

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

**TOWN COUNCIL AGENDA**  
**Tuesday January 21, 2025**  
**Workshop at 6:00 pm**

**Remote Viewing Option for General Public via YouTube channel**  
[https://www.youtube.com/channel/UcKBK1doIGY\\_O6\\_vJiqimFUQ/videos](https://www.youtube.com/channel/UcKBK1doIGY_O6_vJiqimFUQ/videos)  
**(unless technical difficulties are experienced)**

	<i>Pg #</i>	<i>Presenter</i>
<b>1. Call to Order .....</b>		Mayor Fitzsimmons
<b>2. Public Hearing – AdventHealth Annexation .....</b>	2	Mayor Fitzsimmons
<b>3. Public Hearing – AdventHealth Conditional District Zoning .....</b>	3	Mayor Fitzsimmons
<b>4. Public Hearing – 21 Parker Cove Rd. Annexation .....</b>	13	Mayor Fitzsimmons
<b>5. Public Hearing – 21 Parker Cove Rd. Conditional District Zoning .....</b>	14	Mayor Fitzsimmons
<b>6. Public Hearing – Comprehensive Land Use Plan update .....</b>	22	Mayor Fitzsimmons
<b>7. Adjournment .....</b>		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 related to the Town of Weaverville. 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. Comments during the meeting are generally limited to 3 minutes. You must be recognized before giving your comment. Written comments timely received will be provided to Town Council and read 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](mailto: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.

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

# **PUBLIC HEARING**

**MEETING DATE:** January 21, 2025  
**SUBJECT:** Annexation – AdventHealth  
**PRESENTER:** Town Clerk Tamara Mercer  
**ATTACHMENTS:** Public Hearing Notice, Certificate of Sufficiency, Staff Report, Proposed Annexation Map, Annexation Petition and Related Materials

**DESCRIPTION/SUMMARY OF REQUEST:**

A voluntary annexation petition seeking to have two parcels located at or near Ollie Weaver Road and US Highway 25/70, totaling +/- 7.30 acres annexed into the Town of Weaverville was submitted on September 23, 2024.

The Town Clerk has previously certified the sufficiency of the annexation petition and this annexation request is now eligible for public hearing.

Tonight’s public hearing on the annexation petition was advertised in accordance with North Carolina law.

As a part of the public hearing staff will provide any written comments that were timely received regarding the proposed annexation, offer brief staff level comments, and be available to answer questions of Town Council.

The zoning on property, should it be annexed, is the subject of a separate public hearing scheduled for tonight. Questions and comments concerning the proposed zoning of this property, should it be annexed, should be made during that separate public hearing.

**COUNCIL ACTION REQUESTED:**

Town Council is asked to hear from the public on the proposed annexation.

## **TOWN OF WEAVERVILLE NOTICE OF PUBLIC HEARINGS**

**PUBLIC NOTICE** is hereby given that the Weaverville Town Council will hold two separate public hearings during its regularly scheduled workshop meeting on **Tuesday, January 21, 2025, beginning at 6:00 p.m.**, or as soon thereafter as Town Council can reach the matter. One public hearing will be on a **voluntary annexation petition for two properties located at 24 and 24A Ollie Weaver Road, being a total of +/- 7.41 acres bearing Buncombe County parcel identification numbers 9733-72-6639 and 9733-82-0659**, and the other public hearing will be on a **zoning map amendment to designate the properties as conditional district zoning if such properties are annexed into the Town.**

These public hearings will occur as an in-person meeting in **Council Chambers/Community Room at Town Hall, 30 South Main Street, Weaverville, NC.**

WRITTEN PUBLIC COMMENTS can also be submitted in advance of the public hearing and will be read into the record of the public hearing. Written public comments can be submitted as follows: (1) by EMAILING to [public-comment@weavervillenc.org](mailto:public-comment@weavervillenc.org) at least 6 hours prior to the meeting, (2) by putting your written comment in a DROP BOX at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, or (3) BY MAILING your written comment (must be received not later than the day of the meeting) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments.

If you would like ADDITIONAL INFORMATION or to review the content related to the Public Hearings, or have questions regarding how to submit a comment or join the meeting, you may contact Planning Director James Eller at 828-484-7002 or [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org) or Town Clerk Tamara Mercer at 828-484-7003 or [tmercerc@weavervillenc.org](mailto:tmercerc@weavervillenc.org).

The Town of  
**Weaverville**  
 NORTH CAROLINA

**CERTIFICATE OF SUFFICIENCY OF  
 ANNEXATION PETITION 2024-5  
 +/- 7.30 ACRES – ADVENTHEALTH ASHEVILLE, INC.**

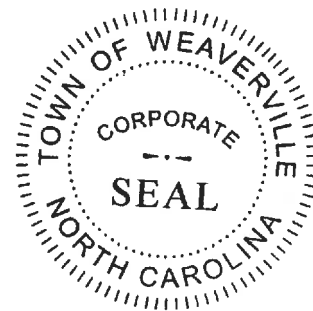
**TO THE WEAVERVILLE TOWN COUNCIL:**

I, Tamara Mercer, Weaverville Town Clerk, do hereby certify that I have investigated Voluntary Annexation Petition No. 2024-5 submitted by AdventHealth Asheville, Inc., and have found as a fact that the Petition is signed by all the owners of the real property lying in the area described therein and that the area to be annexed is contiguous to the Town's primary boundary.

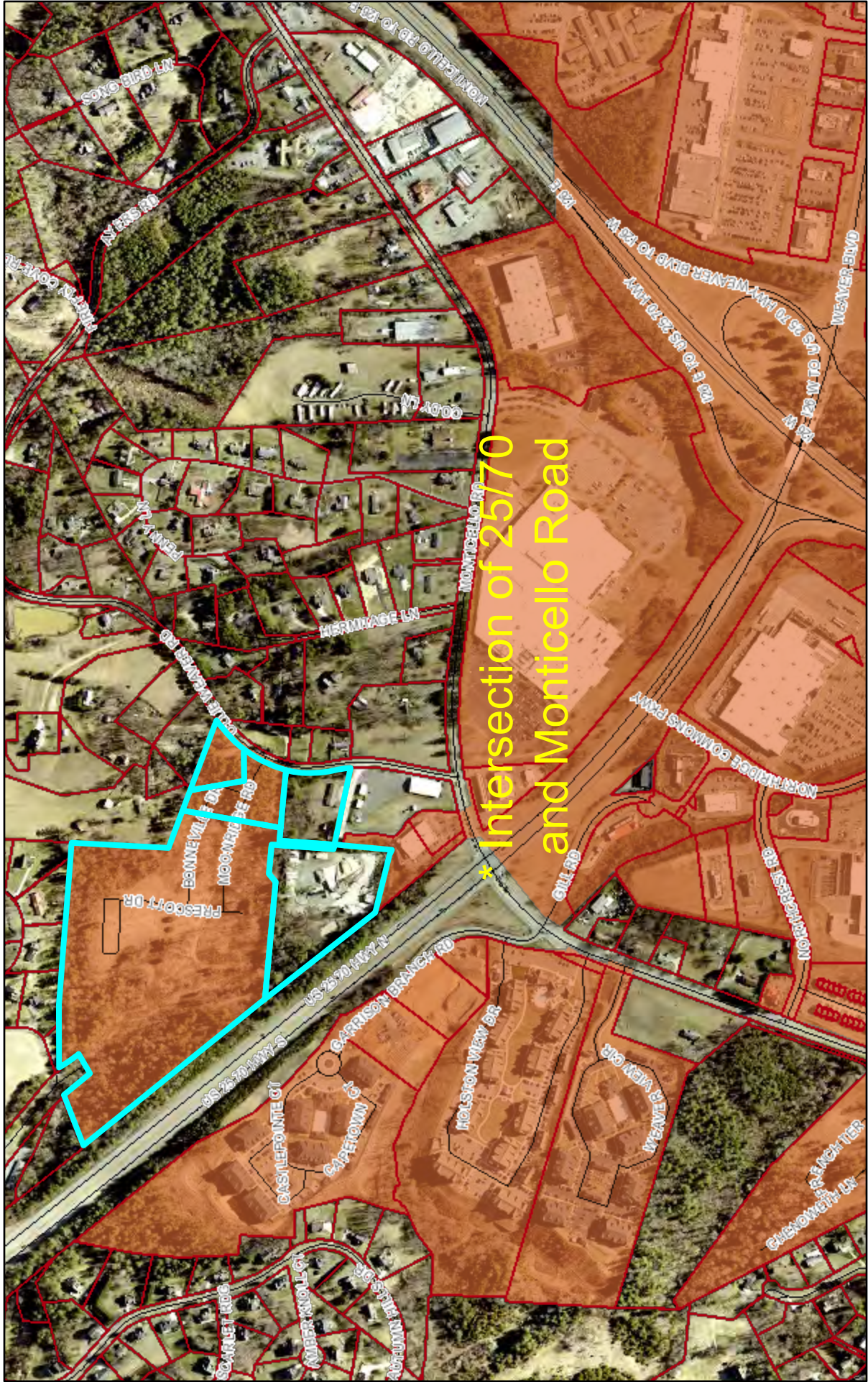
Therefore, in accordance with North Carolina General Statutes § 160A-31, *et seq.*, I certify that the Petition is valid and sufficient for the voluntary annexation of a contiguous area pursuant to said § 160A-31 *et seq.*, of the North Carolina General Statutes.

**IN WITNESS WHEREOF**, I have hereto set my hand and affixed the seal of the Town of Weaverville, this the 19<sup>th</sup> day of November, 2024.

  
**TAMARA MERCER**, Town Clerk







# ANNEXATION STAFF REPORT

## ANNEXATION #2024-5 – ADVENTHEALTH

### PROPERTY DESCRIPTION

+/- 7.30 acres; PIN: 9733-72-6639  
and 9733-82-0659

### SUFFICIENCY OF PETITION

The Town Clerk certified the sufficiency of the annexation petition on 19 November 2024.

### FINANCIAL PROJECTIONS

Expected Tax Value = +/- \$35 million\*  
Property Tax Rev. = +/- \$122,500/yr  
System Dev. Fees = +/- \$TBD  
Water Revenue = +/- \$TBD/yr

\*tax value estimate based on similar AdventHealth facility in Fletcher, NC; revenue based on current Town tax rate of \$0.35/\$100



**PROJECT DETAILS** – The annexed property will be combined with land already within Town limits for a total area of +/- 33 acres; to be developed into a healthcare complex; includes a hospital with 67 beds and a possible additional 26 beds, emergency department, medical offices, and out-patient surgery center (see next page for *Master Site Plan* and *Elevation Rendering*). The overall project is to be phased:

Phase 1 – Main Hospital & Emergency Department, Medical Office Building 1 – completed by 12/31/27

Phase 2 & 3 – Additional Hospital Wing, Medical Office Buildings 2 & 3, Ambulatory Surgery Center - TBD

### ZONING CLASSIFICATION

The annexation petition was accompanied by a conditional district request for a total of +/-33 acres, including the property to be annexed. The Planning Board concluded its review of the conditional district on 3 December 2024 with favorable findings and a positive recommendation. Town Council will be asked to set public hearings and take action on the zoning at an upcoming January 2025 meeting.

### OPERATIONAL AND SYSTEM IMPACTS

**WATER** – A water commitment/extension application has been submitted to the Town. Connection is proposed at the Town's existing 12-inch water main located in Ollie Weaver Road. There is sufficient WTP capacity to serve this project. At the point that the WTP capacity exceeds 80%, additional WTP staff will be needed and, with this project, that is likely to occur prior to the completion of the WTP expansion.

**STREETS** –The project will primarily be accessed via US Highway 25/70 and Ollie Weaver Road (SR 1730). The developer is already working with NCDOT on the traffic impact analysis in order to plan for the anticipated traffic in a safe, effective, and efficient manner.

**SANITATION** – This healthcare facility is expected to provide its own garbage removal.

**FIRE** – These properties are located within the North Buncombe Fire District (NBFD) which are serviced by the Weaverville Fire Department (WFD). There will be an insignificant loss in NBFD tax revenue on the unimproved properties if annexed. Emergency action plans will need to be developed and implemented for this healthcare facility and Fire Department staff has begun those conversations.

# ANNEXATION STAFF REPORT

## ANNEXATION #2024-5 – ADVENTHEALTH

**POLICE** – The ability of the Weaverville Police Department to efficiently and effectively serve this large project and associated visitor population increase must be monitored. The Police Department anticipates a conversation with the operations side of this project in order to determine law enforcement needs for the operations of the hospital, particularly the emergency department and patient-related needs. Other jurisdictions have indicated that having some WPD staff primarily focused on this healthcare facility will be needed. Incidents of violent behavior within a hospital setting are well documented. For 24/7 coverage of this will require a minimum of 5 employees.

**PLANNING** – Once the development approval for the conditional district associated with this project is decided, then Planning staff’s involvement on this project will be fairly limited, so no operational impact is noted.

[Master Site Plan and Elevation Rendering]





**PETITION FOR VOLUNTARY ANNEXATION  
PETITION/APPLICATION**


***Town of Weaverville, North Carolina***

Submittal Date: 9/23/2024  
Date Fee Paid: 9/23/2024  
Petition No: 2024-5

**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
AdventHealth Asheville, Inc. 1035 Red Bud Road, NE Cathoun, GA 30701	(706) 602-7800 Alan.Guyton@ AdventHealth.com	See Attached Addendum	

5. Zoning vested rights  are not claimed,  have been established under G.S. §§ 160D-108 and/or 160D-108.1 as follows [describe and attach the order and approved site plan]:

\_\_\_\_\_

Total Acreage to be annexed: 7.41  
Population in annexed area: 0  
Proposed Zoning District: Conditional District  
Reason for annexation:  Receive Town Services  Other (please specify)

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

# PETITION FOR VOLUNTARY ANNEXATION DATA SHEET

## Town of Weaverville, North Carolina

Submittal Date: 9/23/2024

Petition No. 2024-5

Annexation Area Name: AdventHealth

Petitioner: AdventHealth Asheville, Inc.

Subject Area Acreage: 7.41

Current Land Use: SAND & GRAVEL (5.20 acres); COMM VAC (2.21 acres)

Proposed Land Use or Development (describe): The land will be developed into a 30-acre hospital campus.

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

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

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

Commercial - Non-Retail: Square footage: TBD Anticipated build out in TBD years  
Type of tenancy: Medical Services - Clinic, Urgent Care Center, Hospital

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

Development Scale: Max building height of >90 feet; max number of stories of 6

Infrastructure: Linear feet of publicly dedicated roadways proposed: 0 feet  
Public water proposed (describe): Fire Prevention Demand: 3,500 GPM  
Domestic Water Demand: 1,395 GPM  
Other Public Services Requested (describe): Sanitary Sewer, Gas, Electricity, Telecom

Zoning Vested Rights Claimed (describe and attach documentation): None




Signature of Owner(s)

**PETITION FOR VOLUNTARY ANNEXATION  
 CERTIFICATE OF AUTHORITY FOR CORPORATION  
 Town of Weaverville, North Carolina**

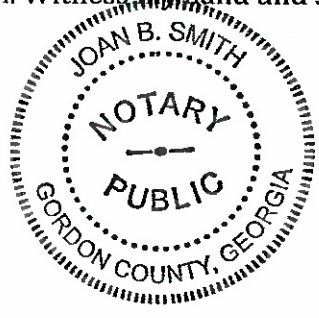
The undersigned, being (a/the) duly elected officer of AdventHealth Asheville, Inc.  
, a corporation organized and existing in the State of North Carolina  
 (hereinafter "Corporation"), does hereby certify that:

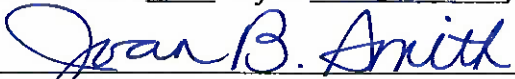
1. That the Corporation currently exists and is in good standing with the NC Secretary of State;
2. That a controlling majority of shareholders of the Corporation have adopted resolutions with respect to the attached/foregoing Petition for Voluntary Annexation and such resolutions have been duly and 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 Corporation 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>Alan Guyton</u>	<u>SE Region CFO</u>	<u></u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

SIGNATURE:   
 PRINTED NAME: Alan Guyton  
 DATE: 10/31/2024

~~STATE OF NORTH CAROLINA~~ Georgia  
 COUNTY OF Gordon  
 I, Joan B. Smith, a Notary Public, certify that Alan Guyton  
 personally came before me this day and acknowledged that he she is the CFO of  
AdventHealth Asheville, Inc., a North Carolina corporation, and that by authority duly  
 given and as the act of the Corporation, the foregoing Certificate of Authority was signed by him/her on  
 behalf of the Corporation. Witness my hand and seal this the 31<sup>st</sup> day of October, 2024.



  
 Notary Public

My Commission Expires: 09/08/2028

## Petition For Voluntary Annexation

AdventHealth Asheville, Inc.

## Part 4 - Property and Property Owner Information Addendum

<b>Deed Reference</b>	<b>Property PIN</b>	<b>Date Recorded</b>
Book 6400 Page 1395-1400	9733-72-6639	4/18/2024
Book 6400 Page 1401-1406	9733-72-6639	4/18/2024
Book 6415 Page 824-826	9733-82-0659	6/12/2024
Book 6415 Page 827-829	9733-82-0659	6/12/2024

TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM

# PUBLIC HEARING

**MEETING DATE:** January 21, 2025

**SUBJECT:** Annexation – 21 Parker Cove Road

**PRESENTER:** Town Clerk Tamara Mercer

**ATTACHMENTS:** Public Hearing Notice, Certificate of Sufficiency, Staff Report, Proposed Annexation Map, Annexation Petition and Related Materials

**DESCRIPTION/SUMMARY OF REQUEST:**

A voluntary annexation petition seeking to have a total of +/- 9.385 acres annexed into the Town of Weaverville was submitted on September 10, 2024.

The Town Clerk has previously certified the sufficiency of the annexation petition and this annexation request is now eligible for public hearing.

Tonight’s public hearing on the annexation petition was advertised in accordance with North Carolina law.

As a part of the public hearing staff will provide any written comments that were timely received regarding the proposed annexation, offer brief staff level comments, and be available to answer questions of Town Council.

The zoning on property, should it be annexed, is the subject of a separate public hearing scheduled for tonight. Questions and comments concerning the proposed zoning of this property, should it be annexed, should be made during that separate public hearing.

**COUNCIL ACTION REQUESTED:**

Town Council is asked to hear from the public on the proposed annexation.

## **TOWN OF WEAVERVILLE NOTICE OF PUBLIC HEARINGS**

**PUBLIC NOTICE** is hereby given that the Weaverville Town Council will hold two separate public hearings during its regularly scheduled workshop meeting on **Tuesday, January 21, 2025, beginning at 6:00 p.m.**, or as soon thereafter as Town Council can reach the matter. One public hearing will be on a **voluntary annexation petition for the property located at 21 Parker Cove Road, being +/- 9.385 acres bearing Buncombe County parcel identification number 9752-44-2568**, and the other public hearing will be on a **zoning map amendment to designate those properties either as conditional district zoning or traditional R-2 zoning if such properties are annexed into the Town.**

These public hearings will occur as an in-person meeting in **Council Chambers/Community Room at Town Hall, 30 South Main Street, Weaverville, NC.**

WRITTEN PUBLIC COMMENTS can also be submitted in advance of the public hearing and will be read into the record of the public hearing. Written public comments can be submitted as follows: (1) by EMAILING to [public-comment@weavervillenc.org](mailto:public-comment@weavervillenc.org) at least 6 hours prior to the meeting, (2) by putting your written comment in a DROP BOX at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, or (3) BY MAILING your written comment (must be received not later than the day of the meeting) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments.

If you would like ADDITIONAL INFORMATION or to review the content related to the Public Hearings, or have questions regarding how to submit a comment or join the meeting, you may contact Planning Director James Eller at 828-484-7002 or [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org) or Town Clerk Tamara Mercer at 828-484-7003 or [tmercerc@weavervillenc.org](mailto:tmercerc@weavervillenc.org).

**CERTIFICATE OF SUFFICIENCY OF  
 ANNEXATION PETITION 2024-4  
 21 PARKER COVE ROAD**

**TO THE WEAVERVILLE TOWN COUNCIL:**

I, Tamara Mercer, Weaverville Town Clerk, do hereby certify that I have updated my investigation of the Voluntary Annexation Petition No. 2024-4 submitted for 21 Parker Cove Road, PIN 9752-44-2568, and have found as a fact:

1. That said Petition is signed by all the owners of the real property lying in the area described therein;
2. That the nearest point on the proposed satellite corporate limits is not more than 3 miles from the Town's primary corporate limits;
3. That no point on the proposed satellite corporate limits is closer to the primary corporate limits of any other city than to the primary corporate limits of the Town;
4. That the area is situated so that the Town will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits;
5. That the area within the proposed satellite corporate limits, when added to the area of all other satellite corporate limits of the Town, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town.

Therefore, in accordance with North Carolina General Statutes § 160A-58.2, I certify that the Petition is valid and sufficient for the voluntary annexation of a non-contiguous area pursuant to said § 160A-58.1, *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 12 day of December, 2024.

  
**TAMARA MERCER**, Town Clerk



# ANNEXATION STAFF REPORT

## ANNEXATION #2024-4 – 21 PARKER COVE ROAD

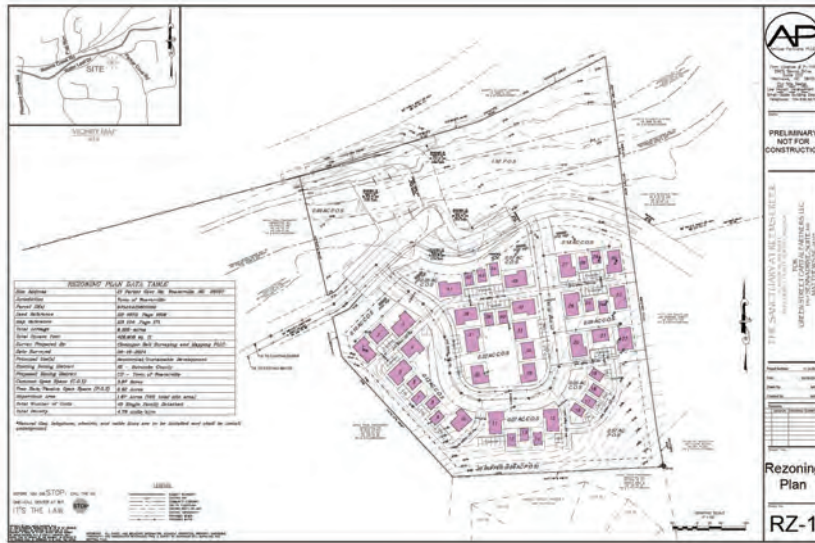
### PROPERTY DESCRIPTION

+/- 9.385 acres at 21 Parker Cove Road;  
 PIN: 9752-44-2568

### FINANCIAL PROJECTIONS

Town Tax Value = +/- \$13,500,000  
 Property Tax Revenue = +/- \$47,250 annually  
 System Development Fees = +/- \$123,750  
 Water Revenue = +/- \$16,200 annually

**SUFFICIENCY OF PETITION** – Town Clerk certified the sufficiency of the annexation petition on 12 December 2024.



**ZONING CLASSIFICATION** – Conditional district zoning was requested to accommodate small lot sizes and reduced setbacks. The Planning Board reviewed the zoning request on 7 November 2024 and 3 December 2024 and, after much discussion, voted against a recommendation on the proposed conditional district that would incorporate the site plan, but voted favorably for traditional R-2 zoning for this property.

### OPERATIONAL AND SYSTEM IMPACTS

**WATER** – A water commitment/extension application has been submitted to the Town for 45 single family lots (18,000 GPD) with a connection to the existing 8” Town water main running along Water Leaf Drive. There is WTP capacity to serve this project. Waterlines are expected to be built to Town specifications and accepted into the Town’s Water System and will require long-term maintenance.

**STREETS AND STORMWATER**– No impacts are expected as all new streets are proposed to be private.

**SANITATION** – If annexed the 45 dwellings must be added to the weekly garbage route and the leaf/yard waste schedule. It is anticipated that an additional garbage day will be added to accommodate the growth in the Reems Creek Road corridor, including these properties. This is likely to impact staffing needs.

**POLICE** – 45 single family residences are not anticipated to have any real impact on the Police Department, at its approved staffing level, except that this new subdivision would be added to a routine patrol route.

**FIRE** – Reems Creek Valley Fire Department (RCVFD) currently provides fire service to this property. If annexed this property will be removed from the RCVFD district and the Town will be responsible for providing fire and first responder services to this property. The Automatic Aid Agreement that the Town has with RCVFD will cover the property and any amounts legally owed to RCVFD for the Town’s proportionate share of RCVFD debt as a result of the anticipated reduction in their tax base is expected to be small and will be included in future amendments to the Automatic Aid Agreement.





17  
VICINITY MAP  
TOWN OF WEAVERVILLE

- NOTES:**
1. THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
  2. ALL CONDIMNMENTS SHOWN ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD.
  3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS OF RECORD.
  4. THE LOCATION OF UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS OF RECORD SHALL BE DETERMINED BY A SEPARATE SURVEY.
  5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS OF RECORD.
  6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS OF RECORD.
  7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS OF RECORD.
  8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS OF RECORD.
  9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS OF RECORD.
  10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS OF RECORD.

- ZONING:**
1. THE PROPERTY IS ZONED AS [ZONING TYPE].
  2. THE PROPERTY IS ZONED AS [ZONING TYPE].
  3. THE PROPERTY IS ZONED AS [ZONING TYPE].
  4. THE PROPERTY IS ZONED AS [ZONING TYPE].
  5. THE PROPERTY IS ZONED AS [ZONING TYPE].
  6. THE PROPERTY IS ZONED AS [ZONING TYPE].
  7. THE PROPERTY IS ZONED AS [ZONING TYPE].
  8. THE PROPERTY IS ZONED AS [ZONING TYPE].
  9. THE PROPERTY IS ZONED AS [ZONING TYPE].
  10. THE PROPERTY IS ZONED AS [ZONING TYPE].

**ANNEXATION MAP FOR TOWN OF WEAVERVILLE**

**CURVE TABLE:**

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1	N 00° 00' 00" E	100.00	0° 00' 00"	100.00
2	N 45° 00' 00" E	70.71	45° 00' 00"	100.00
3	S 45° 00' 00" E	70.71	135° 00' 00"	100.00
4	S 00° 00' 00" E	100.00	180° 00' 00"	100.00
5	N 45° 00' 00" W	70.71	225° 00' 00"	100.00
6	N 00° 00' 00" W	100.00	270° 00' 00"	100.00
7	N 45° 00' 00" E	70.71	315° 00' 00"	100.00
8	N 00° 00' 00" E	100.00	0° 00' 00"	100.00

**LINE TABLE:**

STATION	LINE BEARING	LINE DISTANCE	CUMULATIVE DISTANCE
1	N 00° 00' 00" E	100.00	100.00
2	N 45° 00' 00" E	70.71	170.71
3	S 45° 00' 00" E	70.71	241.42
4	S 00° 00' 00" E	100.00	341.42
5	N 45° 00' 00" W	70.71	412.13
6	N 00° 00' 00" W	100.00	512.13
7	N 45° 00' 00" E	70.71	582.84
8	N 00° 00' 00" E	100.00	682.84

**ALLEGATION:**

I, [NAME], being duly sworn, depose and say that I am the owner of the land described in the above and that I have read the above and that it is true and correct.

**PRELIMINARY**

DATE: AUGUST 6, 2024

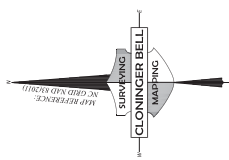
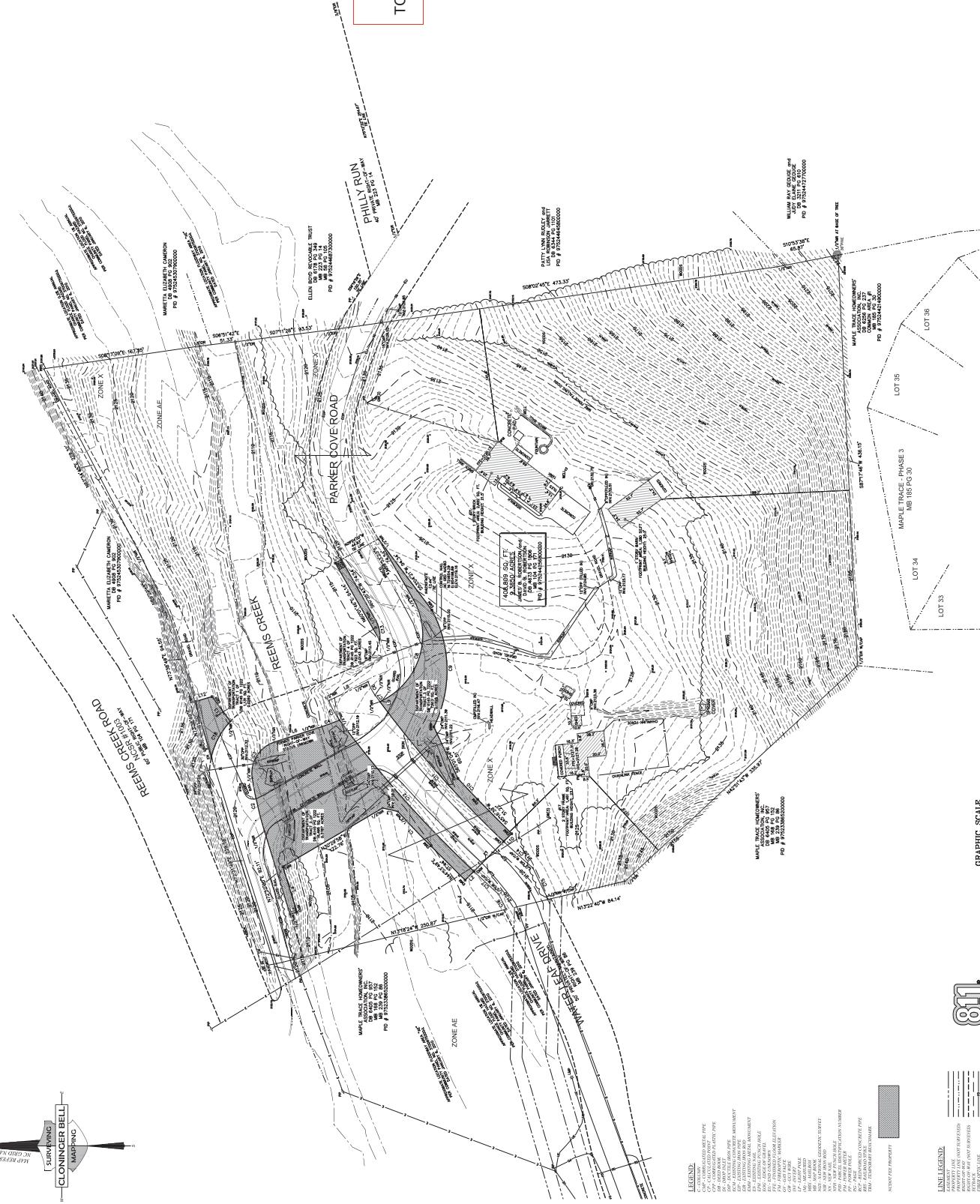
**PRELIMINARY**

ALTA/NSPS LAND TITLE SURVEY  
 PREPARED FOR:  
**AMICUS PARTNERS, PLLC**  
 REEMS CREEK TOWNSHIP, WANCEMERE COUNTY, N. C.  
 DEED REFERENCE: 4071-1806; MAP REFERENCE: 104-171  
 JUSTINSEL, 1525-05580000

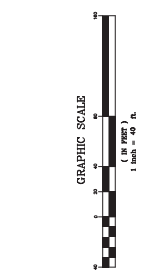
**CLONINGER BELL SURVEYING & MAPPING**

CLONINGER BELL SURVEYING & MAPPING, PLLC  
 100 W. BROAD ST.  
 WEAVERVILLE, NC 28011  
 LICENSE P-2235

DATE: AUGUST 6, 2024  
 SCALE: 1" = 40'  
 FILE NO: 1404



- LEGEND:**
- 1. UNRECORDED EASEMENT
  - 2. UNRECORDED EASEMENT
  - 3. UNRECORDED EASEMENT
  - 4. UNRECORDED EASEMENT
  - 5. UNRECORDED EASEMENT
  - 6. UNRECORDED EASEMENT
  - 7. UNRECORDED EASEMENT
  - 8. UNRECORDED EASEMENT
  - 9. UNRECORDED EASEMENT
  - 10. UNRECORDED EASEMENT
  - 11. UNRECORDED EASEMENT
  - 12. UNRECORDED EASEMENT
  - 13. UNRECORDED EASEMENT
  - 14. UNRECORDED EASEMENT
  - 15. UNRECORDED EASEMENT
  - 16. UNRECORDED EASEMENT
  - 17. UNRECORDED EASEMENT
  - 18. UNRECORDED EASEMENT
  - 19. UNRECORDED EASEMENT
  - 20. UNRECORDED EASEMENT
  - 21. UNRECORDED EASEMENT
  - 22. UNRECORDED EASEMENT
  - 23. UNRECORDED EASEMENT
  - 24. UNRECORDED EASEMENT
  - 25. UNRECORDED EASEMENT
  - 26. UNRECORDED EASEMENT
  - 27. UNRECORDED EASEMENT
  - 28. UNRECORDED EASEMENT
  - 29. UNRECORDED EASEMENT
  - 30. UNRECORDED EASEMENT
  - 31. UNRECORDED EASEMENT
  - 32. UNRECORDED EASEMENT
  - 33. UNRECORDED EASEMENT
  - 34. UNRECORDED EASEMENT
  - 35. UNRECORDED EASEMENT
  - 36. UNRECORDED EASEMENT
  - 37. UNRECORDED EASEMENT
  - 38. UNRECORDED EASEMENT
  - 39. UNRECORDED EASEMENT
  - 40. UNRECORDED EASEMENT
  - 41. UNRECORDED EASEMENT
  - 42. UNRECORDED EASEMENT
  - 43. UNRECORDED EASEMENT
  - 44. UNRECORDED EASEMENT
  - 45. UNRECORDED EASEMENT
  - 46. UNRECORDED EASEMENT
  - 47. UNRECORDED EASEMENT
  - 48. UNRECORDED EASEMENT
  - 49. UNRECORDED EASEMENT
  - 50. UNRECORDED EASEMENT



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



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

Submittal Date: 9/10/2024  
Date Fee Paid: 9/10/2024  
Petition No: 2024-4

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
William B Crawford Executor <i>Individual of the Estate of James B. Robertson</i>		97524425600000 4673/1806	DocuSigned by: William B. Crawford 30ED151F31AE49F...
William B Crawford Trustee <i>of the Blanche R. Robertson Charitable Trust</i>		97524425600000 4673/1806	DocuSigned by: William B. Crawford 30ED151F31AE49F...
	<i>30 Green Street Capital Partners, LLC, Agent</i>		

5. Zoning vested rights  are not claimed,  have been established under G.S. §§ 160D-108 and/or 160D-108.1 as follows [describe and attach the order and approved site plan]:  
\_\_\_\_\_

Total Acreage to be annexed: ~~8.80~~ 9.385  
 Population in annexed area: \_\_\_\_\_  
 Proposed Zoning District: CD  
 Reason for annexation:  Receive Town Services  Other (please specify)

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

# PETITION FOR VOLUNTARY ANNEXATION DATA SHEET

*Town of Weaverville, North Carolina*

Submittal Date: 9/10/2024  
Petition No. 2024-4  
Annexation Area Name: 21 Parker Cove Rd

Petitioner: Green Street Capital Partners LLC  
Subject Area Acreage: ~~8.89~~ 9.385  
Current Land Use: Residential  
Proposed Land Use or Development (describe): Residential

Residential (single family): Number of Units: 45 Anticipated build out in 2 years  
Average Sales Price: \$ 300,000 /dwelling unit

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

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

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

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

Development Scale: Max building height of 30 feet max number of stories of 2

Infrastructure: Linear feet of publicly dedicated roadways proposed: 0 feet  
Public water proposed (describe): City water

Other Public Services Requested (describe): City Sewer

Zoning Vested Rights Claimed (describe and attach documentation): N/A

DocuSigned by:  
William B. Crawford  
Signature of Owner(s)

**PETITION FOR VOLUNTARY ANNEXATION  
CERTIFICATE OF AUTHORITY FOR TRUST**  
*Town of Weaverville, North Carolina*

The undersigned, being the Successor Trustee of the **BLANCHE R. ROBERTSON MARITAL TRUST**, (hereinafter "Trust"), does hereby certify that:

1. That this Trust is currently in existence;
2. That the Trust is the owner of property located at 21 Parker Cove Road bearing Buncombe County PIN 9752-44-2568;
3. That the undersigned is the Successor Trustee of the Trust and has the power and authority to conduct real property transactions and tax transactions, which would include the execution of a voluntary annexation petition; and
4. That said Successor Trustee approved the Petition for Voluntary Annexation for the property and authorized any and all actions on behalf of the Trust to complete the process for the Petition to be approved by the Town of Weaverville and that no further authorizing action need be taken.

*William B. Crawford*  
**WILLIAM B. CRAWFORD, Successor Trustee**

STATE OF Tennessee  
COUNTY OF Montgomery

I, Tiffany B. Wilton, a Notary Public, certify that William B. Crawford personally came before me this day and acknowledged that he is the Successor Trustee of the Blanche R, Robertson Marital Trust, and that by authority duly given and as the act of the Trust, the foregoing Certificate of Authority was signed by him on behalf of the Trust.

Witness my hand and seal this the 12<sup>th</sup> day of December, 2024.

*Tiffany B. Wilton*  
Notary Public

My Commission Expires: March 15, 2028  
Notary Seal



## **TOWN OF WEAVERVILLE NOTICE OF PUBLIC HEARING**

**PUBLIC NOTICE** is hereby given that the Weaverville Town Council will hold a public hearing during its regularly scheduled workshop meeting on **Tuesday, January 21, 2025, beginning at 6:00 p.m.**, or as soon thereafter as Town Council can reach the matter, on proposed **updates to the Town's Comprehensive Land Use Plan**. The proposed updates include a revised action plan table with updated priorities, and adoption and inclusion of an Amended and Restated Resolution Concerning Growth Areas.

This public hearing will occur as an in-person meeting in Council Chambers/Community Room at Town Hall, 30 South Main Street, Weaverville, NC.

WRITTEN PUBLIC COMMENTS can also be submitted in advance of the public hearing and will be read into the record of the public hearing. Written public comments can be submitted as follows: (1) by EMAILING to [public-comment@weavervillenc.org](mailto:public-comment@weavervillenc.org) at least 6 hours prior to the meeting, (2) by putting your written comment in a DROP BOX at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, or (3) BY MAILING your written comment (must be received not later than the day of the meeting) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments.

If you would like ADDITIONAL INFORMATION or to review the content related to the Public Hearings, or have questions regarding how to submit a comment or join the meeting, you may contact Planning Director James Eller at 828-484-7002 or [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org) or Town Clerk Tamara Mercer at 828-484-7003 or [tmercerc@weavervillenc.org](mailto:tmercerc@weavervillenc.org).

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**PUBLIC HEARING**

**MEETING DATE:** January 21, 2025  
**SUBJECT:** Conditional District – AdventHealth Public Hearings  
**PRESENTER:** Planning Director  
**ATTACHMENTS:** Public Notice, Section 20-3203 Conditional Districts, Conditional District Application and Supporting Documents, Staff Report, Community Meeting Report, Planning Board Recommendation

**DESCRIPTION/SUMMARY OF REQUEST:**

The proposed conditional district has been reviewed by the Planning Board with a favorable recommendation adopted on December 3, 2024. The materials with this item include the report and presentation documents from the community meeting held by the developer on November 20, 2024.

A staff report is also provided for Town Council’s information on this matter.

**COUNCIL ACTION REQUESTED:**

Town Council is asked to conduct a public hearing on the proposed conditional district for AdventHealth.

## **TOWN OF WEAVERVILLE NOTICE OF PUBLIC HEARINGS**

**PUBLIC NOTICE** is hereby given that the Weaverville Town Council will hold two separate public hearings during its regularly scheduled workshop meeting on **Tuesday, January 21, 2025, beginning at 6:00 p.m.**, or as soon thereafter as Town Council can reach the matter. One public hearing will be on a **voluntary annexation petition for two properties located at 24 and 24A Ollie Weaver Road, being a total of +/- 7.41 acres bearing Buncombe County parcel identification numbers 9733-72-6639 and 9733-82-0659**, and the other public hearing will be on a **zoning map amendment to designate the properties as conditional district zoning if such properties are annexed into the Town.**

These public hearings will occur as an in-person meeting in **Council Chambers/Community Room at Town Hall, 30 South Main Street, Weaverville, NC.**

WRITTEN PUBLIC COMMENTS can also be submitted in advance of the public hearing and will be read into the record of the public hearing. Written public comments can be submitted as follows: (1) by EMAILING to [public-comment@weavervillenc.org](mailto:public-comment@weavervillenc.org) at least 6 hours prior to the meeting, (2) by putting your written comment in a DROP BOX at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, or (3) BY MAILING your written comment (must be received not later than the day of the meeting) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments.

If you would like ADDITIONAL INFORMATION or to review the content related to the Public Hearings, or have questions regarding how to submit a comment or join the meeting, you may contact Planning Director James Eller at 828-484-7002 or [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org) or Town Clerk Tamara Mercer at 828-484-7003 or [tmercerc@weavervillenc.org](mailto:tmercerc@weavervillenc.org).



---

**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)

# The Town of Weaverville

NORTH CAROLINA

December 3, 2024

Mayor Patrick Fitzsimmons and  
Weaverville Town Council

Re: *AdventHealth Asheville, Inc. – +/- 33 Acres*  
*Proposed Zoning Map Amendment – Conditional District*  
**Statement of Consistency/Reasonableness and Recommendation**

Dear Mayor and Council –

At the direction of Town Council, the Planning Board reviewed the properties that are proposed for development by AdventHealth Asheville, Inc. and submits this letter addressing its findings and recommendation concerning an appropriate zoning designation.

Town development regulations concerning zoning map amendments and North Carolina law require the Planning Board to review proposed zoning for plan consistency and reasonableness.

The property involved consists of approximately 33 acres located along Ollie Weaver Road (SR 1730) near the intersection of US Highway 25/70. The developer has requested conditional district zoning on these properties and the Planning Board reviewed that request at its November 7 and December 3 meetings and reports the following findings and recommendation.

The conditional district request is for a healthcare facility complex consisting of a 67-bed hospital with an additional 26-bed hospital wing, emergency department, medical office buildings, and ambulatory surgery center. The project is proposed to be developed in phases, and developmental approval is sought on the master plan. Medical services facilities, such as what is proposed, are permitted by right in the Town's C-2 zoning district; however, the plan shows parking spaces that are below the minimum of what is permitted within the C-2 district and the proposed building height exceeds what would be permitted under C-2. For these two reasons a conditional district has been proposed for this project.

**The Planning Board reviewed the project and, with a unanimous vote, finds that the adoption of the conditional district with the recommended conditions noted below is both consistent with the Comprehensive Land Use Plan and reasonable.** The Comprehensive Land Use Plan and Future Land Use Map both contemplate commercial development and medical services within the Ollie Weaver Road Area (Growth Area 3). Both the current and anticipated version of the Resolution Concerning Growth Areas indicate that this use would be appropriate for this area and include conditional districts and C-2 zoning as desirable zoning districts in the Ollie Weaver Road area. When considering the reasonableness factors set out in Town Code Section 20-1505, the Planning Board found this project

and conditional district to be not only reasonable but desirable in that the benefits of this healthcare campus to the Town, its residents, and the surrounding community are great and the negative aspects of this project were properly mitigated with the plans submitted for approval. It is noted that the Town is currently studying its minimum parking requirements and it is expected that these requirements will be lowered for similar development in the near future, indicating that the need for the conditional district on that issue is reasonable.

### **Recommended Conditions**

The Planning Board suggests that the following set of conditions be made part of the conditional district:

1. *The project is to be constructed consistent with the plans and specifications prepared by McGill for AdventHealth and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:*
  - a. *Sheet C-100 – Master Site Plan*
  - b. *Sheet C-200 – Master Grading Plan*
  - c. *Sheet C-300 – Master Stormwater Management Plan*
  - d. *Sheet C-400 – Master Utility Plan*
  - e. *Elevation Renderings*
2. *Pedestrian accessibility from the Ollie Weaver Road side and within the hospital campus is encouraged.*
3. *All driveways/streets within the project shall be private.*
4. *The parking requirements and improvements shall be determined by the developer, but shall be adequate to accommodate the use of the property, with the understanding that parking on or along any Town- or NCDOT-maintained street or roadway is expressly prohibited.*
5. *A traffic impact analysis has been conducted for this project and all improvements as required by NCDOT must be installed.*
6. *Construction related vehicles must be parked on the property and not on any Town-maintained public streets or the shoulders of those public streets. All dirt, mud, construction materials, or other debris deposited on Town maintained public streets as a result of construction activities must be removed by the contractor or owner on a daily basis, pursuant to Town Code Section 22-48.*
7. *All outdoor lighting on the property shall comply with the outdoor lighting provisions of Article VI of Town Code Chapter 20. A plan shall be submitted and approved as required by Town Code Sec. 20-3603.*
8. *Signage is allowed pursuant to Town Code Section 20-4105. Notwithstanding anything herein to the contrary, signage required by federal or state laws or regulations is allowed.*

9. *Compliance with Buncombe County sedimentation and erosion control standards and with all applicable floodplain and stormwater regulations is required. All permitting and inspections on these issues will be conducted through Buncombe County.*
10. *The phasing of this project as outlined by the developer is approved.*
11. *Town Code Section 20-3203 shall govern the project including, but not limited, those provisions regarding issuance of zoning permits, modifications (in accordance with Town Code Section 20-1303), appeals, and final plat approval.*

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

Sincerely,



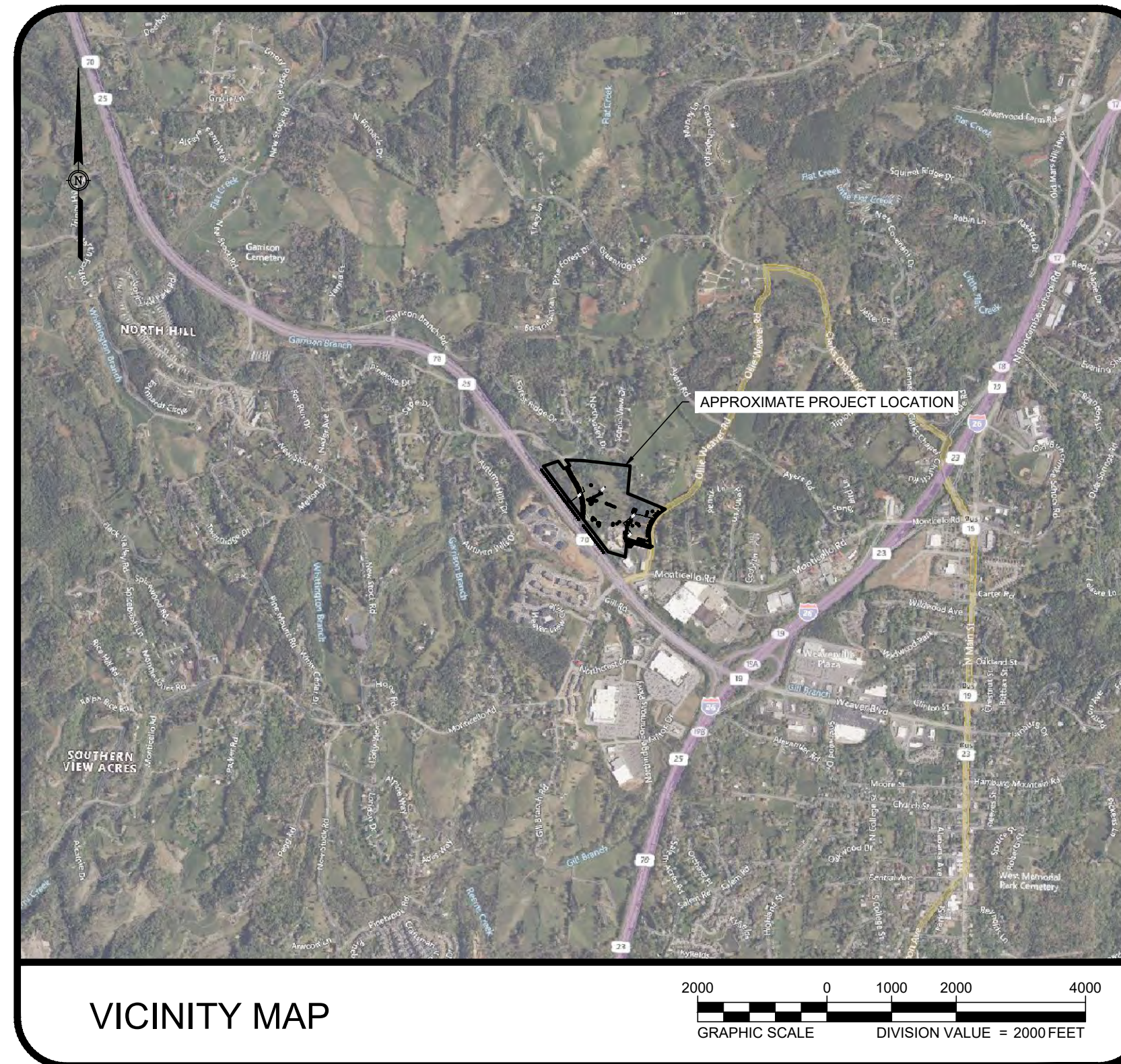
Mark Endries  
Planning Board Vice Chair

cc: Jane Kelley, Planning Board Chair  
James Eller, Planning Director  
Scottie Harris, Interim Town Manager  
John Henning, Town Attorney

# ADVENTHEALTH BUNCOMBE COUNTY CAMPUS

# ADVENTHEALTH

## BUNCOMBE COUNTY, NORTH CAROLINA



### SCHEDULE OF DRAWINGS

- G-001 COVER SHEET
- CE-100 EXISTING CONDITIONS PLAN
- C-100 MASTER SITE PLAN
- C-200 MASTER GRADING PLAN
- C-300 MASTER STORMWATER MANAGEMENT PLAN
- C-400 MASTER UTILITY PLAN

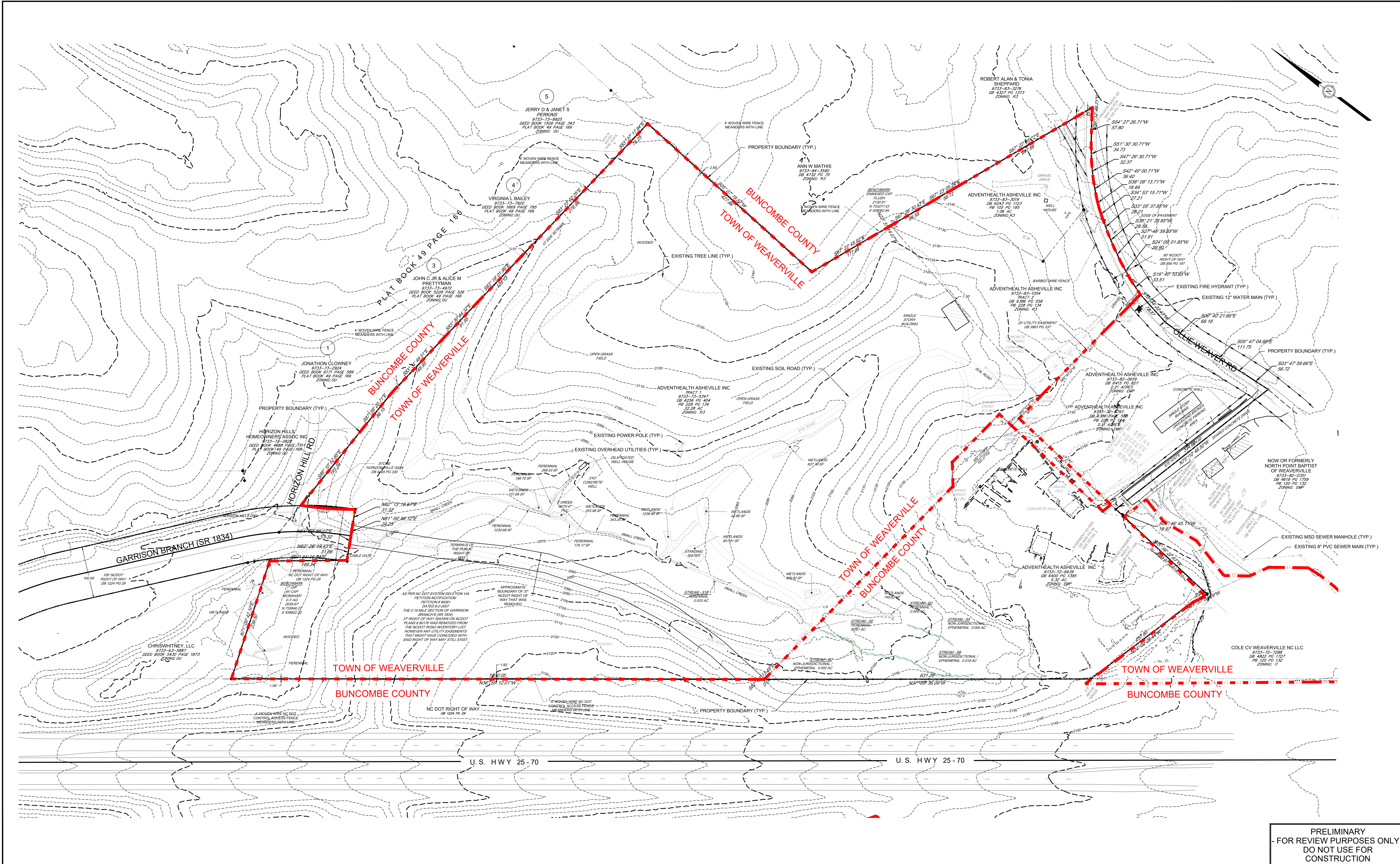


5400 Trinity Road  
Suite 107  
Raleigh, NC 27607  
919.378.9111  
NC Firm License # C-0459  
mcgillassociates.com

PRELIMINARY  
- FOR REVIEW PURPOSES ONLY -  
DO NOT USE FOR  
CONSTRUCTION

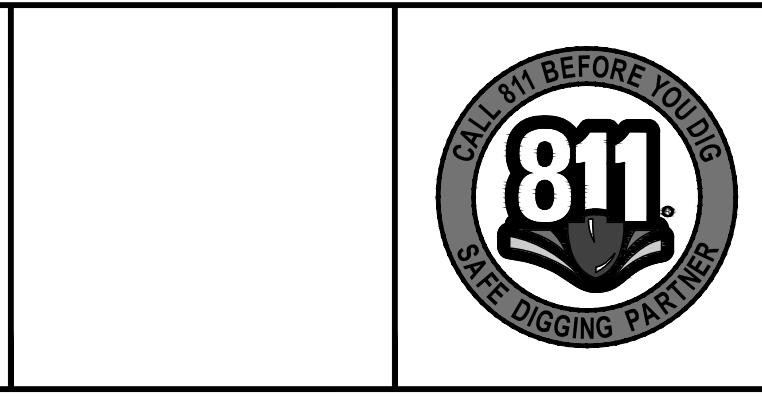
SEPTEMBER 2024

NO.	DATE	BY	DESCRIPTION



PRELIMINARY  
 - FOR REVIEW PURPOSES ONLY -  
 DO NOT USE FOR  
 CONSTRUCTION

55 Broad Street  
 Asheville, NC 28801  
 828.252.0575  
 NC Firm License # C-0459  
 mcgillassociates.com



NO.	DATE	BY	DESCRIPTION

ADVENTHEALTH BUNCOMBE  
 COUNTY CAMPUS  
**ADVENTHEALTH**  
 BUNCOMBE COUNTY, NORTH CAROLINA

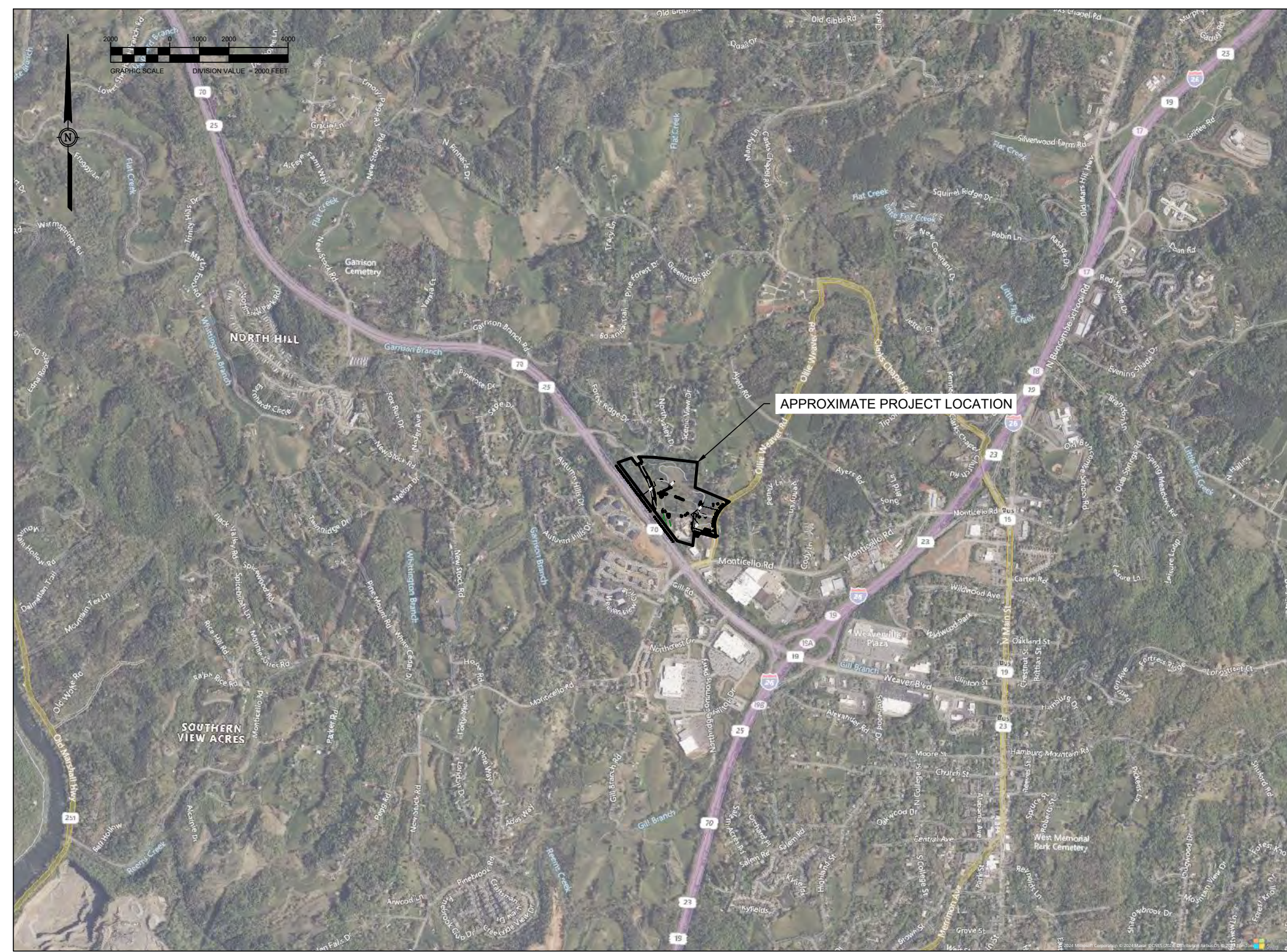
80 0 40 80 160 GRAPHIC SCALE DIVISION VALUE = 80 FEET (ORIGINAL SIZE: 24"x36")	
OFFICE MANAGER M. CATHEY	DESIGNER G. ORR
PROJECT MANAGER R. WILL	REVIEWER S. BURWELL

EXISTING CONDITIONS PLAN	
DATE SEPTEMBER 2024	PROJECT # 24.00118
FUNDING # N/A	

SHEET  
**CE-100**

P:\2024\0118-HS-ADVENTHEALTH BUNCOMBE COUNTY DRAWINGS\SHEETS\24.00118 - 01 EXIST AND DEMO.DWG PLOT DATE: 9/20/2024 2:28 PM WESTON BERRY





VICINITY MAP

**NAME AND LOCATION OF PROJECT:**  
 ADVENTHEALTH BUNCOMBE COUNTY CAMPUS  
 20 MOONRIDGE ROAD  
 WEAVERVILLE, NORTH CAROLINA 28787

**PIN NUMBERS:**  
 9733-73-5347 9733-83-1054  
 9733-73-6639 9733-83-3019  
 9733-73-8793 9733-82-0559

**PROPERTY OWNER:**  
 ADVENTHEALTH ASHEVILLE, INC.  
 1035 RED BUD ROAD NE  
 CALHOUN, GEORGIA 30701

**PROPERTY AREA:**  
 32.86 ACRES (1,431,210 SQUARE FEET)

**SETBACKS:**  
 FRONT: 0'  
 REAR: 0'  
 SIDE: 30'  
 MAJOR THOROUGHFARE: 60'  
 MINOR THOROUGHFARE: 25.5'  
 STREAM BUFFER: 30'

**LENGTH OF ROAD SYSTEM:**  
 3600'

**BUILDING HEIGHT:**  
 HOSPITAL: 120'  
 MOB PHASE I: 65'  
 MOB PHASE II: 50'  
 ASC: 50'

**OPEN SPACE:**  
 7 ACRES

**BUILDING DIMENSIONS:**  
 HOSPITAL: 195' W X 385' L  
 MOB PHASE I: 130' W X 195' L  
 MOB PHASE II: 130' W X 195' L  
 ASC: 85' W X 205' L

**BUILDING SIGNAGE:**  
 HOSPITAL: 200 SF  
 MOB PHASE I: 75 SF  
 MOB PHASE II: 75 SF  
 ASC: 75 SF

**PROPOSED PHASING:**  
 PHASE 1: ANTICIPATED COMPLETION BY END OF 2027  
 PHASE 2 & 3: ANTICIPATED COMPLETION TBD

**OWNERSHIP:**  
 PROPOSED ROADS WITHIN THE DEVELOPMENT TO BE PRIVATE INTERNAL ROADS.

**FLOOD MAP INFORMATION:**  
 THE PROPERTY LIES WITHIN ZONE X, 'AREAS OF MINIMAL FLOOD HAZARD,' PER FEMA FIRM 3700973300J, EFFECTIVE JANUARY 6, 2010.

**MAINTENANCE PLAN:**  
 STREETS, STORMWATER, WATER/SEWER SERVICES, COMMON AREAS, AND AMENITY AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.

**WATER:**  
 PROPOSED WATER WILL BE A PRIVATE SYSTEM.

**SEWER:**  
 PROPOSED SEWER WILL BE PRIVATE GRAVITY COLLECTION SYSTEM ROUTED TO PRIVATE LIFT STATIONS.

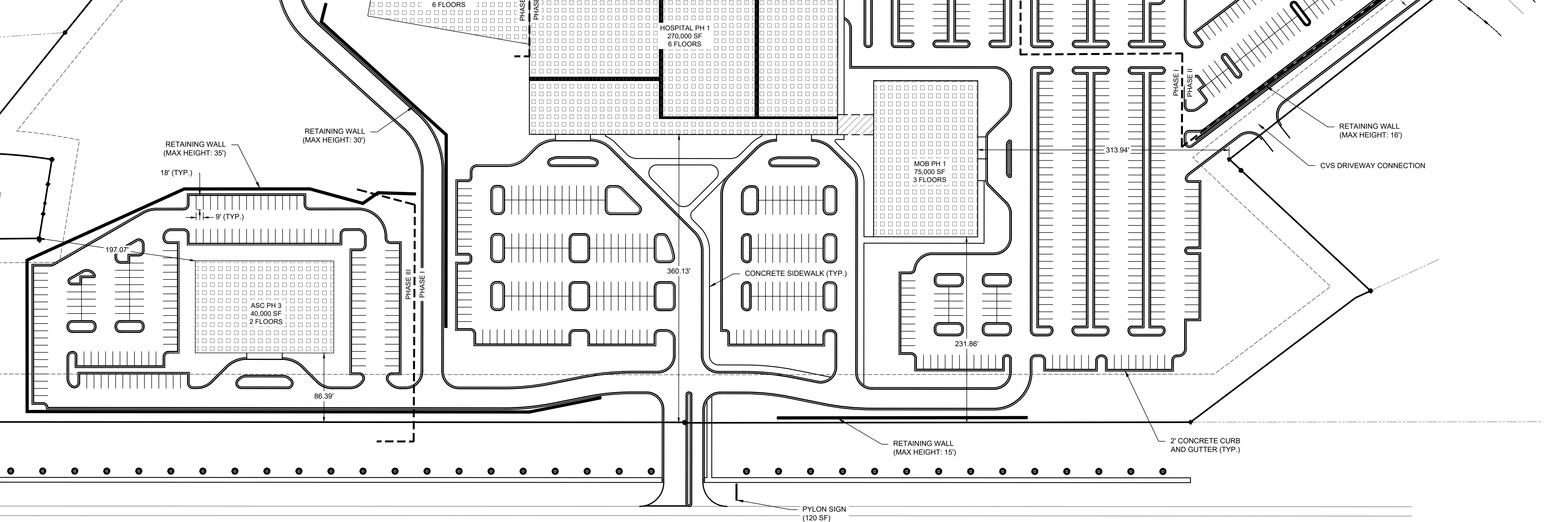
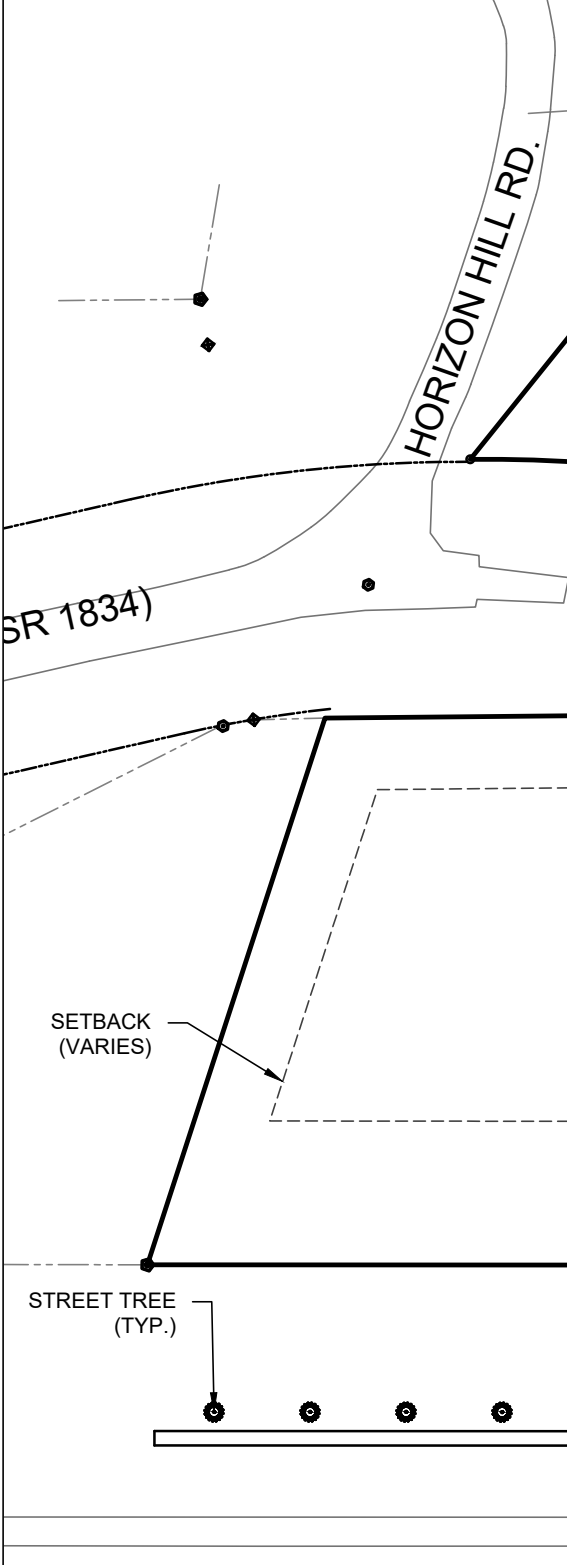
**DRY UTILITIES (NATURAL GAS, TELEPHONE/CABLE, ELECTRIC):**  
 TBD. LAYOUT TO BE PROVIDED BY PROVIDERS AFTER FINAL UTILITY DESIGN IS COMPLETED.

STREET NAMES TBD.

ALL PROPOSED INFRASTRUCTURE AND PRELIMINARY PLAT WILL NOT BE COMPLETED UNTIL AFTER PHASE I HAS BEEN COMPLETED.

**PARKING DATA:**

STAFF SPACES	- 75
DOCTOR'S SPACES	- 19
MOB SPACES PH1	- 265
MOB SPACES PH2	- 254
ED / IMAGING SPACES	- 18
REGULAR BEDS SPACES	- 51
ASC SPACES PH 3	- 160
EXTRA SPACES	- 143
<b>TOTAL SPACES</b>	<b>= 985</b>



PRELIMINARY  
 FOR REVIEW PURPOSES ONLY -  
 DO NOT USE FOR  
 CONSTRUCTION

55 Broad Street  
 Asheville, NC 28801  
 828.252.0575  
 NC Firm License # C-0459  
 mcgillassociates.com

CALL IT BEFORE YOU DIG  
 811  
 SAFE DIGGING PARTNER

NO.	DATE	BY	DESCRIPTION

ADVENTHEALTH BUNCOMBE COUNTY CAMPUS  
**ADVENTHEALTH**  
 BUNCOMBE COUNTY, NORTH CAROLINA

80 0 40 80 160  
 GRAPHIC SCALE DIVISION VALUE = 80 FEET  
 (ORIGINAL SIZE: 24"x36")

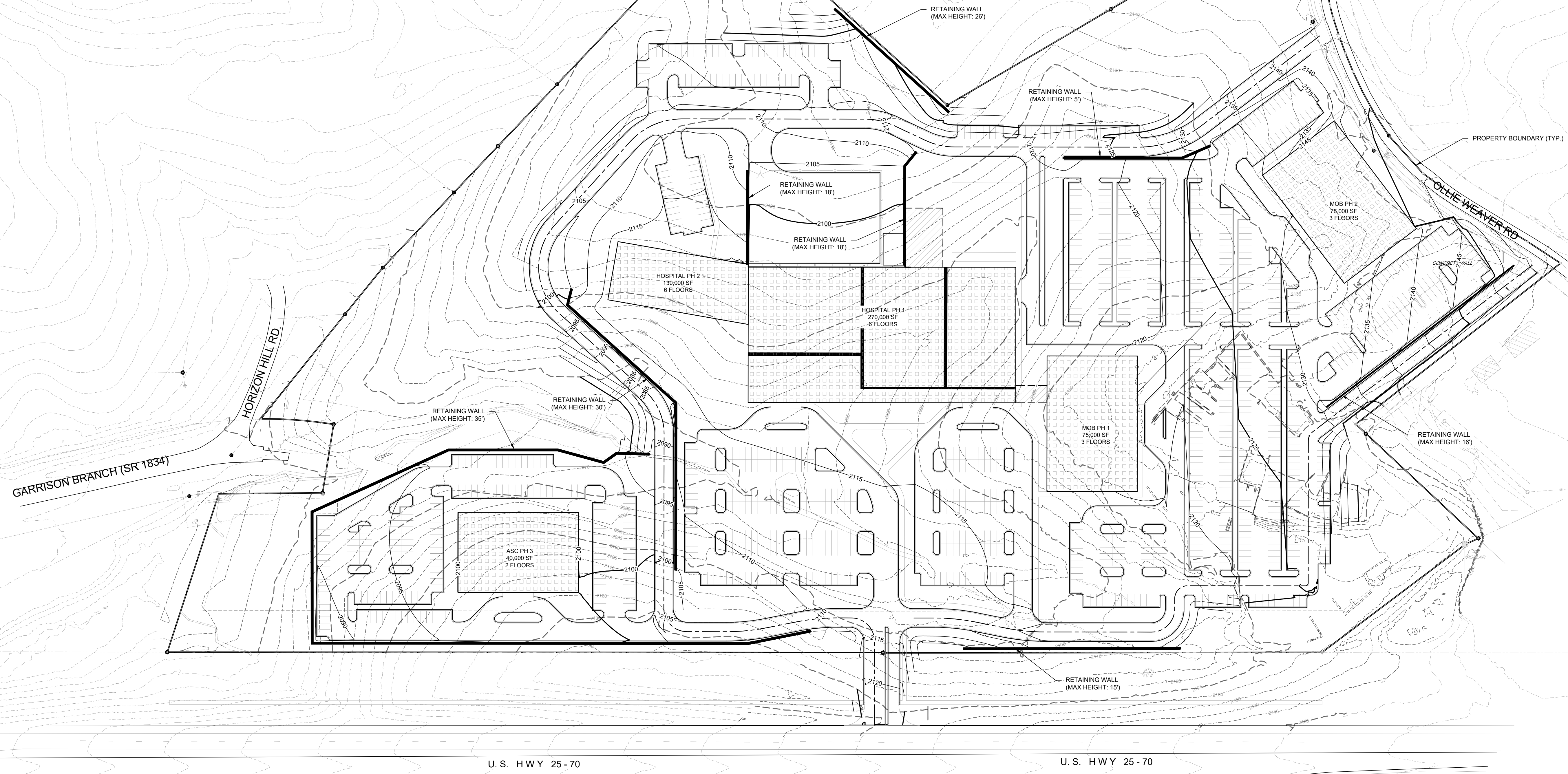
OFFICE MANAGER M. CATHEY	DESIGNER G. ORR
PROJECT MANAGER R. WILL	REVIEWER S. BURWELL

DATE SEPTEMBER 2024	PROJECT # 24.00118	FUNDING # N/A
------------------------	-----------------------	------------------

SHEET  
**C-100**

P:\2024\0118-AHS-ADVENTHEALTH-BUNCOMBE COUNTY-DRAWINGS\0118-0118-02 SITE PLANS DWG\PLOT DATE 09/20/2024 2:25 PM WESTON BERRY

24.00118 - ADVENTHEALTH - ADVENTHEALTH-BUNCOMBE COUNTY CAMPUS - SHEET C-100



PRELIMINARY  
 - FOR REVIEW PURPOSES ONLY -  
 DO NOT USE FOR  
 CONSTRUCTION

P:\2024\24.00118-ADVENTHEALTH-BUNCOMBE COUNTY\DRAWINGS\SHEETS\24.00118 - 03 GRADING.DWG PLOT DATE 9/20/2024 2:25 PM WESTON BERRY

55 Broad Street  
 Asheville, NC 28801  
 828.252.0575  
 NC Firm License # C-0459  
 mcgillassociates.com



NO.	DATE	BY	DESCRIPTION

ADVENTHEALTH BUNCOMBE  
 COUNTY CAMPUS  
**ADVENTHEALTH**  
 BUNCOMBE COUNTY, NORTH CAROLINA

OFFICE MANAGER	DESIGNER
M. CATHEY	G. ORR
PROJECT MANAGER	REVIEWER
R. WILL	S. BURWELL

MASTER GRADING PLAN		
DATE	PROJECT #	FUNDING #
SEPTEMBER 2024	24.00118	N/A

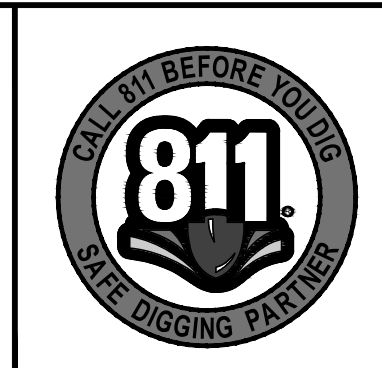
SHEET  
**C-200**



PRELIMINARY  
 - FOR REVIEW PURPOSES ONLY -  
 DO NOT USE FOR  
 CONSTRUCTION



55 Broad Street  
 Asheville, NC 28801  
 828.252.0575  
 NC Firm License # C-0459  
 mcgillassociates.com



NO.	DATE	BY	DESCRIPTION

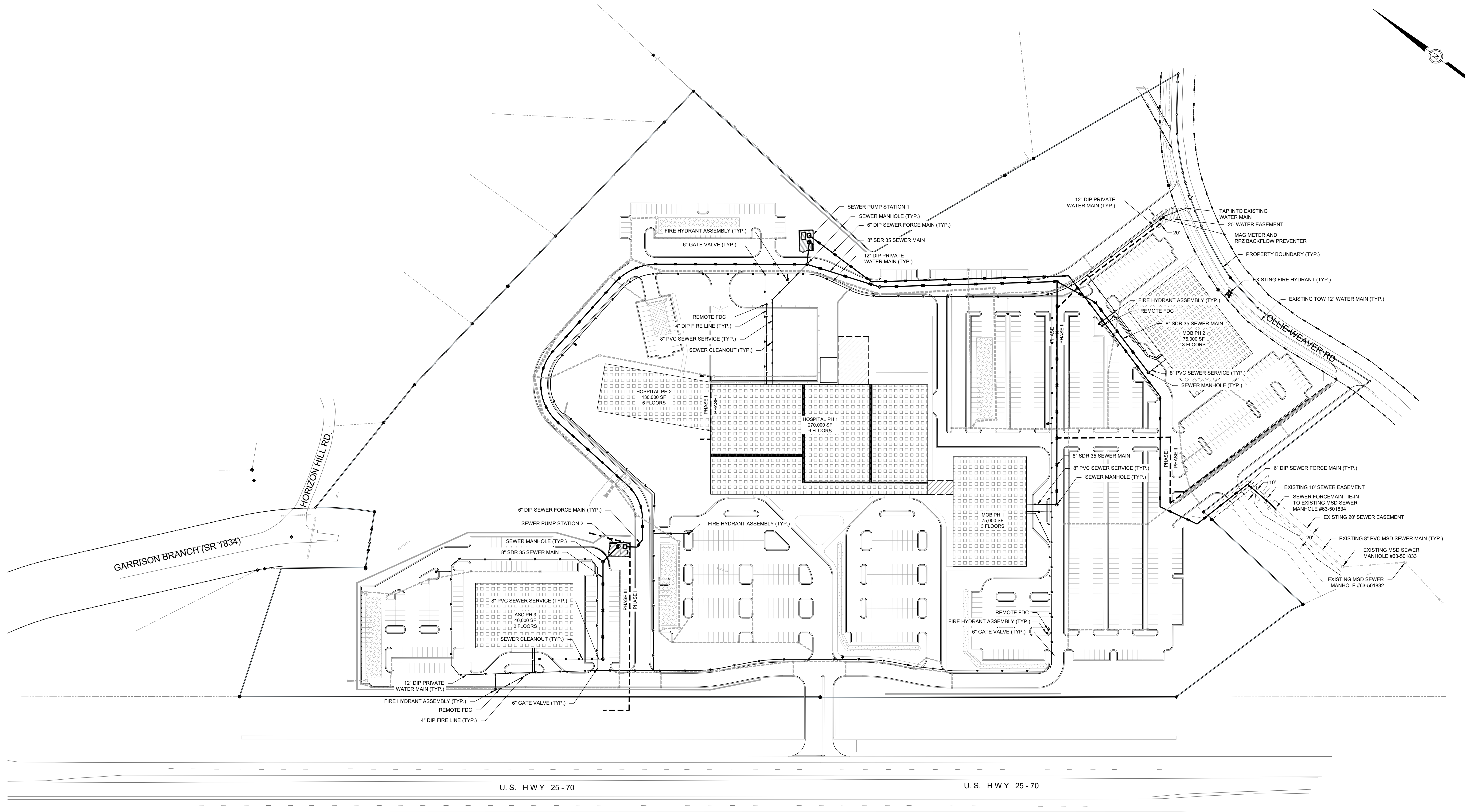
ADVENTHEALTH BUNCOMBE  
 COUNTY CAMPUS  
**ADVENTHEALTH**  
 BUNCOMBE COUNTY, NORTH CAROLINA

OFFICE MANAGER	DESIGNER
M. CATHEY	L. ROBERSON
PROJECT MANAGER	REVIEWER
R. WILL	S. BURWELL

MASTER STORMWATER MANAGEMENT PLAN			
DATE	PROJECT #	FUNDING #	
SEPTEMBER 2024	24.00118	N/A	

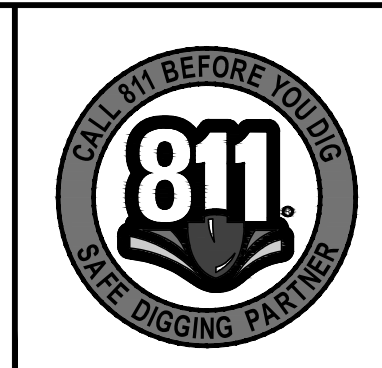
SHEET  
**C-300**

P:202404.00118-HS-ADVENTHEALTH-BUNCOMBE COUNTY-DRAWINGS-SHEETS04.00118 - 04 STORMWATER PLAN DATE: 09/20/2024 2:25 PM WESTON BERRY



PRELIMINARY  
 - FOR REVIEW PURPOSES ONLY -  
 DO NOT USE FOR  
 CONSTRUCTION

55 Broad Street  
 Asheville, NC 28801  
 828.252.0575  
 NC Firm License # C-0459  
 mcgillassociates.com



NO.	DATE	BY	DESCRIPTION

ADVENTHEALTH BUNCOMBE  
 COUNTY CAMPUS  
**ADVENTHEALTH**  
 BUNCOMBE COUNTY, NORTH CAROLINA

OFFICE MANAGER	DESIGNER
M. CATHEY	L. ROBERSON
PROJECT MANAGER	REVIEWER
R. WILL	S. BURWELL

MASTER UTILITY PLAN			
DATE	PROJECT #	FUNDING #	
SEPTEMBER 2024	24.00118	N/A	

SHEET  
**C-400**

P:\2024\01-16-HS-ADVENTHEALTH-BUNCOMBE COUNTY\DRAWINGS\SHEETS\24.00118 - 08 UTILITIES.DWG PLOT DATE 9/26/2024 2:28 PM WESTON BERRY

24.00118 - ADVENTHEALTH - ADVENTHEALTH-BUNCOMBE COUNTY CAMPUS - SHEET C-400



!"#\$%&'()\*+,-./:;<=>?@A

+&,Ä-.\$/!Ä011!&  
21.33435Ä64&!7#8&  
98:3Ä8;Ä<!.=!&=411!  
>(Ä 8?#@Ä+.43Ä #&!!#  
<!.=!&=411!)ÄA8&#@ÄB.&8143.Ä'CDCD

E0F B83G4#483.1ÄH/!Ä64/#&47#ÄÄ""147.#483  
ÄG=!3#!.1#@ÄJ?378\$%!ÄB8?3#KÄB.\$"?!  
J?378\$%!ÄB8?3#K)ÄA8&#@ÄB.&8143.

6!.&Ä+&,Ä011!&F

L3Ä%!@.1;Ä8;ÄÄG=!3#!.1#@)Ä+7M411ÄÄ/874.#!/Ä4/Ä"1!/!GÄÄBÄ#84/ÄB83G4#483.1ÄH/!Ä64/#&47#Ä  
ÄÄ""147.#483Ä/?%\$4##.1Ä;8&Ä#@!ÄÄG=!3#!.1#@ÄJ?378\$%!ÄB8?3#KÄB\$G4/7?//!GÄ43Ä8?&Ä  
"&48&Ä\$!!#435)Ä#@!Ä\$./#!&Ä/4#!Ä"1.3Ä"&8=4G!GÄ;8118:/Ä#ÄBÄ7Ä8&3335Ä/#.3G.&G/Ä/!#Ä;8&Ä#@Ä43Ä  
#@!Ä98:3Ä8;Ä<!.=!&=411!P/ÄL&G43.37!Ä!Q7!"#Ä;8&Ä"&8"8/!GÄÄ8&43?41G435Ä@!45@#Ä;8&Ä#@!Ä  
@8/"4#.1,ÄÄ9@!ÄÄG=!3#!.1#@ÄJ?378\$%!ÄB8?3#KÄI8/"4#.1Ä4!KÄ?&8BÄÄ#8Ä%!Ä.ÄSN/#8&KÄ  
.8=Ä!Ä5&.G!Ä;.7414#K)Ä:@47@Ä&IT?4&!Ä.Ä@45@N&4/!Ä@41Ä9#448GÄÄ5Ä.&&.35!\$!3#Ä.118:/Ä  
;8&Ä#@!Ä\$434\$?Ä!3=4&83\$!3#.1Ä.3GÄ/4#!Ä4\$".7#)ÄG?!Ä#8ÄÄ874@4#?&.1Ä;88#"&43#;ÄÄ9@!Ä  
8#@!ÄÄG&4=!&Ä;8&Ä#@!Ä%?41G435Ä@!45@#Ä4/Ä#@!ÄÄ;18.Ä6317Ä37ÄÄ#@.=!Ä%!!3Ä  
\$.Q4\$4O!G,ÄÄV8:!!&435Ä#@!Ä%?41G435Ä@!45@#Ä.3GÄ=81?ÄÄ835!GÄ7884083#.1Ä#&.;;47Ä  
".##!&3/Ä;8&Ä#.;Ä.3GÄ".#4!3#/Ä.3GÄ4\$".7#Ä#@!Ä.%414ÄÄG!8ÄÄ#14.7!374!/Ä3!G!GÄ#8Ä  
"&8=4G!Ä!;;474!3#)Ä!;;!7#4=!Ä.3GÄ4\$".7#;?1Ä@!.1#@7.&!Ä#8ÄÄK8\$@!Ä"&R435Ä78?3#/Ä"&8=4G!GÄ  
?#414O!Ä@4/#8&47.1ÄG.#Ä;8\$Ä8#@!ÄÄÄG=!3#!.1#@Ä;Ä814484/Ä#8Ä@7/Ä.3GÄ4\$"!&=48?/Ä  
/7&;.7!Ä/Ä:!!1,ÄÄ21!./!Ä;43GÄ#@!Ä;8118:435Ä;8&ÄK8?&Ä&!&=4!&F

- B83G4#483.1ÄH/!ÄÄ""147.#483
- 2&!14\$43.&KÄ21.3Ä !#
- Ä&7@4#!7#?&.1ÄE!3G!&435/
- ÄÄ""147.#483Ä;8&Ä.ÄB8\$\$4#\$!3#ÄV!##!&
- + 6ÄÄ1187.#483ÄV!##!&Ä ?%\$4##.1

+&,Ä-.\$/Ä011!&  
!"#!\$%!&Ä'())Ä'(\*  
2.5!Ä'Ä8;Ä'

9@!Ä=81?3#.&KÄ.33!Q.#483Ä"!#4#483Ä:411Ä%!  
3!!GÄ.GG4#483.1Ä43;8&\$.#483)Ä"1!.!ÄG8Ä38#Ä@!  
K8?&Ä.//4/#.37!Ä#@?/Ä;. &Ä.3GÄ:Ä188RÄ;8&.:&GÄ#8Ä:8&R43Ä83#Ä@ÄÄ\$ "8&#.3#Ä"&8U!7#,Ä

437!&!1K)  
!"#\$ÄÄ%&#Ä()%\*Ä+,Ä,



%!-..Ä/012344\*Ä+)  
%356-1Ä71-83!.Ä 959:31

2FY>(\*Y\*,((ZZCNI[ NÄG=!3#!.1#@ÄJ?378\$%!ÄB8?3#KY6!/453Y2!&\$4#98:3Ä8;Ä<!.=I&=411!YB83G4#483.1ÄH/!  
Ä""147.#483YW34#4.1Ä ?%\$4##.1Ä'(\*N(XNZCY'(\*N(XN'(ÄBH6ÄÄ83Ä7.%\$4##.1ÄV!##!&,G87Q

**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



**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:

Alan Guyton

APPLICATION DATE:

9/18/2024

BRIEFLY DESCRIBE THE PROJECT:

Adventhealth Buncombe County Campus - This project will consist of construction of a new hospital and medical office buildings. The initial phase will include a proposed hospital and medical office building and future phases will include a hospital expansion, medical office building and ambulatory surgery center.

PHONE NUMBER:

706-602-7800

PROPERTY ADDRESS:

119 Monticello Road, Weaverville,  
NC 28787

PIN:

9733-73-5347, 9733-73-6639, 9733-73-8793, 9733-83-1054,  
9733-83-3019, 9733-82-0659

to be combined at a later date as part of this project

LOT AREA (acres): Approx. 32.86 acres

DEED BOOK/PAGE:

DB 6386/PG 558, DB 6400/PG 1395, DB 6386/PG 558  
DB 6243/PG 1123, DB 1470/PG 144

ZONING DISTRICT: R-3 (ToW) and EMP  
(Buncombe Co.)

SIGNATURE OF APPLICANT

9/19/24  
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:	
<input checked="" type="checkbox"/>	Name of owner & applicant
<input checked="" type="checkbox"/>	Property address
<input checked="" type="checkbox"/>	Buncombe County PIN
<input checked="" type="checkbox"/>	Date or dates survey was conducted or plan prepared
<input checked="" type="checkbox"/>	Scale of the drawing in feet per inch
<input checked="" type="checkbox"/>	Deed book and page reference of the deed
<input checked="" type="checkbox"/>	Zoning designation of property
<input checked="" type="checkbox"/>	Sketch vicinity map depicting the relationship between the proposed subdivision and the surrounding area
<input checked="" type="checkbox"/>	North Arrow and orientation
<input checked="" type="checkbox"/>	Lot area in acres and square feet
<input checked="" type="checkbox"/>	Existing topography of the site and within 300 feet of the site boundary in five (5) foot contours
<input checked="" type="checkbox"/>	Delineation of areas within the floodplain.
<input checked="" type="checkbox"/>	Names of owners of adjoining properties, Buncombe County PIN, and zoning designation
<input checked="" type="checkbox"/>	Minimum building setback lines applicable to the lot, including drainage or utility easements
<input checked="" type="checkbox"/>	Proposed number and location of signs
<input checked="" type="checkbox"/>	Exact dimensions, location, height, and exterior features of proposed buildings and structures
<input checked="" type="checkbox"/>	Photographs of buildings on properties within 200 ft. of subject property
<input checked="" type="checkbox"/>	Utility easements
<input checked="" type="checkbox"/>	Existing and proposed sanitary sewer system layout and a letter of commitment
<input checked="" type="checkbox"/>	Existing and proposed water distribution system layout and a letter of commitment
<input checked="" type="checkbox"/>	Plans for individual water supply and sewerage/septic disposal system, if any
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Exact dimension and location of all traffic, parking, and circulation plans showing the proposed location and arrangement of parking spaces.
<input checked="" type="checkbox"/>	Existing and proposed roads, driveways, ingress/egress, easements, and rights-of-way both private and public.
<input checked="" type="checkbox"/>	Existing and proposed encroachments into setbacks, rights-of-way, and/or easements, if any
<input checked="" type="checkbox"/>	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.**



AdventHealth Buncombe County Campus  
Adjacent Properties to Proposed Development



119 Monticello Road



121 Monticello Road

AdventHealth Buncombe County Campus  
Adjacent Properties to Proposed Development



22 Ollie Weaver Road



29 Ollie Weaver Road

AdventHealth Buncombe County Campus  
Adjacent Properties to Proposed Development



*35 Ollie Weaver Road*



*45 Ollie Weaver Road*

AdventHealth Buncombe County Campus  
Adjacent Properties to Proposed Development



60 Ollie Weaver Road



70 Ollie Weaver Road



*12 Horizon Hills Drive*



*17 Scenic View Drive*



*15 Scenic View Drive*



*13 Scenic View Drive*

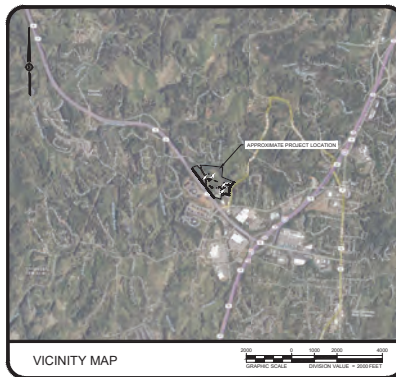


*11 Scenic View Drive*

# ADVENTHEALTH BUNCOMBE COUNTY CAMPUS

# ADVENTHEALTH

## BUNCOMBE COUNTY, NORTH CAROLINA



### SCHEDULE OF DRAWINGS

- G-001 COVER SHEET
- CE-100 EXISTING CONDITIONS PLAN
- C-100 MASTER SITE PLAN
- C-200 MASTER GRADING PLAN
- C-300 MASTER STORMWATER MANAGEMENT PLAN
- C-400 MASTER UTILITY PLAN

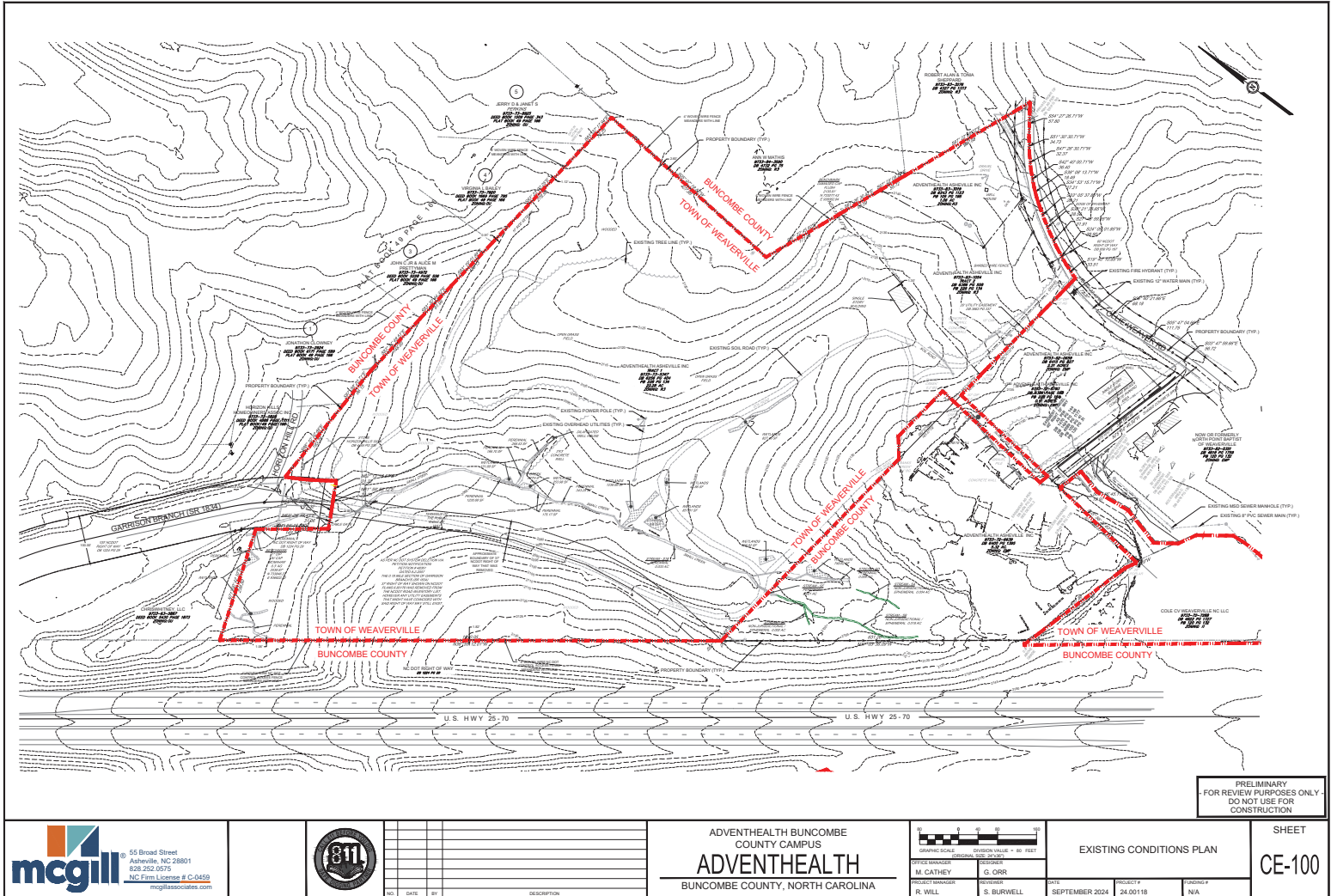
**mcgill**  
 5400 Trinity Road  
 Suite 107  
 Raleigh, NC 27607  
 919.378.9111  
 NC Firm License # C-0459  
 mcgillassociates.com

PRELIMINARY  
 - FOR REVIEW PURPOSES ONLY -  
 DO NOT USE FOR  
 CONSTRUCTION

SEPTEMBER 2024

NO.	DATE	BY	DESCRIPTION





PRELIMINARY  
FOR REVIEW PURPOSES ONLY.  
DO NOT USE FOR  
CONSTRUCTION

55 Broad Street  
Asheville, NC 28801  
828.252.0575  
NC Firm License # C-0459  
mcgillassociates.com



NO.	DATE	BY	DESCRIPTION

ADVENTHEALTH BUNCOMBE  
COUNTY CAMPUS  
**ADVENTHEALTH**  
BUNCOMBE COUNTY, NORTH CAROLINA

GRAPHIC SCALE: GRAPHIC SCALE = 100 FEET  
GRAPHIC SCALE: GRAPHIC SCALE = 100 FEET

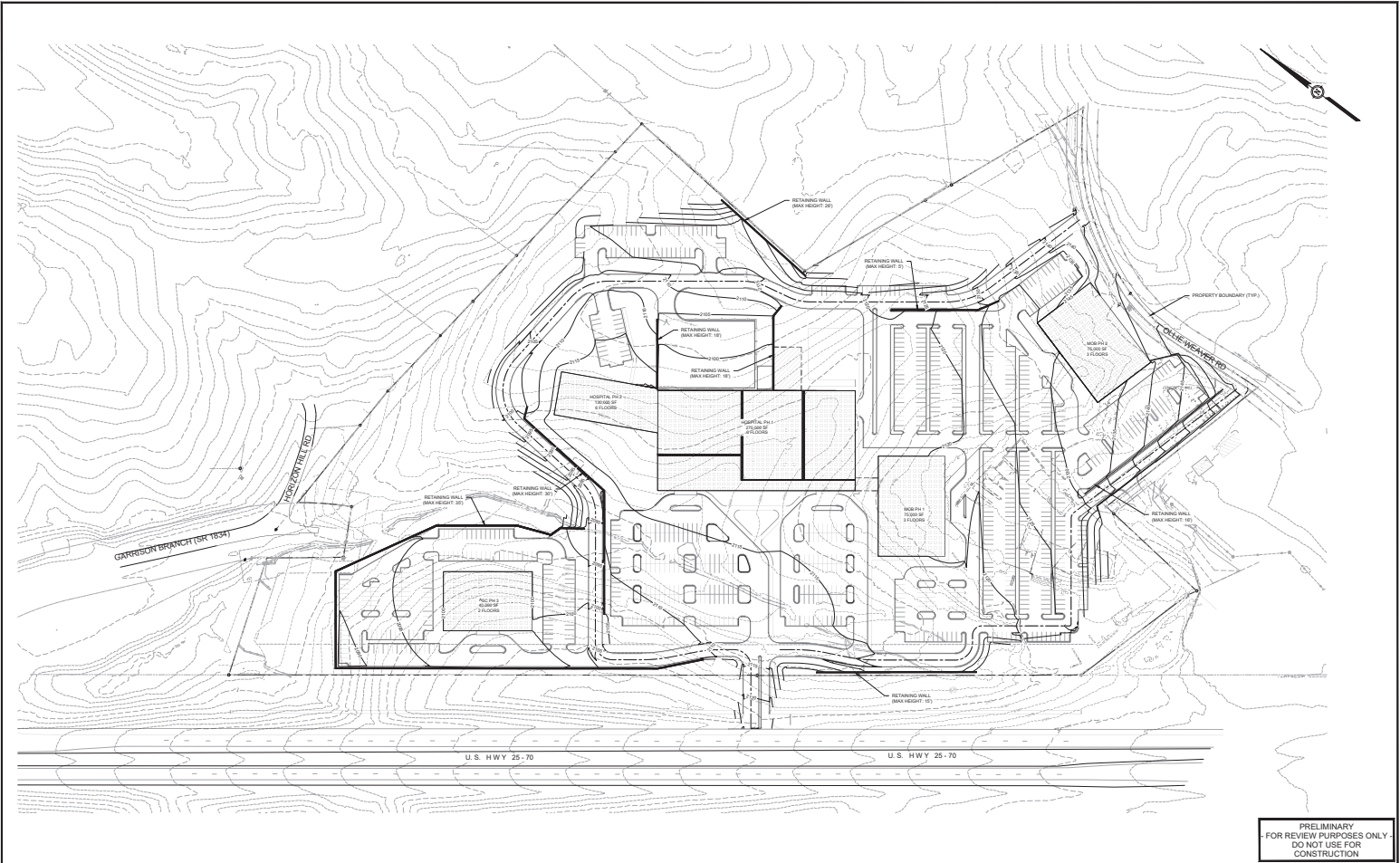
PROJECT MANAGER	REVIEWER
M. CATHEY	G. ORR
R. WILL	S. BURWELL

EXISTING CONDITIONS PLAN

DATE	PROJECT #	ISSUE #
SEPTEMBER 2024	24.00118	N/A

SHEET  
**CE-100**





PRELIMINARY  
FOR REVIEW PURPOSES ONLY.  
DO NOT USE FOR  
CONSTRUCTION

55 Broad Street  
Asheville, NC 28801  
828.252.0575  
NC Firm License # C-0459  
mcgilbuncombe.com



NO.	DATE	BY	DESCRIPTION

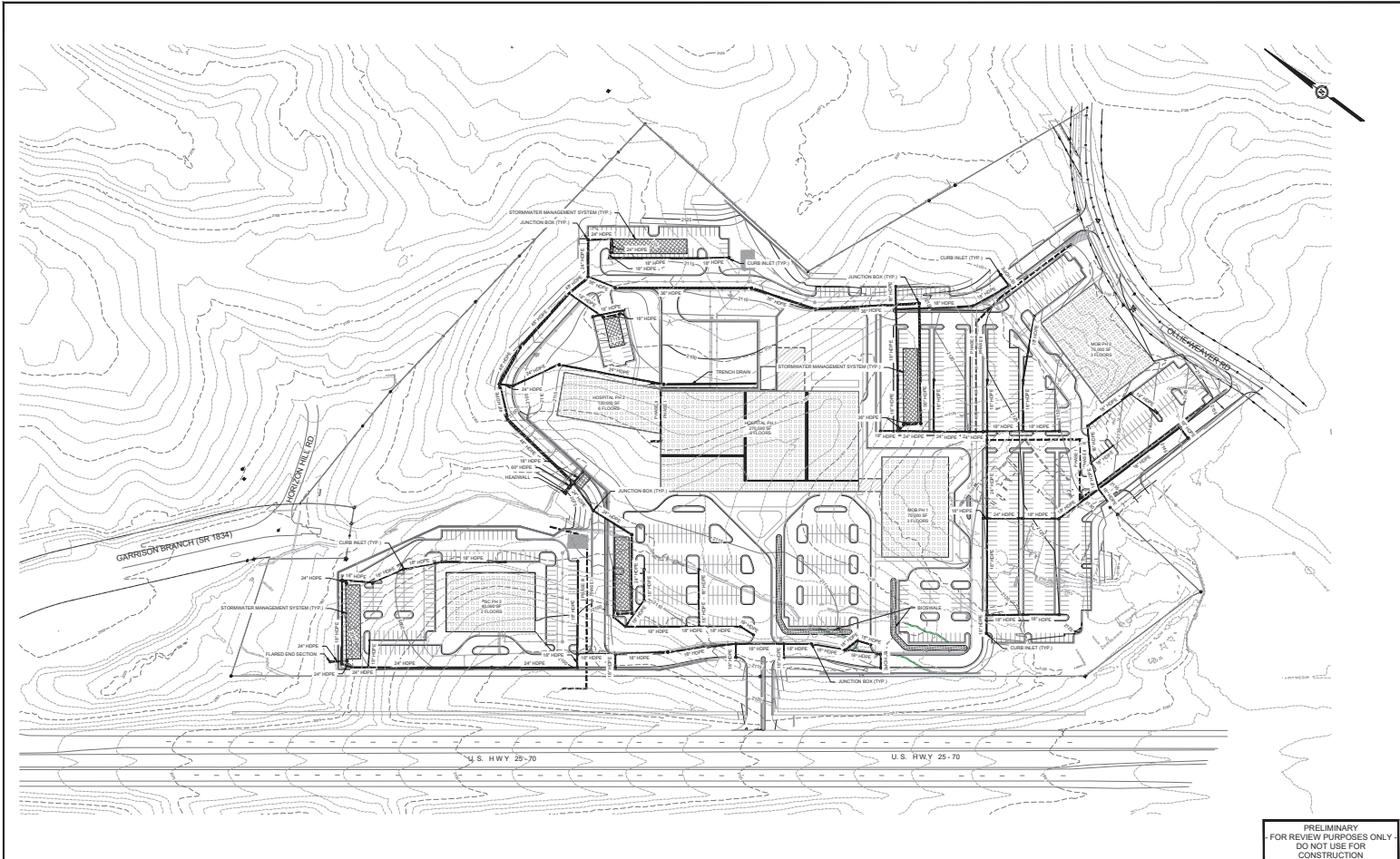
ADVENTHEALTH BUNCOMBE COUNTY CAMPUS  
**ADVENTHEALTH**  
BUNCOMBE COUNTY, NORTH CAROLINA

GRAPHIC SCALE: GRAPHIC SCALE = 40 FEET  
1/2 INCH = 20 FEET

PROJECT MANAGER R. WILL	DESIGNER M. CATHEY	SENIOR DESIGNER G. ORR
DATE SEPTEMBER 2024	PROJECT # 24.00118	ISSUANCE # N/A

MASTER GRADING PLAN

SHEET  
**C-200**



PRELIMINARY  
FOR REVIEW PURPOSES ONLY.  
DO NOT USE FOR  
CONSTRUCTION

55 Broad Street  
Asheville, NC 28801  
828.252.0575  
NC Firm License # C-0459  
mcgillassociates.com



NO.	DATE	BY	DESCRIPTION

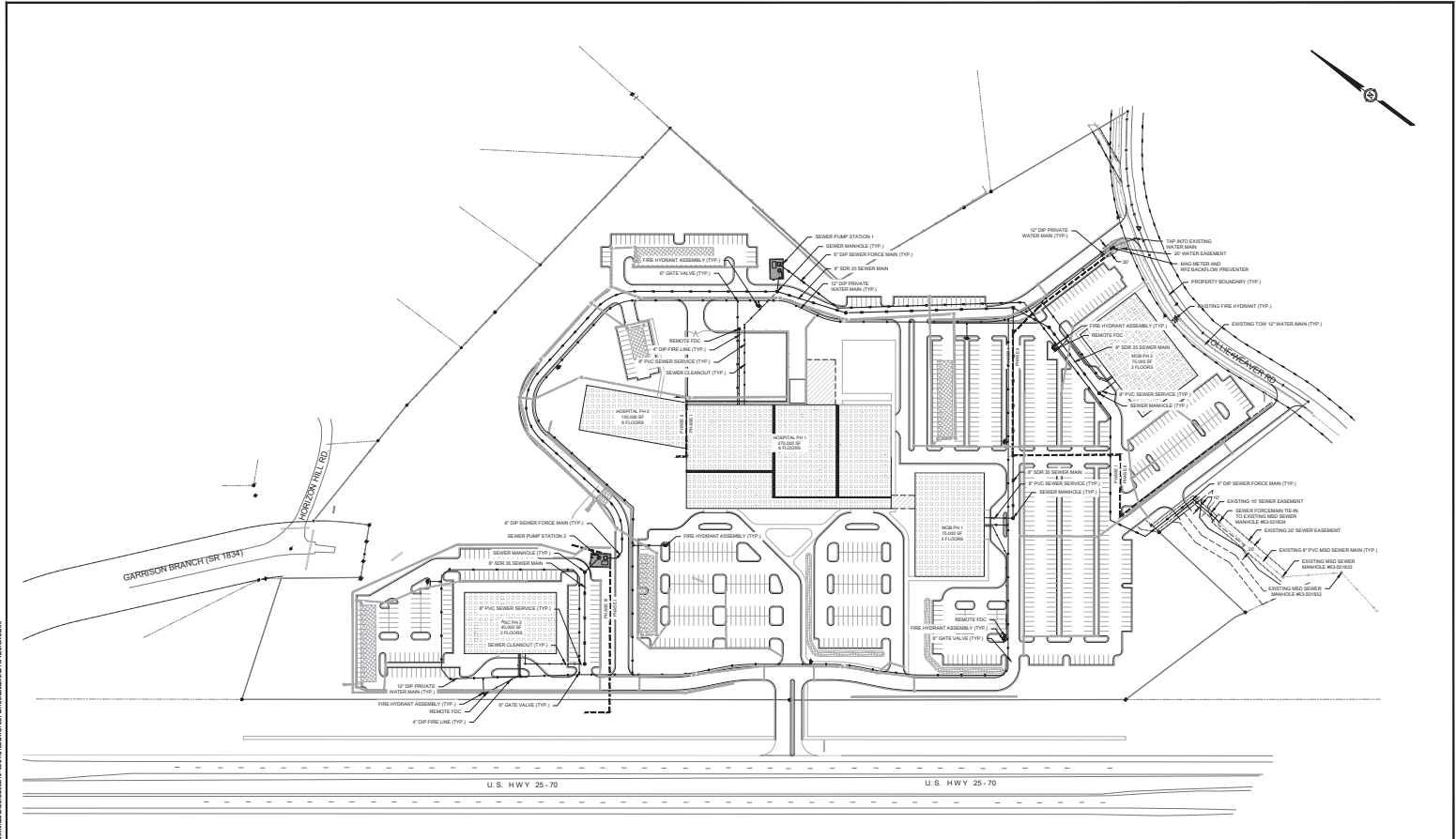
ADVENTHEALTH BUNCOMBE COUNTY CAMPUS  
**ADVENTHEALTH**  
BUNCOMBE COUNTY, NORTH CAROLINA

GRAPHIC SCALE: GRAPHIC SCALE = 40 FEET  
DIGITAL SCALE: DIGITAL SCALE = 1/8" = 1'-0"

PROJECT MANAGER	DESIGNER
R. WILL	S. BURWELL

MASTER STORMWATER MANAGEMENT PLAN			
DATE	PROJECT #	ISSUING #	
SEPTEMBER 2024	24.00118	N/A	

SHEET  
**C-300**



PRELIMINARY  
FOR REVIEW PURPOSES ONLY.  
DO NOT USE FOR  
CONSTRUCTION

55 Broad Street  
Asheville, NC 28801  
828.252.0575  
NC Firm License # C-0459  
mcgil@adventhealth.com



NO.	DATE	BY	DESCRIPTION

ADVENTHEALTH BUNCOMBE  
COUNTY CAMPUS  
**ADVENTHEALTH**  
BUNCOMBE COUNTY, NORTH CAROLINA

PROJECT MANAGER	DESIGNER
R. WILL	S. BURWELL

MASTER UTILITY PLAN	
DATE	PROJECT #
SEPTEMBER 2024	24.0018
PLANNING #	N/A

SHEET  
**C-400**





Town of Weaverville, North Carolina  
 Preliminary Staff Report:  
 Advent Health Annexation,  
 Initial Zoning, Conditional District

Prepared October 2024

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

### Zoning Analysis

Town Council is set to consider a voluntary annexation of two additional parcels near the intersection of 25/70, Monticello Road and Ollie Weaver Road to add to three existing parcels within the jurisdiction to house a proposed hospital campus. The parking is below, and the proposed height is above what any standard district will accommodate creating the need for the conditional zoning request. Otherwise, the use of the properties as defined as *medical services clinic, urgent care center, hospital* would be permitted by right in the C-2 zoning district.

*Medical services clinic, urgent care center, hospital.* Facilities that provide ambulatory or outpatient health care, including but not limited to, emergency medical clinics, outpatient family planning services, and blood and organ banks. Any type of hospital; facility operated in connection with a hospital such as a clinic, including mental health clinics; nursing, convalescent, or rehabilitative facility; public health center; or any facility of a local health department. The term "hospital facility" also includes related facilities such as laboratories, outpatient departments, housing and training facilities for nurses and other health care professionals, central service facilities operated in connection with hospitals, and all equipment necessary for its operation.

### **Sec. 20-3205. Table of uses.**

The following notes shall be applicable to the Table of Uses established herein.

- (1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.
- (2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator shall make a determination on which use most closely resembles the proposed use and shall apply those regulations and restrictions. Such determination may be made as a formal interpretation, or as part of an issuance or denial of a zoning permit or a notice of violation. The zoning administrator's determination is subject to an appeal of an interpretation which shall be heard by the board of adjustment.
- (3) The abbreviations and symbols shown in the Table of Uses have the following meanings:
  - "C" = Conditional District required
  - "P" = Permitted



Town of Weaverville, North Carolina  
 Preliminary Staff Report:  
 Advent Health Annexation,  
 Initial Zoning, Conditional District

Prepared October 2024

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

"PS" = Permitted with Standards

"-" = Not Permitted

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
<b>OFFICE / SERVICE</b>								
Medical Services - Clinic, Urgent Care Center, Hospital	-	-	-	-	-	P	P	-

As per municipal ordinance, the conditional district application and supporting documents were viewed by Town Council for an initial consideration on Monday, September 23, 2024. Town Council offered no comment on the proposed development.

**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 is within Growth Area 3.

Growth Area 3, both in its present form and an upcoming update once adopted by Town Council, specifically enumerates medical services as compatible with the Town’s Comprehensive Land Use Plan.

The conditional zoning being applied for is specifically to accommodate a medical services campus development.

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

**Reasonableness of the Proposed Zoning**

When considering the reasonableness of the proposed zoning, Town Council and the Planning Board are provided with the following statutorily prescribed guidance.

***Sec. 20-1505. Planning board review and comment.***

Town of Weaverville, North Carolina  
Preliminary Staff Report:  
Advent Health Annexation,  
Initial Zoning, Conditional District

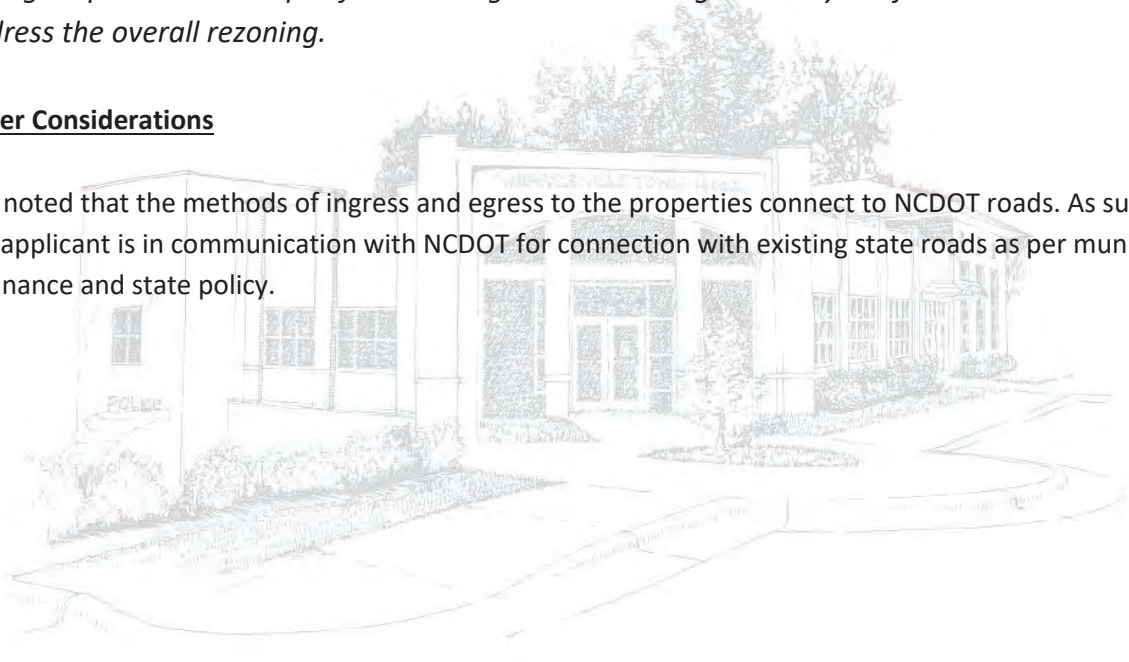
Prepared October 2024

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

(d) *Reasonableness statement for rezonings. When conducting its review of proposed zoning map amendments, the planning board shall, as part of its plan consistency statement or separately, provide a statement analyzing the reasonableness of the proposed rezoning. Such analysis should consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If the zoning map amendment qualifies as a large scale rezoning the analysis of reasonableness may address the overall rezoning.*

#### **Other Considerations**

It is noted that the methods of ingress and egress to the properties connect to NCDOT roads. As such, the applicant is in communication with NCDOT for connection with existing state roads as per municipal ordinance and state policy.



Town of Weaverville Community Meeting 12/20/24

30 South Main Street

Weaverville, NC

6:00P – 7:00P

AdventHealth Buncombe County - Meeting Minutes

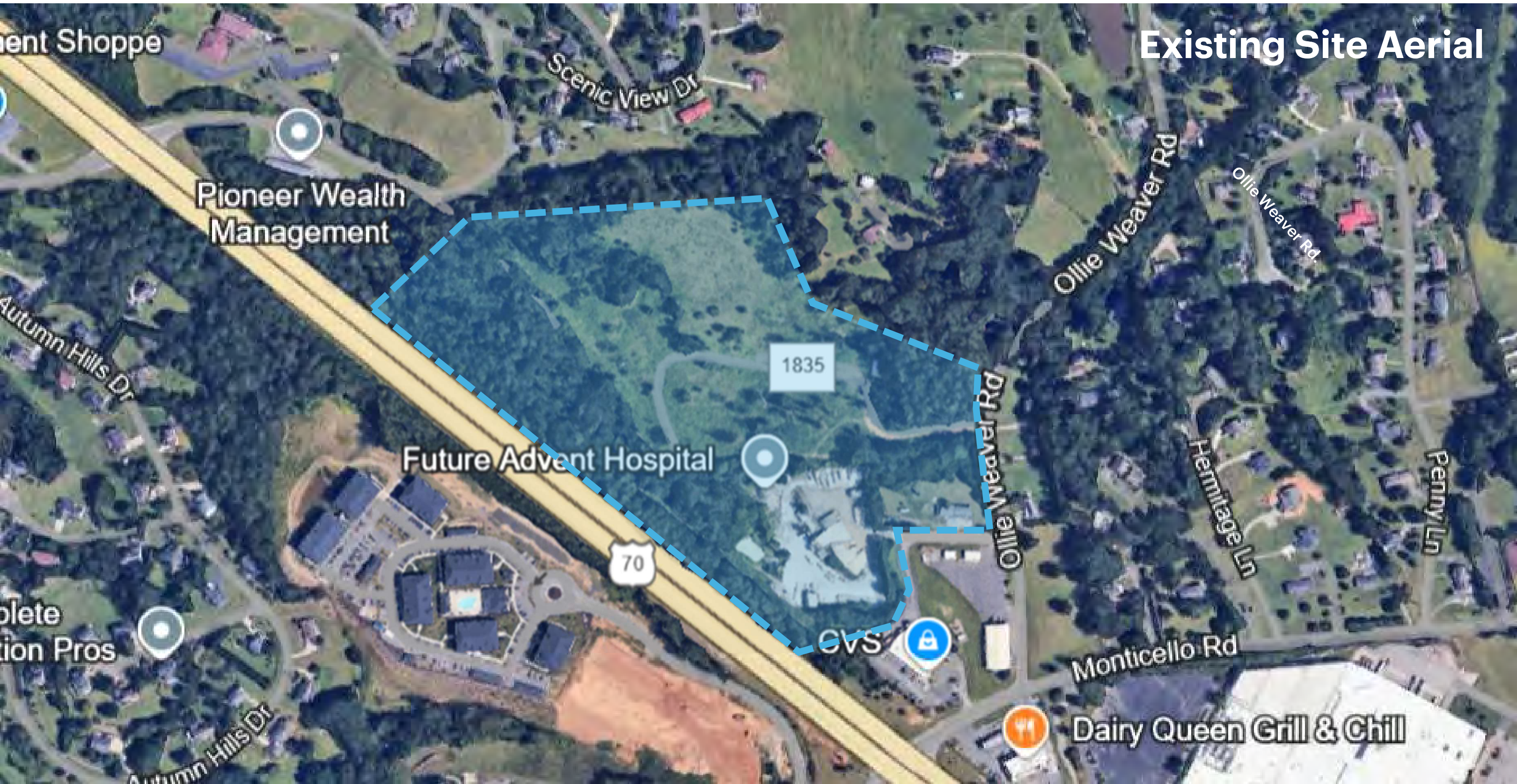
1. Team Introductions provided
  - a. Graham Fields – AdventHealth
  - b. Steve Potter – AdventHealth
  - c. Jerry Merritt - HKS
  - d. Mike Strenth – MedDev
2. Explanation of Meeting Intent provided by James Eller
3. Project Intro provided by Steve Potter (Ref attached)
  - a. Difference between phase 1 and future phase(s) was reviewed.
  - b. Community asked for site plan to be rotated to match GIS orientation for future presentations.
4. Open Forum for Community Questions/Concerns
  - a. “Mathis” Expressed concerns with retaining acoustical buffer from North Access Road to Property line.
  - b. Someone expressed concerns with access to Public Transportation or intent to provide sidewalks for access from East side of Hwy 26.
  - c. Intent to use Garrison Branch for permanent access was asked. Response provided was “no”.
  - d. Several concerns were raised with regard to Ollie Weaver / Monticello Roads.
    - i. Concerns with existing conditions and whether or not improvements would be made.
    - ii. Whether stoplights would be added on Ollie Weaver.
    - iii. If turn lanes, widening, etc. would occur.
    - iv. Traffic counts and speed were a concern
    - v. School traffic was a concern
    - vi. Response was deferred to coordination with NCDOT and the completion of the traffic study.
  - e. Several questions were raised regarding the new entrance on Hwy 25-70.
    - i. Time line is unknow, but the process has been started.
    - ii. The intent is to provide a new traffic signal & median break.
  - f. A question was asked about location of helipad.
    - i. Team confirmed ground mounted adjacent to Emergency Department.
    - ii. Team confirmed a Helipad Consultant was engaged to study wind, sound, etc.
    - iii. Advent communicated flights would be for outbound patients only and likely average 1 per week annually based on Hendersonville metrics.
  - g. Neighborhood members asked for periodic milestone updates for awareness.

- h. A question was asked about application of second CON application currently under review.
  - i. Advent confirmed it is in process and the master plan has accounted for the second CON.
- i. Questions were asked about intent to meet/exceed energy code & incorporate GREEN initiatives.
  - i. Advent confirmed project was being designed to meet current energy code. Advent is also evaluating options for additional efficiencies, sustainability, and resiliency.



**ADVENTHEALTH BUNCOMBE COUNTY**

NOVEMBER 20 2024



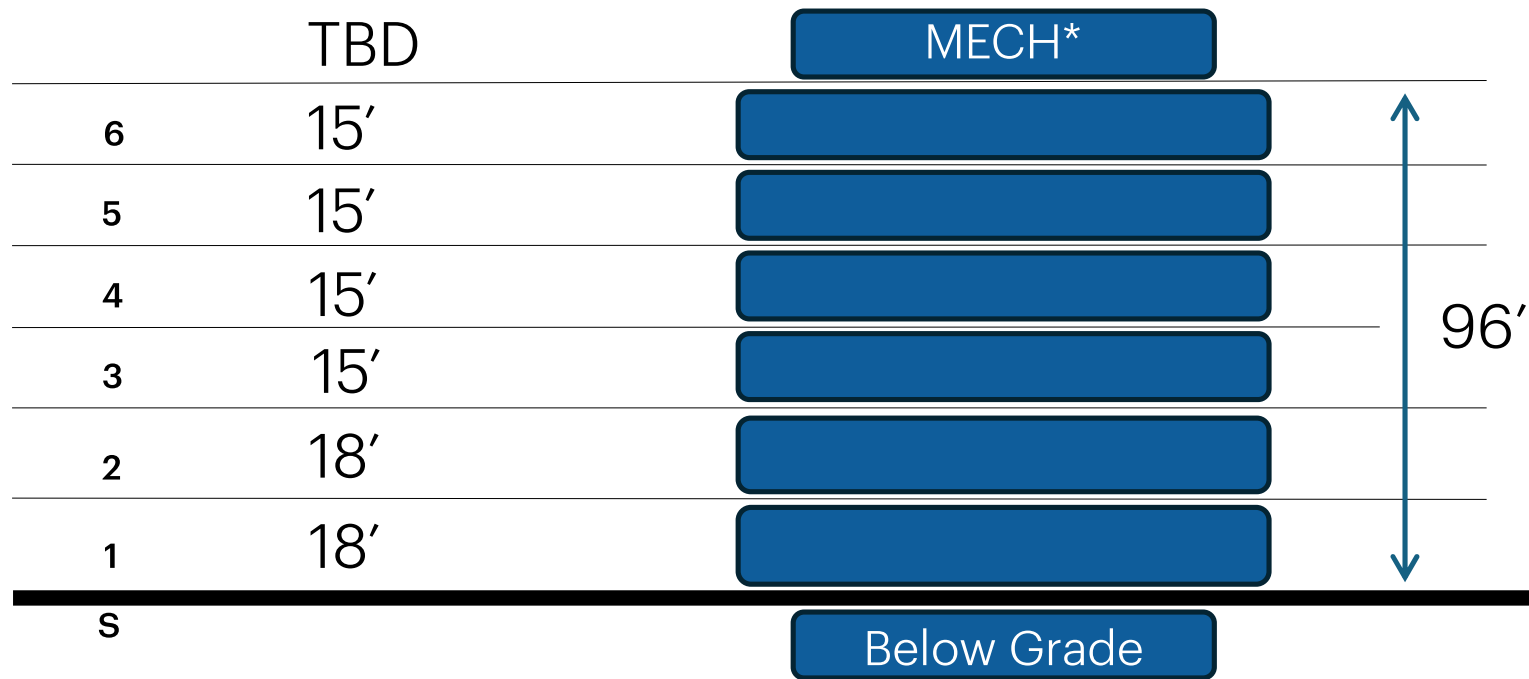
# Phase 1 Site Plan



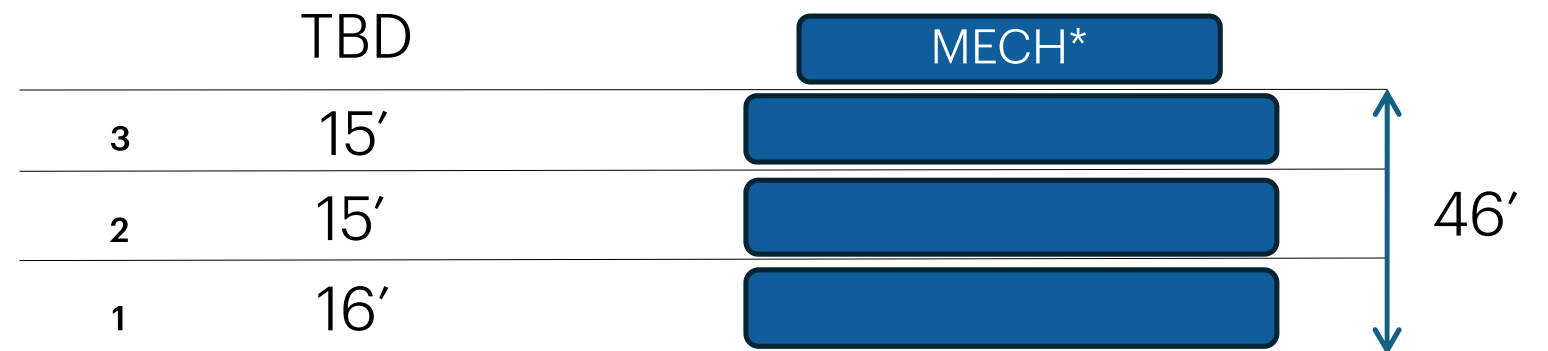
← US 25-70 →

# BUILDING HEIGHTS

## Hospital



## MOB



\*Scope of mechanical on rooftop to be determined. Potential to be enclosed penthouse, screened yard, or partially enclosed.



# Future Build-Out Site Plan



# AdventHealth Conditional District

## COMMUNITY MEETING SIGN-UP SHEET (11/20/24)

NAME	TOWN RESIDENT	ADDRESS
Ann Mathis	YES <input checked="" type="radio"/> NO	70 Ollie Weaver Rd W.V.
Ann + Dave Wellendorf	YES <input checked="" type="radio"/> NO	55 Laurel Ridge - Marshall
George & F. L. L. L. L. L.	YES <input checked="" type="radio"/> NO	12 Scenic View Dr W.V.
Dean & Renae Roper	YES <input checked="" type="radio"/> NO	5 FOREST RIDGE DRIVE W. VIRGINIA
Shannon Purcell / Paul Sexton	<input checked="" type="radio"/> YES <input checked="" type="radio"/> NO	45 Ollie Weaver Rd Weaverville
Chris Mathis	<input checked="" type="radio"/> YES <input type="radio"/> NO	64 Brown Street
Jennifer Young	<input checked="" type="radio"/> YES <input type="radio"/> NO	54 S. Main St, Weaverville
Barry Bailey	YES <input checked="" type="radio"/> NO	6 Scenic View Dr W.V.
LES LOVE	YES <input checked="" type="radio"/> NO	25 SCENIC VIEW DR - W
Ta B.H.	<input checked="" type="radio"/> YES <input type="radio"/> NO	53 Highland St.
Natasha Schwade	YES <input checked="" type="radio"/> NO	20 Brownwood Fet
H.D. Ammons	YES <input checked="" type="radio"/> NO	North Point Church -
	YES <input type="radio"/> NO	
	YES <input type="radio"/> NO	
	YES <input type="radio"/> NO	
	YES <input type="radio"/> NO	
	YES <input type="radio"/> NO	
	YES <input type="radio"/> NO	
	YES <input type="radio"/> NO	
	YES <input type="radio"/> NO	
	YES <input type="radio"/> NO	
	YES <input type="radio"/> NO	





**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

## **PUBLIC HEARING**

**MEETING DATE:** January 21, 2025

**SUBJECT:** Conditional District – 21 Parker Cove Public Hearing

**PRESENTER:** Town Clerk

**ATTACHMENTS:** Public Notice, Section 20-3203 Conditional Districts, Conditional District Application and Supporting Documents, Staff Report, Community Meeting Report, Planning Board Recommendation

**DESCRIPTION/SUMMARY OF REQUEST:**

The proposed conditional district has been reviewed by the Planning Board with a recommendation adopted on December 3, 2024. The materials with this item include the report and presentation documents from the community meeting held by the developer on November 19, 2024.

A staff report is also provided for Town Council's information on this matter.

**COUNCIL ACTION REQUESTED:**

Town Council is asked to conduct a public hearing on the proposed conditional district for 21 Parker Cove Road.

## **TOWN OF WEAVERVILLE NOTICE OF PUBLIC HEARINGS**

**PUBLIC NOTICE** is hereby given that the Weaverville Town Council will hold two separate public hearings during its regularly scheduled workshop meeting on **Tuesday, January 21, 2025, beginning at 6:00 p.m.**, or as soon thereafter as Town Council can reach the matter. One public hearing will be on a **voluntary annexation petition for the property located at 21 Parker Cove Road, being +/- 9.385 acres bearing Buncombe County parcel identification number 9752-44-2568**, and the other public hearing will be on a **zoning map amendment to designate those properties either as conditional district zoning or traditional R-2 zoning if such properties are annexed into the Town.**

These public hearings will occur as an in-person meeting in **Council Chambers/Community Room at Town Hall, 30 South Main Street, Weaverville, NC.**

WRITTEN PUBLIC COMMENTS can also be submitted in advance of the public hearing and will be read into the record of the public hearing. Written public comments can be submitted as follows: (1) by EMAILING to [public-comment@weavervillenc.org](mailto:public-comment@weavervillenc.org) at least 6 hours prior to the meeting, (2) by putting your written comment in a DROP BOX at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, or (3) BY MAILING your written comment (must be received not later than the day of the meeting) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments.

If you would like ADDITIONAL INFORMATION or to review the content related to the Public Hearings, or have questions regarding how to submit a comment or join the meeting, you may contact Planning Director James Eller at 828-484-7002 or [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org) or Town Clerk Tamara Mercer at 828-484-7003 or [tmercerc@weavervillenc.org](mailto:tmercerc@weavervillenc.org).

### 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.

**Sec. 20-1505. Planning board review and comment.**

- (a) *New development regulations.* The planning board shall review and comment upon a proposed development regulation, including the full text of such regulations and any proposed zoning maps associated with the regulations. The planning board may hold public meetings and legislative hearings in the course of preparing the regulation. Upon completion, the planning board shall make a written recommendation regarding adoption of the regulation to the governing board. The governing board shall not hold its required hearing or take action until it has received a recommendation regarding the regulation from the planning board. Following its required hearing, the governing board may refer the regulation back to the planning board for any further recommendations that the board may wish to make prior to final action by the governing board in adopting, modifying and adopting, or rejecting the regulation. The governing board is not bound by the recommendations, if any, of the planning board.
- (b) *Development regulation and zoning map amendments.* Subsequent to initial adoption of a any development regulation, all proposed amendments to the development regulation or zoning map shall be submitted to the planning board for review and comment. Upon completion, the planning board shall make a written recommendation regarding adoption of the regulation to the governing board. The governing board shall not hold its required hearing or take action until it has received a recommendation regarding the regulation from the planning board. Following its required hearing, the governing board may refer the regulation back to the planning board for any further recommendations that the board may wish to make prior to final action by the governing board in adopting, modifying and adopting, or rejecting the regulation. If no written report is received from the planning board within 90 days of referral of the amendment to the board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board.
- (c) *Plan consistency.* When conducting a review of proposed zoning text or map amendments pursuant to G.S. 160D-604 and this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.
- (d) *Reasonableness statement for rezonings.* When conducting its review of proposed zoning map amendments, the planning board shall, as part of its plan consistency statement or separately, provide a statement analyzing the reasonableness of the proposed rezoning. Such analysis should consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If the zoning map amendment qualifies as a large scale rezoning the analysis of reasonableness may address the overall rezoning.

- (e) *Separate board required.* Notwithstanding the authority to assign duties of the planning board to the governing board as provided in G.S. Chapter 160D, the review and comment required by this section shall not be assigned to the governing board and must be performed by the planning board.

December 3, 2024

Mayor Patrick Fitzsimmons and  
Weaverville Town Council

Re: *21 Parker Cove Road – +/- 8.80 Acres*  
*Proposed Zoning Map Amendment – Conditional District and R-2*  
**Statement of Consistency/Reasonableness and Recommendation**

Dear Mayor and Council –

At the direction of Town Council, the Planning Board reviewed the properties proposed for annexation and development at 21 Parker Cove Road and submits this letter addressing its findings and recommendation concerning an appropriate zoning designation for the properties should they be annexed.

Town development regulations concerning zoning map amendments and North Carolina law require the Planning Board to review proposed zoning for plan consistency and reasonableness.

The property involved consists of approximately 8.80 acres located at the intersection of Parker Cove Road (SR 2106) and Water Leaf Drive. This property is currently in the unincorporated portion of Buncombe County and zoned R-1. No development approval has been obtained yet on this property so vested rights have not been claimed.

The developer has requested conditional district zoning on this property and the Planning Board has reviewed that request and provides its findings and recommendations. The Planning Board also thought it might be beneficial to Town Council to provide findings and recommendation on a traditional zoning district for this property as well and that is also contained in this letter so that Town Council could legally consider both without having to initiate a second Planning Board review.

The Planning Board met on November 7 and December 3 to conduct its review and considered both options and reports the following findings and recommendations.

#### **Conditional District Findings and Recommendation**

The conditional district request is for a development consisting of 45 residential dwelling units with small lots and reduced setbacks as shown on the Rezoning Plan dated 29 August 2024 that is attached to this recommendation. It is noted that the proposed unit density is approximately 5 per acre. The dwelling units are clustered and have lot sizes and setbacks that are smaller than what would be

allowed under traditional zoning districts. This provides a reason to consider conditional district zoning for the properties.

**The Planning Board reviewed the project and, with a majority vote of 4 to 1, finds that the adoption of the conditional district with the suggested conditions noted below is consistent with the Comprehensive Land Use Plan.** The Comprehensive Land Use Plan and Future Land Use Plan both contemplate single family residential development in the area. Both the current and anticipated version of the Resolution Concerning Growth Areas indicate that single family residential use would be appropriate for this area (Growth Area 5) and include conditional districts, R-1 and R-2 as desirable zoning districts in the Reems Creek Road Corridor. Additionally, the stated goals within the CLUP of *“consider ways to increase housing affordability”* was taken into account. The voluntary annexation petition states an anticipated average sales price of \$300,000 and the reduced lot area will aid in affordability.

The Planning Board’s conversation concerning whether the conditional district is reasonable was more difficult. **The Planning Board failed to find that the conditional district as presented was reasonable and declined to provide a favorable recommendation on its adoption.** To support this position, the Planning Board finds that a conditional district that incorporates the proposed rezoning plan is not reasonable in that the density is too high and that the small lot configuration that is proposed for the project is not consistent with the other residential uses within the area. It was also noted that Parker Cove Road connects to Reems Creek Road at an extreme angle and the Planning Board expressed concern that this intersection cannot safely handle the traffic load that is expected to be associated with this project. It was noted by some members that this project feels similar to multifamily projects and higher density zoning which were recently removed from the desirable uses in this Growth Area 5. Concern was also expressed about the impact of this high density on the existing infrastructure and Town resources, and the tight clustering of the dwelling units was found to be undesirable in this location.

#### **Traditional District Findings and Recommendation**

As an alternative to the proposed conditional district the Planning Board also considered which traditional zoning district was most appropriate for this property.

When considering a traditional district the Planning Board was urged to consider the appropriateness of all uses allowable within a requested zoning district. With this in mind the Planning Board focused on the R-2 zoning districts as it seemed to be most closely aligned to the existing residential development in the Reems Creek Road corridor, including Maple Trace Subdivision.

**In a unanimous vote, the Planning Board found that R-2 zoning for this property is consistent with the Town’s Comprehensive Land Use Plan (CLUP) and reasonable and forwards a favorable recommendation to Town Council on R-2 zoning.** In making this finding the Board considered the future land use map, current and proposed uses within the area, including the mix of residential uses. This proposed R-2 zoning district represents a consistent and compatible use when considering the

zoning and current uses in the area, including properties within the Town and just outside its municipal limits. To support the finding that R-2 zoning is reasonable the Board found that the R-2 zoning district is compatible with the current residential uses of the properties within the area, including existing and permitted single-family residences.

It is noted that this recommendation was largely based on this property being within the Town's identified Growth Area 5 and Town Council Resolution Concerning Growth Areas which indicates that R-2 zoning is consistent with Town Council's desired zoning for this property.

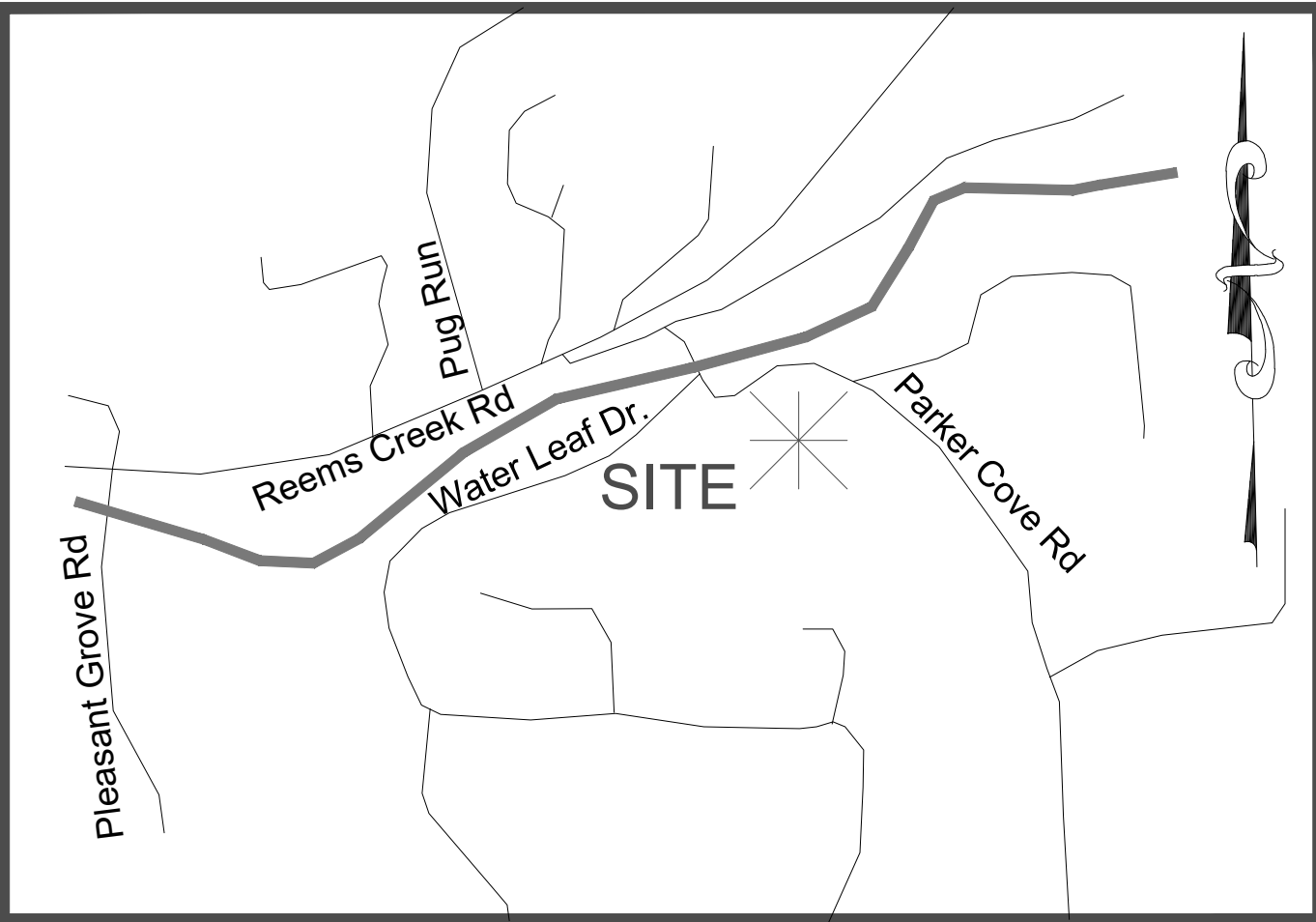
Please let me know if you need anything further from the Board on this matter.

Sincerely,

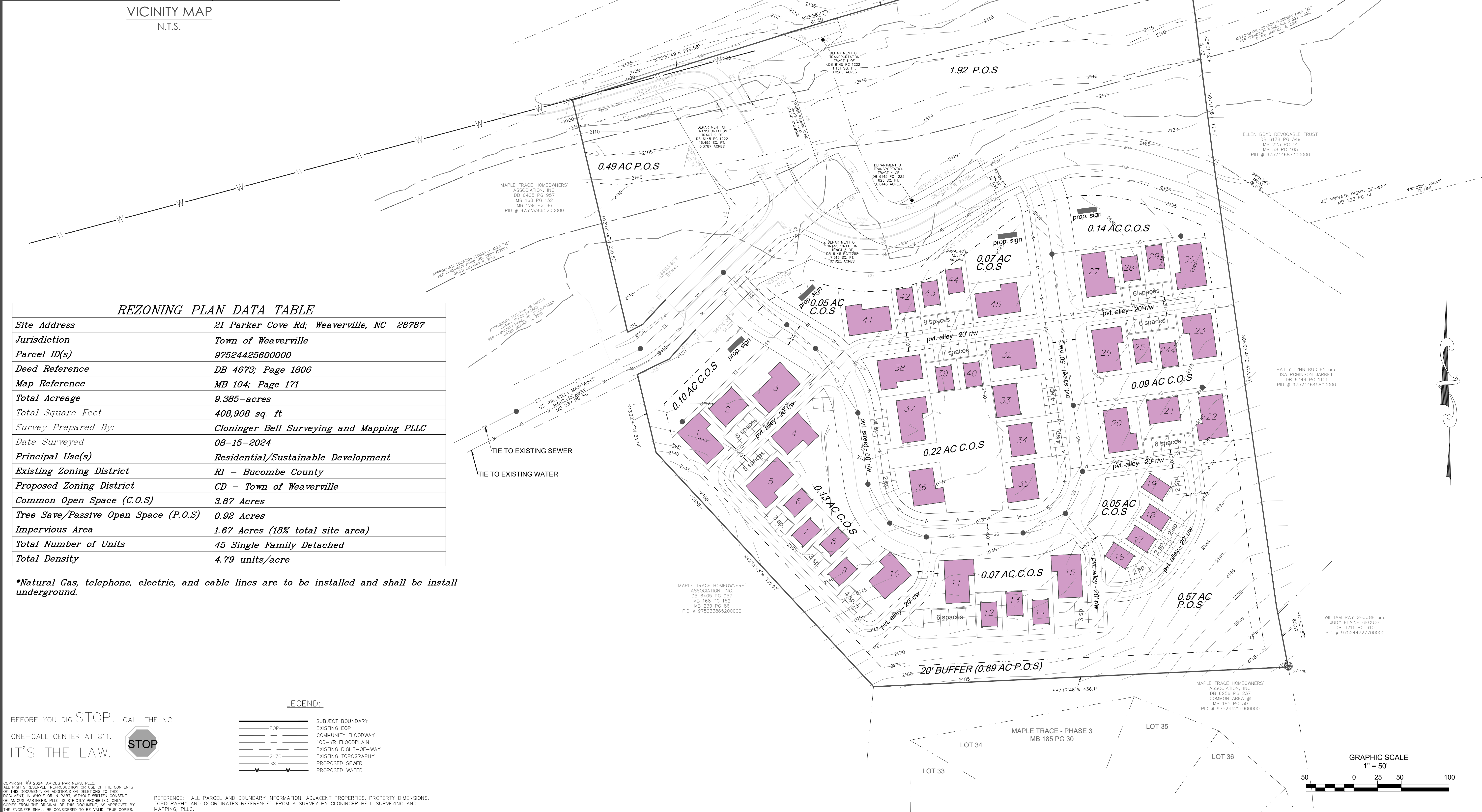
A handwritten signature in black ink, appearing to read 'Mark Endries', is written over a light blue rectangular background.

Mark Endries  
Planning Board Vice Chair

cc: Jane Kelley, Planning Board Chair  
James Eller, Planning Director  
Scottie Harris, Interim Town Manager  
John Henning, Town Attorney



VICINITY MAP  
N.T.S.



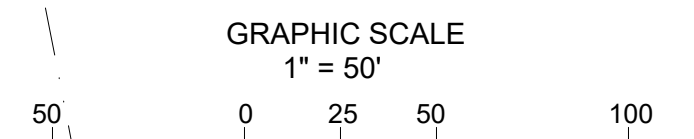
REZONING PLAN DATA TABLE	
Site Address	21 Parker Cove Rd; Weaverville, NC 28787
Jurisdiction	Town of Weaverville
Parcel ID(s)	97524425600000
Deed Reference	DB 4673; Page 1806
Map Reference	MB 104; Page 171
Total Acreage	9.385-acres
Total Square Feet	408,908 sq. ft
Survey Prepared By:	Cloninger Bell Surveying and Mapping PLLC
Date Surveyed	08-15-2024
Principal Use(s)	Residential/Sustainable Development
Existing Zoning District	R1 - Bucombe County
Proposed Zoning District	CD - Town of Weaverville
Common Open Space (C.O.S)	3.87 Acres
Tree Save/Passive Open Space (P.O.S)	0.92 Acres
Impervious Area	1.67 Acres (18% total site area)
Total Number of Units	45 Single Family Detached
Total Density	4.79 units/acre

\*Natural Gas, telephone, electric, and cable lines are to be installed and shall be install underground.

LEGEND:

- SUBJECT BOUNDARY
- EXISTING EOP
- COMMUNITY FLOODWAY
- 100-YR FLOODPLAIN
- EXISTING RIGHT-OF-WAY
- EXISTING TOPOGRAPHY
- PROPOSED SEWER
- PROPOSED WATER

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811. IT'S THE LAW.



COPYRIGHT © 2024, AMICUS PARTNERS, PLLC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, OR ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF AMICUS PARTNERS, PLLC, IS STRICTLY PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, AS APPROVED BY THE ENGINEER SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, TOPOGRAPHY AND COORDINATES REFERENCED FROM A SURVEY BY CLONINGER BELL SURVEYING AND MAPPING, PLLC.



Firm License # P-1191  
2925 Senna Drive  
Suite 202  
Matthews, NC 28105  
Civil Site Design  
Low Impact Development  
Small-Scale Building Design  
Telephone: 704.936.6676

Seals:

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

THE SANCTUARY AT REEMS CREEK  
TOWN OF WEAVERVILLE  
BUCOMBE COUNTY, NORTH CAROLINA

FOR:  
GREEN STREET CAPITAL PARTNERS, LLC  
2925 SENNA DRIVE, SUITE 202  
MATTHEWS, NC 28105

Project Number:	17.24.001
Date:	08/29/2024
Drawn By:	NRP
Checked By:	NRP
Revisions:	
08/29/24	ORIGINAL SUBMITTAL

Sheet Title:

**Rezoning  
Plan**

Sheet No:

**RZ-1**

**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**



**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:

Green Street Capital Partners LLC

APPLICATION DATE:

7/11/24

BRIEFLY DESCRIBE THE PROJECT: Development of 45 detached single family subdivision

PHONE NUMBER:

704-936-6676

PROPERTY ADDRESS:

21 Parker Cove Rd Weaverville

PIN:

97524425600000

DEED BOOK/PAGE:

4673/1806

LOT AREA (acres): **8.80**

ZONING DISTRICT:

*Kristin Pruitt*

SIGNATURE OF APPLICANT

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**

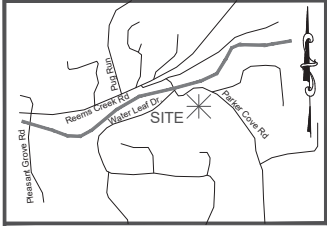
**A petition for a Conditional District must include a site plan and supporting information that specifies the intended uses for property. A complete site plan shall be substantially compliant with the mapping standards found within Sec. 20-2504. Additional information may be requested by members of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

<input checked="" type="checkbox"/>	Title block containing:
<input checked="" type="checkbox"/>	Name of owner & applicant
<input checked="" type="checkbox"/>	Property address
<input checked="" type="checkbox"/>	Buncombe County PIN
<input checked="" type="checkbox"/>	Date or dates survey was conducted or plan prepared
<input checked="" type="checkbox"/>	Scale of the drawing in feet per inch
<input checked="" type="checkbox"/>	Deed book and page reference of the deed
<input checked="" type="checkbox"/>	Zoning designation of property
<input checked="" type="checkbox"/>	Sketch vicinity map depicting the relationship between the proposed subdivision and the surrounding area
<input checked="" type="checkbox"/>	North Arrow and orientation
<input checked="" type="checkbox"/>	Lot area in acres and square feet
<input checked="" type="checkbox"/>	Existing topography of the site and within 300 feet of the site boundary in five (5) foot contours
<input checked="" type="checkbox"/>	Delineation of areas within the floodplain.
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Proposed number and location of signs
<input checked="" type="checkbox"/>	Exact dimensions, location, height, and exterior features of proposed buildings and structures
N/A	Photographs of buildings on properties within 200 ft. of subject property
<input checked="" type="checkbox"/>	Utility easements
<input checked="" type="checkbox"/>	Existing and proposed sanitary sewer system layout and a letter of commitment
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Exact dimension and location of all traffic, parking, and circulation plans showing the proposed location and arrangement of parking spaces.
<input checked="" type="checkbox"/>	Existing and proposed roads, driveways, ingress/egress, easements, and rights-of-way both private and public.
<input checked="" type="checkbox"/>	Existing and proposed encroachments into setbacks, rights-of-way, and/or easements, if any
N/A	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.**

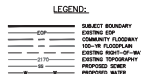




VICINITY MAP  
N.T.S.

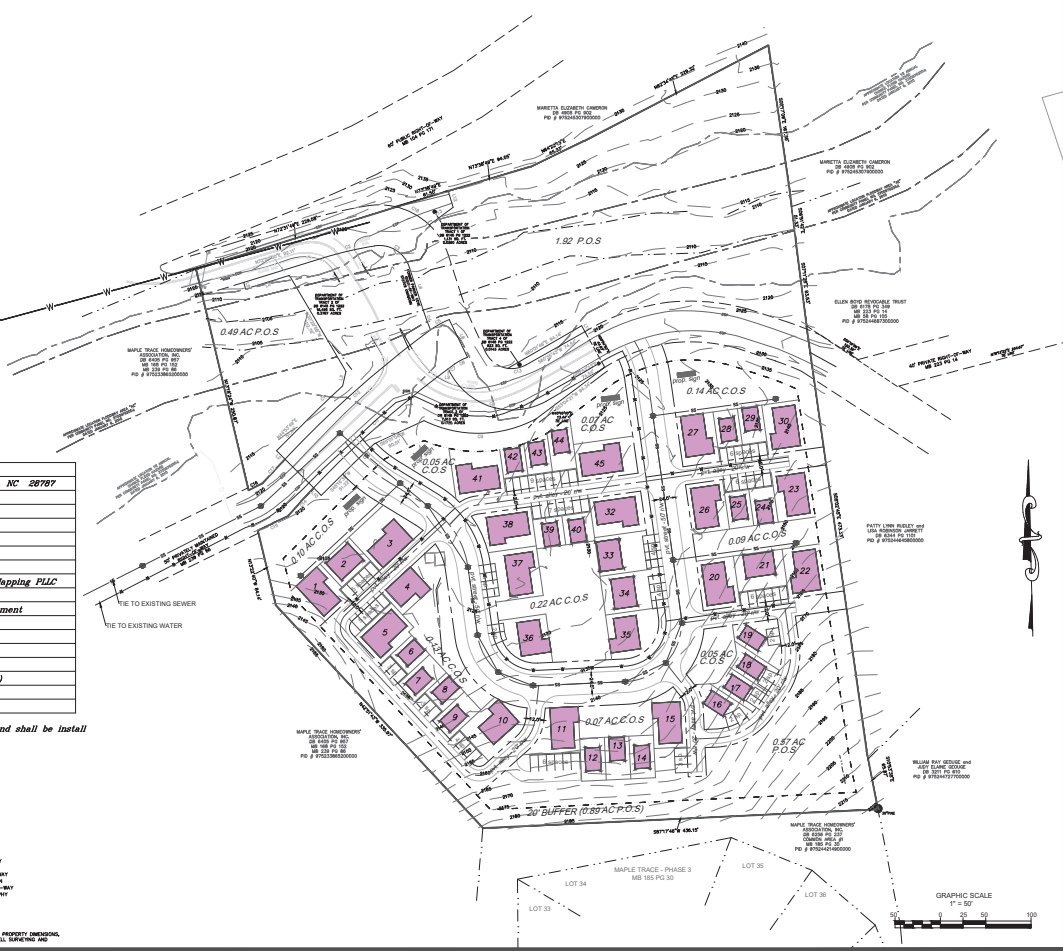
REZONING PLAN DATA TABLE	
Site Address	21 Parker Cove Rd. Weaverville, NC 28787
Jurisdiction	Town of Weaverville
Parcel ID(s)	07524425600000
Deed Reference	DB 4872; Page 1608
Map Reference	MB 104; Page 171
Total Acreage	3.365-acres
Total Square Feet	458,908 sq. ft.
Survey Prepared By	Cloninger Bell Surveying and Mapping PLLC
Date Surveyed	08-15-2024
Principal Use(s)	Residential/Sustainable Development
Existing Zoning District	R1 - Buncombe County
Proposed Zoning District	CD - Town of Weaverville
Common Open Space (C.O.S.)	3.87 Acres
Tree Save/Passive Open Space (P.O.S.)	0.92 Acres
Imperious Area	1.57 Acres (18% total site area)
Total Number of Units	45 Single Family Detached
Total Density	4.79 units/acre

\*Natural Gas, telephone, electric, and cable lines are to be installed and shall be install underground.



BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811. IT'S THE LAW.

THIS PLAN AND ALL INFORMATION HEREON IS THE PROPERTY OF CLONINGER BELL SURVEYING AND MAPPING, PLLC. NO PART OF THIS PLAN OR INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLONINGER BELL SURVEYING AND MAPPING, PLLC.



Firm License # P-1191  
2725 Service Drive  
Matthews, NC 28105  
Civil Site Design  
Low Impact Development  
SmartScale Estimating Design  
Telephone: 704-936-6676

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THE SANCTUARY AT REEMS CREEK  
TOWN OF WEAVERVILLE  
BUNCOMBE COUNTY, NORTH CAROLINA  
FOR  
GREEN STREET CAPITAL PARTNERS, LLC  
2725 SCENNA DRIVE, SUITE 202  
MATTHEWS, NC 28105

Project Number	17-24-001
Date	08/29/2024
Drawn By	WSP
Checked By	WSP
Scale	AS SHOWN
Sheet Title	

Rezoning  
Plan

Sheet No: **RZ-1**

Town of Weaverville, North Carolina  
 Preliminary Staff Report:  
 21 Parker Cove Road Annexation,  
 Initial Zoning, Conditional District

Prepared September 2024

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

### **Zoning Analysis**

Town Council is set to consider a voluntary annexation of a satellite parcel adjacent to Reems Creek Road and Parker Cove Road. The parcel consists of 8.8 acres and conditional zoning is being applied for in order to house the desired development. 45 units are being proposed at a density of approximately 5 units per acre. The proposed minimum lot area is below what any standard district will accommodate creating the need for the conditional zoning request.

It is noted that the annexation of the neighboring Maple Trace subdivision is continuing to progress. A zoning district of R-2 was recommended for Maple Trace as being the closest match to what was developed. The town's R-2 zoning district will support 5.8 units per acre in a single family residential configuration.

It is also noted that the Partridge Berry and Hamburg Crossing developments, also on Reems Creek Road were previously granted special use permits (SUP) to allow for reduced lot areas. Under current municipal ordinance, those developments would need to acquire a conditional district rather than a SUP.

As per municipal ordinance, the conditional district application and supporting documents were viewed by Town Council for an initial consideration on Monday, September 23, 2024. Town Council offered no comment on the proposed development.

### **Floodplain Development**

It is noted that a portion of the subject property is within the floodplain. As noted in previous meetings, Buncombe County administers the Flood Damage Prevention Ordinance within our municipal borders. This development will be fully compliant with floodplain standards and be permitted, as it relates to the floodplain, through the county.

Town of Weaverville, North Carolina  
 Preliminary Staff Report:  
 21 Parker Cove Road Annexation,  
 Initial Zoning, Conditional District

Prepared September 2024

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

### **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 is within Growth Area 5.

Growth Area 5, both in its present form and an upcoming update once adopted by Town Council, specifically enumerates single family residential development as compatible with the Town’s Comprehensive Land Use Plan.

The conditional zoning being applied for is specifically to accommodate single family residential development.

Additionally, the stated goal within the CLUP of “*consider ways to increase housing affordability*” should be taken into account. The voluntary annexation petition states and anticipated average sales price of \$300,000 and the reduced lot area will aide in affordability.

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

### **Reasonableness of the Proposed Zoning**

When considering the reasonableness of the proposed zoning, Town Council and the Planning Board are provided with the following statutorily prescribed guidance.

#### ***Sec. 20-1505. Planning board review and comment.***

*(d) Reasonableness statement for rezonings. When conducting its review of proposed zoning map amendments, the planning board shall, as part of its plan consistency statement or separately, provide a statement analyzing the reasonableness of the proposed rezoning. Such analysis should consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the*

Town of Weaverville, North Carolina  
 Preliminary Staff Report:  
 21 Parker Cove Road Annexation,  
 Initial Zoning, Conditional District

Prepared September 2024

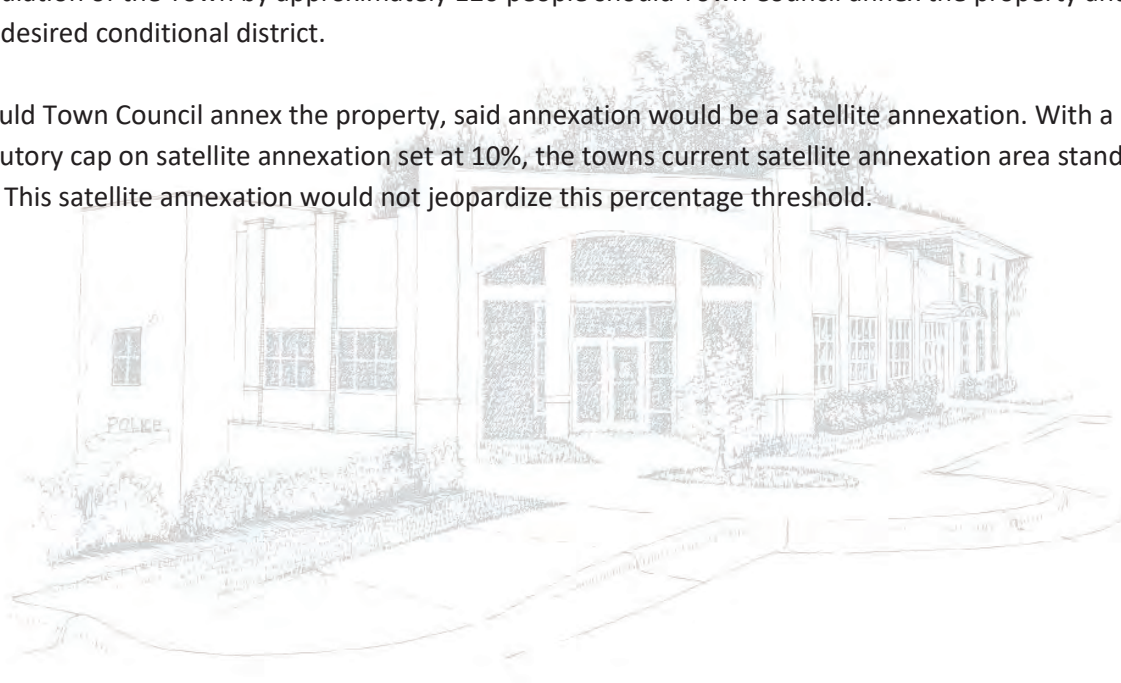
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan; Town of Weaverville Fact Sheet

*development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If the zoning map amendment qualifies as a large scale rezoning the analysis of reasonableness may address the overall rezoning.*

**Other Considerations**

The 2021 American Community survey provided the Town with a household size of 2.8 persons per household. This figure applied to the proposed 45 dwelling units suggests that this project will grow the population of the Town by approximately 126 people should Town Council annex the property and grant the desired conditional district.

Should Town Council annex the property, said annexation would be a satellite annexation. With a statutory cap on satellite annexation set at 10%, the towns current satellite annexation area stands at 2%. This satellite annexation would not jeopardize this percentage threshold.



Report of Community Meeting held by Green Street Development Group, LLC,  
Applicant, in compliance with Section 20-3203(e)(2) Public Involvement  
Meeting

A public meeting was held on November 19, 2024 from 6pm-7:30pm, Council Chambers, Town Hall, Weaverville, NC concerning an application for CZD, 21 Parker Cove, Weaverville, NC, PIN 9752442568

**ATTACHMENT A-** Affidavits

**ATTACHEMNT B-**Roster of attendees

The issues discussed at the aforesaid meeting were as follows:

1. Total number of Units and Overall Density
  - *The applicant responded that the proposed density is consistent with what is allowed by right under the current County Zoning*
2. Size and Price Point of Units Being Built
  - *The applicant stated that size and price point have yet to be determined and will be a function of a future market study. It was stated that the homes will be market rate and not affordable housing.*
3. Overall Parking
  - *The applicant responded that there are 2 designated spaces for each unit proposed plus additional on-street parking for visitors.*
4. Impact on Traffic
  - *The applicant explained that any potential impacts on Traffic is based on the NCDOT's review of the driveway application but that typically a Traffic Impact Assessment is not required for projects this size.*
5. Status and Details of the Purchase Contract with the Seller
  - *The applicant was asked multiple times about the current status of the contract with the seller. The applicant responded by stating that information was confidential.*
6. "Zero" Lot Lines
  - *A resident brought up the notion that there are no zero-lot line lots in Buncombe County. It was explained by the applicant that the only "potential" zero-lot line is the front setback of the units fronting shared common space.*

7. Wetlands – Location and Impact
  - *The applicant stated that a Wetland delineation had been completed and that there is no development being proposed within any area that has been designated as a potential wetland.*
8. Water and Sewer Availability
  - *Mr. James Eller, The Planning Director, addressed this by stating that the availability of water and sewer is part of the overall annexation process.*
9. The need and location of any future retaining walls.
  - *The applicant noted that the “exact” need or location of any retaining walls would not be determined until a full set of construction documents is developed.*

Based on the discussion topics noted above, there are no proposed changes to be made to the petition as a result of the meeting. If you have any questions or comments, please feel free to contact me at [nrparker@amicuseng.com](mailto:nrparker@amicuseng.com).

Sincerely,

*Nicholas R. Parker*

Nicholas R. Parker, PE  
Manager/Member  
Green Street Development Group LLC

**TOWN OF WEAVERVILLE  
REGARDING THE MATTER OF:**

Proposed Conditional District – Community Meeting  
21 Parker Cove Road

**AFFIDAVIT OF MAILING AND POSTING**


Being first duly sworn, I, James W. Eller, do hereby swear or affirm that on the 30th day of October, 2024, I:

1. Mailed the attached Notice of a Community Meeting, attached as Exhibit A, to all of the persons listed on the attached Exhibit B and that said mailing was accomplished by putting the Notice in envelopes, with postage pre-paid, addressed to all persons shown and at the addresses reflected on the attached Exhibit B, and that said envelopes were deposited in a U.S. Mail Box under the exclusive control of the U.S. Postal Service; and
2. Posted the attached Notice of Public Hearing Sign(s), Exhibit C, at the locations shown on Exhibit C and that a Notice of a Community Meeting, Exhibit A, was affixed to the reverse side of same.

This the 30<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
James W. Eller

Sworn to and subscribed before me  
this 30 day of Oct., 2024

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10/4/2026

[Notary Seal]

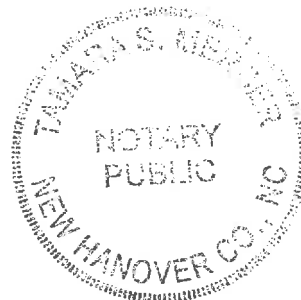


Exhibit A

## **NOTICE OF COMMUNITY MEETING**

Public Notice is hereby given that a Community Meeting will be held on Tuesday, November 19, 2024 between 6:00 and 7:00p.m. This meeting will occur within Council Chambers at Town Hall located at 30 South Main Street, Weaverville, NC to consider a proposed conditional zoning district application related to 21 Parker Cove Road, parcel identification numbers 9752-44-2568, submitted by Green Street Capitol Partners, LLC for the accommodation of a 45 units single family detached residential development. Members of municipal staff and representatives of the applicant will be available to discuss the proposal with interested parties in attendance. If you would like additional information or to review the content related to the Public Involvement Meeting you may contact Planning Director James Eller at 828-484-7002 or [jeller@weaverville.org](mailto:jeller@weaverville.org).



Exhibit B

PINNUM	OWNER	ADDRESS	CITYNAME	STATE	ZIPCODE
'975233865200000'	MAPLE TRACE HOMEOWNERS ASSOCIATION INC	40 W BROAD ST STE 500	GREENVILLE	SC	29601
'975234629200000'	MORGAN JOSEPH W;MORGAN NANCY R	21 CHECKERBERRY CT	WEAVERVILLE	NC	28787
'975234727100000'	GRAHAM NORMAN;GRAHAM DEBORAH	19 CHECKERBERRY CT	WEAVERVILLE	NC	28787
'975234808900000'	MCMAHAN (LE) GENEVIEVE	11 CHECKERBERRY CT	WEAVERVILLE	NC	28787
'975234814600000'	HILLSTROM SUZANNE;HILLSTROM STEVEN	15 CHECKERBERRY CT	WEAVERVILLE	NC	28787
'975235600200000'	COVENANT CHURCH OF THE HIGHLANDS	540 REEMS CREEK RD	WEAVERVILLE	NC	28787
'975235927800000'	BALLARD JAMES A;BALLARD PAMELA	554 REEMS CREEK RD	WEAVERVILLE	NC	28787
'975243298500000'	HUNINGHAKE DEREK K;HICKS BRITTANY	312 WILD GINGER CT	WEAVERVILLE	NC	28787
'975243490500000'	STANLEY MATTHEW G	308 WILD GINGER CT	WEAVERVILLE	NC	28787
'975243596200000'	HARRELL JOSEPH ANDREW JR	305 WILD GINGER CT	WEAVERVILLE	NC	28787
'975243892900000'	WILSON LATISHA JEAN	21 GRAYSTONE RD	ASHEVILLE	NC	28804
'975244204500000'	RICE JUSTIN;RICE ANNIE	316 WILD GINGER CT	WEAVERVILLE	NC	28787
'975244214900000'	MAPLE TRACE HOMEOWNERS ASSOCIATION INC	40 W BROAD ST STE 500	GREENVILLE	SC	29601
'975244256800000'	BLANCHE R ROBERTSON MARITAL TRUST JAMES B ROBERTSON & DAVID B	170 S MAIN ST APT 229	MARS HILL	NC	28754
'975244310300000'	LAURIE KALTER TRUST	315 WILD GINGER CT	WEAVERVILLE	NC	28787
'9752444412300000'	KNIFFIN JEFFREY;KNIFFIN PAMELA	311 WILD GINGER CT	WEAVERVILLE	NC	28787
'975244500800000'	MURRAY DOUGLAS E;MURRAY CANDACE	309 WILD GINGER CT	WEAVERVILLE	NC	28787
'975244504200000'	DOYLE JANICE MARY	307 WILD GINGER CT	WEAVERVILLE	NC	28787
'975244645800000'	FOY AND CAROLYN ROBINSON LIVING TRUST	37 PARKER COVE RD	WEAVERVILLE	NC	28787
'975244687300000'	ELLEN BOYD REVOCABLE TRUST	6 PHILLY RUN DR	WEAVERVILLE	NC	28787
'975244727700000'	GEOUGE WILLIAM R;GEOUGE JUDY E	34 TERRACE DR	WEAVERVILLE	NC	28787
'975244955700000'	LEMAUVIEL ELLEN LOUISA	44 PARKER COVE RD	WEAVERVILLE	NC	28787
'975245307900000'	CAMERON MARIETTA ELIZABETH	573 REEMS CREEK RD	WEAVERVILLE	NC	28787
'975245349200000'	JAMES A BALLARD ETAL	554 REEMS CREEK RD	WEAVERVILLE	NC	28787

'975245633200000'	EDWARDS JESSICA MARIE;HOLTON JOSHUA CHARLES	579 REEMS CREEK RD	WEAVERVILLE	NC	28787
'975245709300000'	MANDELBAUM WARREN	10 PHILLY RUN DR	WEAVERVILLE	NC	28787
'975255134100000'	WORLEY MICHAEL C.;WORLEY SUSAN DENISE RUNION	10 PARKER COVE RD	WEAVERVILLE	NC	28787

# Buncombe County



October 29, 2024

1:9,028



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Exhibit C



## 21 Parker Cove Conditional District

### COMMUNITY MEETING SIGN-UP SHEET (11/19/24)

NAME	TOWN RESIDENT	ADDRESS
Beekie Dickson	YES <input type="radio"/> NO <input checked="" type="radio"/>	14 Philly Run Dr. Weaverville
Kent Campbell	YES <input type="radio"/> NO <input checked="" type="radio"/>	" "
Lyna Cedarholm	YES <input type="radio"/> NO <input checked="" type="radio"/>	29 Philly Run Dr. Weaverville
G. Houk	YES <input type="radio"/> NO <input checked="" type="radio"/>	179 Water Leaf Dr WVL
Susie Houk	YES <input type="radio"/> NO <input checked="" type="radio"/>	" "
Sharon H. Gunn	YES <input type="radio"/> NO <input checked="" type="radio"/>	215 Water Leaf Dr., WVL
A. Stephen Ann	YES <input type="radio"/> NO <input checked="" type="radio"/>	215 Water Leaf - WVL
Jane Jaskulich	YES <input type="radio"/> NO <input checked="" type="radio"/>	34 Philly Run Dr WVL
Angelica Parker	YES <input type="radio"/> NO <input checked="" type="radio"/>	28 Philly Run Dr. WVL
Lynda Miller	YES <input type="radio"/> NO <input checked="" type="radio"/>	515 Rosebud Orchid Way W'ville
JEFF KNIFFIN	YES <input type="radio"/> NO <input checked="" type="radio"/>	311 WILD GINGER CT
Thomas Holm	YES <input type="radio"/> NO <input checked="" type="radio"/>	144 Water Leaf Dr. Weaverville
Sue Jones	YES <input type="radio"/> NO <input checked="" type="radio"/>	26 Philly Run
Greg Jones	YES <input type="radio"/> NO <input checked="" type="radio"/>	26 Philly Run
Kim Koza Harris	YES <input type="radio"/> NO <input checked="" type="radio"/>	29 Checkerberry Ct., WVL
Michael Harris	YES <input type="radio"/> NO <input checked="" type="radio"/>	" " " "
Eileen Poulos	YES <input type="radio"/> NO <input checked="" type="radio"/>	48 Bonnie Brae Dr. Weaverville
NANCY CAMP	YES <input type="radio"/> NO <input checked="" type="radio"/>	163 WATER LEAF DR.
JEFF CAMP	YES <input type="radio"/> NO <input checked="" type="radio"/>	163 WATER LEAF DR.
Michele Wood	<input checked="" type="radio"/> YES <input type="radio"/> NO	50 N. College St
David Clarke	YES <input type="radio"/> NO <input checked="" type="radio"/>	37 Bonnie Brae Drive

## 21 Parker Cove Conditional District

### COMMUNITY MEETING SIGN-UP SHEET (11/19/24)

NAME	TOWN RESIDENT	ADDRESS
Jennifer Young	<input checked="" type="radio"/> YES <input type="radio"/> NO	54 S. Main St, Weaverville
Thea Clarke	YES <input checked="" type="radio"/> NO	37 Bonnie Brae Dr
Joe Fant	<input checked="" type="radio"/> YES <input checked="" type="radio"/> NO	5 checkerberry Ct
Ann Kurtis	YES <input checked="" type="radio"/> NO	8 fairway View Dr. Weaverville
L.T. Loomis	YES <input checked="" type="radio"/> NO	19 BONNIE BRAE DR.
CINDY MCKINNEY	YES <input checked="" type="radio"/> NO	122 WATERLEAF DR
JOAN MCKINNEY	YES <input checked="" type="radio"/> NO	11
PAM BALLARD	YES <input checked="" type="radio"/> NO	554 REEMS CR. RD.
ELEN BOYO	YES <input checked="" type="radio"/> NO	6 PARKER COVE RD
KON BILAS	YES <input checked="" type="radio"/> NO	6 PARKER COVE RD
DIK SIMPSON	YES <input checked="" type="radio"/> NO	11 PHILLY RUN DR
Shirley Brown	YES <input checked="" type="radio"/> NO	403 Bell Lily Dr
Ken Yount	YES <input checked="" type="radio"/> NO	22 Philly Run Dr.
Elizabeth Simpson	YES <input checked="" type="radio"/> NO	11 Philly Run Dr
KATHLEEN ACTON	YES <input checked="" type="radio"/> NO	516 ROSEBUD ORCHID
Roberta	<input checked="" type="radio"/> YES <input checked="" type="radio"/> NO	8 Bonnie Brae Drive
Leslie Davis	YES <input checked="" type="radio"/> NO	514 Rosebud orchid way
Georgy Betty	YES <input checked="" type="radio"/> NO	20 BONNIE BRAE DR.
Patrice Phillips	YES <input checked="" type="radio"/> NO	32 Checkerberry Ct
Mark Small	YES <input checked="" type="radio"/> NO	32 CHECKERBERRY, CT
	YES NO	

**TOWN OF WEAVERVILLE TOWN COUNCIL****AGENDA ITEM****PUBLIC HEARING**

**Date of Meeting:** Tuesday, January 21, 2025

**Subject:** Annual Update of the Comprehensive Land Use Plan (CLUP)

**Presenter:** Planning Director

**Attachments:** Action Plan Table with Priorities, Resolution Regarding Development within Identified Growth Areas, Future Land Use Map, Planning Board Recommendation

**Description:**

As is done annually, the Planning Board has reviewed and offered a recommendation on the update of the CLUP, including an action plan table with priorities, updated Future Land Use Map, and the inclusion of the resolution concerning development within identified growth areas.

The action plan table with priorities and resolution concerning development within identified growth areas have been updated as a result of the conversations during the joint meeting of Town Council and the Planning Board.

**Action Requested:**

Town Council is asked to hear from the public on the annual update of the CLUP.

## **TOWN OF WEAVERVILLE NOTICE OF PUBLIC HEARING**

**PUBLIC NOTICE** is hereby given that the Weaverville Town Council will hold a public hearing during its regularly scheduled workshop meeting on **Tuesday, January 21, 2025, beginning at 6:00 p.m.**, or as soon thereafter as Town Council can reach the matter, on proposed **updates to the Town's Comprehensive Land Use Plan**. The proposed updates include a revised action plan table with updated priorities, and adoption and inclusion of an Amended and Restated Resolution Concerning Growth Areas.

This public hearing will occur as an in-person meeting in Council Chambers/Community Room at Town Hall, 30 South Main Street, Weaverville, NC.

WRITTEN PUBLIC COMMENTS can also be submitted in advance of the public hearing and will be read into the record of the public hearing. Written public comments can be submitted as follows: (1) by EMAILING to [public-comment@weavervillenc.org](mailto:public-comment@weavervillenc.org) at least 6 hours prior to the meeting, (2) by putting your written comment in a DROP BOX at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, or (3) BY MAILING your written comment (must be received not later than the day of the meeting) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments.

If you would like ADDITIONAL INFORMATION or to review the content related to the Public Hearings, or have questions regarding how to submit a comment or join the meeting, you may contact Planning Director James Eller at 828-484-7002 or [jeller@weavervillenc.org](mailto:jeller@weavervillenc.org) or Town Clerk Tamara Mercer at 828-484-7003 or [tmercerc@weavervillenc.org](mailto:tmercerc@weavervillenc.org).






**Town of Weaverville  
Planning Board**

**Recommendation and Plan Consistency Statement for  
Updates to the Comprehensive Land Use Plan**

On November 7, 2024, the Planning Board reviewed and, in a unanimous vote, recommends that the Comprehensive Land Use Plan be amended to include (1) the attached updated Table of Stated Goals, Responsibilities, and Priorities, (2) the resolution concerning growth areas, and (3) the future land use map reflective of this resolution.

The Planning Board found that the annual review of progress towards accomplishment of Plan goals and the establishment of new ones is consistent with the Comprehensive Land Use Plan and reasonable in that it allows the Plan to be adapted to the changes within the Town and surrounding areas and related shifts in priorities.

  
\_\_\_\_\_  
Jane Kelley, Chairman of the Planning Board

November 7, 2024

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

(1=high priority, addressed in 12 months; 2=medium priority, addressed in 24 months; 3=lower priority, addressed in 36 months; 0=proposed deletion)  
Approved –October 2023

1	2024	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC	
2	PRIORITIZATION				RESPONSIBILITY					
3	<b>WATER</b>									
4	N/A		1	1	1	Update Plan and regulations to slow land use development if water treatment plant expansion is postponed or terminated and water usage and commitments reach 70% of available water supply	WTP Expansion project underway; commitments and usage reported quarterly	✓	✓	✓
5	✓		1	1	1	Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
6	✓		1	1	1	Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
7	✓		1.5	2	2	Development of Water System GIS Layer	Completed in 2024	✓		
8	<b>STREETS AND SIDEWALKS</b>									
9	✓		1	1	1	Continue the Street Improvement Program	Program funded FY2024	✓		✓
10	✓		1	1	1	Establish/support committee on Bike-Ped Plan	Bike-Ped Plan adopted 6/26/23; committee formed 11/23	✓		✓
11			1	1	1	Develop priorities/timeline for Bike-Ped Plan	Bike-Ped Plan adopted 6/26/23; committee working on this	✓		✓
12			2	2	2	Establish/continue funding a Sidewalk Improvement Program for Bike-Ped priorities	Bike-Ped Plan adopted 6/26/23			✓
13			2.5	2	3	Review annual progress towards implementation of the Bike-Ped Plan	Bike-Ped Plan adopted 6/26/23	✓	✓	✓
14			2.5	3	2	Study possible adoption of driveway construction standards – steep slope, reduction of curb cuts, common driveways		✓	✓	✓
15	<b>HOUSING</b>									

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

(1=high priority, addressed in 12 months; 2=medium priority, addressed in 24 months; 3=lower priority, addressed in 36 months; 0=proposed deletion)  
Approved –October 2023

1		2024	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
16			2	2	2	Consider broadening allowable housing types (duplexes, quadplexes) in residential. districts by allowing multifamily or establishing new districts		✓	✓	✓
17			3	3	2	Consider ways to increase housing affordability	TC considered in 2020	✓		✓
18			3	3	3	Consider expansion of the MH Overlay District		✓	✓	✓
19		<b>GENERAL POLICY MATTERS</b>								
20			1		1	Review & update economic development goals	WEDAC/TC working on this			✓
21	✓		1		1	Continue to annex properties along the Town's borders in order to impose the Town's land use regulations	TC consensus on 5/14/22 and resolution dtd 12/13/22 & last amended 5/20/24			✓
22	✓		1	1	1	Continue to work with Buncombe County on planning issues, esp. in areas near Town limits	TC consensus on 5/14/22	✓		✓
23	✓		1		1	Engage in conversations with NCDOT about long-term planning for growth	TC consensus on 5/14/22	✓		✓
24	✓		1		1	Engage in conversations with MSD about long-term planning for growth	TC consensus on 5/14/22; MSD Update on ???	✓		✓
25	✓		1	1	1	Comprehensive review of Future Land Use Map	TC workshop 5/14/22; adopted 11/20/23	✓	✓	✓
26	✓		1		1	Make decisions on annexation based on the ability to provide quality municipal services to proposed land uses to same extent and under current policy	TC consensus on 5/14/22 and resolution dtd 10/23/23			✓
27			2	2	2	Increase recreational opportunities, especially on Town properties	Eller Cove Watershed (study complete 2/24, grant application pending 3/24); Reems Creek Greenway (study pending)	✓		✓
28			3		2	Investigate possibility of reestablishing direct bus route between Weaverville and Asheville		✓		✓
29			3	3	2	Review of overlapping land use authority	Take up when County initiates	✓		✓
30			2.5	3	2	Negotiate interlocal agreement(s) with County (Building Permits and Inspections)	Take up when County initiates	✓		✓

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

(1=high priority, addressed in 12 months; 2=medium priority, addressed in 24 months; 3=lower priority, addressed in 36 months; 0=proposed deletion)  
Approved –October 2023

1	2024	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
31		3	3	3	Evaluate need to strengthen regulations with regard to hazard mitigation	Buncombe-Madison Hazard Mitigation Plan dated 6/21	✓	✓	✓
32	<b>LAND DEVELOPMENT REGULATIONS</b>								
33				1	Review residential uses for consistency and compatibility with policy directives	PB Recommended 5/24	✓	✓	✓
34				1	Determine how to regulate Condominiums		✓	✓	✓
35	✓			2	Study & consider regulation of short-term rentals	TC Consensus to Delay 8/20/24	✓	✓	✓
36	✓	1	1	1	Consider regulations that encourage open space or greenway dedication, conservation measures / Link with Tree Conservation Consider regulations concerning tree conservation/tree canopy preservation	Planning Board consensus on 9/3/24 Active Item	✓	✓	✓
37				1	Study & consider regulations on min/max parking and loading areas	Active Item	✓	✓	✓
38				1	Setbacks when property line crosses a road				
39	2	2	2	2	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	Focusing on long dormant properties	✓	✓	✓
40	2	2	2	2	Undertake a comprehensive review of zoning regulations		✓	✓	✓
41	2	2	2	2	Determine need or desire for Town grading regulations for projects between 1 acre and ½ acre		✓	✓	✓
42	3	3	2	2	Revise wireless telecommunication facility regulations for legal compliance and policy objectives		✓	✓	✓
43	3	3	3	3	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning for unique development	Areas improved: Mixed Use Development Apartments	✓	✓	✓

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

(1=high priority, addressed in 12 months; 2=medium priority, addressed in 24 months; 3=lower priority, addressed in 36 months; 0=proposed deletion)  
Approved –October 2023

1	2024	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
44	<b>PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED</b>								
45	-		-	-	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓
46	-		-	-	Consult the Future Land Use Map and use descriptions for Plan consistency review	Legally required	✓	✓	✓
47	-		-	-	Consult Action Plan and stated goals for Plan consistency review	Legally required	✓	✓	✓
48	-		-	-	Consult additional approved plans for Plan consistency review	Legally required	✓	✓	✓
49	<b>MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY</b>								
50	-		-	-	Conduct an annual review of progress towards accomplishment of Plan goals	July/August each year	✓	✓	✓
51	-		-	-	Update appendix to this Plan when new plans or amendments are adopted	To keep Plan up-to-date and usable	✓		
52	-		-	-	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
53	-		-	-	Undertake annual review of the Table of Uses	For legal compliance	✓		
54	-		-	-	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
55	-		-	-	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓
56	-		-	-	Undertake a comprehensive update to the Plan in 2025 or at such time as substantial legislative or other changes are experienced	2025 is proposed in order to provide for 5-year updates that better align w/ Census	✓	✓	✓

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

(1=high priority, addressed in 12 months; 2=medium priority, addressed in 24 months; 3=lower priority, addressed in 36 months; 0=proposed deletion)  
Approved –October 2023

COMPLETED									
✓		2	1	1	Review sign regulations for legal compliance and policy objectives	Code Amendments adopted 6/24/24	✓	✓	✓
✓		1.5	1	1	Review hillside/steep slope regulations for legal compliance and policy objectives	Code Amendments adopted 3/25/24	✓	✓	✓
✓		1	1	0	Study & consider downtown residential district with smaller lot size/width	TC and PB consensus 8/20/24 Continue to treat as nonconforming lots	✓	✓	✓
✓	3	3	3	3	Study mountain ridge protection regulations for possible implementation	Code Amendments adopted 3/25/24	✓	✓	✓
✓	1				Investigate interconnection with Asheville for supplemental water	TC resolution adopted 6/27/22; completed	✓		
n/a	1				Negotiate interlocal agreement with Asheville for purchase of supplemental water	Investigated and TC decided not to pursue	✓		✓
✓	1				Develop annexation guidelines that include consideration of how quality municipal services will be provided	Resolution adopted 12/13/2022			✓
✓	1				Establish Priority List for Sidewalk Installation	Sidewalk priority list adopted 10/24/22	✓	✓	✓
✓	1				Development of Stormwater System GIS Layer	Completed 5/23; LOSRC grant funding	✓		
✓	1				Comprehensive review of Table of Uses	PB review 3/23 through 5/23; amendments proposed	✓	✓	✓
✓	1				Review regulations for non-conforming lots	Adopted 4/23	✓	✓	✓
✓	1				Initiate small area studies for growth areas: Gill Branch Valley, Monticello Rd West, Ollie Weaver Rd, I-26 Corridor, Reems Creek Rd	Related to TC workshop 5/14/22	✓	✓	✓
✓	1				Consider adoption of land use regulations which provide greater control of retail development in Main Street area (C-1)	Adopted 10/24/22	✓	✓	✓
n/a	0				Study removal of floodplain areas from density calculation		✓	✓	✓

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

(1=high priority, addressed in 12 months; 2=medium priority, addressed in 24 months; 3=lower priority, addressed in 36 months; 0=proposed deletion)  
Approved –October 2023

n/a	0				Initiate special area studies: Downtown, North Main Street-“Five Points” Area, Monticello Road corridor, and Reems Creek Road corridor	Proposed for deletion; see line 43	✓	✓	✓
✓	-				Conduct an annual review of progress towards accomplishment of Plan goals	7/5/22 – PB Review; 7/19/22 Jt Mtg b/w TC and PB	✓	✓	✓
✓	-				Update appendix to this Plan when new plans or amendments are adopted	August 2022	✓		
✓	1				Consider simplification of outdoor lighting regulations	Amendments proposed for adoption 7/25/22	✓	✓	✓
✓	1				Continue the Street Improvement Program	Program funded FY2023	✓		✓
✓	1				Implementation of GIS system and Zoning Layer	Implemented April 2022	✓		
✓	1				Provide educational information on parking availability in downtown area	Website posting	✓		
✓	1				Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
✓	1				Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
✓	1				Negotiate interlocal agreement(s) with County (Stormwater and Sedimentation/Erosion Control Permitting and Enforcement)	Agreements approved by TC June 2022	✓		✓
✓	1				Review use of flag lots	Implemented Nov 2021	✓	✓	✓
✓	1				Study solar collector regulation for possible implementation	Implemented May 2022	✓	✓	✓
✓	-				Conduct an annual review of progress towards accomplishment of Plan goals	August 2021	✓	✓	✓
✓	-				Update appendix to this Plan when new plans or amendments are adopted	August 2021	✓		
✓	1				Implementation of Chapter 160D Amendments	Implemented July 2021	✓	✓	✓
✓	1				Consider Implementation of a Manufactured Home Overlay District	Implemented Feb 2021	✓	✓	✓
✓	1				Undertake a comprehensive review of subdivision regulations	Implemented July 2021	✓	✓	✓

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

(1=high priority, addressed in 12 months; 2=medium priority, addressed in 24 months; 3=lower priority, addressed in 36 months; 0=proposed deletion)  
Approved –October 2023

✓	1				Clarify legally required exemptions to subdivision regulations and reexamine the definitions of minor subdivisions and major subdivisions	Implemented July 2021	✓	✓	✓
✓	1				Streamline the subdivision review process	Implemented July 2021	✓	✓	✓
✓	1				Determine when sidewalks and other improvements are required with development approvals	Implemented July 2021	✓	✓	✓
✓	-				Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	With 160D Project	✓		
✓	-				Undertake annual review of the Table of Uses	With 160D Project	✓		
✓	-				Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	With 160D Project	✓		
✓	1				Continue monitoring water production, allocations, usage, and availability	Staff quarterly reports 2020/2021	✓		
✓	1				Continue reserving water allocation for infill development within the town	Staff quarterly reports 2020/2021	✓		
✓	-				Update appendix to this Plan when new plans or amendments are adopted	August 2020	✓		
✓	-				Conduct an annual review of progress towards accomplishment of Plan goals	August 2020	✓	✓	✓
✓	1				Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
✓	1				Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
✓	1				Consider land use regulation that better provides for mixed use development	Regulations amended in May 2020	✓	✓	✓
✓	1				Consider land use regulation that provides for high density single family residential development	Studied in 2019; no new regulation desired	✓	✓	✓
✓	2				Review the current policy on street standards for private streets	Private street standards adopted May 2020	✓	✓	✓



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

(1=high priority, addressed in 12 months; 2=medium priority, addressed in 24 months; 3=lower priority, addressed in 36 months; 0=proposed deletion)  
*Approved -October 2023*

✓	2				Consider ways to address housing affordability	Workshop presentation in January 2020	✓		✓
✓	2				Consider land use regulation that provides for transition districts	Accomplished 2020 with mixed use amdmts	✓	✓	✓
✓	2				Implement a staff-led Technical Review Committee for development reviews	TRC amendments adopted in May 2020	✓	✓	✓
✓	3				Develop and distribute a downtown parking map	Map available on website and Town Hall in 2019	✓		

**TOWN OF WEAVERVILLE  
AMENDED AND RESTATED RESOLUTION  
CONCERNING GROWTH AREAS**

**WHEREAS**, on October 23, 2023, Town Council adopted a resolution concerning identified growth areas and, at a joint meeting with the Planning Board on August 20, 2024, several desired changes to the desired uses in the growth areas were discussed;

**WHEREAS**, municipal growth through annexation is essential to sound urban development and continued economic stability in the Town of Weaverville; and

**WHEREAS**, managing growth by extending municipal services makes sense and annexation of properties ensures that new development is built to Town of Weaverville standards;

**WHEREAS**, influencing where and what commercial development occurs within the Weaverville area and providing balanced residential development is desirable to the Town of Weaverville;

**WHEREAS**, the Town of Weaverville would like to see growth that is well-designed and that complements the development that is already within the Town;

**WHEREAS**, the Town of Weaverville has identified certain properties along its municipal borders as having a high likelihood of development due to the presence of public water and sewer and has identified them as growth areas as described below;

**WHEREAS**, the Town wishes to indicate its willingness to consider the voluntary annexation of the properties included within these growth areas and to inform the public of the types of development that the Town believes is consistent with its Comprehensive Land Use Plan and reasonable when considering the surrounding area;

**WHEREAS**, Town Council now wishes to amend and restated such resolution;

**NOW, THEREFORE, BE IT RESOLVED**, the Weaverville Town Council hereby declares and resolves as follows:

1. The Town has identified the following growth areas which are now shown on the Town's GIS map, a copy of which is attached hereto:
  - a. Growth Area 1 – Gill Branch Valley Area
  - b. Growth Area 2 – Monticello Road West Area
  - c. Growth Area 3a – Ollie Weaver Road Area – Commercial (portion of the area near and along Monticello Road and 25/70 which is more commercial in nature)
  - d. Growth Area 3b – Ollie Weaver Road Area – Residential (portion that is more rural and residential in nature).
  - e. Growth Area 4 – I-26 Corridor
  - f. Growth Area 5 – Reems Creek Road Area
  - g. Growth Area 6 – US Highway 25/70 Corridor

2. The Town is likely to favorably consider voluntary annexation petitions received for the properties shown within these growth areas. It is noted, however, that some development, especially in Growth Area 3, may best proceed without annexation as the provision of municipal services may be difficult in certain locations and some areas may be ineligible for annexation by the Town of Weaverville due to legal requirements regarding satellite annexation.
3. The following is valued, and as proposed development is considered on these properties, the Town would like to see an emphasis on:
  - a. Great streets and gathering places, where the pedestrian is prioritized;
  - b. Connections between adjoining developments and to gathering places;
  - c. Walkability through the installation of sidewalks, greenways, and other multi-modal trails, especially those that will connect to the existing or planned pedestrian network within Weaverville;
  - d. Preservation of natural spaces for public use;
  - e. Establishment of open spaces that provides recreational opportunities in the form of greenways, playing fields and/or playgrounds;
  - f. Protection of streams and creeks;
  - g. Preservation of mature trees and planting of street trees;
  - h. Landscape buffering and screening to protect views;
  - i. Reduction of stormwater runoff which threatens our water quality;
  - j. Energy conservation measures, such as EV charging stations and solar;
  - k. Inclusion of commercial uses that support compatible development.
4. Consistent with Town Council's prior discussions and consensus, the following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 1 [Gill Branch Valley Area]**:
  - a. mixed use development;
  - b. single family residential development;
  - c. duplexes;
  - d. townhouses;
  - e. multifamily development;
  - f. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are most consistent with the following zoning districts: R-1, R-2, R-3, R-12, C-2, and conditional district zoning.

5. Consistent with Town Council's prior discussions and consensus, the following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use

Plan and Future Land Use Map, and may be desirable within **Growth Area 2 [Monticello Road West Area]**:

- a. mixed use development;
- b. single family residential development;
- c. duplexes;
- d. townhouses;
- e. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are consistent with the following zoning districts: R-1, R-2, R-3, C-2, and conditional district zoning.

6. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 3a [Ollie Weaver Road Area - Commercial]**:

- a. commercial development (especially medical services such as healthcare facilities and medical offices; small general retail, restaurants, professional services; and other commercial uses supporting residential neighborhoods).

These uses are consistent with the following zoning districts: C-2, conditional district zoning, and any neighborhood commercial or light commercial district.

7. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 3b [Ollie Weaver Road Area - Residential]**:

- a. single family residential development;
- b. duplexes;
- c. commercial development (especially those supporting residential neighborhoods).

These uses are consistent with the following zoning districts: R-1, R-2, R-3, C-2, and conditional district zoning.

8. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 4 [I-26 Corridor]**:

- a. mixed use development;
- b. single family residential development;
- c. duplexes;
- d. townhouses;
- e. multifamily development;
- f. commercial development (especially medical services such as healthcare facilities and medical offices, small general retail, restaurants, hotels);

These uses are most consistent with the following zoning districts: R-1, R-2, R-3, R-12, C-2, and conditional district zoning.

9. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 5 [Reems Creek Road Area]**:
- a. mixed use development;
  - b. single family residential development;
  - c. duplexes;
  - d. townhouses;
  - e. multifamily development;
  - f. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are most consistent with the following zoning districts: R-1, R-2, ~~R-3, R-42~~, C-2, and conditional district zoning, and any neighborhood commercial or light commercial district.

10. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 6 [US Highway 25/70 Corridor]**:

- a. light commercial development (especially medical services such as healthcare facilities and medical offices; small general retail supporting residential neighborhoods; professional offices).

These uses are consistent with the following zoning districts: C-2, conditional district zoning, and any neighborhood commercial or light commercial district.

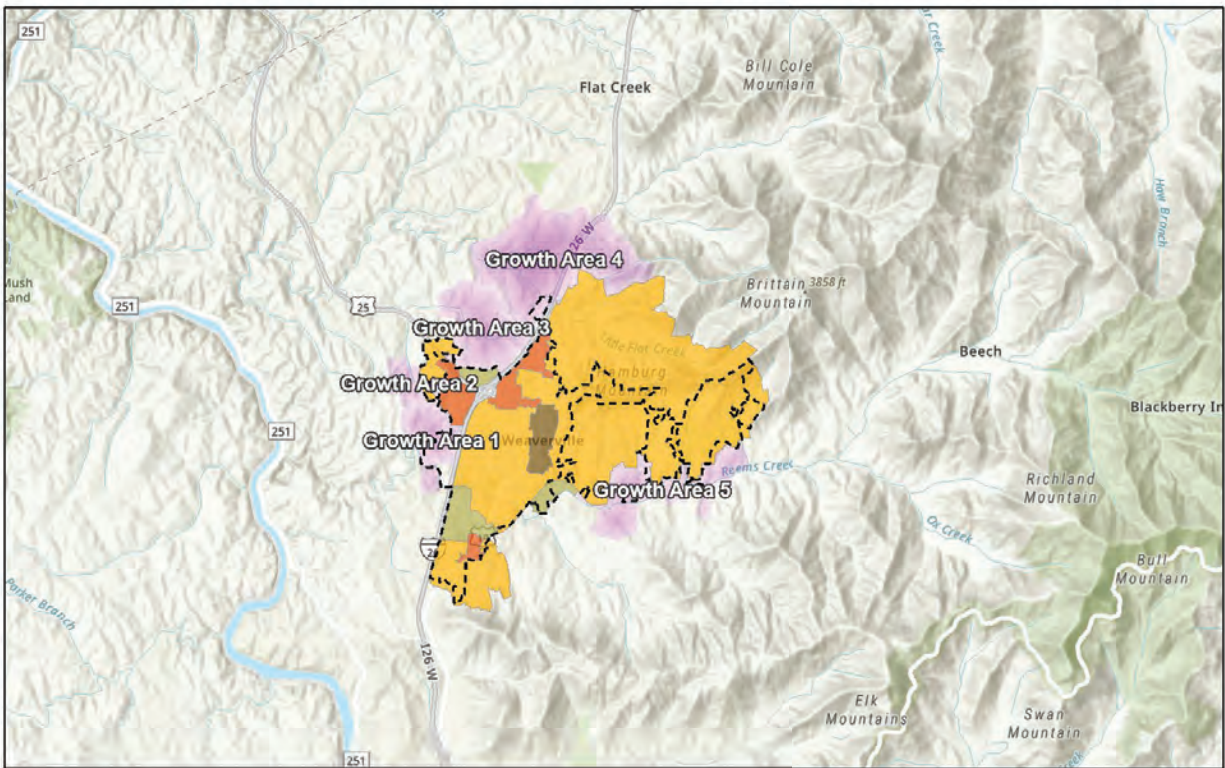
11. The Town is willing to support compatible development within these growth areas by considering approval of public water requests for such development if current or anticipated capacity is available and such approval is in the best interest of the Town and/or its water system.
12. Town Council's recommended procedure for approvals is for property owners to present voluntary annexation petitions either prior to or simultaneously with a water request and zoning request. Some deviations from this recommendation are anticipated in situations where a property is ineligible for municipal annexation or where provision of municipal services will prove difficult.
13. Nothing herein is binding on the Town of Weaverville and the review and approval of all annexation petitions, land use applications, and water extension or commitment requests will be made in Town Council's discretion following procedures as required by North Carolina law and local ordinance.
14. The Town's Comprehensive Land Use Plan is hereby automatically amended to include this amended and restated resolution concerning growth areas.

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
**PATRICK FITZSIMMONS**, Mayor

\_\_\_\_\_  
**TAMARA MERCER**, Town Clerk

### Town of Weaverville Zoning



9/24/2024, 3:07:18 PM

-  Weaverville Town Limits
-  Commercial
-  Residential
-  Weaverville Growth Areas
-  Downtown
-  Industrial

