another sourcing plan soon anyway so why not now? Thank you, William Jarvis

## James Eller

---

**From:** Loretta Freeman <loretta.clogger@charter.net>  
**Sent:** Monday, February 28, 2022 9:25 AM  
**To:** Public Comment  
**Subject:** Apartments.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

It is totally absurd that you would allow such in this area.

It is beautiful country area. This city needs to stop with all the building.

Woofer has recognized and stopped construction especially on mountains. The traffic is overwhelming.

The water isn't enough. Please get a grasp on your lives and stop thinking growth!!!

Loretta Freeman

Sent from my iPhone

## James Eller

---

**From:** Jeff McKenna  
**Sent:** Monday, February 28, 2022 6:35 AM  
**To:** Patrick Fitzsimmons; Michele Wood; Catherine Cordell; Doug Jackson; John Chase; Andrew Nagle  
**Cc:** Selena Coffey; Jennifer Jackson; James Eller  
**Subject:** Horizon Hills neighborhood letter

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

----- Forwarded message -----

**From:** Les Love <[lesrlove55@gmail.com](mailto:lesrlove55@gmail.com)>  
**Date:** Mon, Feb 28, 2022 at 5:53 AM  
**Subject:** Fwd: draft  
**To:** Jeff McKenna <[jeffmckenna3@gmail.com](mailto:jeffmckenna3@gmail.com)>

Hi Jeff,

Below is the letter Bob Ray has drafted for our neighborhood, with the names of everyone in our neighborhood, who has responded to be added as supporting what Bob is saying. Please forward this to the other Council members and if possible, read it as the meeting tonight.

Thanks and best regards,  
Les

Les Love  
President  
Horizon Hills Homeowners Association  
828-230-1861 cell

----- Forwarded message -----

**From:** Robert Ray <[rlr32\\_40@hotmail.com](mailto:rlr32_40@hotmail.com)>  
**Date:** Sun, Feb 27, 2022 at 10:50 PM  
**Subject:** Re: draft  
**To:** Les Love <[lesrlove55@gmail.com](mailto:lesrlove55@gmail.com)>

Weaverville Council Members,

As residents of the "Horizon Hills" development and members of the homeowner's association representing forty-three homeowners we are extremely concerned about the proposed development of the property between our homes and Ollie Weaver Rd.

After meeting with the Mayor, Vice Mayor, and Town Planner on Thursday the 24<sup>th</sup> we learned that the developer has verbally withdrawn from inclusion within the town limits and therefore would not be required to abide by the Weaverville Building Code.

As a community we will be impacted negatively by any development of this property other than the building of individual homes. The worst thing that could happen would be the unrestricted development of apartments.

We fully realize that this property will be developed in some way in the near future and that many changes are coming that include higher traffic volume, loss of property value, loss of privacy, and the possibility of loss of security as well.

It is our sincere hope that you will consider all of this on our behalf and vote to require inclusion into the town limits and compliance with the building code before granting water usage.

Sincerely,

Robert & Fran Ray	2 Forest Ridge Dr.
Ray & Ceil Sanow	7 North Valley Dr.
Chip & Julie Izard	12 Forest Ridge Ln.
Les & Catherine Love	25 Scenic View Dr.
John & Alice Prettyman	15 Scenic View Dr.
Skip & Kathy Gillikin	2 North Vally Dr.
Harry & Ann Hughes	10 Scenic View Dr.
George & Elaine Elam	12 Scenic View Dr.
David & Judith Harris	2 Scenic View Dr.
Doug & Liz Massey	5 North Valley Dr.
Olga & Anatoly Michelson	1 Scenic View Dr.
Barry & Pam Bailey	6 Scenic View Dr.
Jim & Cindy Mayo	6 North Valley Dr.
Beth Siegel & Ron Basile	14 Scenic View Dr.
Fred & Heather Hudson	4 North Valley Dr.
Jerry & Jan Perkins	11 Scenic View Dr.
Jon & Aimee Clowney	12 Horizon Hills Dr.
Jerrie Brindley	1 North Valley Dr.
Dean & Renee Rogers	5 Forest Ridge Dr.
Terry & Vicki Devereaux	19 Scenic View Dr.
Rick & Kim Hayes	16 Scenic View Dr.
Tom & Judy Gibbs	11 Forest Ridge Ln.
Melinda Toney	17 Scenic View Dr.
Rob & Sharon Hughes	10 Scenic View Dr.
Carolyn Smith	7 Scenic View Dr.
Gary & Kate Davis	3 North Valley Dr.
Thomas & Sarah Johnson	9 Scenic ViewDr.

## James Eller

---

**From:** BetsyRichards <scoffey@weavervillenc.org>  
**Sent:** Sunday, February 27, 2022 9:30 PM  
**To:** James Eller  
**Subject:** New email submission from Planning and Zoning

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

### Name

Betsy Richards

### Email

[Betsyrichards@gmail.com](mailto:Betsyrichards@gmail.com)

### Phone

(770) 548-0863

### Department

Planning and Zoning

### Subject

Save the Ivy River

### Your Message

Please vote against permitting identity apartments on the west side of town. The Ivey river and the aquatic life in it is already stressed. Weaverville should look for a way to accommodate growth and prepare for it ahead of time. This should be in a way that does not threaten our natural resources.

## James Eller

---

**From:** Kristin Foley <kristin@kristinfoley.com>  
**Sent:** Sunday, February 27, 2022 7:52 PM  
**To:** Public Comment  
**Subject:** Ivy river and rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, I am writing you as a Madison county residents who holds values about respecting our land and resources. February 28th at 6PM, there is a Weaverville public hearing to discuss the annexation and rezoning of a few properties that, if passed, would permit a developer to build up to 304 new high density apartments (near the Weaverville CVS). The development will require an additional 100,000-130,000 gallons of water per day that would be sourced from the Ivy, a 17% increase in capacity from the current amount. THAT IS A HUGE INCREASE THAT COULD IMPACT THOUSANDS OF PEOPLE!

There needs to be an environmental impact study performed before this is approved as the existing water plant has not been sufficiently assessed for the capacity to serve this (and future!) increased water demand. I believe Weaverville needs to first invest the time and money in planning for a sustainable water solution that will serve us all far into the future.

Thank you!  
Sincerely,  
Kristin Foley

## James Eller

---

**From:** Susan McChesney <mcchesne@gmail.com>  
**Sent:** Sunday, February 27, 2022 4:19 PM  
**To:** Public Comment  
**Subject:** Ivy River

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

> NO to another Weaverville multiunit development without an assessment of future water supply/demand.

> Susan McChesney  
> 177 Bailey's Branch Road  
> Marshall NC  
>  
> mcchesneyart.com  
> @mcchesneyart  
> Finalist Our State Awards 2021



## James Eller

---

**From:** Friends of Big Ivy <friendsofbigivy@gmail.com>  
**Sent:** Sunday, February 27, 2022 2:59 PM  
**To:** Public Comment  
**Subject:** public comment - Weaverville annexation and 224-unit apartment complex

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Fitzsimmons and the Weaverville Town Council,

We are writing to express our concerns about the proposed annexation of the 224-302 unit apartment complex. This development would require 100,000-130,000 gallons of capacity per day that would be sourced from the Ivy River.

Friends of Big Ivy is not anti-growth, and we recognize the importance of smart, sustainable development for Weaverville's future.

We want to ensure that this annexation and development—along with any future growth—is consistent with Weaverville's long term regional water use plans. We applaud Weaverville Town Council for approving their January 24 water resource resolution, which states:

*"Town Council has agreed to approach water allocation requests pertaining to properties outside of the Town's limits very conservatively until a decision is made on the expansion of the water treatment plant and while regional water discussions are occurring."*

*"Town Council action on the expansion of its Ivy River Water Treatment Plant is delayed while regional water discussions are occurring."*

How will the proposed annexation affect Weaverville's long-term plans for water resource management? We hope that this question remains central to discussions around the proposed apartment complex and all future development in and around Weaverville.

Weaverville is the gateway to the most scenic and popular portions of the Craggy Mountains and the Blue Ridge Parkway. It can distinguish itself as a thoughtful, balanced, and sustainable town that ensures the health of its residents and visitors. It can avoid many of the pitfalls of other gateway destinations with a thoughtful, careful approach to its development. Water resource use should remain at the forefront of all development discussions. It can help ensure that Weaverville remains within its water budget and balances growth with the health and well-being of its residents and resources.

The Ivy River faces great uncertainty. Industrial logging imminently threatens its headwaters. Pollution and sedimentation are constant challenges, and more development only worsens these impacts. Climate change will likely bring instability to its water levels.

Weaverville can be a leader in protecting its water resources and planning for smart, sustainable growth by proceeding cautiously and carefully with annexation and development right now. The January 24 resolution was an important and inspiring first step. Tonight is an opportunity to stand behind that resolution with meaningful action.

Thank you for the opportunity to comment.

Sincerely,

Steven McBride  
Friends of Big ivy  
[friendsofbigivy.org](http://friendsofbigivy.org)

## James Eller

---

**From:** Elaine Robbins <elainerobbins535@gmail.com>  
**Sent:** Sunday, February 27, 2022 1:50 PM  
**To:** Public Comment  
**Subject:** Proposed high density apartment complex adjacent to the Weaverville CVS

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to urge that the proposed high density apartment complex to be adjacent to the Weaverville CVS be placed on hold until the existing water plant has been sufficiently assessed to serve this and future increased water demand.

The Ivy River is an important natural resource and home to the endangered hellbender, as well as essential to other wildlife and adjacent farms.

It is past time for Weaverville to invest the time and money in planning for a sustainable water solution that will serve all far into the future.

Very truly yours,  
Elaine Robbins  
415 Blowhole Road  
Marshall NC 28753  
(828) 380-1817

## James Eller

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**From:** Atcollins <atcollins@live.com>  
**Sent:** Sunday, February 27, 2022 12:59 PM  
**To:** Public Comment  
**Subject:** Annexation and high density apartments proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am not in favor of building more apartments on the highway 25 corridor. I feel like the density and water usage in that area is already high. I would be interested in seeing other ideas for spreading out the density. We live on the Ivy River and am not in favor of increasing the amount of water that can be pulled out. I realize supplying water to meet needs is always challenging, but I believe more research for alternatives is warranted.

Thanks for being open and listening to the citizens that these decisions will impact.

Angela

Sent from my iPhone

## James Eller

---

**From:** Jasmin Welter <jessi.welter@gmail.com>  
**Sent:** Sunday, February 27, 2022 11:49 AM  
**To:** Public Comment  
**Subject:** Weaverville development comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hey,  
I wanted to submit the following comment:  
While I consider growth of the area a generally positive development, I am concerned about the sustainability of it. The lack of green space, public infrastructure and capacity is worrying, and should take priority over large scale developments.  
Best,  
Jasmin

## James Eller

---

**From:** Leigh Svenson <leighsvenson@gmail.com>  
**Sent:** Sunday, February 27, 2022 11:05 AM  
**To:** Public Comment  
**Subject:** TOO MUCH WEAVERVILLE EXPANSION

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

"Weaverville's infrastructure cannot tolerate this wanton expansion of apartment complexes. Schools, traffic, public services (fire, police, etc.) are already overwhelmed."

Thank you,  
Leigh Svenson  
Weaverville resident for more than 25 years.

## James Eller

---

**From:** Randy Collins <rcollins1951@gmail.com>  
**Sent:** Sunday, February 27, 2022 9:48 AM  
**To:** Public Comment  
**Subject:** Development in Weaverville that impacts the Ivy River

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To all it may concern,

Being a property owner on the Ivy River, I am very concerned about any proposed development in Weaverville that may affect the flow and habitat of the Ivy River. I understand the need for water, but I think it requires some detailed planning and engineering to minimize the downstream impact that those developments will create on our existing environment. I look forward to hearing new ideas that will allow growth in Weaverville with minimal impact on our river systems

R Collins  
544 Gravel Pit Rd  
Sent from my iPhone

## James Eller

---

**From:** alea tuttle <alea.tuttle@gmail.com>  
**Sent:** Saturday, February 26, 2022 11:14 PM  
**To:** Public Comment  
**Subject:** Ollie Weaver Rd. Annexation/Rezoning opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Weaverville Town Council,

I oppose the annexation and rezoning of the Ollie Weaver Rd project. This is the proposal to annex and rezone 25 acres along Ollie Weaver Road for a housing project that would allow up to 302 units to be built.

I think that the same land could be better utilized to benefit the Weaverville community, and that low impact construction, affordable housing, medium to low density residential housing or mixed use residential are better alternatives to what is proposed.

I implore the Town council to deny or delay their decision on this annexation until a full assessment of water resource demands for the region can be evaluated.

Weaverville should consider the impacts to the environment that a high density residential development will have. Parcels with over 30% percent impervious surface (from pavement, parking lots, and roofs) is known to severely degrade downstream water quality without proper attenuation and treatment. The proposed development should adequately store and treat stormwater onsite to reduce impacts to downstream water quality.

Weaverville should consider the impact this development will have on traffic and circulation within the area. Has traffic and circulation been properly evaluated?

Weaverville should require efficient / low flow appliances to be installed if they move forward with annexation and allow the construction of an apartment complex.

Thanks for your consideration,  
Alea Rosinblum



## James Eller

---

**From:** Amy Dowling <amy.dowling@live.com>  
**Sent:** Saturday, February 26, 2022 2:18 PM  
**To:** Public Comment  
**Subject:** Ollie Weaver Road Development Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Town Council Members,

My husband and I have lived in this community since 2001, have raised two children here, and have seen Weaverville grow from a sleepy, hidden gem to a bustling small town with lots to offer both retirees and young families. Preserving the small-town charm of Weaverville is dependent upon smart growth and leaders who are looking not only at the present, but how we want to define our town well into the 21<sup>st</sup> century. We understand that Asheville and all of the surrounding area will only continue to grow - who wouldn't want to live in these beautiful mountains?

Our concerns regarding the Ollie Weaver/Garrison Branch/25-70 project are the scale, and implications relative to traffic, schools, and water supply/treatment. To that end, it would seem that prior to agreeing to annex the property for said development, complete impact studies on traffic (specifically the intersection at Monticello and Ollie Weaver Road), how complexes of this size affect our school populations (are they equipped to support a large influx of new students), and if we can sustain the needed water supply given the realities of climate change and other developments surely to follow?

Once the land is cleared, it isn't ever likely to return to its current state - is this truly the best way to develop this precious resource, and does it speak to the character and mission of how Weaverville wants to define itself?

This town is in your care and its future depends upon a thoughtful and thorough review of the concerns of all its stakeholders. We appreciate your taking our concerns into consideration.

Sincerely,

Amy and Robert Dowling  
36 Hamburg Mountain Road

## James Eller

---

**From:** Jennifer Mosley <jennijo6@gmail.com>  
**Sent:** Saturday, February 26, 2022 11:11 AM  
**To:** Public Comment  
**Subject:** Stop building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

There are enough empty buildings and homes that are rotting. FOR GODS SAKE REUSE THEM. PLEASE.  
WATER IS SCARCE  
STOP !!!

Stop TEARING APART WHAT IS LEFT OF OUR MOTHER EARTH.

if folks want to live close to thier jobs. Make thier jobs supply them with housing, by rebuilding what is already there,and  
Rotting into eye sores.

It is as simple as it sounds.

Heck use one of many old hotels or schools that are no longer serving g a purpose.

Sincerely concerned citizen.

## James Eller

---

**From:** genesloan999@gmail.com  
**Sent:** Saturday, February 26, 2022 9:51 AM  
**To:** Public Comment  
**Subject:** Please don't let that apartment building happen!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it concerns,

I am a local resident, living at 420 Dula Springs Road in Weaverville. I think this may be outside of the official borders of the Weaverville town proper. But it's a Weaverville address, and Weaverville is my home!

I also own 201 Dula Springs Road, where my mom lives, and 392 Dula Springs Road, where my daughter lives. My family has been in the Carolinas since arriving at the Port of Charleston on various vessels in the 1760s.

I am writing to plead with the town council not to approve the development of the 244-unit apartment building in Weaverville that I have read about. I have been told this will be discussed this coming week.

Such massive developments are not in the interest of our town. This development will create more crowding, more traffic, more costs to public resources like police, fire, sewer and water. More cost for schools. But worse, it'll further degrade the main thing we love about this place, which is its lovely open character, as seen in its cozy downtown and pastoral surrounding valleys. It'll further the "uglification" of the area. There already has been way too much development that has popped up as an eyesore to longtime residents. There has been a selling off of the soul of this place for a quick dollar. The developers come, make their money, and go, leaving us to live with the consequences for generations to come.

Please, please, please do all you can to stop this!

### GENE SLOAN

P. 856-981-1061  
420 Dula Springs Road  
Weaverville, NC 28787

## James Eller

---

**From:** Alison Toney <atoney@redwolftechnologies.com>  
**Sent:** Friday, February 25, 2022 10:15 PM  
**To:** Public Comment  
**Subject:** Slow Down, Please

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live right off of 25/70, directly across from the site of this proposed new development. I've already seen traffic and noise increase dramatically. I'm not alone. Instead of simply reacting to what developers want, let's come up with a long-term growth plan that takes all stakeholders' needs and desires into account. Multifamily, high rent housing is okay, but it should be mixed with single-family and affordable housing as well as the preservation or addition of green and public-use spaces. We can slow down a bit and do this right. There are other communities we can look to for inspiration.

Sent from my iPad

## James Eller

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**From:** AJ Brownstein <ajbrownstein@gmail.com>  
**Sent:** Friday, February 25, 2022 9:43 PM  
**To:** Public Comment  
**Subject:** Feedback to the proposed development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am a retired NYC public school teacher. I moved here to participate in a healthier environment where I could enjoy and contribute positively to nature and the community. Since coming here, I have learned the social and economic history of this from neighbors and friends who have lived here since the beginning of settlement. I deeply empathize with those who have painfully witnessed healthy rivers, streams and landscapes be poisoned and destroyed by developers more concerned with profit than protecting the beautiful environment that draws people to this area.

Development is understandable. Like me, many are drawn to this area for its beautiful and healthful environment. Any significant development will have a potentially drastic impact on this environment, which is why it is imperative that the proposed project be **thoroughly** researched and analyzed. The environmental impact of this development needs to be investigated from a variety of standpoints from researchers that are approved by the community. It is essential to remember that the proposed development will have far-reaching effects upon this area now and in the future. We need to ensure that we consider the consequences of the current decision in the long term for this community.

Without careful provisions, the proposed development is fraught with danger to natural resources of this area – particularly water. Before the leadership of Weaverville moves forward on this, there needs thoughtful and exhaustive investigation and consideration of all the possibilities for where and how we get water. Please do not approve any development until these “technicalities” are given the attention they demand. None of us wants to hastily move forward on any decision that will have repercussions first upon the environment and quite soon thereafter upon the life, health and happiness of our children, residents and their families. Thanks for your consideration

--  
Anne J. Brownstein, PhD  
[ajbrownstein@gmail.com](mailto:ajbrownstein@gmail.com)  
828-680-0011

## James Eller

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**From:** Margie Beckman <mabecbuck@gmail.com>  
**Sent:** Friday, February 25, 2022 7:28 PM  
**To:** Public Comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please please.... we have to preserve what is left of our natural habitat or the mountain way of life that we all cherish will be gone forever.

## James Eller

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**From:** Lauren Perini <lauren.perini@gmail.com>  
**Sent:** Friday, February 25, 2022 9:41 AM  
**To:** Public Comment; Jeff McKenna; Patrick Fitzsimmons; Catherine Cordell; Michele Wood; John Chase; Andrew Nagle; Doug Jackson  
**Subject:** Public Comment Regarding Feb 28th Hearing on Annexation/ Rezoning Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Weaverville Mayor and Town Council,

Please see below for my public comment in advance of the Feb 28th hearing. I look forward to discussing further:

"How will the proposed development benefit Weaverville? Granting this developer request feels reactive, like we're selling out to the first bidder. What investments have we made in our infrastructure to plan for this? What about traffic? Our water? Our schools? Our lovely but tiny library? You, our Council and Mayor, have the power to shape the fabric of our town, and the impact of your decisions will cascade for generations. Permitting another high density apartment complex does not seem like a measured step in a plan to enhance Weaverville.

I think about it this way: ignoring this developer, what would you want to happen with that land? In five, twenty, fifty years: what do you want Weaverville to look like? Start with your vision, and think about how to get us there, as you have the luxury and privilege to do so. If you don't, developers will take over. I would not be proud to live in a perennially under-resourced Weaverville, ballooning with apartments and traffic. Our small town feel, vibrant community, and gorgeous natural setting are why I fell in love with this town.

Please do not mistake my comment as anti-growth - I am writing in support of a balanced growth plan. Some ideas: given Weaverville's economic goals and population growth, what about starting with a roads/ traffic study and plan for the whole town? Or considering mixed use development for that area instead? These steps could provide more resources to residents, spur economic activity, and alleviate traffic burden. Maybe you have goals to increase recreation options to support our growing population: what about some green space that boosts the value of our town for the whole community and services the future residents of the many apartments already over there?

As the stewards of our wonderful town, I am eager to hear your vision for Weaverville and see you advocate for it. Let's grow in a sustainable, forward thinking, and balanced way. I do not support annexation and rezoning for this development and I thank you for your consideration."

Best,

Lauren

## James Eller

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**From:** Barbara Mars <marsbarb@gmail.com>  
**Sent:** Friday, February 25, 2022 7:32 AM  
**To:** Public Comment  
**Subject:** Weaverville

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Barbara Mars. I moved to Weaverville 32 years ago from south Florida. I have seen a lot of changes. Some good; grocery stores, Lowes, Ace hardware. Along with a few nice restaurants with nutritious food. It is so sad to see the fast food stretch along Weaver Blvd, along with the new big box stores. The massive new apartments on Monticello are frightening, along with the traffic increase. I worry about our precious resources. It seems to me, the very reasons we moved our family here are being destroyed. There seems to be a lack of sustainable building plan. A lot of decisions are being made in the name of greed for the almighty dollar, with total disregard for our beautiful mountains and rivers. Please stop this madness. Thank you for your consideration, from a person who raised my children here and was proud to call Weaverville my home.

Sent from my iPhone



## James Eller

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**From:** Beatriz Lothrop <b.artistry2@gmail.com>  
**Sent:** Thursday, February 24, 2022 10:21 PM  
**To:** Public Comment  
**Subject:** Feb. 28th Public Hearing on Property Annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

"I don't have enough information on this subject to choose whether to approve or deny this request.  
\*First,...I would like to know what perks/enticements/benefits is the Town of Weaverville going to give the developer in exchange for putting his property under the Town of Weaverville's jurisdiction?  
\*Second...If this property is annexed & rezoned, what are the details of re-zoning? Lot sizes...residential or commercial or both, etc.?  
\*Third...Who will be responsible for overseeing the roads and traffic patterns that will be affecting this area. Specifically, the juncture of Ollie Weaver and Monticello Roads already getting backed up AND also the juncture/crossing at Monticello and the 23/70/25/26 (? highway). It is already become a nightmare between CVS, the Gas Station, Ollie Weaver and Monticello roads converging at a choke point. And this does not yet include the traffic that will be added by the hundreds of apartments and businesses being built/finished on Monticello behind the Lowes/Walmart complex."

Sincerely  
Beatriz Lothrop

## James Eller

---

**From:** GOETZ WOLFF <gwofff@ucla.edu>  
**Sent:** Thursday, February 24, 2022 3:51 PM  
**To:** Public Comment  
**Subject:** Submission of Public Comment - rezoning for the development of a 244 unit apartment building.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

“I am writing as a retired faculty member of the UCLA Urban Planning Department who now resides in Weaverville. The proposed exploitation of our area for short-term economic profit is not unusual. But that doesn't mean we should accept it as a *fait accompli*. I have a great belief that citizen participation will cause the city government to realize that the voice of the people must supersede the implementation approval. Citizen participation is what makes Weaverville a special place. In short, the adverse environmental, economic and social impact of moving ahead with 244 Unit apartment complex is terrible for Weaverville.”

GOETZ WOLFF  
[gwofff@ucla.edu](mailto:gwofff@ucla.edu)  
CELL: (323) 369-0900

87 Hamburg Mountain Road  
Weaverville, NC 28787

-----  
Mac OS 11.6

## James Eller

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**From:** Kelly Schwartz <kcmschwartz@gmail.com>  
**Sent:** Thursday, February 24, 2022 1:22 PM  
**To:** Patrick Fitzsimmons; James Eller  
**Subject:** Ollie Weaver Rd. Proposed Development

Hi there!

Can you all please say a little more about this from the most recent newsletter?

" If we do not annex this property we will have zero influence over what is developed there. It is currently in the County and zoned much less restrictively than Weaverville would allow."

I understand that the current Buncombe Co. EMP zoning is much less restrictive than the Weaverville R-12 zoning. And, if we don't move forward with annexation, Buncombe has the ultimate say on what and how development goes on there. But how would the developers provide water and sewer to the property? If the property remains Buncombe Co., would Weaverville have to grant them water and sewer, and if we don't, then the project could not move forward? Or, have you already granted the developers access to town water, regardless of annexation? Why does it say on page 81 of the upcoming meeting packet :

"Based on our review, it has been determined that our water system has adequate capacity to serve this connection. Therefore, based on the information that you have provided, your commitment request is hereby approved to provide your project with domestic water service and fire protection flow."

I'm looking forward to the meeting on the 28th, and would be grateful for clarification on this prior to the meeting.

Thanks!  
Kelly

On Tue, Feb 8, 2022 at 7:19 PM The Town of Weaverville, North Carolina <[donotreply@wordpress.com](mailto:donotreply@wordpress.com)> wrote:

### New post on **The Town of Weaverville, North Carolina**



#### February 2022 e-Focus Newsletter

by [Selena Coffey](#)

The February 2022 e-Focus newsletter has been published here: <https://conta.cc/3LmCI3f>

[Selena Coffey](#) | February 8, 2022 at 7:19 pm | Categories: [e-Focus Newsletter](#) | URL: <https://wp.me/p83N07-1xE>

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**Trouble clicking?** Copy and paste this URL into your browser:

<https://weavervillenc.org/february-2022-e-focus-newsletter/>

## James Eller

---

**From:** Scott Sheerin <blueplacemusic@gmail.com>  
**Sent:** Thursday, February 24, 2022 12:35 PM  
**To:** Public Comment  
**Subject:** comment for Feb 28 meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is my comment in regards to the development of the 244 unit apartment complex in Weaverville. The very nature of Weaverville can be expressed through the beauty of the Ivy River and the plants and animals it shelters and supports. This is part of what makes our quality of life here so rich. The projected 100,000 gallons per day of extra water drawn from the Ivy is a price too high to pay for the short term gain of 244 new apartments. Not to mention the overcrowding and traffic that will naturally arise from this. We should protect our natural resources and preserve the wild places and sacred waterways of this land. We are stewards holding this land and water in sacred trust for future generations and for the plants and animals who create the web of life that supports us all. Now is not the time to approve this project.

sincerely,  
Scott and Prema Sheerin  
3652 Gabriels Creek Rd  
Weaverville, Nc 28787

--  
Scott Sheerin  
Musician  
[Healing Music Now](#)



**Healing Music for Everyday Life**

## James Eller

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**From:** Thea Clarke <tgclarke@gmail.com>  
**Sent:** Thursday, February 24, 2022 10:32 AM  
**To:** Public Comment  
**Subject:** Opposed to 244 unit apt building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,  
I wish to voice my opposition to this plan because the infrastructure cannot support this development as planned.  
Thanks,  
Thea Clarke

## James Eller

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**From:** Chuck Salerno <csalerno@csitgroup.com>  
**Sent:** Thursday, February 24, 2022 6:51 AM  
**To:** Public Comment  
**Subject:** High Density Apartment Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Our natural resources are diminishing at an alarming rate and unfettered development needs to be greatly managed. This is the 3rd high density project that I know off and I'm probably not aware of most of them. Please VOTE NO ON THIS REQUEST

Chuck Salerno, Jr  
(828) 233-5750

## James Eller

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**From:** barry cooper <laughingriverfarm@gmail.com>  
**Sent:** Thursday, February 24, 2022 6:47 AM  
**To:** Public Comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

The kind of high-density housing being proposed by this annexation request is not really the type of housing that the existing community wants more of. It is urban sprawl, not small town. How many units will qualify as affordable out of 244 units? This kind of development places a huge burden on all the infrastructure, especially in terms of traffic congestion, public resources like fire, police and schools, and pressure on limited resources like water. Is the developer willing to commit to funding public transportation to eliminate some of the traffic congestion this project will create? They should. While the future of water resources is being researched by the City counsel, this project should not be approved for annexation.

Barry Cooper  
60 Laughing River Road  
on the Ivy River directly across from the Weaverville water take-out)  
Mars Hill, NC28754



Virus-free. [www.avg.com](http://www.avg.com)



## James Eller

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**From:** Sarah Bivins <sbivins2@gmail.com>  
**Sent:** Thursday, February 24, 2022 6:44 AM  
**To:** Public Comment  
**Subject:** Vote NO to annexation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

"It seems premature to approve the development and annexation by the CVS on 25/70. What is the Town Council's vision for the future of Weaverville? Does the land use plan include quality of life issues, or will growth be promoted at any cost? Growth and development are a mixed bag of costs and benefits, and the Town Council must weigh and balance competing objectives. More people means more money coming into the tax bin, but also new burdens on current residents: increased traffic congestion, urban sprawl, crowded schools, strains on police and fire departments, more stores needed to meet demand, higher prices for water and other utilities. There are high environmental costs including \$13 million dollars to expand the water treatment plant and the damage that expansion will inflict on the Ivy River.

The 244 unit apartment development planned for 25/70 just past CVS will have a big impact on our town. While there is an affordable housing crisis in America, we know that AF housing is defined as costing no more than 30% of a family's income for housing. Many families in Buncombe County bring home \$35000 a year, how many of these new units will rent for no more than \$850/month including utilities? How does this proposal forward the goals and visions of what Weaverville wants to grow into? Vote NO to annexing and allowing this project!

Thank you, Sarah Bivins

## James Eller

---

**From:** Brian Ray <brian7396@msn.com>  
**Sent:** Wednesday, February 23, 2022 9:04 PM  
**To:** Public Comment  
**Subject:** Property annexation/ rezoning for the development of a 244 unit apartment building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

Living in and around the Weaverville area most of my life (48 years) I have seen and been a part of the changes made to the Weaverville community. The proposed project is not bringing affordable housing for the community, \$1800.00 is not affordable to the vast majority of our community. It is destroying the country side, what once was farm land and tobacco fields is turning into housing developments that cost \$300,000 plus per house. This apartment complex will bring larger amounts of crime to our town. Asheville made changes to the billboards many years ago to keep our mountains and tree line visible. We need to think about limiting growth before we are over run with the problems that Asheville is currently facing. Drugs and homelessness will be on our back door and its a lot harder to get rid of once its here. I say no to this proposal and I urge you to as well.

Thanks,  
Brian

Sent from my Verizon, Samsung Galaxy smartphone

## James Eller

---

**From:** Karson Lattimore <karson.lattimore@yahoo.com>  
**Sent:** Wednesday, February 23, 2022 9:03 PM  
**To:** Public Comment  
**Subject:** Annexation and Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please consider what makes Weaverville such a wonderful place to live. Let's not turn our beautiful town into just another corporately owned urban sprawl. Don't sell out!

[Sent from Yahoo Mail on Android](#)

## James Eller

---

**From:** Dinah Williams <sockermom55@hotmail.com>  
**Sent:** Wednesday, February 23, 2022 9:01 PM  
**To:** Public Comment  
**Subject:** Ivy river

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

"There's not going to be more water. Summertime the Ivy runs quite low. Drawing more water from it will threaten/ kill many species that rely on it meaning there will be fewer than there are now. The die off of native insects, amphibians, reptiles, birds is accelerating at an alarming rate. Taking what they need to survive, clean water, will only hasten their demise. Let's figure out how to be better stewards, Consider making a condition for building approval the mandatory installation, in all new housing, hotels, retail spaces, restaurants too, of low flush toilets, water saving shower heads, faucets, native species only yard plants, etc. Get ahead of the harder climate times coming. Sure the developers will pitch a fit but most likely will pass on their extra cost, if any, to their customers.

Thank you for allowing public input in this.  
Sincerely,  
Dinah Williams

## James Eller

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**From:** annabanana438@yahoo.com  
**Sent:** Wednesday, February 23, 2022 8:57 PM  
**To:** Public Comment  
**Subject:** Save Weaverville

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

"Dear Weaverville Mayor

I don't approve of large quantities of apartments being built in our beautiful Weaverville. It affects our water supply, the traffic and it doesn't bring any benefits to the already citizens of Weaverville. Please say no!

Sincerely Anna Fernandez "

## James Eller

---

**From:** Hannah Jeske <hannah.r.farm@gmail.com>  
**Sent:** Wednesday, February 23, 2022 8:53 PM  
**To:** Public Comment  
**Subject:** Comment on the Property Annexation/ Rezoning for 24 Unit Apartment Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello & thank you in advance for reading this e-mail.

I have seen Weaverville become developed extremely fast and we do not need any more housing developments. Alternatively, we could use another park or an activity based development for both youth and adults alike. Think more about creating a healthy active and fun community for the people that already live here (activity based developments) instead of adding more people to this small town by building more apartments/condos.

Equally important is the water issue. We need to protect our valued water sources and by adding more and more people we are not serving the environment. As a student of environmental science at UNCA to my current position at a vegetable farm in Weaverville - say no to this and future housing developments.

Thank you,  
Hannah



Sender notified by [Mailtrack](#)



## James Eller

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**From:** Emily Stanley <eahyder@gmail.com>  
**Sent:** Wednesday, February 23, 2022 8:41 PM  
**To:** Public Comment  
**Subject:** Comment - Emily Stanley

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Apartments will lower the value of single-family homes in the neighborhood. And these 244 additional apartments will overburden schools and create traffic congestion and will not add to the small town charm that Weaverville holds. Please protect our town!

Thank you for hearing me,

Emily Stanley

## James Eller

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**From:** Jeremy Diner <jjdiner@gmail.com>  
**Sent:** Wednesday, February 23, 2022 8:32 PM  
**To:** Public Comment  
**Subject:** Comment on proposed development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings,

In regard to the new development being proposed in Weaverville, I would like to submit the following comment: I believe that unchecked development of apartments and condos have done irreparable damage to the charm of Weaverville over the years. Having grown up here, I have long felt they are destroying the fabric of our community. I do everything I can to avoid Main Street these days since the traffic has gotten so out of control. The streets aren't getting any wider.

Thanks for all that you do.

Sincerely,  
Jeremy Diner



## James Eller

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**From:** FBI SURVEILLANCE TRUCK Jay W <nsaerver@gmail.com>  
**Sent:** Wednesday, February 23, 2022 7:34 PM  
**To:** Public Comment  
**Subject:** Comments on Ivy river

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

“People move to Weaverville because it’s not like South Asheville. It’s already terrible to drive down Weaver Blvd or Main St now. Pretty soon there will be more people moving out then in.”  
James womack

## James Eller

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**From:** Barb Svenson <barbsvenson@gmail.com>  
**Sent:** Wednesday, February 23, 2022 7:29 PM  
**To:** Public Comment  
**Subject:** Comment for Property and rezoning meeting feb 28th

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi

Please accept this comment for the upcoming feb 28th meeting.

Weaverville doesnt have the infrastructure to support the demand this type of development puts on resources . Our water supply cant adequately support this. Our roads cannot adequately support this. Our emergency services cant support this.

Asheville was recently at the top of a list of places to visit but NOT to LIVE.

Please dont follow the path that Asheville has taken and over develop thereby losing the very things that make living here viable and desirable.

Thank you  
Barb Svenson

## James Eller

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**From:** D Ward <bensonward2@gmail.com>  
**Sent:** Wednesday, February 23, 2022 11:44 AM  
**To:** Public Comment  
**Subject:** Annexation/Ollie Weaver

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From Dana Ward, 3 Clinton St. Here are my concerns: What are Weaverville's quality of life and growth goals? Do we need a town planner (staff or consultant) to do thorough evaluations? Why so much development so quickly? Why do we "need" it? Water, traffic, emissions/air quality, crime, affordable housing, walkability, and public transport studies are needed for good, healthy growth. I'm not anti-growth. I do want it to be thoughtful and take long-term implications into account. Also, continuing to add traffic to Monticello/25 without road improvement? I am considering moving prescriptions/drugstore shopping to Asheville CVS because access to local one is now difficult/unsafe. Please vote NO on the Ollie Weaver annexation. Finally, Let's consider sidewalks and bus service to developments. Isolated, car-essential, dense projects lower quality of life. I hope the Council will take the time needed to make planned, positive, not just rapid, change.

## James Eller

---

**From:** Barbara Mars <marsbarb@gmail.com>  
**Sent:** Tuesday, February 15, 2022 9:48 AM  
**To:** Public Comment  
**Subject:** Apartment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

No more! It's amazing to me the lack of planning and foresight in the development of Weaverville. I've lived here 32 years, coming to this lovely small town to get away from this kind of thoughtless development. Please stop.

Thank you for your consideration.

Barbara Mars

Sent from my iPhone

## James Eller

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**From:** D Ward <bensonward2@gmail.com>  
**Sent:** Monday, February 14, 2022 1:14 PM  
**To:** Public Comment  
**Subject:** Apartments around Weaverville

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Zip is 28787. I am concerned about the number of very dense housing situations popping up around Weaverville. Water use is a big concern, as is the heavy increase in traffic. Interchanges and stoplights are getting backed up. Have we done a deep traffic analysis?

It feels as though development is happening to Weaverville rather than a slower thoughtful process. Do we really want to be another tunnel road?

Is it time for a town planner on staff or contracted? Are we truly considering/evaluating all the rapid change?

What is the thinking behind all the annexing and large apartment complexes? Why do we need so many so quickly? Do we want more impact on Ivy River and area flora and fauna, more emissions? What kind of town do we want Weaverville to be?

I am not anti-growth or progress. It will happen. Can the current town council slow it down, invest in planning and analysis and plan with quality of life goals in mind?

I appreciated the slow down on expanded water withdrawal from the Ivy and forward movement on improvements to current system.

Thank you,  
Dana Ward