

TOWN OF WEAVERVILLE
Weaverville Community Room at Town Hall
30 South Main Street, Weaverville, NC 28787

AGENDA

Monday, March 28, 2022
Regular Meeting at 6:00 pm

In-Person and Remote Access via Zoom:

<https://us02web.zoom.us/j/85948891960> ; Meeting ID: 859 4889 1960

	<i>Pg #</i>	<i>Presenter</i>
1. Call to Order		Mayor Fitzsimmons
2. Approval/Adjustments to the Agenda		Mayor Fitzsimmons
3. Consent Agenda		Town Manager Coffey
A. Resolution Ratifying Town Council Action on February 28, 2022	3	
B. February 28, 2022 Town Council Regular Meeting Minutes	5	
C. Board Appointment – Planning Board	10	
D. Monthly Tax Report	12	
E. Budget Amendment – Community Center (Rec Complex)	17	
F. Northridge Commons Townhomes – Notice of Minor Modification	19	
G. Proclamations – Earth Day and Arbor Day	21	
4. Town Manager’s Report	24	Town Manager Coffey
5. General Public Comments (see below for additional information)		Mayor Fitzsimmons
6. Discussion & Action Items		
A. Bike/Ped Study Presentation	25	Traffic Planning & Design
B. Ollie Weaver Road Project	26	Town Attorney Jackson
C. Initial Consideration of Conditional District – Duke Energy Substation	53	Planning Director Eller
D. Update on GIS Implementation	68	Planning Director Eller
E. Code Amendment – Dog Waste Disposal	69	Town Attorney Jackson
F. Update on Water Regionalization Conversations	72	Mayor Fitzsimmons
G. Recreation Complex Update	75	Public Works Dir Pennell
H. Quarterly Report – Public Works and Water	78	Public Works Dir Pennell
7. Adjournment		Mayor Fitzsimmons

General public comments may be submitted during the meeting or in writing in advance on any meeting topic or any other item of interest. Normal rules of decorum apply to all comments and duplicate comments are discouraged. The general public comments section of the meeting will be limited to 20 minutes and priority will be given to those commenters in attendance and residents of the Town. Comments during the meeting are generally limited to 3 minutes. For those attending remotely, at the appropriate time you will be asked to “raise a hand” if you would like to give a comment (this is found with the reactions button on Zoom). You must be recognized before giving your comment and are asked to turn your video on during your comments if possible. Written comments 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 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, (2) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (3) by mailing your written comment (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.

**WEAVERVILLE TOWN COUNCIL REGULAR MEETING – MARCH 28, 2022, AT 6PM
REMOTE ELECTRONIC MEETING LOGIN CREDENTIALS**

This **NOTICE OF REMOTE ELECTRONIC MEETING** is provided pursuant to N.C. Gen. Stat. § 166-19.24 to inform the public that the Weaverville Town Council will hold its regularly scheduled meeting on **Monday, March 28, 2022, at 6:00 p.m. as both an in-person meeting (Council Chambers/Community Room at Town Hall, 30 South Main Street) and as an electronic video meeting via Zoom.** For those wishing to participate remotely via Zoom the following information is provided.

A virtual waiting room will be enabled and participants will be allowed entry into the meeting just prior to the start of the meeting 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/85948891960>

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: 859 4889 1960. You will first enter a virtual waiting room. The host will admit you into the meeting close to 6:00 p.m.

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: 859 4889 1960 . There is no password for this meeting, so if asked for one just press the # button.

Guidelines and Instructions for General Public Comment: A portion of the meeting will be set aside for general public comments. Normal rules of decorum apply to all comments and duplicate comments are discouraged. Public comments may be submitted during the meeting or in writing in advance. The public comments section of the meeting will be limited to approximately 20 minutes, but may be extended by Town Council if time allows. If attending remotely, at the appropriate time you will be asked to "raise a hand" if you would like to give a comment (this is found with the reactions button on Zoom). You must be recognized before giving your comment and are asked to turn your video on during your comments if possible. Individual comments during the meeting are generally limited to 3 minutes. Written comments timely received will be provided to Town Council, included as part of the minutes of the meeting, and read into the record during the meeting 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 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 (received not later than with the mail delivery on the meeting day) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

To view the agenda and related materials, please visit the Town's website at

<https://www.weavervillenc.org>.

Access to the Meeting Recording: A recording of the meeting will be available for one or two months, depending on storage capacity, beginning about 24 hours after the meeting. To access the recording visit the Town's website at <https://www.weavervillenc.org> or the Town's YouTube channel at https://www.youtube.com/channel/UcKbK1doIGY_O6_vIqimFUQ, or call the Town Clerk at (828)645-7116.

Patrick Fitzsimmons, Mayor

3/24/2022

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: March 28, 2022
SUBJECT: Ratification of Town Council Action from 28 February 2022
PRESENTER: Town Attorney
ATTACHMENT: Resolution Ratifying Town Council Action on February 28, 2022

DESCRIPTION/SUMMARY OF REQUEST:

Town Council's meeting on February 28, 2022, was held as a hybrid meeting with remote participation by Councilmember Nagle. Technical violations of G.S. 166A-19.24, as amended by Session Law 2021-35, resulted from a failure to conduct votes via roll call. Town Council is now asked to ratify certain actions that were approved at the February 28th meeting either with the consent agenda or with the discussion items.

The voting that occurred by Town Council on February 28, 2022, was unanimous as to all of the following items, so this item is being placed on Town Council's Consent Agenda for approval:

Minutes from January 18, 2022
Minutes from February 15, 2022
Minutes from February 24, 2022
Budget Amendment – Police and Fire
Road Closure Ordinance – Music on Main
Amendment to MOU for Tailgate Market
Resolution Authorizing Remote/Hybrid Meetings During Emergencies
Amended/Restated Capital Project Ordinance – Community Center
Code Amendments – Noise Regulations

All of these items were included with the February 28th agenda packet and are not reproduced here but are available upon request.

COUNCIL ACTION REQUESTED:

Town Council is asked to ratify all actions taken at its February 28, 2022, by adopting the attached *Resolution Ratifying Town Council's Actions from its Regular Meeting on February 28, 2022*.

TOWN OF WEAVERVILLE
RESOLUTION RATIFYING TOWN COUNCIL'S ACTIONS FROM
ITS REGULAR MEETING ON FEBRUARY 28, 2022

WHEREAS, the Weaverville Town Council held its regular monthly meeting on February 28, 2022, as a hybrid meeting with Councilmember Nagle participating remotely, as authorized by G.S. 166A-19.24;

WHEREAS, technical violations of G.S. 166A-19.24, as amended by Session Law 2021-35, resulted from a failure to conduct votes via roll call;

WHEREAS, Town Council now wishes to ratify all actions that it took at its February 28, 2022, regular meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF WEAVERVILLE, NORTH CAROLINA, ACTING THROUGH ITS COUNCIL MEMBERS, that all actions taken by Town Council at its regular meeting held on February 28, 2022, are hereby ratified with an effective date retroactive to February 28, 2022, including but not limited to the following:

- a. Approval of the minutes of Town Council meetings held on January 18, 2022, January 24, 2022, and February 15, 2022;
- b. Approval of the Budget Amendment for Police and Fire;
- c. Adoption of the Road Closure Ordinance for Music on Main;
- d. Approval of amendments to the Memorandum of Understanding for the Tailgate Market;
- e. Adoption of the Resolution Authorizing Remote/Hybrid Meetings During Emergencies;
- f. Adoption of the Amended/Restated Capital Project Ordinance for the Community Center;
- g. Adoption of the Ordinance Amending Weaverville Town Code Chapter 9 Concerning Noise Regulations;

ADOPTED this 28th day of March, 2022.

PATRICK FITZSIMMON, Mayor

ATTEST:

JAMES ELLER, Town Clerk



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 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 Heintz, 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.

James Eller, Town Clerk

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: March 28, 2021
SUBJECT: Board Appointment – Planning Board
PRESENTER: Mayor Fitzsimmons
ATTACHMENTS: Revised Planning Board Roster

DESCRIPTION/SUMMARY OF REQUEST:

The Mayor recommends that Town Council exercise its appointing authority under Code Sec. 2-151(a) and remove Suzanne Devane as a Planning Board member, unless she chooses to resign, and appoint Mark Endries, who currently serves on the Planning Board as an alternate member, to fill the vacancy created by Ms. Devane’s removal.

This leaves an alternate seat on the Planning Board that is eligible for appointment. Town Council is urged to have anyone interested in serving on this important board to contact the Mayor, Town Manager, or the Planning Director for a board application.

COUNCIL ACTION REQUESTED:

I move (1) that Suzanne Devane be removed from the Planning Board effective immediately, unless she has chosen to resign, and (2) that Mark Endries be appointed to fill the vacancy for the remainder of that unexpired term which is due to expire in September 2024.

WEAVERVILLE PLANNING BOARD				
Regularly meets 1 st Tuesday of the month at 6 pm in Community Room/Council Chambers at Town Hall				
NAME AND POSITION	CONTACT INFORMATION	FIRST APPT	DATE OF APPT	TERM (3 YEARS)
Gary Burge Regular Member Chair	3 High Bluff Drive Weaverville, NC 28787 (cell) 423-0150 garyburge@garyburge.com	2014	August 2020	September 2020 – 2023
Rachael Bronson Regular Member Vice Chair	31 Reynolds Lane Weaverville, NC 28787 843-327-6709/828-229-1838 rachael.bronson@gmail.com	2019	September 2020	September 2019 – 2022
Bob Pace Regular Member	116 Mountain Meadow Circle 919-434-6938 Weaverville, NC 28787 ncstman@gmail.com	2020	September 2021	September 2021 – 2022
Mark Endries Regular Member	9 Grove Street Weaverville, NC 28752 828-423-0035 (cell) mark_endries@fws.gov	2021	March 2022	March 2022 - Sept 2024
Jane Kelley Regular Member	31 Moore Street 843-801-5100 jane.kelley2@yahoo.com	2021	November 2021	November 2021 – Sept 2023
Donna Mann Belt Alternate Member	53 Highland Street 903-530-2967 (cell) donnaleemann@gmail.com	2021	November 2021	November 2021 – Sept 2024
Alternate Member				- Sept 2022
<i>Catherine Cordell</i> <i>Non-Voting Town</i> <i>Council Liaison</i>	13 Hamburg Drive Weaverville, NC 28787 (cell) 776-7380 ccordell@weavervillenc.org	2021	December 2021	TBD
James Eller Town Planner	828-484-7002 (direct line) jeller@weavervillenc.org			
Jennifer Jackson Town Attorney	828-442-1858 (cell) jjackson@weavervillenc.org			

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: March 28, 2022
SUBJECT: Monthly Tax Report
PRESENTER: Finance Director
ATTACHMENTS: Monthly Tax Report

DESCRIPTION/SUMMARY OF REQUEST:

Buncombe County provides the following monthly tax report for February 2022.
This report is provided for information only.

No action is requested or required.

**Town of Weaverville
MONTHLY TAX REPORT
FY 2021-2022**

Tax Year 2021

Summary for YTD Feb 2022:

Original Billed Amt	\$	3,717,125
Abs Adj (Adjustments by Assessor)	\$	(2,640)
Bill Releases	\$	(33)
Discovery Levy	\$	14,153
Additional Levy	\$	527
Net Levy	\$	3,729,132
Total Current Year Collections	\$	3,669,642
% Collected		98.40%
Total Left to be Collected:	\$	59,491
Prior Years Tax Paid	\$	38,045
Prior Years Interest Paid	\$	2,841

Report Parameters:

Date Sent to Finance Start: **Min - February 1, 2022**

Date Sent to Finance End: **Max - February 28, 2022**

Abstract Type: **BUS,IND,PUB,REI,RMV**

Tax District: **WEAVERVILLE**

Levy Type: **Admin Expense, Advertisement Fee, Attorney Fee, Collection Fee 5, Collection Fee 9, Cost, Docketing Expense, EXPENSE, FEE INTEREST, Garnishment Fee, Interest, LATE LIST PENALTY, Legal Ad Expense, NSF Penalty, Postage Expense, Sheriff Service Fee, SPECIAL ASSESSMENT, TAX, VEHICLE FEE, WEAVERVILLE TAX**

Tax Year: **2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004**

Year For: **2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003**

Collapse Districts: **N**

Default Sort-By: **Tax Year**

Grouping: **Tax District,Levy Type**

Fiscal Year Activity from July 1, 20XX to February 28, 2022								Activity from February 1, 2022 to February 28, 2022			
Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Amt Collect. (\$)	Unpaid Balance (\$)	Amt Collect. (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)
		Assessor Refunds (\$)	Net Collections (\$)	Additional Levy (\$)	Collection Fee Amt (\$)	% Coll.	% Uncoll.			Assessor Refunds (\$)	Additional Levy (\$)
TAX DISTRICT: WEAVERVILLE LEVY TYPE: Interest											
2021	0.00	0.00	0.00	0.00	0.00	2,950.41	0.00	1,472.34	0.00	0.00	0.00
		0.00	2,950.41	0.00	0.00	NA	NA			0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	11,361.01	0.00	5.41	0.00	0.00	0.00
		0.00	11,361.01	0.00	0.00	NA	NA			0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	4,892.70	0.00	0.00	0.00	0.00	0.00
		0.00	4,892.70	0.00	0.00	NA	NA			0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	192.28	0.00	0.00	0.00	0.00	0.00
		0.00	192.28	0.00	0.00	NA	NA			0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	39.57	0.00	0.00	0.00	0.00	0.00
		0.00	39.57	0.00	0.00	NA	NA			0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	64.92	0.00	0.00	0.00	0.00	0.00
		0.00	64.92	0.00	0.00	NA	NA			0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	100.08	0.00	0.00	0.00	0.00	0.00
		0.00	100.08	0.00	0.00	NA	NA			0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	6.70	0.00	0.00	0.00	0.00	0.00
		0.00	6.70	0.00	0.00	NA	NA			0.00	0.00

2013	0.00	0.00	0.00	0.00	0.00	1,020.36	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	1,020.36	0.00	0.00	NA	NA				0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	566.10	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	566.10	0.00	0.00	NA	NA				0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	12.59	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	12.59	0.00	0.00	NA	NA				0.00	0.00
Sub.	0.00	0.00	0.00	0.00	0.00	21,206.72	0.00	1,477.75	0.00	0.00	0.00	0.00
		0.00	21,206.72	0.00	0.00	NA	NA				0.00	0.00
TAX DISTRICT: WEAVERVILLE LEVY TYPE: LATE LIST PENALTY												
2021	1,214.82	14.28	0.54	3,159.35	4,359.35	4,211.88	147.47	3.45	0.00	0.00	0.00	0.00
		0.00	4,211.88	0.00	0.00	96.62 %	3.38 %				0.00	0.00
2020	1,211.84	418.91	0.96	6,083.77	7,107.56	6,654.21	453.35	1.72	0.00	0.00	0.00	0.00
		0.00	6,654.21	231.82	0.00	93.62 %	6.38 %				0.00	0.00
Sub.	2,426.66	433.19	1.50	9,243.12	11,466.91	10,866.09	600.82	5.17	0.00	0.00	0.00	0.00
		0.00	10,866.09	231.82	0.00	94.76 %	5.24 %				0.00	0.00
TAX DISTRICT: WEAVERVILLE LEVY TYPE: TAX												
2021	3,717,125.43	2,640.01	33.24	14,153.16	3,729,132.18	3,669,641.60	59,490.58	44,342.37	0.00	0.30	0.00	0.00
		5.92	3,669,647.52	526.84	0.00	98.40 %	1.60 %				0.00	0.00
2020	3,354,216.35	5,400.00	59.94	22,850.56	3,374,333.73	3,370,567.56	3,766.17	49.53	0.00	0.00	0.00	0.00
		1,451.48	3,372,019.04	2,726.76	0.00	99.89 %	0.11 %				0.00	0.00
2013	73,342.49	0.00	1,623.13	0.00	71,719.36	71,719.36	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	71,719.36	0.00	0.00	100 %	0 %				0.00	0.00
2012	68,037.63	0.00	1,498.22	0.00	66,539.41	66,539.41	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	66,539.41	0.00	0.00	100 %	0 %				0.00	0.00
2011	82.56	0.00	0.00	0.00	82.56	82.56	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	82.56	0.00	0.00	100 %	0 %				0.00	0.00
Sub.	7,212,804.46	8,040.01	3,214.53	37,003.72	7,241,807.24	7,178,550.49	63,256.75	44,391.90	0.00	0.30	0.00	0.00
		1,457.40	7,180,007.89	3,253.60	0.00	99.13 %	0.87 %				0.00	0.00
TAX DISTRICT: WEAVERVILLE LEVY TYPE: WEAVERVILLE TAX												
2019	49,954.82	0.00	191.19	0.00	49,763.63	43,545.59	6,218.04	0.00	0.00	0.00	0.00	0.00
		0.00	43,545.59	0.00	0.00	87.50 %	12.50 %				0.00	0.00
2018	1,576.57	0.00	2.21	0.00	1,574.36	771.65	802.71	0.00	0.00	0.00	0.00	0.00
		0.00	771.65	0.00	0.00	49.01 %	50.99 %				0.00	0.00
2017	771.97	0.00	2.21	0.00	769.76	145.15	624.61	0.00	0.00	0.00	0.00	0.00
		0.00	145.15	0.00	0.00	18.86 %	81.14 %				0.00	0.00
2016	217.62	0.00	2.56	0.00	215.06	168.06	47.00	0.00	0.00	0.00	0.00	0.00
		0.00	168.06	0.00	0.00	78.15 %	21.85 %				0.00	0.00
2015	201.36	0.00	8.59	0.00	192.77	160.43	32.34	0.00	0.00	0.00	0.00	0.00

		0.00	160.43	0.00	0.00	83.22 %	16.78 %			0.00	0.00
2014	2,126.15	0.00	5.98	0.00	2,120.17	23.32	2,096.85	0.00	0.00	0.00	0.00
		0.00	23.32	0.00	0.00	1.10 %	98.90 %			0.00	0.00
2013	570.35	0.00	0.00	0.00	570.35	1.15	569.20	0.00	0.00	0.00	0.00
		0.00	1.15	0.00	0.00	0.20 %	99.80 %			0.00	0.00
2012	752.46	0.00	111.58	0.00	640.88	0.00	640.88	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0 %	100 %			0.00	0.00
2011	1,636.85	0.00	0.00	0.00	1,636.85	0.00	1,636.85	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0 %	100 %			0.00	0.00
2010	277.25	0.00	0.00	0.00	277.25	0.00	277.25	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0 %	100 %			0.00	0.00
Sub.	58,085.40	0.00	324.32	0.00	57,761.08	44,815.35	12,945.73	0.00	0.00	0.00	0.00
		0.00	44,815.35	0.00	0.00	77.59 %	22.41 %			0.00	0.00
Total	7,273,316.52	8,473.20	3,540.35	46,246.84	7,311,035.23	7,255,438.65	76,803.30	45,874.82	0.00	0.30	0.00
		1,457.40	7,256,896.05	3,485.42	0.00	98.95 %	1.05 %			0.00	0.00

Signature (Tax Collector) _____

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: March 28, 2022
Subject: Budget Amendment – Community Center Phase 2
Presenter: Town Finance Director/Town Manager
Attachments: Budget Amendment Form

Description:

The Community Center fundraising program kicked off in February 2021, in order to raise money from the community to help complete the project. During January – February 2022 the Town collected an additional **\$5,384.08** in donations, including \$5,000 towards the remaining pledge for naming the Albert Weaver Room. The total collected to date now stands at \$41,854.98. These latest funds are being assigned to Fixtures & Equipment for Phase 2 (Recreation Complex) of the project.

A budget amendment is needed so that the funds can be spent on Phase 2 (Recreation Complex) of the Community Center.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment for this capital project.

Budget Amendment FY 2021-2022

Town of Weaverville

What expense accounts are to be increased?

Account	Account Description	Transfer Amount
070-300-000-19003	Fixtures & Equipment	\$5,384.08

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

Account	Account Description	Transfer Amount
070-000-300-60020	Community Center - Contributions	\$5,384.08

Justification: Please provide a brief justification for this budget amendment. *To record donations received from the public in Jan - Feb 2022 for the Community Center.*

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

Budget Ordinance Section 7:

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

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, March 28, 2022
Subject: Northridge Commons Townhomes - Notice of Staff
Approved Minor Modification
Presenter: Planning Director
Attachments: Sec. 20-1303 – Changes to prior-approved development

Description:

With the larger project of the update of the Town’s planning and development regulations for 160D compliance, additional information related to minor modifications of previously approved development was added to municipal ordinance. Town Code Sec. 20-1303(c) provides staff with guidance on such minor modifications which can be administratively approved or denied. On March 8, 2022 such a minor modification was requested prior to final plat approval for Northridge Commons Townhomes. Said modification was for an increase of 20 square feet in the footprint of each townhome within the development. Using Sec. 20-1303(c) staff approved such minor modification as per the property owner’s request.

Action Requested:

No action is required. Sec. 20-1303(e) requires staff to notify Town Council of any minor modifications to conditional districts which have been administratively approved or denied.

Sec. 20-1303. Changes to prior-approved development.

After a development approval has been issued, no deviations from the terms of the application or the development approval shall be made until written approval of proposed changes or deviations has been obtained as set out herein.

- (a) *Major amendments.* Except as allowed under Minor Modifications below, all changes to approved conditional districts, special use permits, subdivision plats, and/or other development approvals, are major amendments and shall follow the same process applicable for the original approval.
- (b) *Changes to individual parcels within a conditional district or special use permit.* For a conditional district or special use permit applicable to multiple parcels, the owners of individual parcels may apply for minor modification or major amendment so long as the change would not result in other properties failing to meet the terms of the conditions. Any approved change shall only be applicable to those properties whose owners petitioned for the change.
- (c) *Minor modifications.* The subdivision administrator is authorized to review and approve administratively a minor modification to an approved subdivision plat, and the zoning administrator is authorized to reviewed and approve administratively a minor modification to an approved conditional district, special use permit or any other development approval. All minor modifications are subject to the following limitations:
 - i. *General limitations.* The modification:
 - 1. Does not involve a change in uses permitted or the density of overall development permitted;
 - 2. Does not increase the impacts generated by the development on traffic, stormwater runoff, or similar impacts beyond what was projected for the original development approval; and
 - 3. Meets all other ordinance requirements.
 - ii. *Site design.* Site design minor modifications are limited to adjustments to the terms or design of an approved development plan or plat, including a site plan attached as a condition to a conditional zoning district or special use permit. In addition to the general limitations for minor modifications, a site design minor modification must:
 - 1. Comply with underlying zoning standards and other applicable conditions of approval;
 - 2. Be limited to minor changes such as, without limitation, a minor adjustment to road configuration or internal circulation, a minor adjustment to building locations, or a minor adjustment to utility alignment.
- (d) *Appeals and variances.* A decision on minor modifications is an administrative decision and may be appealed to the board of adjustment. An application for a minor modification does not preclude an applicant from seeking a variance from the board of adjustment.
- (e) *Notice to governing board.* Staff is required to notify the governing board of any minor modifications to conditional districts that have been administratively approved or denied.

(Ord. of 5-24-2021(1) , § 5)

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: March 28, 2022
SUBJECT: Earth Day and Arbor Day Proclamations
PRESENTER: Town Manager
ATTACHMENTS: Proclamations

DESCRIPTION/SUMMARY OF REQUEST:

The Mayor has signed the attached Proclamations for Earth Day and Arbor Day and will present them to Town Council at tonight's meeting.



TOWN OF WEAVERVILLE EARTH DAY 2022 PROCLAMATION

WHEREAS, on April 22, 1970, millions of people took to the streets to protect the negative impacts of 150 years of industrial development and, since then, millions of people have celebrated Earth Day in order to increase the awareness among people of the issues affecting the environment in which we live; and

WHEREAS, the theme for 2022 recognizes that this is the moment to change it all — the business climate, the political climate, and how we take action on climate; now is the time for the unstoppable courage to preserve and protect our health, our families, our livelihoods... together, we must *Invest In Our Planet*; and

WHEREAS, while there is still time to solve the climate crisis, time to choose both a prosperous and sustainable future, and time to restore nature and build a healthy planet for our children and their children, time is short; and

WHEREAS, because a green future is a prosperous future, we need to act boldly, innovate broadly, and implement equitably;


WHEREAS, it's going to take all of us – governments, businesses, and citizens, with everyone accounted for, and everyone accountable in a partnership for the planet;

WHEREAS, the Town of Weaverville wishes to join all of the other environmentally-minded jurisdictions around the world celebrating Earth Day;

NOW, THEREFORE, I, Patrick Fitzsimmons, Mayor of the Town of Weaverville, do hereby proclaim Friday, April 22, 2022, as Earth Day and encourage all citizens and residents of Weaverville to join the Town in investing in the health of our planet and community by doing one or more of the following:

- supporting our pollinators • cleaning up plastic in our neighborhoods • planting more trees • swapping out kitchen/household items for non-chemical, biodegradable, 100% recycled options • using wildflowers and native plants • reducing, reusing, recycling in the garden • stopping use of pesticides and chemicals in the garden • conserving water • getting kids involved • enjoying the wonders of the earth •

THIS the 28th day of March, 2022.



PATRICK FITZSIMMONS, Mayor

ATTEST:



JAMES ELLER, Town Clerk





Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, Patrick Fitzsimmons, Mayor of the Town of Weaverville, North Carolina do hereby proclaim Friday, April 29, 2022 as

Arbor Day

In the Town of Weaverville, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 28th day of March, 2022
Mayor

P Fitzsimmons





March 2022

Arbor Day

The Town will hold its annual Arbor Day program on Friday, April 29 at 11:00am at Lake Louise Park.

Public WiFi

I am happy to announce that the Town's public wifi system is now operational. I will be announcing this broadly in the April e-Focus. Users should simply sign on at "Town of Weaverville WiFi" and there is not password.

Elections Precincts Update

In December, I reported to you that the Board of Elections had notified the Town that the United Methodist Church (formerly precinct 71.1) will no longer be a voting site and that precinct will be moved to the Community Center. We were further notified that precinct 67.1 (which had just moved from the Weaverville Town Hall to the Weaverville Community Center) would move back to the Town Hall.

Town Council asked that I engage in further conversation with the Board of Elections to ask that they reconsider these changes in order to not use Town Hall as a voting site. I have spoken with the Elections folks and they have indicated to me that the Town is required to have two voting precincts and swapping these two precinct sites (Town Hall and Community Center) is not possible. Therefore, the voting precincts will remain as follows:

71.1- Weaverville Community Center

67.1- Weaverville Town Hall

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: March 28, 2022
SUBJECT: Bike/Ped Study Presentation
PRESENTER: Traffic Planning & Design
ATTACHMENTS: None

DESCRIPTION/SUMMARY OF REQUEST:

Representatives from Traffic Planning & Design, the consultant that has been working on the Bike/Ped Study, will be at tonight's meeting to provide Town Council with a presentation and update on this project.

ACTION REQUESTED:

This is a presentation only and no action is contemplated.

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: March 28, 2022

SUBJECT: Ollie Weaver Rd Project – Zoning, Annexation and Water

PRESENTER: Town Planner James Eller and Town Attorney Jennifer Jackson

ATTACHMENTS: Annexation Petition, Zoning Application, Water Application, Planning Board Recommendation, Staff Report, and other supporting documents; Draft Annexation Ordinance; Draft Water Commitment Letter

DESCRIPTION/SUMMARY OF REQUEST:

The attached voluntary annexation petition and R-12 zoning application is for a 244-unit multifamily apartment complex on approximately 25 acres located behind CVS, Southern Concrete, and North Point Baptist Church at the Ollie Weaver Road/Monticello Road intersection. The water commitment application for the use that is contemplated is also attached.

Public hearings were held as required by law on February 28, 2022, on both the annexation and the proposed R-12 zoning. While a clear majority of the comments were from outside of Weaverville (92%), overall the comments reflected concern over the development of another apartment complex near the intersection of Monticello Road and US 25-70 and its effects on traffic and water availability.

This is a combined agenda item and sections on the **Water Decision**, **Zoning Decision**, and **Annexation Decision**, are provided as follows:

Water Decision

The water commitment application that was submitted was reviewed by the Public Works Director, who also serves as the town engineer. He found that there is sufficient capacity within the Town’s water system to accommodate this request without any adverse effects on service to the Town’s current water customers.

Town Code Sec. 30-77(3) indicates that the “criteria for the determination shall be based on the town manager’s recommendations; the standing of the request as it relates to priorities listed in Town Code Sec. 30-31(5) and/or the exclusive right of the town to deny the request for any reason whatsoever.” Priorities listed in Town Code Sec. 30-31(5) include: capacity in the system, public health and safety, orderly growth, environmental conditions, capital improvement plans, annexation plans, master plans, zoning, fiscal impact on the town, and effect on service to existing customers.

Town Manager has recommended that Town Council approach this water request carefully given that decisions have not yet been made concerning increasing the capacity in the

water treatment plant. This conservative approach is also consistent with the resolution Town Council adopted on January 24, 2022.

All procedures have been followed so that the decision is now properly before Town Council. Town Code does not prescribe a time frame within which Town Council must act, so a “reasonable” time frame can be implied. The application has been pending since October 12, 2021, and if the applicant demands a decision, it may be reasonable to make one at tonight’s meeting.

The water decision can be made independently of the decision regarding annexation, and can be a vote to approval, approve conditioned upon annexation of the property, or deny. A draft commitment letter is attached.

Zoning Decision

All required procedures have been followed so Town Council is now able to decide on the proposed R-12 zoning of the property should it be annexed. Typically this decision is made prior to a decision on the annexation petition. A zoning decision is to either adopt, reject, or reasonably modify and adopt the proposed zoning, or refer back to the Planning Board for further consideration or hearing. With all decisions Town Council must also adopt a statement describing whether its action is consistent or inconsistent with the Town’s Comprehensive Land Use Plan (CLUP) and a statement analyzing the reasonableness of the proposed zoning. The Planning Board’s recommendation, attached, found with majority votes that R-12 zoning is both consistent with the CLUP and reasonable. Town Council is **NOT** bound by the Planning Board’s findings. If Town Council decides to reject the proposed R-12 zoning it can simultaneously amend the CLUP.

Town Council’s consideration of any other zoning district for this property may require a referral back to the Planning Board for further review and the holding of another public hearing prior to taking any action.

Annexation Decision

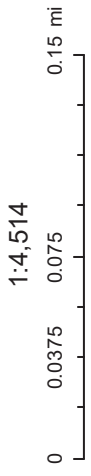
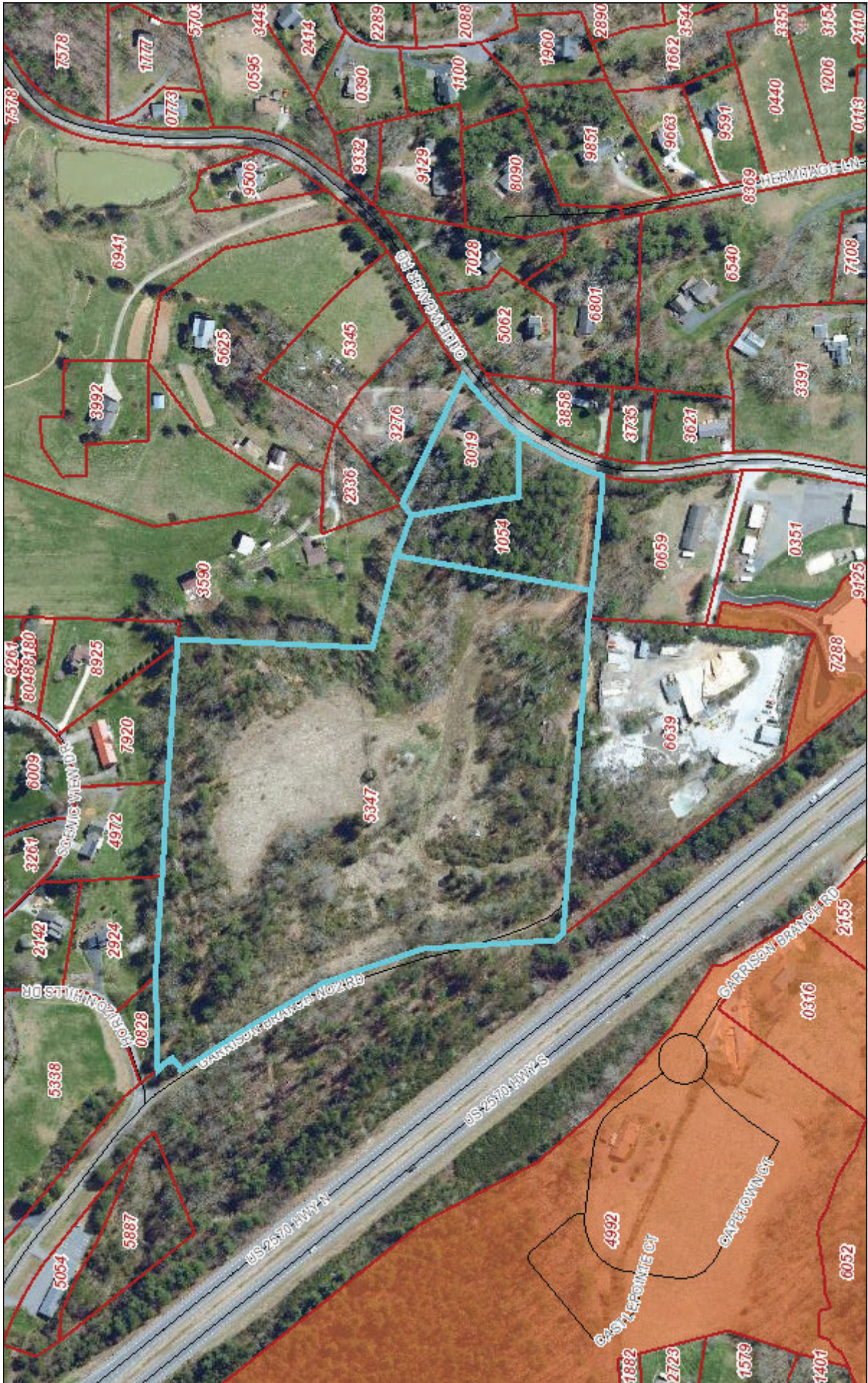
Town Council has absolute discretion in determining its municipal boundaries. All required procedures have been followed so Town Council is now able to decide on the annexation petition; however, there is no time frame that is prescribed for making such decision. The vote is either to annex the property into the Town’s limits or not. Should it wish to annex the property a draft annexation ordinance is attached for review and consideration. Failure to take action on the annexation petition will essentially serve as a denial of the annexation petition.

COUNCIL ACTION REQUESTED:

The Town Attorney and other Town Staff will be available at tonight’s meeting to assist Town Council with its discussions on this matter.

Discussion and possible action by Town Council.

Tax Map - 25+ Acres - Ollie Weaver Rd - Possible Annexation



1:4,514

October 14, 2021

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002 --- fax (828) 645-4776 --- jeller@weavervillenc.org

Application Fee Based Upon Size of Property

OWNER/APPLICANT NAME: ^{① GREG & SHARON SCHOLZ} WENNER VEGAS, LLC
(DEBCE LAGNER)
PHONE NUMBER: ^② 280-1164 & ② 242-5294 APPLICATION DATE: 11/1/2021
MAILING ADDRESS: ① 1538 COUNTRY VIEWWAY
ADDEN, NC 28704

Application is made to the Town Council of Weaverville to amend:

- The Zoning Map
- The text of the Zoning Ordinance (Chapter 20 Planning and Development)

② 6 CELEBRATION PL
ASHEVILLE, NC
28906

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: ^{55 GARRISON BRANCH} 9999 GARRISON BRANCH & 60 OLLIE WEAHER
PIN: 9733-73-5347 LOT AREA (acres): 25.24
9733-83-1054
9733-83-3019
CURRENT ZONING DISTRICT: EMP & R-3 PROPOSED ZONING DISTRICT: R-12

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:

- Total acreage
- Current owner(s) and date of survey
- Property location relative to streets
- North arrow
- Existing easements, rights of way, or other restrictions on the property
- Areas located within the floodplain
- Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 TO AMEND:

PROPOSED CHANGE TO TEXT (attach additional documentation if necessary):

JUSTIFICATION OF PROPOSED AMENDMENT(S):

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002— fax (828) 645-4776 — jellen@weavervillenc.org
Application Fee Based Upon Size of Property

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

Dave A. Lasher, III
SIGNATURE OF APPLICANT

11/1/2021
DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

Application fees are due at the time of submittal. Withdrawal of an application after the public hearing has been advertised will result in the forfeiture of the application fee.

REZONING FEE SCHEDULE:

< 1 acre	\$250.00
1-3 acres	\$500.00
4-9 acres	\$750.00
10 + acres	\$1,000.00

Text Amendment

Fees..... \$500.00

OFFICE USE ONLY

FEE: \$	DATE PAID:	CHECK	CASH
DATE OF INTIAL COUNCIL MEETING:		ACTION TAKEN:	
DATE OF PLANNING BOARD MEETING:		ACTION TAKEN:	
DATE OF PUBLIC HEARING & COUNCIL DECISION:		FINAL ACTION:	

**TOWN OF WEAVERVILLE APPLICATION FOR
A ZONING MAP OR TEXT AMENDMENT**

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002— fax (828) 645-4776 — jscler@weavervillenc.org
Application Fee Based Upon Size of Property

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

ASchub SIGNATURE OF APPLICANT Cory Schub 11/1/2021 DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

Application fees are due at the time of submittal. Withdrawal of an application after the public hearing has been advertised will result in the forfeiture of the application fee.

REZONING FEE SCHEDULE:

< 1 acre	\$250.00
1-3 acres	\$500.00
4-9 acres	\$750.00
10 + acres	\$1,000.00

Text Amendment

Fees..... \$500.00

OFFICE USE ONLY

FEE: \$	DATE PAID:	CHECK	CASH
DATE OF INTIAL COUNCIL MEETING:		ACTION TAKEN:	
DATE OF PLANNING BOARD MEETING:		ACTION TAKEN:	
DATE OF PUBLIC HEARING & COUNCIL DECISION:		FINAL ACTION:	



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

Submittal Date: 10/15/2021
 Date Fee Paid: 10/2021
 Petition No: 2021-1

**STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE**

TO THE TOWN COUNCIL OF WEAVERVILLE, NORTH CAROLINA

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

Property Owner and Mailing Address	Phone Number & Email Address	Deed Reference & Property PIN	Property Owner Signature
Gregory & Sharon Schulz 1538 Country View Way Arden, NC 28704	⁸²⁸⁻⁰⁴²⁻⁹⁷⁶⁶ bakesharon@gmail.com	4305/0609 9733-83-3019	 (formerly Sharon A. Baker)
Gregory & Sharon Schulz 1538 Country View Way Arden, NC 28704	828-030-1164 gyschulz@outlook.com	4305/0609 9733-83-1054	
Weavarvegas, LLC 6 Celebration Place Asheville, NC 28806	828-242-5294 RLashen@CRESTMtn.com	5814/412 9733-73-5347	

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

Total Acreage to be annexed: 25.24 Acres
 Population in annexed area: 0
 Proposed Zoning District: R-12
 Reason for annexation: Receive Town Services _____ Other (please specify)

The applicant must also submit a rezoning application with the petition for voluntary annexation to establish a Weaverville zoning designation. Please contact the Planning Department at (828)464-7002 for questions. If the purpose of the petition is a connection to public water, contact Public Works Department at (828)645-0606 to confirm that public water is available to the property and the cost of that connection.

**PETITION FOR VOLUNTARY ANNEXATION
DATA SHEET**

Town of Weaverville, North Carolina

Submittal Date: 10/15/2021

Petition No. 2021-1

Annexation Area Name: 25+ acres Ollie Weaver Rd

Petitioner: Warren Sugg, P.E.

Subject Area Acreage: 25.24 Acres

Current Land Use: Vacant

Proposed Land Use or Development (describe): R-12 Zoning, 244 Multi-family apartment development

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

Residential (multi-family): Number of Units: 244 Anticipated build out in 2 years
Owned: Average Sales Price: \$ _____ /building unit
Rental: Average Rental Amt: \$ Varies /month

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

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

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

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

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

Other Public Services Requested (describe): _____

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

Gregory Sugg Warren Sugg, P.E.
Signature of Owner(s)

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

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

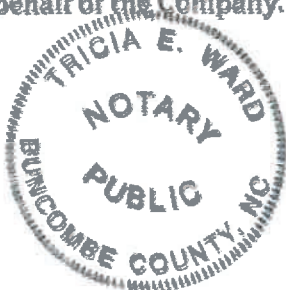
1. That the Company currently exists and is in good standing with the NC Secretary of State;
2. That a controlling majority of the members and the manager of the Company have adopted resolutions with respect to the attached/foregoing Petition for Voluntary Annexation and such resolutions have been duly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

NAME	OFFICE HELD	SIGNATURE
<u>Reece Lasher</u>	<u>Manager</u>	<u><i>Reece A. Lasher, Mgr.</i></u>
_____	_____	_____
_____	_____	_____

THIS the 15th day of October, ~~2019~~ 2021.

STATE OF NORTH CAROLINA
 COUNTY OF Buncombe

I, Tricia E. Ward, a Notary Public, certify that Reece A. Lasher personally came before me this day and acknowledged that he/she is the Manager of Weaver Vegas, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the Company, the foregoing Certificate of Authority was signed by him/her on behalf of the Company. Witness my hand and seal this the 15th day of October, ~~2019~~ 2021.



Tricia E. Ward
 Notary Public

My Commission Expires: 6/28/2026

**CERTIFICATE OF SUFFICIENCY OF
ANNEXATION PETITION 2021-1
+/- 25 ACRES ON OLLIE WEAVER ROAD**

TO THE WEAVERVILLE TOWN COUNCIL:

I, James Eller, Weaverville Town Clerk, do hereby certify that I have investigated Voluntary Annexation Petition No. 2021-1 submitted by WeaverVegas, LLC, Gregory Schulz and wife Sharon Schulz (formerly Sharon A. Baker), and have found as a fact that the Petition is signed by all the owners of real property lying in the area described therein and that the area to be annexed is contiguous to the Town's primary boundary.

Therefore, in accordance with North Carolina General Statutes § 160A-31, *et seq.*, I certify that the Petition is valid and sufficient for the voluntary annexation of a contiguous area pursuant to said § 160A-31 *et seq.*, of the North Carolina General Statutes.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Weaverville, this the 10th day of November, 2021.



JAMES ELLER, Town Clerk

The Town of Weaverville

NORTH CAROLINA

January 4, 2022

Mayor Patrick Fitzsimmons and
Weaverville Town Council

Re: *WeaverVegas, LLC; Schulz – +/-25 Acres Ollie Weaver Road*
Proposed Zoning Map Amendment - R-12 Zoning
Statement of Consistency/Reasonableness and Recommendation

Dear Mayor and Council –

At the direction of Town Council, and under the leadership of Vice Chairman Rachael Bronson, the Planning Board reviewed the application for a zoning map amendment that was submitted in conjunction with the pending annexation petition on the above-referenced properties on December 7, 2021, and submits this letter as its statement on plan consistency and reasonableness.

The property involved consists of three separate parcels located near the northwest corner of the intersection of Monticello Road and US 25/70, off of Ollie Weaver Road, and is currently in the unincorporated portion of Buncombe County with zoning designations of EMP and R-3.

Town development regulations concerning zoning map amendments require the Planning Board to review the application for plan consistency and reasonableness. At the meeting on December 7, 2021, the Planning Board reviewed the project for compliance with the Comprehensive Land Use Plan and the reasonableness factors contained in Town Code Section 20-1505(d).

There was much discussion and debate during these meeting and unanimous votes were not achieved.

In a majority vote of 4 to 1 the Planning Board found that R-12 zoning for these properties is consistent with the Town’s Comprehensive Land Use Plan (CLUP). The Board made this determination based in large part on a finding that R-12 zoning is consistent with the future land use map which identifies the property as being within the mixed use area of Ollie Weaver Road/Monticello Road and mixed use areas, as specifically defined in the CLUP, are “where the town has experienced a variety of development pressures ranging from high density single family residential development and multifamily residential development to local retail establishments and restaurants.” Information was presented that indicates that the Town can provide quality services to the proposed land use to the same extent and under existing policies. It was also found that the increase in population associated a multifamily residential development could have a positive economic impact on the Town and potentially enhance the Town’s unique and vibrant downtown area. This proposed zoning district represents a consistent and compatible use when considering the zoning and current uses in the area

and is expected to diversify the housing stock within the Town. While there was a considerable concern about whether this zoning designation would contribute to or diminish “balanced residential development” the majority of the Planning Board agreed that the proposed R-12 zoning is consistent with the CLUP. The Strategic Plan adopted by Town Council in 2018, as a component of the CLUP, was also reviewed. The proposed R-12 zoning was found to be consistent with the Strategic Plan in that the additional leased housing stock could invite a younger population to become invested in the Town and further the vision of a “self-sustaining, vibrant community with a mix of young, old, long-term and new residents with a common bond of living in a safe space that meets their needs.”

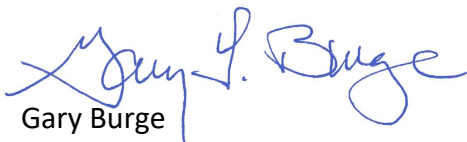
In a majority vote of 3 to 2 the Planning Board also found that the proposed R-12 zoning is reasonable. To support this finding the Board found to the zoning is compatible with the current uses and zoning of several properties within the area and that a multifamily residential development, which is the primary use that is permitted within the R-12 zoning district, could act as a transition between the existing industrial and commercial uses and single-family residential dwellings that are located near the properties. Another factor cited in favor of reasonableness is that a multifamily residential development could also occur under current Buncombe County development regulations.

As the Planning Board struggled to gain consensus on this matter, it is recommended that Town Council renew its conversation about what “balanced residential development” means and how it should be used in the Planning Board’s work in determining plan consistency. Without that the Board feels that it is only able to rely on the future land use map and the designated areas that have been identified on that document in determining plan consistency. The Planning Board is willing to work with Town Council on this as a part of the annual review of the CLUP that will be undertaken in 2022.

This meeting was conducted without the aid of a Town Council liaison. A Town Council voice is often helpful in these difficult discussions and the Planning Board appreciates the recent appointment of Catherine Cordell to fill the position as liaison.

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

Sincerely,



Gary Burge
Planning Board Chairman



Rachael Bronson
Planning Board Vice Chairman

cc: James Eller, Town Planner
Selena Coffey, Town Manager
Jennifer Jackson, Town Attorney
WeaverVegas, LLC and Schulz

Town of Weaverville, North Carolina

Preliminary Staff Report: Ollie Weaver Annexation Initial Zoning Request of R-12

Prepared November 2021
Updated February 2022

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Strategic Plan; Town of Weaverville Fact Sheet

Zoning Analysis

Town Council is set to consider a voluntary annexation of contiguous parcels adjacent to Ollie Weaver Road. The parcels consist of 25.24 acres as shown on the voluntary annexation petition and zoning map amendment application and an initial zoning of R-12 is desired. With the acreage present and the density permitted within the desired zoning district the Town may expect approximately 302 dwelling units in a multifamily configuration under these conditions.

Such an initial zoning of R-12 provide zoning would provide contiguity of district and use with the neighboring development of Blue Ridge Crossing across 25/70 to the southwest.

Comprehensive Land Use Plan Compliance

When considering compliance with the Town's Comprehensive Land Use Plan (CLUP), often the analysis begins with a consultation of the future land use map. Here it is found that the future land use map has identified the area in question for mixed use development. Mixed use as identified on the future land use map is defined as follows:

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

Additionally, the stated goal within the CLUP of "define and consider ways to achieve balanced residential development" should be taken into account. The 2020 census provided a figure of 2,354 total housing units within the Town. Of these total units it is the belief of staff that approximately 766 of these are multifamily in nature which represents 32% of the housing stock. Adding the potential units for this particular development staff anticipates that the percentage of total housing units in a multifamily configuration will rise to 39%.

**Preliminary Staff Report:
Ollie Weaver Annexation
Initial Zoning Request of R-12**

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Strategic Plan; Town of Weaverville Fact Sheet

Given the aforementioned variables, it is the opinion of staff that the voluntary annexation and desired zoning of R-12 is not inconsistent with the Town’s CLUP.

Strategic Plan Compliance

Within the Town’s Strategic Plan (SP) a parallel sentiment toward fostering a diversity of housing opportunities is found. Town Council identified *“affordable housing – mixed income housing, additional housing opportunities”* within a list of 3-5 year visioning found on page 3 of the SP. Additionally, a similar statement is made within the list of 15-20 year visioning found on page 4 of the SP and reads as follows, *“self-sustaining, vibrant community with a mix of young, old, long-term and new residents with a common bond of living in a safe space that meets their needs.”* It was found when compiling information for the update of the CLUP that the Town’s median age was the eldest at 52.6 years of age and home values the highest at \$335,000 of all jurisdictions studied in both Buncombe and Madison Counties. One could reason that additional leased housing stock could invite a younger population to become invested in the Town hence forwarding the stated visions adopted by Town Council.

Other Considerations

The 2016 American Community survey provided the Town with a household size of 2.12 persons per household. This figure applied to the theoretical 302 units suggests that this project will grow the population of the Town by approximately 640 people should Town Council annex the property and grant the desired R-12 Zoning District.

Should Town Council annex the property, said annexation would be a contiguous annexation. The properties are eligible for annexation into the corporate limits of the town as evidenced by the certificate of sufficiency.

A comparable project, the Holston Apartments, is expected to yield an annual tax revenue of \$106,000 based upon current property valuation and municipal tax rate. Another comparable project, the Hawthorne at Weaverville Apartments currently uses approximately \$120,000 of water annually.

WATER

302 possible units x 400 gallons per day (GPD) = 120,800 gallons of required daily water allocation for the development. Please note that the original water allocation request submitted by the engineer was for 240 units. Approximately 2.2 hours of plant run time would be required for this required flow; however, based on recent usage from comparable projects (Hawthorne) the actual usage will probably be closer to 100 GPD per unit, or 30,200 GPD and approximately 0.56 hours of plant run time based on recent historical trends. Based on our most recent figures, we now produce an average of 663,000 GPD with additional future commitments of approximately 265,074 or 465,074 with Mars Hill GPD, totaling 928,074 or 1,128,074 GPD with a total availability capacity of 1,500,000 GPD; therefore, the proposed project can be added to our current water production. There will be an additional cost to produce this water and distribute it to customer; however, our water rates generally cover this cost, especially when it involves only 1 domestic meter for monthly reading and occasional maintenance. The maintenance for the fire meter and piping is minimal, with other similar installations having little or no maintenance issues in the past.

STREETS

None of the streets in this development will be town maintained so there will be no additional impact or cost to the town's Street Division.

However, traffic at the nearby intersection of Monticello Road and US 25-70 has become increasingly busy due to other nearby apartment projects. Perhaps a traffic study will be needed to address the public's perception that traffic has become progressively busy in recent months.

STORM WATER

None of the storm drainage system or storm water management features within this private development will be maintained by the town so there will be no additional impact or cost to the Street Division.

SANITATION

The town will not be responsible for garbage pickup, brush chipping or leaf collection within this private development so there will be no additional impact to the town's Sanitation Division.

RECREATION

The town's recreational facilities (Main Street Nature Park, Lake Louise Park, and Community Center) are used by both town residents and visitors throughout the year. Additional usage by new residents from this development may increase congestion within these facilities during busy times of the year, but no one can predict the impact of such usage.

Provided by the Public Works Department
November 12, 2021



Weaverville Police Department

30 South Main Street
Post Office Box 338
Weaverville, NC 28787

James,

In response to your request regarding the possible voluntary annexation between Ollie Weaver Road, Garrison Branch Road and US Highway 25-70. A development a cost impact study was completed as well as a site survey.

Based on other developments such as Hawthorn/Holston Apartments, calls for service and required extra patrols, I do not anticipate calls for service that would be of a volume, or a degree as to adversely impact the department. As in similar complexes I anticipate we will need to patrol this new subdivision at least 1,100-1,400 times per year to have an adequate presence. Of course, this does not consider any other calls for service which might arise outside the scope of "routine patrol". However, I do anticipate a more nuisance type issues such as parking and noise complaints etc., the would be a product of living in an apartment setting.

However, we have had a number of reportable traffic collisions on Monticello Rd near US 25/70 over the last 4 years. I would anticipate the proposed development might impact the daily traffic volume on Monticello Road. As such any DOT traffic study conducted in this area would be helpful.

I have estimated fuel, maintenance and additional man hours to be the following per year:

Fuel: \$ 800.00

Maintenance: \$ 500.00

Additional man hours: 180 per year

Please let me know if you have any questions.

Respectfully,

Ron Davis
Chief

From: [Ted Williams](#)
To: [James Eller](#); [Selena Coffey](#); [Jennifer Jackson](#); [Tonya Dozier](#); [Ron Davis](#); [Dale Pennell](#); [Trent Duncan](#)
Subject: RE: Staff Report - Voluntary Annexation
Date: Tuesday, November 9, 2021 4:58:14 PM
Attachments: [image001.png](#)

James

As in previous requests we are already providing service to these parcels. These parcels consist mainly of forested area with two small rental homes at 60 Ollie Weaver Road with no calls for service at any of the parcels in the past year. Basing our call volume numbers off of Weaver View Circle for the year 2020 we can expect to see an approximate increase in call volume of roughly ½ of a percent based on the possible size of this project. We will still be able to provide our same level of service with this project but will point out that with a full build out and rental of this location as well as Holston, Garrison Branch and the Merrimon projects we will be looking at an increase of almost 3% in call volume and with our percentage of multiple calls consistently hovering around 20% we may start to see times when additional personnel are needed to answer the volume realized? I will also again just add that the North Buncombe fire tax would be eliminated for those parcels once annexed and those monies are part of our total budget.

Please let me know should I be of further assistance.

Thanks!

Ted Williams

Fire Chief

Weaverville Fire Department

(828)645-3500 ext. 1801

(828)484-7031 Direct

(828)645-9868 Fax

(828)545-2823 Cell



From: James Eller <jeller@weavervillenc.org>

Sent: Tuesday, November 9, 2021 9:11 AM

To: Selena Coffey <scoffey@weavervillenc.org>; Jennifer Jackson <jjackson@weavervillenc.org>; Tonya Dozier <tdozier@weavervillenc.org>; Ron Davis <rDavis@weavervillenc.org>; Ted Williams <twilliams@weavervillefd.org>; Dale Pennell <dale.pennell@weavervillenc.org>; Trent Duncan

<tduncan@weavervillepublicworks.org>

Subject: Staff Report - Voluntary Annexation

All,

As you are aware, Town Council is set to consider a voluntary annexation of parcels in the vicinity of Ollie Weaver Road and 25/70 just north of the CVS off Monticello Road. Attached you will find the agenda item from the October Council meeting launching the certificate of sufficiency for the proposed annexation. In short, the sum of these properties amounts to 25.24 acres and a zoning map amendment application has also been furnished requesting and initial zoning of R-12. This would amount to a theoretical maximum of 302 units in a multifamily setting. 244 units are noted on their water commitment application, but I think it is wise to plan for all that could be permitted.

302 multifamily units

As before, I am writing to request information from your respective departments which may be useful for Council's consideration in the coming deliberations. Included in the Comprehensive Land Use Plan is a requisite finding that the "town provide quality services to the proposed land use to the same extent and under existing policies." Also attached you will find the most recent version of an annexation staff report should you wish to repurpose for this instance.

If you will send your response to me I will gather all into a consolidated staff report. Thank you for your time and consideration to this matter and please feel free to contact me if I may offer any additional information.

James Eller
Planning Director
Town of Weaverville



rec'd 10/12/21

Transmittal

Date: September 15, 2021
Project Name: Ollie Weaver
CDC Project: 12148

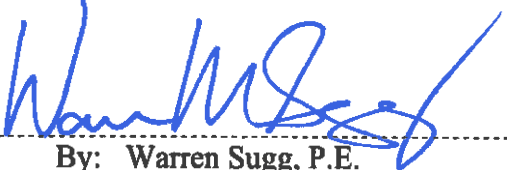
To: Dale Pennell, P.E., P.L.S.
Town of Weaverville
Public Works Director
15 Quarry Road
Weaverville, NC 28787

Via Mail Overnight Hand Delivered Pick up @ CDC Office

Copies	Date	Description
1	09-15-21	Application for a Commitment Letter
1	09-15-21	Check for \$35.00 to cover processing
1	09-15-21	11x17 Conceptual Layout Bulletin

REMARKS:

cc:


By: Warren Sugg, P.E.

TOWN OF WEAVERVILLE
WATER DEPARTMENT

APPLICATION FOR A COMMITMENT LETTER

APPLICANTS NAME: Warren Sugg, P.E.

PROJECT NAME: Ollie Weaver

ADDRESS: 168 Patton Avenue

LOCATION: 60 Ollie Weaver Rd., Garrison

Asheville, NC 28801

Branch Rd., 55 Garrison Branch No 2 Rd

PHONE NUMBER: 828-252-5388

PIN NUMBER: 9733-73-5347; 9733-83-3019; 1054

ELEVATION: 2120

TYPE OF SERVICE:

- | | | |
|-------------|-------------------------------------|---|
| RESIDENTIAL | <input type="checkbox"/> | SINGLE FAMILY HOME |
| | <input type="checkbox"/> | TWO FAMILY _____ NUMBER OF BUILDINGS |
| | <input checked="" type="checkbox"/> | MULTI-FAMILY <u>11</u> NO. OF BUILDINGS <u>24/20</u> UNITS PER BUILDING |
| | <input type="checkbox"/> | RESIDENTIAL SUBDIVISION _____ NO. OF LOTS |
| COMMERCIAL | <input type="checkbox"/> | SINGLE COMMERCIAL BUILDING |
| | <input type="checkbox"/> | UNIFIED BUSINESS DEVELOPMENT _____ NO. OF BUILDINGS |
| | | _____ NO. OF UNITS |
| INDUSTRIAL | <input type="checkbox"/> | SANITARY FACILITIES ONLY |
| | <input type="checkbox"/> | SANITARY & INDUSTRIAL PROCESS WATER |
| OTHER | <input type="checkbox"/> | FIRE SPRINKLER SYSTEM |
| | <input type="checkbox"/> | IRRIGATION SYSTEM |
| | <input type="checkbox"/> | _____ |

CAPACITY REQUESTED:

MAXIMUM GALLONS PER MINUTE 1,000
MAXIMUM GALLONS PER DAY 98,000
ANTICIPATED DATE OF SERVICE Fall 2022

PROJECT DESCRIPTION:

By way of Attachment(s) provide as much information as possible about this project. At minimum, attach A copy of the County Tax Map showing the location of the property. If the project involves a subdivision or more than one building location, a topographic map of the property is required to show building or lot Elevation.

ACKNOWLEDGEMENT:

I Warren Sugg, P.E. understand that the processing fee of \$ 35 paid herewith is non-refundable and is to cover the costs of processing and investigating this request and that an additional Commitment Fee based on the size and number of connections is due upon approval. It is further understood that the Town has the exclusive right to deny the request for any reason whatsoever.

Signature Warren M Sugg

Date 10/11/2021



WATER DEMAND CALCULATIONS

Project Scope: This project will consist of 244 - 3 bedroom 2 bath units.

AVERAGE DAILY DEMAND

Establishment Type	Daily Design Flow	No. of Units	Total Flow	Notes
3 Bed/2 Bath Units	400 gal / Unit	244	97,600 gpd	
			-	
Average Daily Demand			97,600 gpd	rounded to 98,000

Are fixture counts available: Yes

PEAK WATER DEMAND

Fixture Type	Demand Weight of Fixtures	No. of Fixtures	Fixture Units
Sinks	4 fixture units / Fixture	488	1,952
Water Closet FV	5 fixture units / Fixture	488	2,440
Bath/Shower	4 fixture units / Fixture	488	1,952
Washing Machine	4 fixture units / Fixture	244	976
Dishwasher	1.4 fixture units / Fixture	244	342
Total Fixture Units			7,662
Total Peak Water Demand			1,000 gpm

FIRE PROTECTION

Unit demand = 1,000 GPM

Notes:

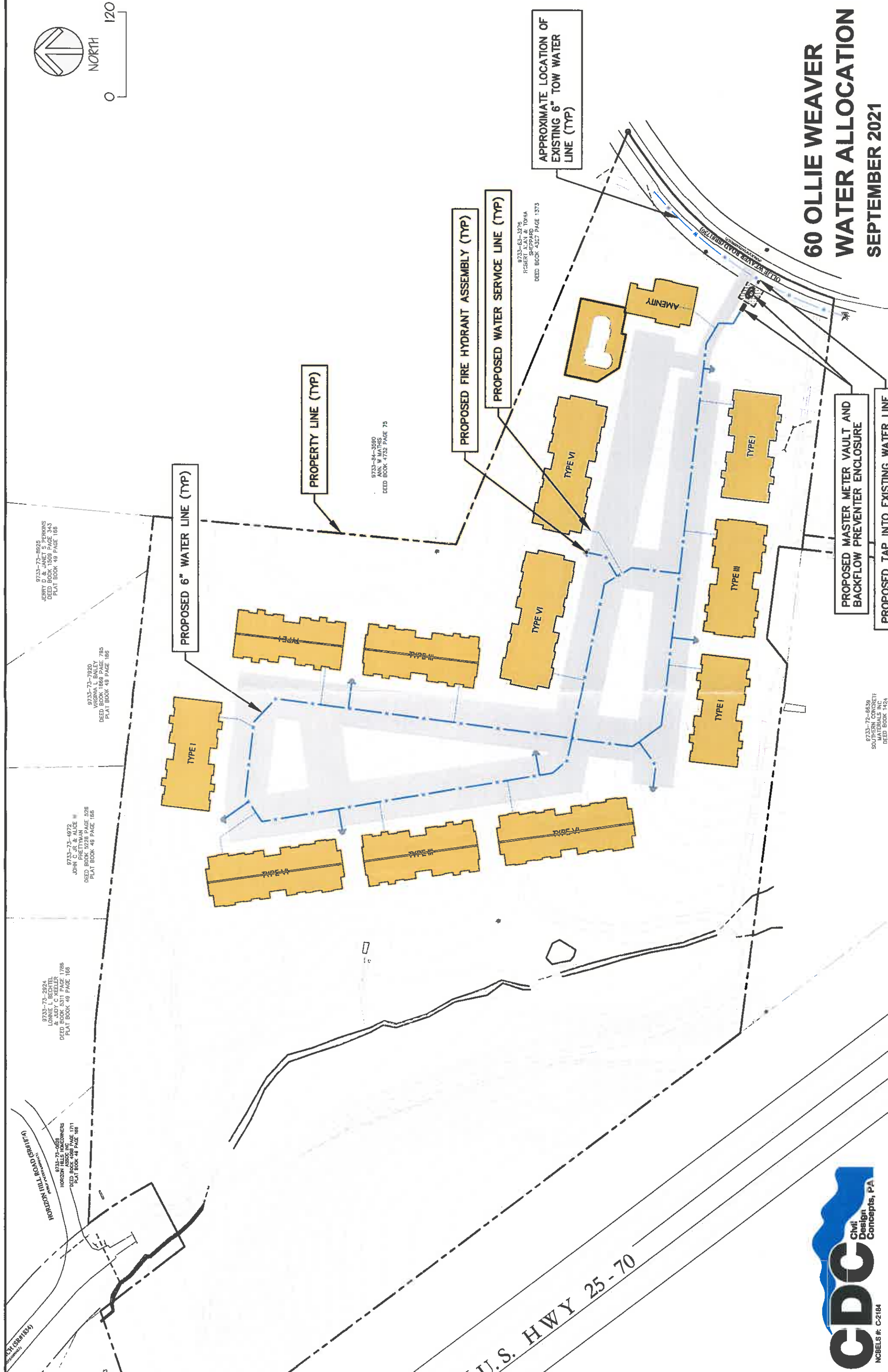
1. Establishment types and daily design flows from Average Daily Water Demand Chart.
2. Fixture types and demand weight from COA Design & Construction Manual figure W02-b.
3. Peak design flows are from Instantaneous Water Demands Chart.
4. Calculated domestic water demand above is based upon anticipated fixture counts for the project. Final calculations shall be done by the Plumbing Engineer during construction document preparation.



NORTH

120

60 OLLIE WEAVER WATER ALLOCATION SEPTEMBER 2021



9733-73-8825
JERRY D. & JANET S. PERKINS
DEED BOOK 1569 PAGE 343
PLAT BOOK 49 PAGE 166

9733-73-7820
VIRGINIA L. BAILEY
DEED BOOK 1868 PAGE 795
PLAT BOOK 49 PAGE 186

9733-73-4972
JOHN C. JR. & ALICE W.
PRETTYMAN
DEED BOOK 3221 PAGE 528
PLAT BOOK 49 PAGE 186

9733-73-2024
LONNIE L. BECHTEL
& JUDY C. WELLS
DEED BOOK 1571 PAGE 186
PLAT BOOK 49 PAGE 186

9733-73-0659
HOBSON ASSOC. INC.
DEED BOOK 408 PAGE 1071
PLAT BOOK 49 PAGE 186

897
PAGE 1873

9733-84-3590
ANN. W. MATHEIS
DEED BOOK 4732 PAGE 75

9733-68-1376
ROBERT A. JAY & TONIA
SHEPPARD
DEED BOOK 4327 PAGE 1373

9733-72-6639
SOUTHERN CONCRETE
INDUSTRIES, INC.
DEED BOOK 1424
PAGE 144

48 U.S. HWY 25-70



NCBELS #: C-2184

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS
OF THE TOWN OF WEAVERVILLE, NORTH CAROLINA –
WEAVERVEGAS, LLC, AND SCHULZ – 25+/- ACRES ON OLLIE WEAVER ROAD
ANNEXATION #2022-1**

WHEREAS, the Town Council has been petitioned under N.C. Gen. Stat. § 160A-31 to annex the area described below and to designate the property as R-12 zoning; and

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

WHEREAS, Town Council directed the Town Clerk to investigate the sufficiency of the petition and the Town Clerk has certified the sufficiency of the petition;

WHEREAS, on 7 December 2021 the Planning and Zoning Board reviewed the requested R-12 zoning designation, found multifamily residential zoning to be consistent with the Town's Comprehensive Land Use Plan and in particular the future land use map incorporated into said Plan;

WHEREAS, public hearings on the question of annexation and initial zoning were held during a hybrid meeting of Town Council on 28 February 2022 at 6:00 p.m., that allowed both in-person and remote participation, after due notice by mailing, posting the property, and publication on 10 February 2022 and 17 February 2022, and a written comment period beginning on 7 February 2022;

WHEREAS, at the public hearing the residents of Weaverville and the surrounding area were given an opportunity to be heard on any questions regarding the desirability of the annexation and the R-12 zoning requested;

WHEREAS, Town Council finds that the petition is valid and the public health, safety, and welfare of the inhabitants of the Town and the area proposed for annexation will best be served by annexation of the area proposed;

WHEREAS, when considering such factors as the size, physical conditions, and other attributes of the property, the benefits and detriments to the landowners, the neighbors, and the surrounding community, and the relationship between the current actual and permissible development on the property and the adjoining areas and the development that would be permissible under the proposed zoning, Town Council finds that R-12 zoning is reasonable and in the public interest in that R-12 zoning is compatible with the current uses and zoning of several properties within the areas and that a multifamily residential development, which is the primary use that is permitted in the R-12 zoning district, could act as a transition between the existing industrial and commercial uses and single-family dwellings that are located near the properties;

WHEREAS, Town Council further finds that R-12 zoning is consistent with the Town's Comprehensive Land Use Plan;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Weaverville, North Carolina, that:

1. By virtue of the authority granted by N.C. Gen. Stat. § 160A-31, the +/-25 acres which are shown on the survey that is attached hereto and incorporated herein by reference, said properties being described in Deed Book 5814 at Page 412 and Deed Book 4305 at Page 609, both of Buncombe County Registry, and further identified as Buncombe County Parcel Identification Numbers 9733-73-5347, 9733-83-1054, and 9733-83-3019 are hereby annexed and made part of the Town of Weaverville. Said territory shall be subject to the municipal taxes according to N.C. Gen. Sta. § 160A-58.10.
2. From and after the effective date of this annexation ordinance, the area so annexed shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Weaverville and shall be entitled to the same privileges and benefits as other parts of the Town of Weaverville.
3. The Zoning Map of the Town of Weaverville is hereby amended to establish an R-12 zoning classification for the property so annexed.
4. The property owner is directed to submit to the Town of Weaverville an annexation map showing the property so annexed for recordation purposes.
5. The Mayor of the Town of Weaverville shall cause to be recorded in the Office of the Register of Deeds for Buncombe County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Paragraph 1 above and shown on the attached survey, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Buncombe County Board of Elections as required by N.C. Gen. Stat. § 163-288.1.
6. This ordinance shall be in full force and effect immediately.

ADOPTED THIS the ____ day of _____, 2022, with ____ voting in favor and ____ against.

PATRICK FITZSIMMONS, Mayor

ATTESTED BY:

JAMES ELLER, Town Clerk

APPROVED AS TO FORM:

JENNIFER O. JACKSON, Town Attorney

The Town of
Weaverville
NORTH CAROLINA

March 29, 2022

Mr. Warren Sugg, PE
Civil Design Concepts, PA
168 Patton Avenue
Asheville, NC 28801

Re: Water Commitment for 60 Ollie Weaver Road Apartments
PIN 9733-73-5347, 9733-83-3019, 9733-83-1054

Dear Mr. Sugg:

This letter represents the Town of Weaverville's review of the water commitment request that was submitted by you on behalf of WeaverVegas, LLC dated September 15, 2021 and received on October 12, 2021. Your request indicated that a proposed development on the properties listed above would consist of 11 buildings totaling 244 units. You requested domestic water service for 244 apartments at 400 GPD each (97,800 GPD) rounded to 98,000 GPD and fire protection service at 1000 GPM. 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. The following represents the conditions that must be met in order for the Town to provide water to your project:

1. Please have your engineer coordinate with Weaverville Public Works Director Dale Pennell on the detailed plans, materials, and installation of this water service.
2. All water services must be installed in accordance with Town Code and Water Policies, Procedures, and Specifications. Component submittals must be provided to the Public Works Director for approvals. Work must be performed by a NC Licensed Utility Contractor and supervised by Town staff.
3. The Owner/Developer is to pay all costs associated with the installation of the water service, water service line, taps, meters, valves, and other related appurtenances.
4. Tap fees are not required where taps, meters, and associated appurtenances are provided and installed by Owner/Developer; a Tap Fee must be paid if the tap is made by

30 South Main Street • Weaverville, NC 28787 (PO Box 338)

(828) 645-7116 • Fax (828) 645-4776

www.weavervillenc.org

Town Staff. System Development Fees, Service Charges, and Deposits will be assessed at the time water service is requested to be turned on.

5. This water commitment is valid only for the project described in this letter and is valid for 1 year from the date of this letter. Installation of the water system improvements must begin before the expiration date unless otherwise extended per town policy.
6. This water commitment does not constitute the Town's approval and acceptance of the proposed project.
7. This water commitment cannot be used to secure a building permit. To be eligible for a building permit, your water tap(s) for the project must be installed, approved, and activated.

You paid \$100 on January 14, 2022 as part of your Application for a Commitment Letter. Additional fees based on the size of the domestic meter for the approved connection will be required to activate your account per the Town's current Fee Schedule.

Sincerely,

Selena D. Coffey, MPA, ICMA-CA
Town Manager

cc: Dale Pennell, Public Works Director

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, March 28, 2022

Subject: Initial Consideration of a Conditional District by Town Council
– Duke Energy Substation

Presenter: Planning Director

Attachments: Sec. 20-3203 Conditional districts, Conditional District
Application and Supporting Documents

Description:

Staff is in possession of a conditional district application which proposes a Duke Energy substation on an unaddressed 33.75 acre tract on Hickory Lane bearing the parcel identification number 9732-72-5148.

Such conditional district applications are eligible for initial consideration by Town Council where the opportunity may be taken to share preliminary thoughts related to the proposal. The initial consideration shall not serve as a final determinization and Town Council must refer the request to the Planning Board for the full review process as required by N.C.G.S. Chapter 160D and Town Code Sec. 20-3203.

Action Requested:

Any preliminary thoughts of Town Council on the proposal are appropriate at this time. Afterwards, staff and the applicant may consider the views of Council as the application progresses through the conditional district review process.

Staff requests that Town Council refer the proposal to the Planning Board for the next phase of conditional district review.

Sec. 20-3203. Conditional districts.

- (a) *Intent.* It is expected that, in most cases, a conventional district will appropriately regulate site-specific impacts of permitted uses and structures on surrounding areas, however conditional districts provide for those situations where a particular use, properly planned, may be appropriate for a particular site, but where the underlying conventional district has insufficient standards to mitigate the site-specific impact on surrounding area.
- (b) *Consideration for any use.* Any use may be considered for a conditional district and shall be established on an individual basis, upon petition of the property owner.
- (c) *Conditions.* Specific conditions may be proposed by the petitioner or by the town, but only those conditions approved by the town and consented to by the petitioner in writing may be incorporated into the zoning regulations. Unless consented to by the petitioner in writing, in the exercise of the authority granted by G.S. 160D-703(b) and this section, the town may not require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land. Conditions and site-specific standards imposed in a conditional district must be limited to those that address the conformance of the development and use of the site to town ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably expected to be generated by the development or use of the site.
- (d) *Petition.* Property may be placed in a conditional district only in response to a petition by all owners of the property to be included. The petition must be signed by all property owners, or agents of the owners, of all of the property to be included in the district and shall be accompanied by a statement analyzing the reasonableness of the proposed rezoning request by the petitioner, the established fee, and documentation as required by the following:
 - (1) A preliminary plan or site plan that is substantially in compliance with the mapping standards set out in Code section 20-2504 and supporting information that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to all predetermined ordinance requirements, will govern the development and use of the property;
 - (2) The number and general location of all proposed structures;
 - (3) The proposed use of all land and structures, including the number of residential units or the total square footage of any nonresidential development;
 - (4) All yards, buffers, screening, landscaping, and sidewalks required by ordinance, and notations of any deviation from requirements;
 - (5) Proposed number and location of the signs;
 - (6) Proposed phasing, if any, and the approximate completion time for the project;
 - (7) Traffic, parking, and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets, existing and proposed;
 - (8) Information on the height of all proposed structures;
 - (9) Exterior features of all of the proposed development including but not limited to construction and finishing materials.
- (e) *Approval procedure.* Except as specifically modified by this section, the procedures to be followed by the planning board and town council in reviewing, granting, or denying any petition for a conditional district shall

be the same as those established for zoning map amendments (see Code section 20-1504). The following additional procedures shall also apply for the approval of conditional districts:

- (1) *Initial consideration by town council.* Petitions for conditional districts shall be initially reviewed by town council. After its initial consideration of a petition for a conditional district, town council shall refer the request to the planning board for the full review process as required by G.S. Chapter 160D. Initial consideration of such petitions are intended to provide town council with the opportunity to express their preliminary thoughts related to the petition but shall not serve as a final determination on same.
 - (2) *Community meeting.* Before a public hearing may be held by the town council on a petition for a conditional district the petitioner must file in the office of the town clerk a written report of at least one community meeting held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this subsection shall be considered by the town council but shall not be subject to judicial review. Notice of the community meeting shall be posted on the property and mailed to all the property owners within 200 feet of the property boundaries not more than 25 days nor less than ten days prior to the meeting.
- (f) *Approval and ordinance.* If a petition for a conditional district is approved, the development and use of the property shall be governed by the ordinance establishing the conditional district, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved conditional district. Each conditional district will be given a special number, distinguishing such conditional district from another zoning district. Each ordinance adopted by town council which establishes a conditional district within the town is hereby incorporated into this chapter as a separate and unique zoning district and shall be reflected on the town's zoning map. Copies of such ordinances shall be kept on file with the town clerk and may be reviewed upon request.
 - (g) *Time limits.* Time limits for the completion of the project's infrastructure and completion of construction may be established as conditions of the conditional district, subject to consent of the property owner. Extensions to established time frames shall be subject to the approval of town council.
 - (h) *Phasing of projects.* Project phasing must be reviewed and approved with the conditional district. Phases must be shown on the site plan that is adopted in conjunction with the ordinance approving the conditional district and the time periods related to the phasing must also be addressed in said ordinance.
 - (i) *Performance guarantees.* At the discretion of the town council, the property owner may be required to post performance guarantees to guarantee the successful completion of required improvements included in the approved conditional district. Such performance guarantees are subject to the provisions of G.S. 160D-804.1.
 - (j) *Judicial review.* Conditional district decisions under this section are legislative decisions that are presumed valid if there is a reasonable basis for the decision.
 - (k) *Future variance request.* Properties subject to a conditional district are not eligible for variances on the approved project.
 - (l) *Maintaining the conditional district.* A conditional district is a rezoning which represents both a text and map amendment and as such is must be maintained after the sale of the property district.
 - (m) *Modifications.* Minor modifications and major amendments to approved conditional districts shall be in accordance with Code section 20-1303.

-
- (n) *Final plat approval process.* All water, sewer, stormwater infrastructure, and all street, sidewalk, and similar improvements must be installed and verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat is to be reviewed by the zoning administrator and the technical review committee for compliance with the relevant portions of the ordinance approving the conditional district for the project. Upon finding that the required infrastructure is complete and the final plat is in compliance with the ordinance, the planning director, or their designee, shall approve the final plat and authorize the recordation of same. Final plats must contain all applicable information as set out in Code section 20-2504 and Code section 20-2505.
- (o) *Issuance of zoning permits.* The zoning administrator shall not issue a zoning permit until a final plat has been approved and recorded.

(Ord. of 5-24-2021(1) , § 5)

CONDITIONAL DISTRICT APPLICATION

Planning and Zoning Department
30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weaverville.org
Application Fee Based Upon Size of Property



Conditional Districts address situations in which a particular use, properly planned, may be appropriate for a specific site but, the existing zoning district of the site has insufficient standards to mitigate the site-specific impact on the surrounding area. Uses which may be considered for a Conditional District shall be established on the Table of Uses found at Sec. 20-3205. Additional information related to Conditional Districts may be found at Sec. 20-3203.

At the discretion of the Town Council, it may be required of the property owner to guarantee performance or completion of conditions included in the Conditional Zoning Plan. Such guarantee may take the form of: (1) a surety performance bond made by a company licensed and authorized in North Carolina, (2) a bond of a developer with an assignment to the Town of a certificate of deposit, (3) a bond of developer secured by an official bank check drawn in favor of the Town and deposited with the Town Clerk, (4) cash or an irrevocable letter of credit, (5) a bank escrow account whereby the developer deposits cash, a note, or a bond with a federally insured financial institution into an account payable to the Town. The amount of the guarantee shall be determined by Town Council.

OWNER/APPLICANT NAME:
DUKE ENERGY PROGRESS, LLC

APPLICATION DATE:
FEBRUARY 15, 2022

BRIEFLY DESCRIBE THE PROJECT:
Duke Energy Progress proposes constructing an electrical substation to meet the growing energy demand in the Town of Weaverville, NC

PHONE NUMBER:
(919) 546-7451

PROPERTY ADDRESS:
9999 HICKORY LN

PIN: 973272514800000

DEED BOOK/PAGE:
DB 5729 PG 1868

LOT AREA (acres): 33.75

ZONING DISTRICT: R-3


SIGNATURE OF APPLICANT

02/14/2022
DATE

Application fees are due at the time of submittal. Withdrawal of an application after the public hearing has been advertised will result in the forfeiture of the application fee.

CONDITIONAL DISTRICT APPLICATION

Planning and Zoning Department
 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
 (828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org
Application Fee Based Upon Size of Property



A petition for a Conditional District must include a site plan and supporting information that specifies the intended uses for property. A complete site plan shall be substantially compliant with the mapping standards found within Sec. 20-2504. Additional information may be requested by members of staff, the Planning Board or Town Council.

	Title block containing:
✓	Name of owner & applicant
✓	Property address
✓	Buncombe County PIN
✓	Date or dates survey was conducted or plan prepared
✓	Scale of the drawing in feet per inch
✓	Deed book and page reference of the deed
✓	Zoning designation of property
✓	Sketch vicinity map depicting the relationship between the proposed subdivision and the surrounding area
✓	North Arrow and orientation
✓	Lot area in acres and square feet
✓	Existing topography of the site and within 300 feet of the site boundary in five (5) foot contours
N/A	Delineation of areas within the floodplain.
✓	Names of owners of adjoining properties, Buncombe County PIN, and zoning designation
✓	Minimum building setback lines applicable to the lot, including drainage or utility easements
N/A	Proposed number and location of signs
✓	Exact dimensions, location, height, and exterior features of proposed buildings and structures
✓	Photographs of buildings on properties within 200 ft. of subject property
✓	Utility easements
N/A	Existing and proposed sanitary sewer system layout and a letter of commitment
N/A	Existing and proposed water distribution system layout and a letter of commitment
N/A	Plans for individual water supply and sewerage/septic disposal system, if any
✓	A statement as to whether or not natural gas, telephone, electric, and cable lines are to be installed, and whether they will be above or below ground
N/A	Exact dimension and location of all traffic, parking, and circulation plans showing the proposed location and arrangement of parking spaces.
N/A	Existing and proposed roads, driveways, ingress/egress, easements, and rights-of-way both private and public.
N/A	Existing and proposed encroachments into setbacks, rights-of-way, and/or easements, if any
✓	Proposed phasing, if any, and expected completion date of the project.

Upon reviewing the application, site plan, and supporting documents, the Planning and Zoning Board will issue statement of reasonableness of the proposed Conditional District.

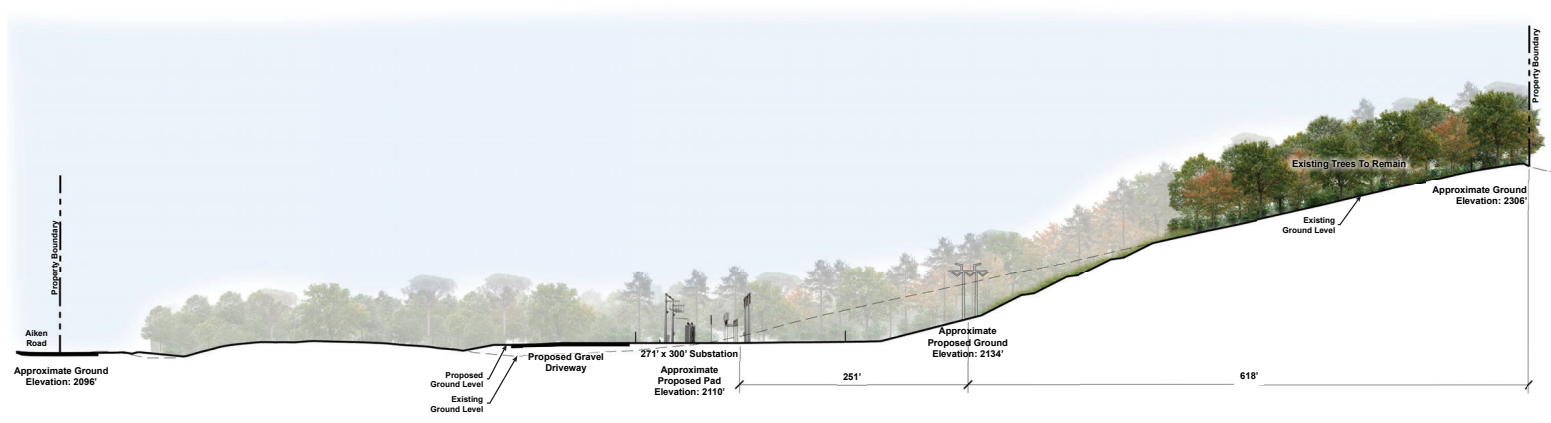
Before a public hearing may be held by the Town Council, the petitioner must file in the Office of the Town Clerk, a written report of at least one community meeting held by the petitioner. The report shall include a list of those persons and organization notified of the meeting detailing the method and date of contact' the date, time, and location of the meeting; a roster of persons in attendance, a summary of issues discussed, and a description of any changes to the petition as a result of the meeting. In the event the petitioner has not held at least one meeting, the petitioner shall file a report documenting efforts that were made and the reasons such a meeting was not held.



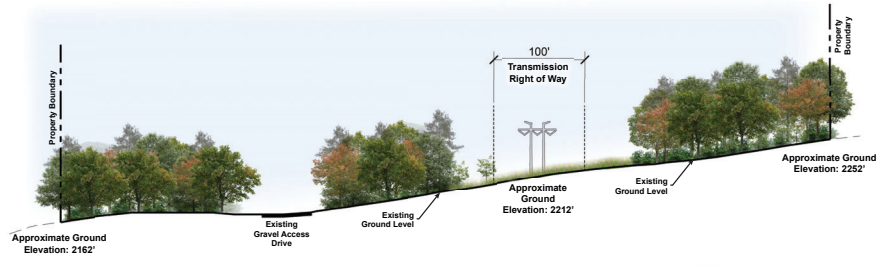
REEMS CREEK 115vK SUBSTATION

Conditional District Plan
Date: 02-08-2022





Section A - Substation Pad
Horizontal & Vertical Scale: 1" = 50'



Section B - Transmission Line
Horizontal & Vertical Scale: 1" = 50'



Section Plan
Scale: 1" = 200'

REEMS CREEK 115vK SUBSTATION

Conditional District Sections
Date: 02-08-2022





CONDITIONAL DISTRICT SITE PLAN

REEMS CREEK 115 KV SUBSTATION

AIKEN RD, WEAVERVILLE, NC
BUNCOMBE COUNTY, NC

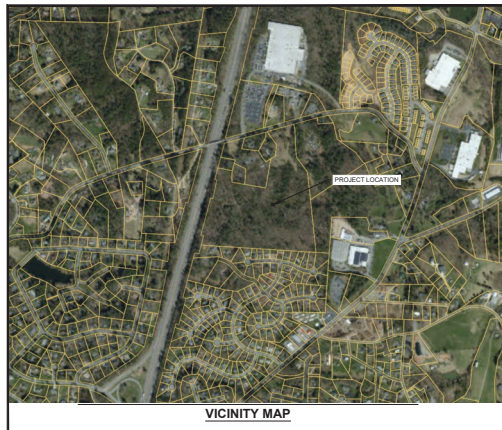
LATITUDE: N 35°40'58.0"
LONGITUDE: W 82°34'38.8"

PROPERTY CONTACT
PHILIP ZEH
411 FAIRVIEW ST
RALEIGH, NC 27603
PHONE: 919-982-9451

PROJECT INFORMATION	
LANDOWNER	DUKE ENERGY PROGRESS, LLC 411 FAIRVIEW ST RALEIGH, NC 27603 PHONE: 919-982-9451
ENGINEER	HDR ENGINEERING INC. OF THE CAROLINAS 400 S. CHURCH ST. SUITE 1800 CHARLOTTE, NC 28202-2875 PHONE: (704) 384-6250
SURVEYOR	WESLEY DONAHUE, INC. 3275 HANCOCK PLAZA BLVD, SUITE 100 CHARLOTTE, NC 28217 PHONE: 980-362-9561
DATE OF SURVEY	FEBRUARY 3, 2022
EXISTING USE	UNDEVELOPED
PROPOSED USE	SUBSTATION
PARCEL ID (BUNCOMBE COUNTY PIN)	0720251488000
DEAD BOOK AND PAGE NUMBER	375-1188
EXISTING ZONING	R-3
PROPOSED ZONING	CONDITIONAL DISTRICT
TOTAL ACREAGE	33.75 AC. (14,735,100 SQ)
ACREAGE OF LAND TO BE DISTURBED/EXPOSED	15.68 AC. (674,264 SQ)
EXISTING IMPERVIOUS AREA	0.00 AC.
PROPOSED IMPERVIOUS AREA %	5.7%
PROPOSED IMPERVIOUS AREA (TOTAL)	2.13 AC.
PROPOSED IMPERVIOUS AREA (TOTAL INCLUDING FUTURE)	2.13 AC.
RIVER BASIN	FRESHWATER
DATE PLAN PREPARED	FEBRUARY 14, 2022

* THE SUBSTATION PAD IS CONSIDERED TO BE PERVIOUS PER NCDEQ REGULATIONS AND IS NOT CONSIDERED BUILT-UPON AREA FOR THE DEVELOPMENT.

NOTE: NO NATURAL GAS LINES WILL BE INSTALLED AS PART OF THE PROJECT. THE PROJECT IS FOR AN ELECTRIC SUBSTATION WHICH WILL HAVE OVERHEAD TRANSMISSION AND DISTRIBUTION LINES ON THE SITE.



VICINITY MAP



CONTEXT NARRATIVE:
THE PROPOSED REEMS CREEK STATION PROJECT IS LOCATED IN BUNCOMBE COUNTY NEAR WEAVERVILLE, NORTH CAROLINA, AND WILL DISTURB APPROXIMATELY 15.68 ACRES OF AN EXISTING DUKE ENERGY-OWNED 33.75 ACRE UNDEVELOPED PARCEL. THE PARCEL WILL BE DEVELOPED IN SUPPORT OF POWER GENERATION NEEDS WITHIN THE AREA AND IS SUBJECT TO A MORE RELIABLE GRID. PRIOR TO INITIATING SITE WORK ASSOCIATED WITH THE CONSTRUCTION OF THE RETAIL SUBSTATION, A DUKE ENERGY CONSTRUCTION CONTRACTOR WILL INSTALL EROSION CONTROL MEASURES TO ENCOMPASS THE ANTICIPATED CONSTRUCTION LIMITS.

- GENERAL NOTES:**
1. PRIOR TO COMMENCEMENT OF CONSTRUCTION, OBTAIN THE LATEST SUBSTATION PHYSICAL DESIGN FROM DUKE ENERGY. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
 2. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
 3. COORDINATE DRIVEWAY CONSTRUCTION WITH HCCDOT.
 4. THE PROPOSED PROJECT EXPECTED COMPLETION DATE IS NOVEMBER, 2023.

SHEET INDEX

COVER SHEET	SHT 1 OF 7
ALTA / NBPS LAND TITLE SURVEY (1 OF 3)	SHT 2 OF 7
ALTA / NBPS LAND TITLE SURVEY (2 OF 3)	SHT 3 OF 7
ALTA / NBPS LAND TITLE SURVEY (3 OF 3)	SHT 4 OF 7
OVERALL SITE PLAN	SHT 5 OF 7
SITE PLAN (1 OF 2)	SHT 6 OF 7
SITE PLAN (2 OF 2)	SHT 7 OF 7



HDR Engineering Inc.
of the Carolinas
N.C. REG. E.I.T. #F-0116
555 Fayetteville St Suite 900
Raleigh, NC 27601-3024
919.233.8500



REEMS CREEK 115 KV SUBSTATION

COVER SHEET

NO.	DATE	REVISION	BY	CHK.	APP.	DATE	LOCATION	SCALE	REEMS SUBSTATION	SCALE RATIO	APP. DTB
01.	02/14/2022	CONDITIONAL DISTRICT SUBMITTAL	ZEH	JFS	DTB		REEMS SUBSTATION	SCALE	REEMS SUBSTATION	SCALE RATIO: 1:1	APP. DTB
		REVISION				02/14/2022	DWG NO. RDC-80903				SHEET 1 OF 07

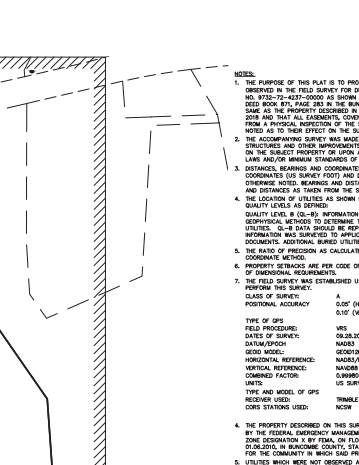


BEFORE YOU DIG! CALL 811

DISTRICT	MINIMUM LOT AREA (SQ FT)	MINIMUM LOT WIDTH (FT)	MINIMUM FRONT YARD SETBACK (FT)	MINIMUM SIDE YARD SETBACK (FT)	MINIMUM REAR YARD SETBACK (FT)	MINIMUM HEIGHT (FT)	MINIMUM NUMBER OF UNITS	MINIMUM PERCENTAGE OF OPEN SPACE	MINIMUM PERCENTAGE OF OPEN SPACE
RESIDENTIAL	10,000	30	10	5	10	35	1	10	10

GENERAL NOTES:

- THIS SURVEY IS BASED ON THE EXISTING PHYSICAL EVIDENCE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY AS SHOWN BY THE RECORDS OF THE PUBLIC RECORDS OF THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA.
- THE SUBJECT PROPERTY IS SHOWN BY THE RECORDS OF THE PUBLIC RECORDS OF THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.
- THE SUBJECT PROPERTY IS SHOWN BY THE RECORDS OF THE PUBLIC RECORDS OF THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.
- THE SUBJECT PROPERTY IS SHOWN BY THE RECORDS OF THE PUBLIC RECORDS OF THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.
- THE SUBJECT PROPERTY IS SHOWN BY THE RECORDS OF THE PUBLIC RECORDS OF THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.

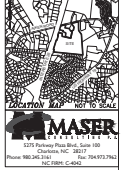


CLIENT: DUKE ENERGY PROGRESS
CONTACT: 500 SOUTH WINN STREET, CHARLOTTE, NC 28203

REVISIONS:

- ISSUE AND MAPS SHOWN HEREON.
- REVISIONS TO THE SURVEY AND MAPS BY MASON & ASSOCIATES, INC. DATED DECEMBER 21, 2017, RECORDED IN THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.
- REVISIONS TO THE SURVEY AND MAPS BY MASON & ASSOCIATES, INC. DATED DECEMBER 21, 2017, RECORDED IN THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.
- REVISIONS TO THE SURVEY AND MAPS BY MASON & ASSOCIATES, INC. DATED DECEMBER 21, 2017, RECORDED IN THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.
- REVISIONS TO THE SURVEY AND MAPS BY MASON & ASSOCIATES, INC. DATED DECEMBER 21, 2017, RECORDED IN THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.

DATE: FEBRUARY 20, 2018
BY: JOHN C. GREEN, PLS 1-4818



DUKE ENERGY PROGRESS
 500 SOUTH WINN STREET
 CHARLOTTE, NC 28203

CLIENT: DUKE ENERGY PROGRESS
CONTACT: 500 SOUTH WINN STREET, CHARLOTTE, NC 28203

REVISIONS:

- ISSUE AND MAPS SHOWN HEREON.
- REVISIONS TO THE SURVEY AND MAPS BY MASON & ASSOCIATES, INC. DATED DECEMBER 21, 2017, RECORDED IN THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.
- REVISIONS TO THE SURVEY AND MAPS BY MASON & ASSOCIATES, INC. DATED DECEMBER 21, 2017, RECORDED IN THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.
- REVISIONS TO THE SURVEY AND MAPS BY MASON & ASSOCIATES, INC. DATED DECEMBER 21, 2017, RECORDED IN THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.
- REVISIONS TO THE SURVEY AND MAPS BY MASON & ASSOCIATES, INC. DATED DECEMBER 21, 2017, RECORDED IN THE BUREAU OF RECORDS AND MAPS OF THE STATE OF NORTH CAROLINA AS BEING PART OF PLAT BOOK 146, PAGE 127.

DATE: FEBRUARY 20, 2018
BY: JOHN C. GREEN, PLS 1-4818

ALTAIR'S CERTIFICATION:
 I, JOHN C. GREEN, CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE DESCRIPTION RECORDED IN BOOK 146, PAGE 127), THAT THE BOUNDARIES NOT SHOWN WERE CLEARLY MARKED AND SHOWN FROM INFORMATION FOUND IN BOOK 146, PAGE 127, THAT THE BASIS OF PROGRESS AS CALCULATED IS CORRECT, THAT THIS SURVEY WAS NOT PERFORMED IN ACCORDANCE WITH G.S. 47-50 AS AMENDED, WITHIN MY ORIGINAL, QUANTITATIVE, MEASUREMENT NUMBER AND SCALE.

THIS 20th DAY OF FEBRUARY, 2018.

JOHN C. GREEN, PLS 1-4818
 MASON CONSULTING, CONNECTICUT P.C.
 100 W. MAIN ST., SUITE 200, CHARLOTTE, NC 28203
 NC PRC #C-4746

DATE: FEBRUARY 20, 2018
BY: JOHN C. GREEN, PLS 1-4818

ALTAIR'S CERTIFICATION:
 I, JOHN C. GREEN, CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE DESCRIPTION RECORDED IN BOOK 146, PAGE 127), THAT THE BOUNDARIES NOT SHOWN WERE CLEARLY MARKED AND SHOWN FROM INFORMATION FOUND IN BOOK 146, PAGE 127, THAT THE BASIS OF PROGRESS AS CALCULATED IS CORRECT, THAT THIS SURVEY WAS NOT PERFORMED IN ACCORDANCE WITH G.S. 47-50 AS AMENDED, WITHIN MY ORIGINAL, QUANTITATIVE, MEASUREMENT NUMBER AND SCALE.

THIS 20th DAY OF FEBRUARY, 2018.

JOHN C. GREEN, PLS 1-4818
 MASON CONSULTING, CONNECTICUT P.C.
 100 W. MAIN ST., SUITE 200, CHARLOTTE, NC 28203
 NC PRC #C-4746

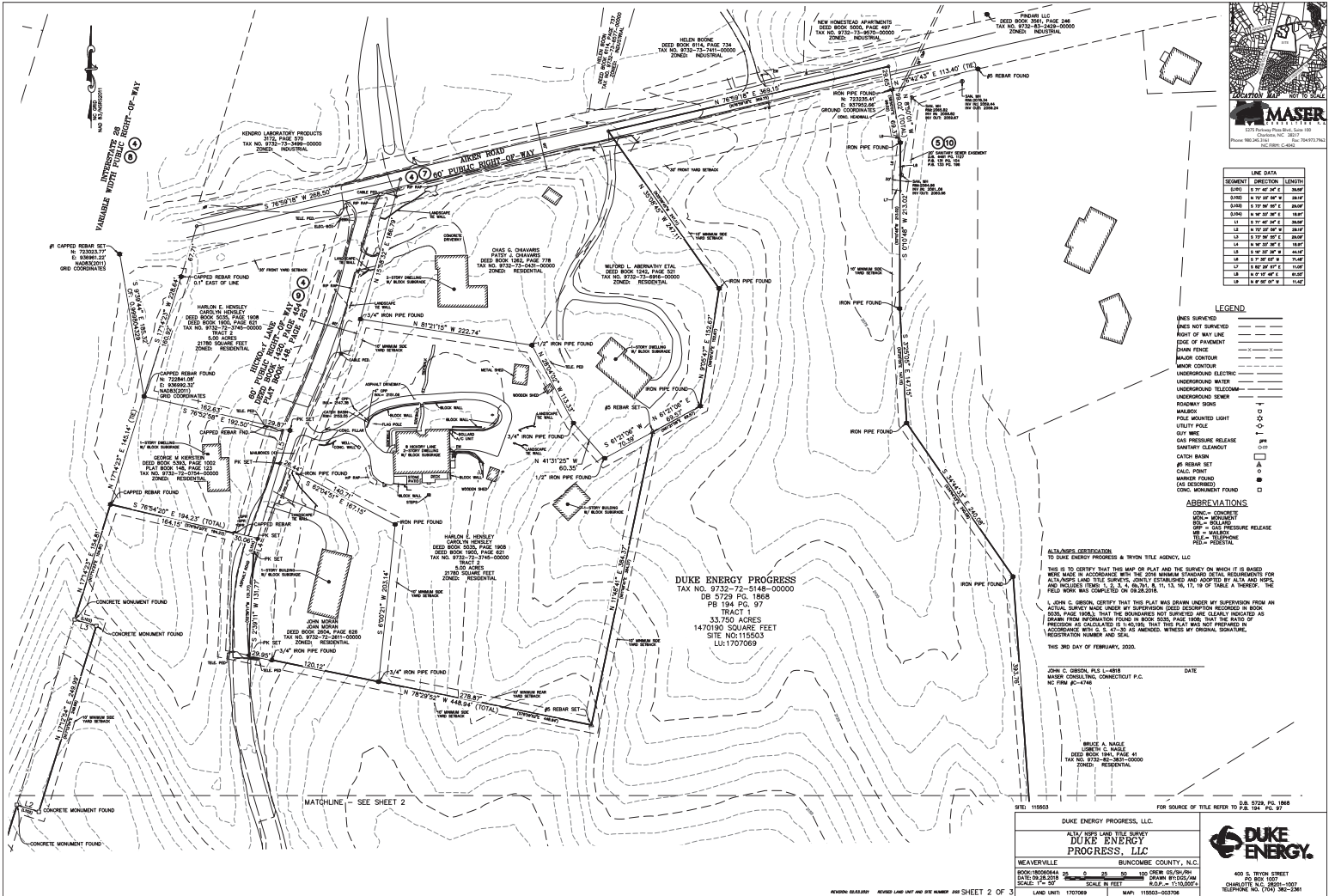
WID 115550 FOR SOURCE OF TITLE REFER TO S.B. 1729, P.C. 1868

DUKE ENERGY PROGRESS, LLC
 ALTAIR'S LAND TITLE SURVEY
 DUKE ENERGY PROGRESS, LLC

WEAVERVILLE
 8000-10000044 40 0 30 100 100 ORDER 05/19/18
 1:100' SCALE 1:100' SCALE R.O.P. = 1/10,000'

WEAVERVILLE
 8000-10000044 40 0 30 100 100 ORDER 05/19/18
 1:100' SCALE 1:100' SCALE R.O.P. = 1/10,000'

DUKE ENERGY
 400 S. TRYON STREET
 CHARLOTTE, NC 28202-1007
 TELEPHONE NO. (704) 366-1361



SEGMENT	DIRECTION	LENGTH
1	N 11° 47' 45" E	1.84
2	S 89° 10' 30" W	1.84
3	S 89° 10' 30" W	1.84
4	N 11° 47' 45" E	1.84
5	N 11° 47' 45" E	1.84
6	S 89° 10' 30" W	1.84
7	S 89° 10' 30" W	1.84
8	N 11° 47' 45" E	1.84
9	N 11° 47' 45" E	1.84
10	S 89° 10' 30" W	1.84
11	S 89° 10' 30" W	1.84
12	N 11° 47' 45" E	1.84
13	N 11° 47' 45" E	1.84
14	S 89° 10' 30" W	1.84
15	S 89° 10' 30" W	1.84
16	N 11° 47' 45" E	1.84
17	N 11° 47' 45" E	1.84
18	S 89° 10' 30" W	1.84
19	S 89° 10' 30" W	1.84
20	N 11° 47' 45" E	1.84

- LEGEND**
- LINES SURVEYED
 - LINES NOT SURVEYED
 - RIGHT OF WAY LINE
 - EDGE OF PAVEMENT
 - SHAWL FENCE
 - MAJOR CONTOUR
 - UNDERGROUND ELECTRIC
 - UNDERGROUND WATER
 - UNDERGROUND TELECOM
 - ROADWAY SEWER
 - ROADWAY BARR
 - MALBOX
 - PILE MOUNTED LIGHT
 - UTILITY POLE
 - DRY WIRE
 - GAS PRESSURE RELEASE
 - SANITARY CLEANOUT
 - CATCH BASIN
 - REBAR SET
 - CALC. POINT
 - MARKER FOUND (AS RECORDED)
 - CONC. MONUMENT FOUND

- ABBREVIATIONS**
- CONC. = CONCRETE
 - MP = MOVEMENT POINT
 - REBAR = REBAR
 - UP = UP-LINE PRESSURE RELEASE
 - DRY = DRY WIRE
 - TEL = TELEPHONE
 - RES = RESIDENTIAL

ALABAMA CERTIFICATION
 TO DUKE ENERGY PROGRESS & TRIVON TITLE AGENCY, LLC
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2008 ALABAMA SURVEYING ACT AND REGULATIONS FOR ALTA/ALPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ALPS, AND REGULAR (S) 1-2, 1-4, 10-2014, 11-13, 16, 17, 18 OF TITLE 8, CHAPTER 2, THE FIELD WORK WAS COMPLETED ON 08.28.2018.
 I, JOHN C. OSBORN, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2038, PAGE 1024), THAT THE BOUNDARIES AND INTERESTS WERE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS, PAGE 1024, THAT THE BATHYMETRIC PROFILES AND CALCULATED P.C. TO BEARS, THAT THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH A.C.A. § 8-1-31, AS AMENDED, WITHOUT MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.
 THIS 3RD DAY OF FEBRUARY, 2020.

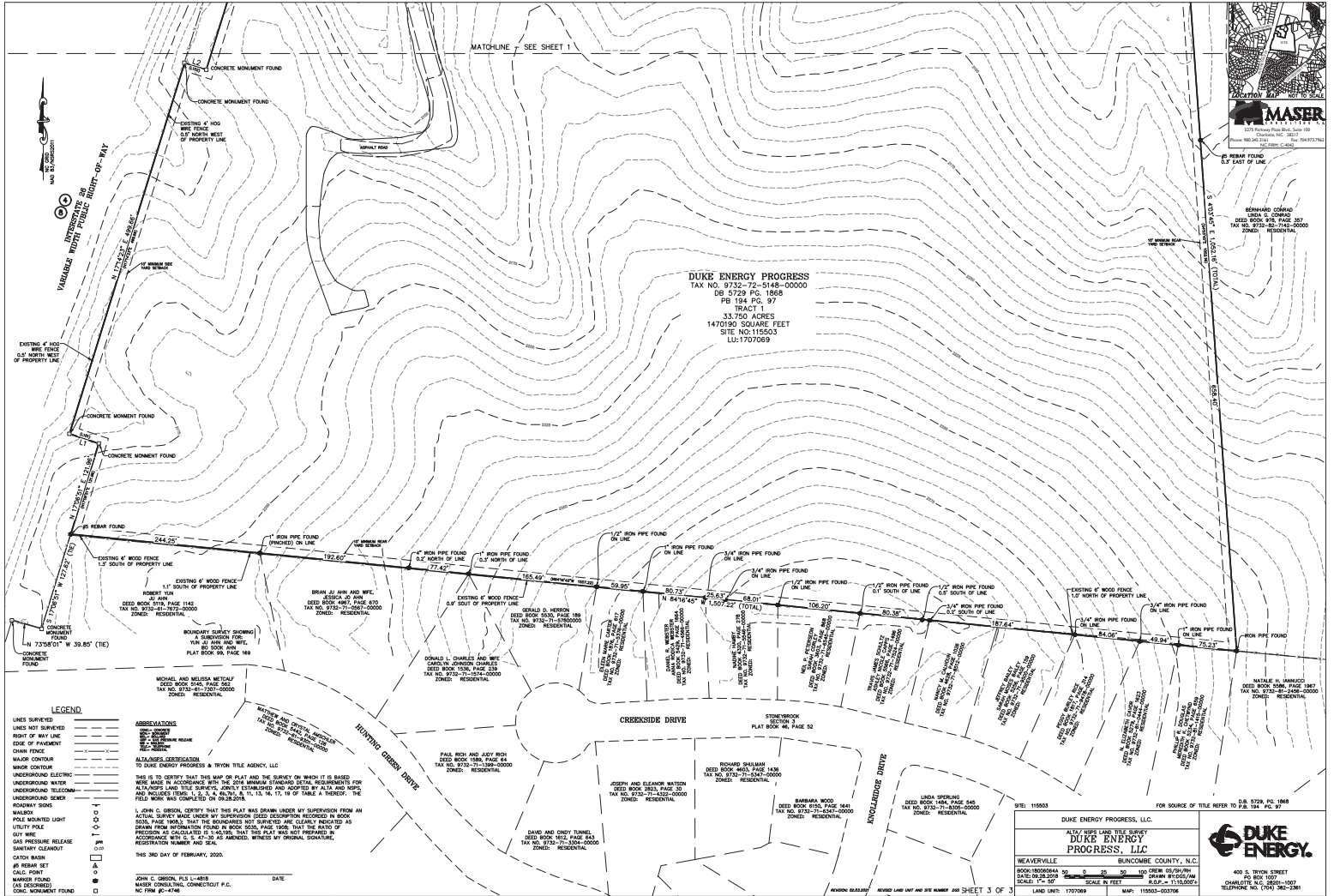
JOHN C. OSBORN, PLS L-4818
 MASER CONSULTING, CONNECTICUT P.C.
 NO. 1700-9146

BRUCE A. HAZEL
 JOHN C. HAZEL
 DEED BOOK 1943, PAGE 111
 TAX NO. 8732-82-2635-0000
 ZONED: RESIDENTIAL

DUKE ENERGY PROGRESS, LLC
 ALTA/ALPS LAND TITLE SURVEY
DUKE ENERGY PROGRESS, LLC
 WEAVERVILLE, BULLOCK COUNTY, N.C.
 BOOK: 180066644 IS 0 23 30 100 ORDN 05/24/19
 DATE: 05/28/2018 DRAWN BY: JCH
 SCALE: 1" = 50' SCALE IN FEET R.O.P. = 11.00000'

FOR SOURCE OF FILE REFER TO S.B. 2729, P.C. 1888
 NO. 1700-9146

DUKE ENERGY
 400 S. TRYON STREET
 CHARLOTTE, N.C. 28202-1007
 TELEPHONE NO. (704) 396-1301



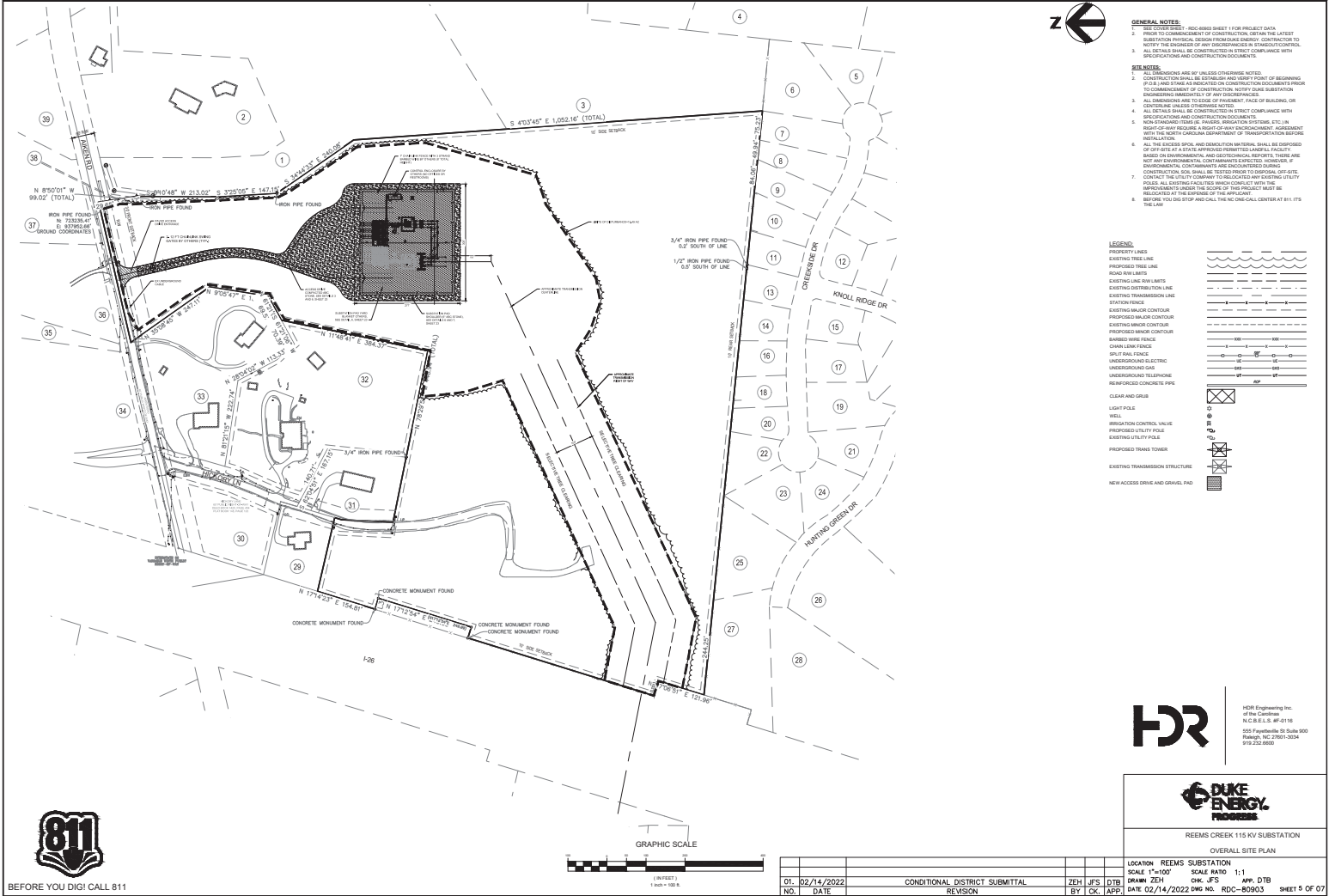
DUKE ENERGY PROGRESS
 TAX NO. 9732-72-5148-00000
 DB 5729 PG. 1868
 PB 194 PG. 97
 33.750 ACRES
 1470198 SQUARE FEET
 TRACT 1
 SITE NO: 115503
 LU: 1707069

LEGEND

LINES SURVEYED ———
 LINES NOT SURVEYED - - - - -
 RIGHT OF WAY LINE ———
 EDGE OF PAVEMENT ———
 CHAIN FENCE ———
 MAJOR CONTOUR ———
 MINOR CONTOUR ———
 UNDERGROUND ELECTRIC ———
 UNDERGROUND WATER ———
 UNDERGROUND TELECOM ———
 UNDERGROUND SEWER ———
 ROADWAY SIGN ———
 MAILBOX ———
 POLE MOUNTED LIGHT ———
 UTILITY POLE ———
 GAS PRESSURE RELEASE ———
 SANITARY CLEANOUT ———
 CATCH BASIN ———
 IR REBAR SET ———
 CALC. POINT ———
 MARKER FOUND (AS DEPOSED) ———
 CONC. MONUMENT FOUND ———

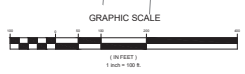
ABBREVIATIONS
 DEED BOOK
 PLAT BOOK
 TAX NO.
 ZONED: RESIDENTIAL
 ALTA/SURFS CERTIFICATION
 TO DUKE ENERGY PROGRESS & TRIVON TITLE AGENCY, LLC
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
 WERE MADE IN ACCORDANCE WITH THE 2004 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
 ALTA/SURFS AND TITLE SERVICES, JOINTLY ESTABLISHED AND AGREED BY ALTA AND SURFS,
 AND PUBLISHED THEREIN, I, J. C. GIBSON, S. T. S. N. 11, 12, 13, 14, 15, 16, 17, 18 OF TABLE A, THEREOF. THE
 FIELD WORK WAS COMPLETED ON 02/28/2020.
 I, JOHN C. GIBSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
 ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK
 1868, PAGE 194, AND DEED BOOK 1868, PAGE 97, AND PLAT BOOK 97, PAGE 1868, AND
 DRAWN FROM INFORMATION FOUND IN BOOK 5033, PAGE 1008, THAT THE BOUNDARY
 PRECISION AS CALCULATED IS 1/10,000. THAT THIS PLAT WAS PREPARED IN
 ACCORDANCE WITH G. S. 17-2-20 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE,
 REGISTRATION NUMBER AND SEAL.
 THIS 3RD DAY OF FEBRUARY, 2020.
 JOHN C. GIBSON, PLS L-4818 DATE
 MAJOR CONSULTING, CONNECTICUT P.C. NC FIRM #C-4748

9732 115503 FOR SOURCE OF TITLE REFER TO DB 5729 PG. 1868
 PB 194 PG. 97
DUKE ENERGY PROGRESS, LLC.
 ALTA/SURFS LAND TITLE SURVEY
DUKE ENERGY PROGRESS, LLC
 WEAVERVILLE BUNCOMBE COUNTY, N.C.
 BOOK: 180060644 NO. 0 23 50 100 CREW 05/29/20
 DATE: 02/28/2020 DRAWN BY: JCG/AM
 SCALE: 1" = 50' SCALE IN FEET R.O.P. = 11/10/2019
 LAND USE: 1707069 MAP: 115503-03706
DUKE ENERGY
 400 S. TRYON STREET
 PO BOX 1900
 CHARLOTTE, N.C. 28201-1907
 TELEPHONE NO. (704) 396-1301



- GENERAL NOTES:**
- SEE COVER SHEET, RDC-8090 SHEET 1 FOR PROJECT DATA.
 - BEFORE COMMENCEMENT OF CONSTRUCTION OBTAIN THE LATEST SUBSTITUTION PHYSICAL DESIGN FROM DUKES ENERGY. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN SUBSTITUTION CONTROL SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
 - ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
 - CONSTRUCTIONS ARE AS UNLESS OTHERWISE NOTED.
 - CONSTRUCTION SHALL BE STOPPED AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT/ FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
 - ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
 - NON-STANDARD ITEMS BE PAVED, IRRIGATION SYSTEMS, ETC. IN ACCORDANCE WITH THE REIMS CREEK DEVELOPMENT AGREEMENT WITH THE HEALTH CARE DISTRICT DEPARTMENT OF INSURANCE AND RISK MANAGEMENT.
 - ALL THE EXCESS SOIL AND DEMOLITION MATERIAL SHALL BE DEPOSITED AT OFF-SITE AT A STATE APPROVED PERMITTED LANDFILL FACILITY BASED ON ENVIRONMENTAL AND GEOLOGICAL REPORTS. THERE ARE NO ANY ENVIRONMENTAL CONTAMINANTS IN THE SOILS. IF ENVIRONMENTAL CONTAMINANTS ARE ENCOUNTERED DURING CONSTRUCTION, SOIL SHALL BE TESTED PRIOR TO DISPOSAL. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY PIPES. ALL EXISTING UTILITIES WHOSE CONFLICT WITH THE PROPOSED WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT. BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - BEFORE YOU STOP AND CALL THE ENGINEER CENTER AT 811, ITS THE LAW.

- LEGEND:**
- PROPERTY LINES
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - ROAD ROW LIMITS
 - EXISTING AND ROW LIMITS
 - EXISTING DISTRIBUTION LINE
 - EXISTING TRANSMISSION LINE
 - STATION FENCE
 - EXISTING MAJOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - BARRIERS AND FENCE
 - OWNER LINES FENCE
 - GRAVEL FENCE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - REINFORCED CONCRETE PIPE
 - CLEAR AND GRUB
 - LEAKY POLE
 - WELL
 - IRRIGATION CONTROL VALVE
 - PROPOSED UTILITY POLE
 - EXISTING UTILITY POLE
 - PROPOSED TRANS TOWER
 - EXISTING TRANSMISSION STRUCTURE
 - NEW ACCESS DRIVE AND GRAVEL PAD



NO.	DATE	REVISION	BY	CHK.	DTR.	APP.	LOCATION	SCALE	SCALE RATIO	APP. DTR.
01.	02/14/2022	CONDITIONAL DISTRICT SUBMITTAL	ZEH	JFS	DTR	APP.	REIMS SUBSTATION	1"=100'	1:1	APP. DTR.
		REVISION					REIMS SUBSTATION			APP. DTR.

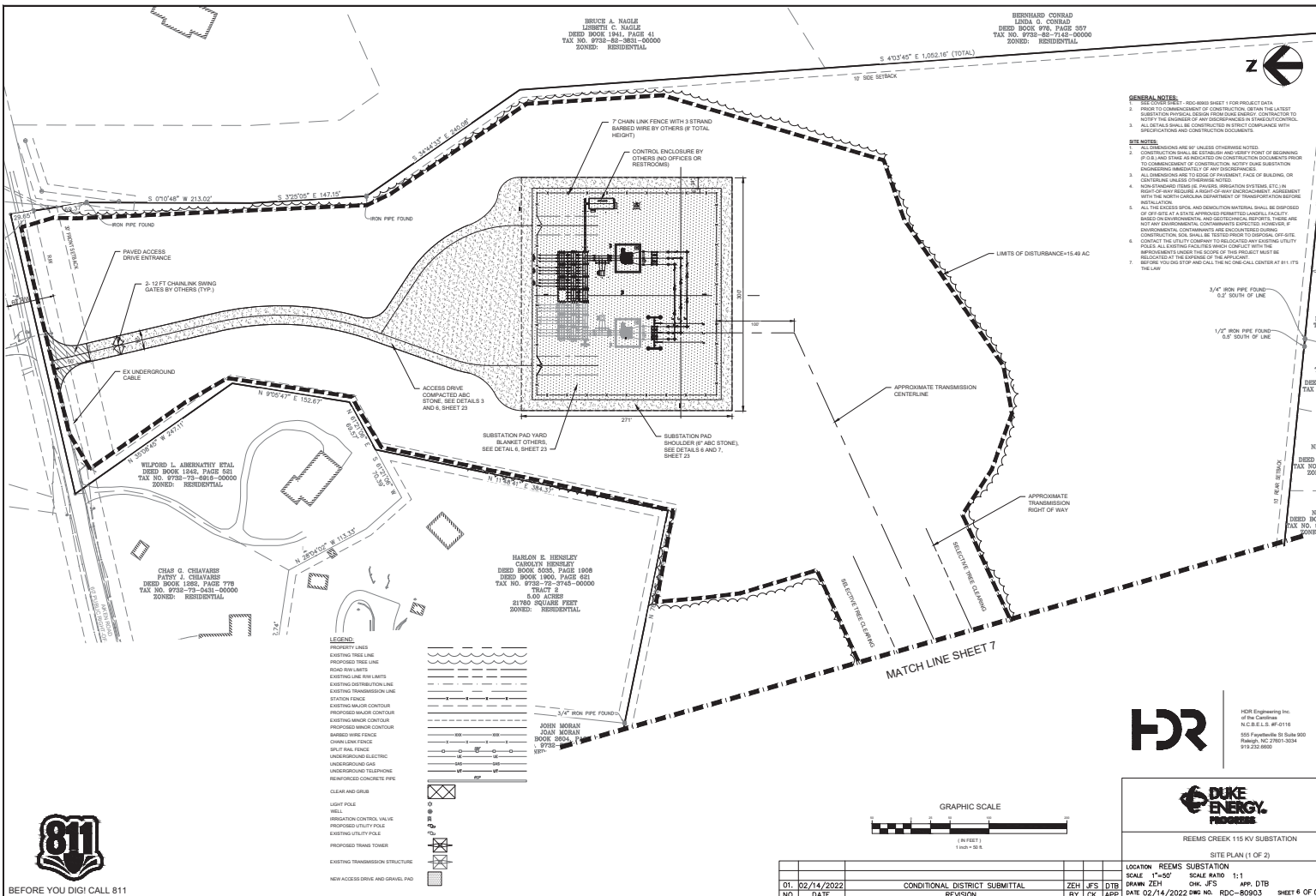


REIMS CREEK 115 KV SUBSTATION
OVERALL SITE PLAN

BRUCE A. HAGLE
 KRISTINE C. HAGLE
 DEED BOOK 1841, PAGE 41
 TAX NO. 9735-82-1851-0000
 ZONED: RESIDENTIAL

BERNARD CONRAD
 LINDA G. CONRAD
 DEED BOOK 916, PAGE 257
 TAX NO. 9735-82-7145-0000
 ZONED: RESIDENTIAL

- GENERAL NOTES:**
1. REFER TO CONSTRUCTION DOCUMENTS FOR PROJECT DATA.
 2. CONSTRUCTION SHALL BE ACCORDING TO THE LATEST SUBSTITUTION PHYSICAL DESIGN FROM DUKE ENERGY CONTRACTOR TO THE ENGINEER OF ANY DISCREPANCIES IN THE CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
 3. ALL UTILITIES SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE ANY CONSTRUCTION BEGINS.
 4. NON-STANDARD ITEMS (E.G. PAVES, IRRIGATION SYSTEMS, ETC.) IN FRONT OF ANY LOT SHALL BE APPROVED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE ANY CONSTRUCTION BEGINS.
 5. ALL THE EXISTING UTILITIES AND TRANSMISSION LINES SHALL BE SURVEYED BY A STATE APPROVED SURVEYOR AND ALL FACILITY BASED ON ENVIRONMENTAL, CONTAMINANT AND GEOLOGICAL RECORDS. THESE ARE NOT ANY ENVIRONMENTAL CONTAMINANTS EXCEPT HOMEOWNER'S ENVIRONMENTAL CONTAMINANTS AND GEOLOGICAL RECORDS. CONTACT THE UTILITY COMPANY TO LOCATE ANY EXISTING UTILITY LINES. ALL EXISTING UTILITIES SHALL BE MARKED WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 6. SETBACKS SHALL BE AS SHOWN ON THE SITE PLAN.
 7. SETBACKS SHALL BE AS SHOWN ON THE SITE PLAN.



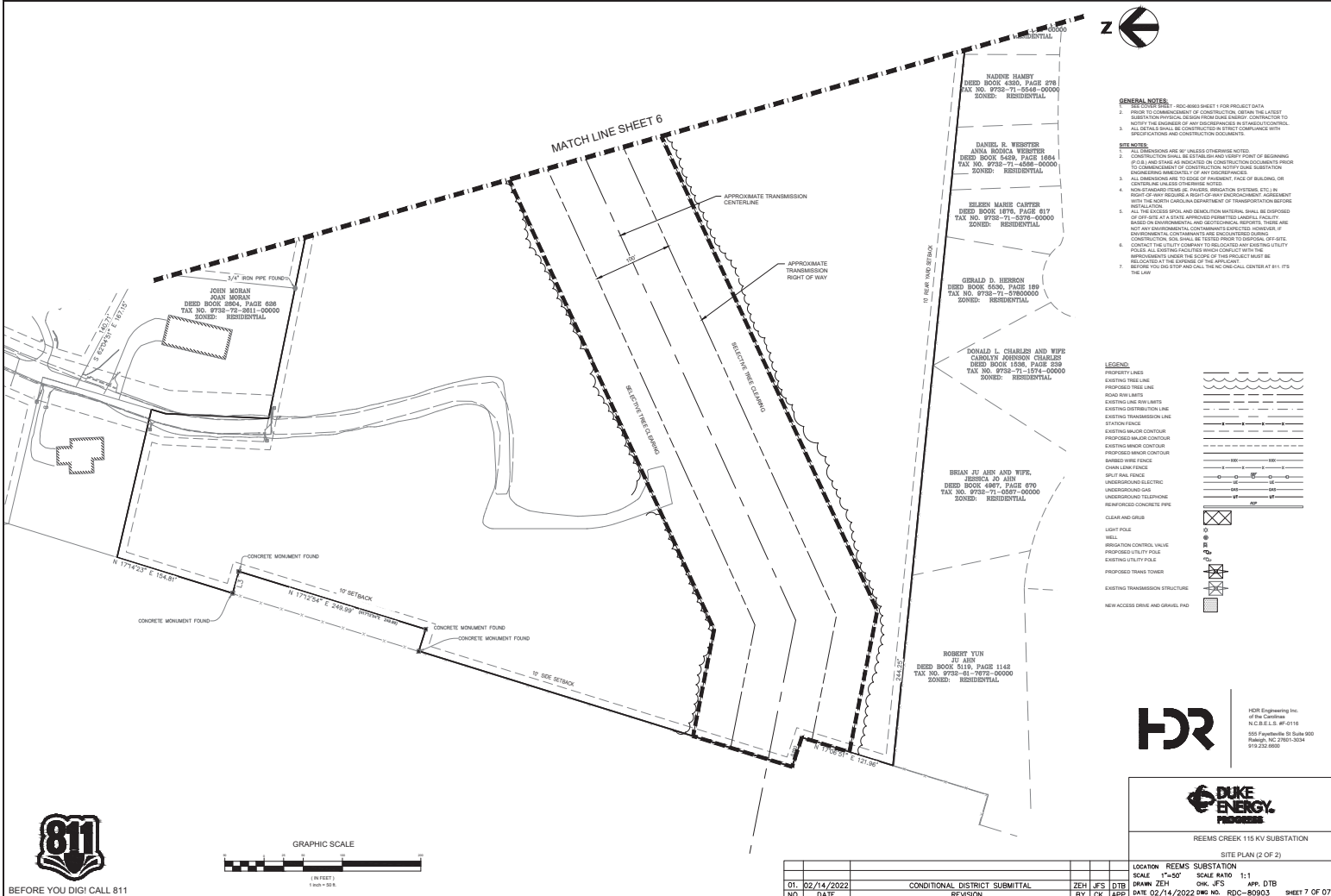
BEFORE YOU DIGI CALL 811

HR HDR Engineering Inc.
 of the Carolinas
 N.C.S.E.E. # 41-016
 555 Fayetteville St. Suite 900
 Raleigh, NC 27601-3034
 919.252.8800

DUKE ENERGY
 POWER

REEMS SUBSTATION 115 KV SUBSTATION
 (SITE PLAN (1 OF 2))

LOCATION	REEMS SUBSTATION	SCALE	1"=50'	SCALE RATIO	1:1
DRAWN	ZEH	CHK.	JFS	APP.	DTB
DATE	02/14/2022	NO.	RDC-80903	SHEET	6 OF 07



GENERAL NOTES:

1. THE OWNER SHALL PROVIDE ALL NECESSARY PERMITS AND NOTICES TO COMMENCEMENT OF CONSTRUCTION.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, OBTAIN THE LATEST SUBSTITUTION PHYSICAL DESIGN FROM DUKE ENERGY CONTRACTORS TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN STAMBULOUT CONTROL.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND CONSTRUCTION DOCUMENTS.

SITE NOTES:

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. CONSTRUCTION SHALL BE ESTABLISHED AND VERIFY POINTS OF BEGINNING TO COMMENCEMENT OF CONSTRUCTION NOTIFY DUKE SUBSTITUTION ENGINEERING IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
4. RIGHT-OF-WAY (R.O.W.) SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. IN RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
5. ALL EXCESS SPILL AND DEMOLITION MATERIALS SHALL BE DEPOSITED AT OR OFF-SITE AT A STATE APPROVED HAZARDOUS WASTE FACILITY BASED ON ENVIRONMENTAL AND GEOTECHNICAL REPORTS. THESE ARE NOT AN ENVIRONMENTAL COMMITMENT EXCEPT WHERE SHOWN BY ENVIRONMENTAL CONTAMINANTS ARE ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE TESTED PRIOR TO DISPOSAL OFF-SITE.
6. LOCATE THE UTILITY COMPANY TO BE LOCATED AND ANY EXISTING UTILITY POLES ALL EXISTING FACILITIES WHICH CONFLICT WITH THE PROPOSED UTILITY UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
7. REVERSE TO SEE STOP AND LOCATE THE NE CORNER CENTER AT 811.0'S THE LAW.

LEGEND:

- PROPERTY LINES
- EXISTING TREE LINE
- PROPOSED TREE LINE
- ROAD BERM
- EXISTING LINE RIGHT LIMITS
- EXISTING DISTRIBUTION LINE
- EXISTING TRANSMISSION LINE
- STATION MARK
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- BRIDGE WIRE FENCE
- CHAIN LINK FENCE
- SOFT PASTURE FENCE
- UNDERGROUND ELECTRIC
- PROPOSED UTILITY POLE
- EXISTING UTILITY POLE
- UNDERGROUND TELEPHONE
- PROPOSED TELEPHONE POLE
- CLEAR AND GRASS
- LIGHT POLE
- WELL
- IRRIGATION CONTROL VALVE
- PROPOSED UTILITY POLE
- EXISTING UTILITY POLE
- PROPOSED TRANS TOWER
- EXISTING TRANSMISSION STRUCTURE
- NEW ACCESS DRIVE AND GRAVEL PAD

HDR

HDR Engineering Inc.
of the Carolinas
N.C.E.E.L.S. #P-0116
555 Fayetteville St. Suite 900
Raleigh, NC 27601-2024
919.252.8800

DUKE ENERGY
Progress

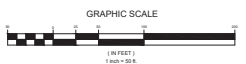
REEMS CREEK 115 KV SUBSTATION
SITE PLAN (2 OF 2)

NO.	DATE	REVISION	BY	CHK.	APP.	DATE	NO.	REVISION	BY	CHK.	APP.
01.	02/14/2022	CONDITIONAL DISTRICT SUBMITTAL	ZEH	JFS	DTB						

LOCATION: REEMS SUBSTATION
SCALE: 1"=40'
DRAWN: ZEH
DATE: 02/14/2022
APP: DTB
CHK: JFS
DATE: 02/14/2022
APP: DTB
CHK: JFS
DATE: 02/14/2022
NO.: RDC-80903
SHEET 7 OF 07



BEFORE YOU DIG! CALL 811



TOWN OF WEAVERVILLE TOWN

COUNCIL AGENDA ITEM

Date of Meeting: Monday, March 28, 2022
Subject: Update on GIS Implementation
Presenter: Planning Director
Attachments: None

Description:

Staff is pleased to provide Town Council with an update on the implementation of the Town's Geographical Information System (GIS).

In August 2021, with the annual update of the Comprehensive land Use Plan, the stated goal of the implementation of a GIS system was given the highest priority with the expectation that the items would be addressed within one year. Over the previous few months staff has been working in conjunction with Highland Mapping with the aim of accomplishing this goal. The zoning layer has been completed and should be posted to the Town's website in the coming days. Once posted it will be accessible to the public.

Another component to the GIS implementation is adding a layer for the Town's stormwater system. This mapping is required by the Town's Stormwater Management Plan related to the Town's MS4 program and related NPDES permit. Staff met with Highland Mapping on March 24 to begin this process and has been in conversations with the Land of Sky Regional Council who may be able to secure some grant funds for the collection of stormwater system data, hopefully resulting in a cost-savings to the Town.

Action Requested:

No action is requested.

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: March 28, 2022
SUBJECT: Code Amendment – Dog Waste Disposal
PRESENTER: Town Attorney
ATTACHMENT: Ordinance Amending Town Code Chapter 4 Concerning Dog Waste Disposal

DESCRIPTION/SUMMARY OF REQUEST:

The Environmental Protection Agency (EPA) considers dog waste a pollutant of water bodies and it is most often introduced into receiving waters by way of stormwater runoff. Dog waste left on the ground also increases exposure to community members, especially to children who play outside and other pets, to bacteria, viruses and parasites.

To reduce water pollution related to dog waste the Town’s Stormwater Management Plan calls for adoption of Code provisions concerning dog waste disposal. The Town Attorney has drafted a provision which, if adopted, would require the removal of dog waste from public property, public park property, public right-of-way, and certain private property. There are limited exceptions for dogs accompanying people with disabilities.

The Town Attorney proposes that these ordinance provisions be enforced through non-criminal fines and penalties.

COUNCIL ACTION REQUESTED:

Town Council is asked to adopt the ordinance provisions or provide specific direction to staff concerning these regulations.

A suggested motion is:

I move that we adopt the attached *Ordinance Amending Town Code Chapter 4 Concerning Dog Waste Disposal* as written.

**ORDINANCE AMENDING WEAVERVILLE TOWN CODE
CHAPTER 4 CONCERNING DOG WASTE DISPOSAL**

WHEREAS, the Environmental Protection Agency (EPA) considers dog waste a pollutant of water bodies and it is most often introduced into receiving waters by way of stormwater runoff;

WHEREAS, dog waste left on the ground also increases exposure to community members, especially to children who play outside and other pets, to bacteria, viruses and parasites, including the following: fecal coliform and salmonella bacteria; certain parasites including hookworms, roundworms & tapeworms; and a virus known as toxoplasma gondii;

WHEREAS, in 2013 the Town enacted certain ordinance provisions that are now found in Article III of Code Chapter 4 entitled “Dogs;”

WHEREAS, Town Council and now wishes to add a section to that ordinance pertaining to dog waste disposal;

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

1. Section 4-77.1 of the Weaverville Town Code of Ordinances is hereby added:

CHAPTER 4 – ANIMALS
ARTICLE III – DOGS
DIVISION 1. GENERALLY

Sec. 4-77.1. Dog Waste Disposal.

- (a) Any person owning, harboring, walking, in possession of or in charge of a dog which defecates on public property, public park property, public right-of-way or any private property without the permission of the private property owner, shall remove all feces immediately after it is deposited by the dog. All feces removed in accordance with this section shall be placed in a suitable bag or other container that closes and disposed of in a lawful manner.
- (b) Persons owning, harboring, walking, in possession of or in charge of a dog on public property, public park property, public right-of-way or any private property without the permission of the private property owner shall carry a bag, or other container that closes, which is suitable for removing feces deposited by the dog.
- (c) Any violation of this section shall constitute a non-criminal violation punishable by a fine or a civil penalty in accordance with Town Code Section 1-6.

(d) The provisions of this section shall not apply to a guide dog, hearing dog, or service dog accompanying any person with a disability if the disability would reasonably hinder compliance.

(e) Nothing in this section shall prevent a private citizen from bringing an action to abate a nuisance or from bringing an action for damage, loss or injury to the private citizen or his property resulting from the animal being a public nuisance.

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 March, 2022, by a vote of ___ in favor and ___ against.

PATRICK FITZSIMMONS, Mayor

ATTESTED BY:

APPROVED AS TO FORM:

JAMES ELLER, Town Clerk

JENNIFER O. JACKSON, Town Attorney

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: March 28, 2022
SUBJECT: Update on Water Regionalization Conversations
PRESENTER: Mayor Fitzsimmons and Town Manager Coffey
ATTACHMENTS: Resolution

DESCRIPTION/SUMMARY OF REQUEST:

On January 24, 2022, Town Council adopted a resolution which directed the Mayor and Town Manager to engage in some conversations with neighboring jurisdictions and stakeholders to gauge interest in approaching the public supply of water in our area on a broader regional basis. Action on the expansion of the Town's Water Treatment Plant has been delayed while these conversations are taking place.

Mayor Fitzsimmons and Town Manager Coffey would like to take the opportunity to update Town Council on these efforts at tonight's meeting.

ACTION REQUESTED:

Discussion and action as Town Council deems appropriate.

**TOWN OF WEAVERVILLE
RESOLUTION CONCERNING THE TOWN'S WATER SYSTEM**

WHEREAS, the Town owns and operates a water system that includes a water treatment plant that was completed in 1997 and has a permitted design capacity which allows the withdrawal of up to 1.5 million gallons of raw water per day from the Ivy River;

WHEREAS, the plant is in need of some improvements in order to address water supply resiliency, redundancy, and safety concerns (“water supply resiliency improvements”), including the following; a new generator at the WTP, a new generator at the raw water intake, back wash pumps, a new high service pump station, a new clearwell, and conversion from chlorine gas to sodium hypochlorite; and

WHEREAS, preliminary engineering reports secured by the Town indicate that there will likely be a need to expand the water production capacity in the Town’s water treatment plant in the next ten years in order to accommodate expected growth in the area;

WHEREAS, the Ivy River is a regional natural resource and there appears to be interest among the Town’s neighboring jurisdictions and other stakeholders to have formal discussions concerning the feasibility of cooperative agreements that will allow a broader regional approach to the supply of water in and around the Town of Weaverville;

WHEREAS, while it is not prudent to delay the water supply resiliency improvements, there is sufficient current capacity in the water treatment plant to delay a decision on that project pending the outcomes of the regional water discussions;

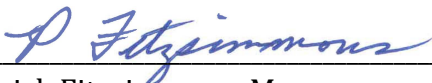
Now, therefore, **BE IT RESOLVED** by the Weaverville Town Council as follows:

1. The Mayor and Town Manager are directed to contact neighboring jurisdictions and stakeholders to gauge interest in participating in conversations concerning the feasibility of cooperative agreements that will allow a broader regional approach to the public supply of water in and around the Town of Weaverville. Governmental jurisdictions and stakeholders to invite to those conversations include, but are not limited to: Buncombe County, Marshall, Mars Hill, Madison County, Friends of the Ivy, Madison and Buncombe County Soil & Water Conservation District, Land-of-Sky Regional Council and North Carolina Department of Environmental Quality. Once interest is determined an interlocal regional water committee can be formed with representation from all interested parties.
2. Town Council action on the expansion of its Ivy River Water Treatment Plant is delayed while regional water discussions are occurring.
3. 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.

4. Staff is directed to proceed with the water supply resiliency improvements by determining cost estimates, attempting to secure grant and/or loan financing for the improvements, developing a financing plan, and to proceed with all necessary engineering, permitting, and bidding, and all other tasks necessary to have these needed improvements under contract as soon as practicable.
5. The Mayor and staff are directed to provide regular updates to Town Council on the regional water conservation and the water supply resiliency improvements.

THIS the 24th day of January, 2022.

TOWN OF WEAVERVILLE



Patrick Fitzsimmons, Mayor

ATTESTED BY:



James Eller, Town Clerk



Town of Weaverville

Town Council Agenda Item

Date of Meeting: Monday, March 28, 2022
Subject: Preliminary Plan for Recreation Amenities at Lake Louise Park
Presenter: Public Works Director Dale Pennell
Attachments: Preliminary Sketches

Description:

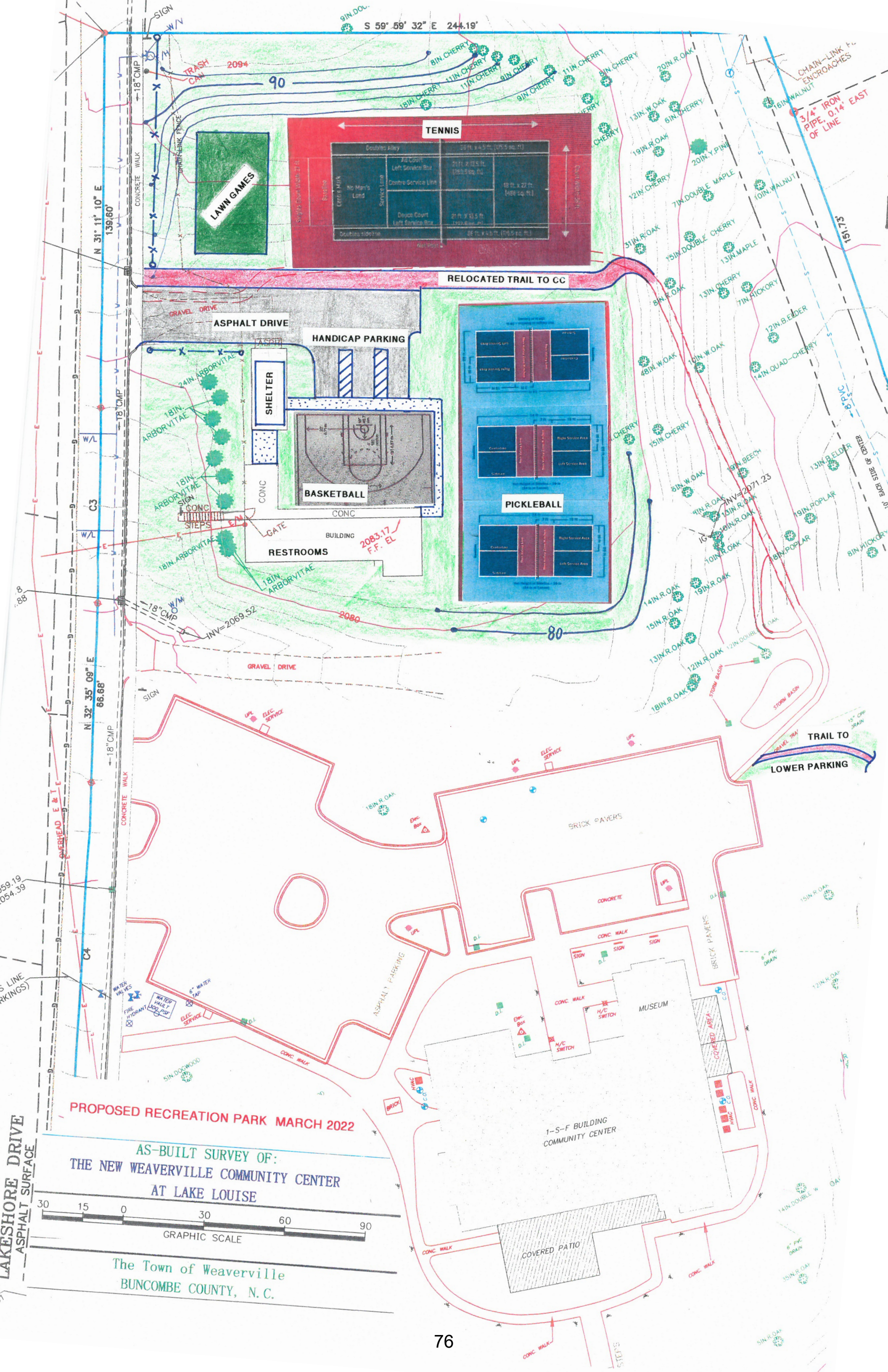
Attached is a preliminary sketch of the multi-purpose sports courts at Lake Louise Park for Town Council's consideration and direction to staff.

Highlights in the sketch include:

- Grading of knoll at the top of the site will allow enough flat area to build tennis court (1) and pickleball courts (3)
- Excess dirt from this grading will provide necessary fill material to allow construction of the south end of the pickleball area
- 3 Handicap parking spaces
- Re-use of the concrete slab that previously was used for Santa's sleigh building for a picnic shelter and/or waiting area for players
- Half-court basketball court
- Lawn game area
- Relocation of the trail from the Lakeshore Drive sidewalk to the community center trail
- New trail from the community center to the lower parking area
- Rehab of the pool building to add restrooms and storage

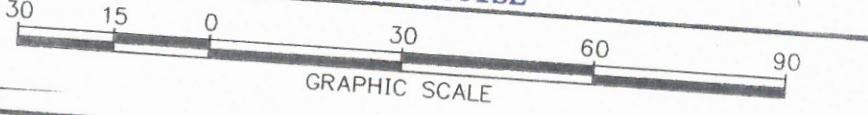
Action Requested:

The Town Manager recommends discussion and direction to staff to proceed with this project.

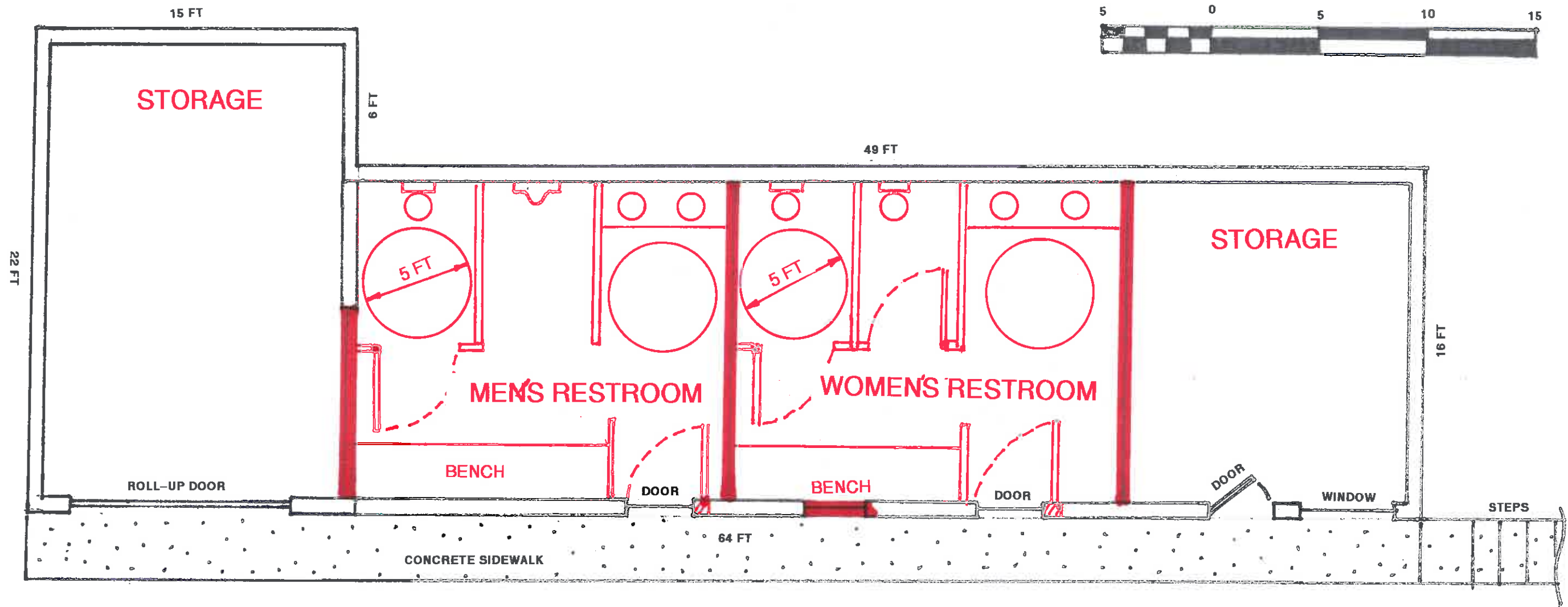


PROPOSED RECREATION PARK MARCH 2022

AS-BUILT SURVEY OF:
THE NEW WEAVERVILLE COMMUNITY CENTER
AT LAKE LOUISE



The Town of Weaverville
BUNCOMBE COUNTY, N. C.



FORMER POOL BUILDING RENOVATIONS FOR RECREATION PARK

MARCH 2022

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

Date of Meeting: March 28, 2022

Subject: Public Works Department Quarterly Report

Presenter: Dale Pennell, Public Works Director

Attachments: Quarterly Report (December 2021 – February 2022)

Description: Attached please find the quarterly report from the Public Works Department.

Action Requested: No action requested.

TOWN OF WEAVERVILLE PUBLIC WORKS ACTIVITY SHEET

DECEMBER 2021 - FEBRUARY 2022

WATER MAINTENANCE DIVISION:

	Dec-22	Jan-22	Feb-22	3 month average
Water Leaks Repaired	1	4	2	2
New Water Taps	3	3	4	3
Total Active Water Meters	3,104	3,101	3,104	3103
Water Quality Complaints	0	0	0	0
Meter Re-Read Service Calls	65	49	62	59
General Service Calls	119	90	100	103
Water Door Tags Delivered	43	39	39	40
Water Line Locate Utility Service Calls (811)	79	109	125	104
Water Meter Change Outs to Radio Read	94	2	1	32
Reservoir-Pump Station Site Checks	4	3	4	4

Palisades (5%) Palisades (5%) Palisades (5%) Palisades (5%)

WATER PRODUCTION DIVISION:

(Gallons per month)

1A. Raw water pumped from river to Water Treatment Plant

(daily average vs. 1.5 MGD plant capacity)

1B. Raw water used at the WTP

1C. Finished water Produced at WTP

2. Water Purchased from Asheville

A1. TOTAL WATER PRODUCTION (1.C. + 2)

3. Finish Water used at WTP

A2. TOTAL WATER AVAILABLE FOR SALES

B. TOTAL METERED FOR BILLING

C. Metered, Non-Metered & Non-Billed Use by Town

D. Total Accounted For Water (B+C)

E. TOTAL UNACCOUNTED (A1-D)

F. MONTHLY UNACCOUNTED WATER (E/Ax100)

	Dec-22	Jan-22	Feb-22	3 month average
	20,195,000	20,001,000	17,289,000	19,161,667
	45%	43%	38%	43%
	2,247,000	1,985,000	1,737,000	1,989,667
	17,948,000	18,016,000	15,552,000	17,172,000
	0	0	0	0
	17,948,000	18,016,000	15,552,000	17,172,000
	646,128	648,576	559,872	618,192
	17,301,872	17,367,424	14,992,128	16,553,808
	14,181,900	12,522,100	13,295,500	13,333,167
	1,965,000	2,725,000	425,000	1,705,000
	16,146,900	15,247,100	13,720,500	15,038,167
	1,801,100	2,768,900	1,831,500	2,133,833
	10.0%	15.4%	11.8%	12.4%

WATER CAPACITY VS PRODUCTION:

(Gallons per day)

Water Plant Design Capacity

	Dec-22	Jan-22	Feb-22	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	598,267	600,533	518,400	572,400
Total Water Production (A above) / 30 days in month	39.9%	40.0%	34.6%	38.2%
AVERAGE USE RELATIVE TO DESIGN CAPACITY				
Current Water Commitments for future development	268,324	268,324	268,324	268,324
MONTHLY USAGE & FUTURE USAGE VS 1,500,00 GPD	57.8%	57.9%	52.4%	56.0%

Net Sellable Production Capacity (80%)

Average Daily Production

Total Water Production (A above) / 30 days in month

AVERAGE USE RELATIVE TO DESIGN CAPACITY

Current Water Commitments for future development

MONTHLY USAGE & FUTURE USAGE VS 1,500,00 GPD

STREET MAINTENANCE DIVISION:

01

Street/Sidewalk/Drainage /Sign Repairs Completed

Roads paved

	Dec-22	Jan-22	Feb-22	3 month average
Street/Sidewalk/Drainage /Sign Repairs Completed	0	3	0	1
Roads paved	na	na	na	na

PARKS, RECREATION, & FACILITY MAINTENANCE DIVISION:

P&R Special Projects/Repairs Completed

	Dec-22	Jan-22	Feb-22	3 month average
P&R Special Projects/Repairs Completed	2	1	0	1

SANITATION DIVISION:

	Dec-22	Jan-22	Feb-22	3 month average
Residential Collection Points	2194	2196	2198	2196
Monthly Residential Collections (4/month)	8776	8784	8792	8784
Business Pick Ups	80	80	80	80
Business Pick Ups (4/month)	320	320	320	320
Residential Set-Outs	99	99	99	99
Residential Set-Outs (4/month)	396	396	396	396
TOTAL points picked up per month	9492	9500	9508	9500
Total Tons to Landfill	107.71	105.28	94.73	102.57
Average Pounds Per Collection Point (per week)	22.7	22.2	19.9	21.6
Cubic Yards - Yard Debris	31.5	22.5	18.0	24.0
Cubic Yards - Brush Chipped	93.5	71.5	44.0	69.7
Cubic Yards - Leaf Collection	938	42	0	327

MISC

1. 43 toter garbage cans were sold during the quarter.
2. Water Treatment Plant expansion project is on hold; monthly meetings with consulting engineer have been canceled.
3. Radio-read water meter change out project has been completed, with news article in the March 3 issue of the Tribune.
4. In-house survey of condition of all town streets is underway in preparation for spring paving program; survey to be completed by end of March.
5. Maintenance of town's 5 stormwater ponds has begun; to be completed by end of May.
6. Renovations of Lake Louise restrooms are underway, with exterior painting and new roof remaining; to be completed by end of April.
7. Spring mulching has been completed at Town Hall, Police Dept, Fire Department, Community Center, and Public Works.

TOWN OF WEAVERVILLE - PUBLIC WORKS DEPARTMENT - WATER COMMITMENTS

Prepared by: Dale Pennell, Public Works Director

REVISED 03-16-2022

Water Line Status	Project with current commitment	Address	Description	Number of Units	Gallons per Connection	Projected Demand (GPD)
Pending	Greenwood Park (Dorf)	Governor Thomson Terrace	73 homes	73	400	29,200
Pending	Stoney Knob Mixed Use Development	3 Garrison Road	2 buildings w 4 units/bldg	8	625	5,000
Construction	Palisades at Reems Creek	Weaverille Highway	132 apartments + clubhouse	1	55100	55,100
Pending	16-18-20 Garrison	Garrison Branch Road	3 commercial buildings	1	14824	14,824
Construction	22,000 SF Retail at Northridge Com	49 Northridge Commons Pkwy	1 commercial building	1	1100	1,100
Construction	6,000 SF Retail at Northridge Com	49 Northridge Commons Pkwy	1 commercial building	1	600	600
Construction	26,250 SF Cormark Commercial	Reems Creek Rd beside Kaipen	1 commercial building	1	3,250	3,250
			Subtotal Current Projects			109,074
on-going	Existing but not active meter sets					
on-going	Projected inside-town vacant land development (rev 8/27/2020)		157 open meter sets	157	250	39,250
on-going	Projected Outside-town-limit residential units			250	400	100,000
				50	400	20,000
			Subtotal On-going Projections			159,250
			Total Outstanding Commitments			268,324
SUMMARY OF PROJECTED WATER DEMANDS (GPD)						
Average metered and unmetered town usage per day					WTP Capacity and permitted withdrawal	Current % of WTP used or committed
Dec 2021 - Feb 2022	Average Unaccounted-for daily water Dec 2021 - Feb 2022	Outstanding Commitments (as of March 16, 2022)	Mars Hill agreement for emergency water (expired Oct. 20, 2015)	Current usage and commitment		
501,272	71,128	268,324	0	840,724	1,500,000	56.05%
501,272	71,128	268,324	200,000	1,040,724	1,500,000	69.38%
Outstanding Wtr Commitments 03-16-2022		* Projections do not include any future flow to the Town of Mars Hill (200,000 GPD in expired agreement and possibly 400,000 in future)				

* * *