

TOWN OF WEAVERVILLE

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

TOWN COUNCIL AGENDA

Monday, September 28, 2026
Regular Meeting at 6:00 pm

Livestreaming of meeting via the “Live” Tab on the Town’s YouTube Channel –
Click this link: [Youtube.com Weaverville NC government Live streams](https://www.youtube.com/WeavervilleNCgovernmentLivestreams) ; and
Meeting recordings viewable under the “Videos” Tab
(unless technical difficulties are experienced)

	Pg #	Presenter
1. Call to Order		Mayor Lawrence
2. Approval/Adjustments to the Agenda		Mayor Lawrence
3. Conflict of Interests Statement		Mayor Lawrence
4. Community Recognition – John Conley		Community Ctr Mgr DeSerio
5. PUBLIC HEARING – Zoning Map Amendment – 21 Parker Cove Road	2	Planning Director Eller
6. PUBLIC HEARING – Ch. 20 – Parking and Technical Amendments	10	Planning Director Eller
7. Consent Agenda		Town Manager Harris
A. August 24, 2026, Town Council Regular Meeting Minutes	27	
B. September 14, 2026, Town Council Workshop Meeting Minutes	31	
C. Monthly Tax Report, Refunds/Releases	35	
D. FY2026-2027 Budget Amendments – Fire and Community Center	42	
E. WEDAC Economic Development Guidelines	44	
F. Board Appointment – ABC Board	46	
G. FY2026-2027 Fee Schedule Ordinance Amendments	48	
8. Town Manager’s Report	54	Town Manager Harris
9. General Public Comments (see below for additional information)		Mayor Lawrence
10. Discussion & Action Items (*marked items include public input)		
A. Zoning Map Amendment – 21 Parker Cove Road – CZD to R-1	57	Planning Director Eller
B. Possible New Commercial District – C-1 Light	59	Planning Director Eller
C. FY2026-2027 Installment Financing	66	Finance Director Dozier
D. Town Council Meeting Schedule	73	Town Manager Harris
E. Quarterly Report – Public Works and Water	75	Public Works Director Reece
11. Other Brief Updates from Town Council on Committees, Projects, and Business Outreach		Mayor Lawrence
12. Closed Session		Mayor Lawrence
N.C.G.S. 143-318.11(a)(3) – To consult with an attorney;		
N.C.G.S. 143-318.11(a)(5) – To establish or instruct Town staff on the price and other material terms of a proposed contract for the acquisition of real property; and		
N.C.G.S. 143-318.11(a)(6) – To discuss confidential personnel matters		
13. Adjournment		Mayor Lawrence

General public comments may be made during the meeting or submitted in writing beforehand on any topic related to the Town of Weaverville. All comments must follow normal rules of decorum, and duplicate comments are discouraged. The public comment period is limited to 20 minutes, and individual speakers are generally limited to 3 minutes. You must be recognized before speaking. Written comments received on time will be shared with Town Council. Written comments must be 450 words or fewer and may be submitted in one of these ways: (1) placed in the drop boxes at Town Hall (front entrance or back parking lot) at least 6 hours before the meeting, (2) emailed to public-comment@weavervillenc.org at least 6 hours before the meeting, or (3) mailed to: Town of Weaverville, Attn: Public Comments, PO Box 338, Weaverville, NC 28787 (Must arrive by Monday’s mail delivery.) For more information call (828) 645-7116.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM
PUBLIC HEARING

Date of Meeting: Monday, September 28, 2026
Subject: Zoning Map Amendment – 21 Parker Cove – CZD to R-1
Presenter: Planning Director
Attachments: Planning Board Recommendation, Application

Description:

Town Council adopted a conditional district ordinance for 21 Parker Cove on February 24, 2025, that provides for the development of 27 residential units on the property in a unique configuration, The new property owner intends to abandon that particular development and has requested a map amendment from conditional zoning to R-1 zoning.

Town ordinances dictate that zoning map amendments involving conditional districts be presented to Town Council for an initial review and on Monday, July 27 Town Council held such review and also referred the zoning map amendment to the Board for review.

On Monday, August 3, the Planning Board reviewed the proposed amendment and forwarded to Town Council a unanimous positive recommendation.

Action Requested:

Town Council is asked to conduct the requisite public hearing.

The Town of Weaverville

NORTH CAROLINA

August 3, 2026

Mayor Dee Lawrence and
Weaverville Town Council

Re: *21 Parker Cove Road – +/- 8.80 Acres*
Proposed Zoning Map Amendment – Conditional District to R-1
Statement of Consistency/Reasonableness and Recommendation

Dear Mayor and Council –

At the direction of Town Council, the Planning Board reviewed the property proposed for rezoning at 21 Parker Cove Road and submits this letter addressing its findings and recommendation concerning the desired 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 8.80 acres located at the intersection of Parker Cove Road (SR 2106) and Water Leaf Drive. This property is currently governed by a conditional district which became applicable to the property upon annexation on February 24, 2025. The new property owner intends to abandon this approved project and has requested a zoning map amendment from conditional zoning to R-1.

In a unanimous vote, the Planning Board found that R-1 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-1 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-1 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-1 zoning is reasonable the Board found that the R-1 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-1 zoning is consistent with Town Council's desired zoning for this property. It is also noted that a current goal of the CLUP calls for the favoring of traditional districts over conditional districts.

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

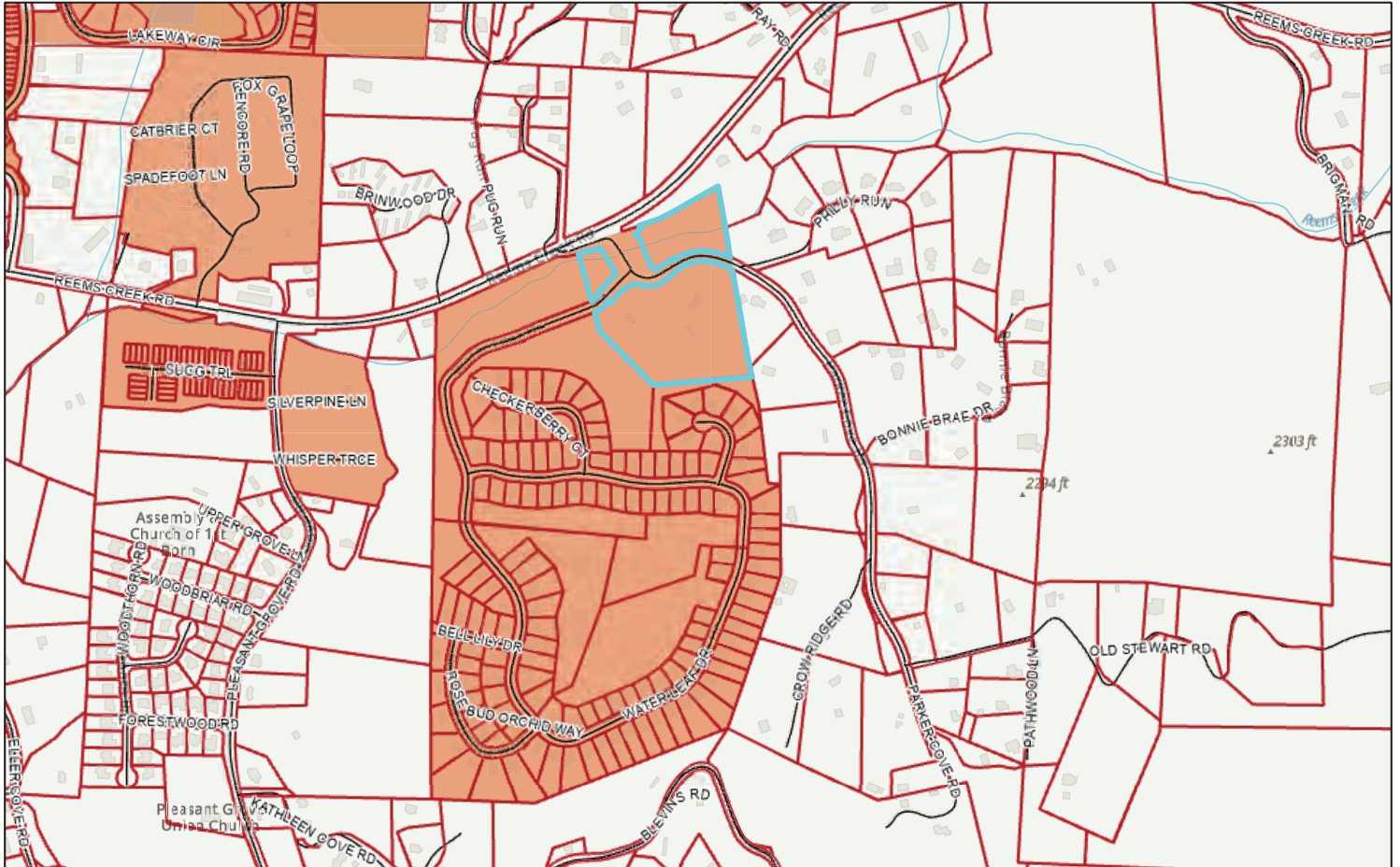
Sincerely,

A handwritten signature in cursive script that reads "Jane Kelley". The signature is written in a dark ink and is positioned above the printed name and title.

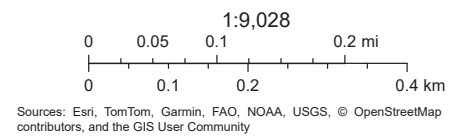
Jane Kelley
Planning Board Chair

Cc: Scottie Harris, Town Manager
Jennifer Jackson, Assistant Town Manager
James Eller, Planning Director
John Henning, Town Attorney

Buncombe County



July 22, 2026



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

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

Application Fee Based Upon Size of Property

OWNER/APPLICANT NAME: 21 Parker Cove LLC

APPLICATION DATE: P.O. Box 254

PHONE NUMBER: 631 384 1510

MAILING ADDRESS: Sapphire NC 28774

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



The Zoning Map



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

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: 21 Parker Cove Rd.

PIN: 9752-44-2568

LOT AREA (acres): 8.87 ac

CURRENT ZONING DISTRICT: CD

PROPOSED ZONING DISTRICT: R1

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:



Total acreage

Current owner(s) and date of survey

Property location relative to streets

North arrow

Existing easements, rights of way, or other restrictions on the property

Areas located within the floodplain

Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 TO AMEND:

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

JUSTIFICATION OF PROPOSED AMENDMENT(S):

TOWN OF WEAVERVILLE APPLICATION FOR A ZONING MAP OR TEXT AMENDMENT

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

Application Fee Based Upon Size of Property

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

SIGNATURE OF APPLICANT *Mgr. 21 Perker Cove LLC* DATE *7/21/26*

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

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

REZONING FEE SCHEDULE:

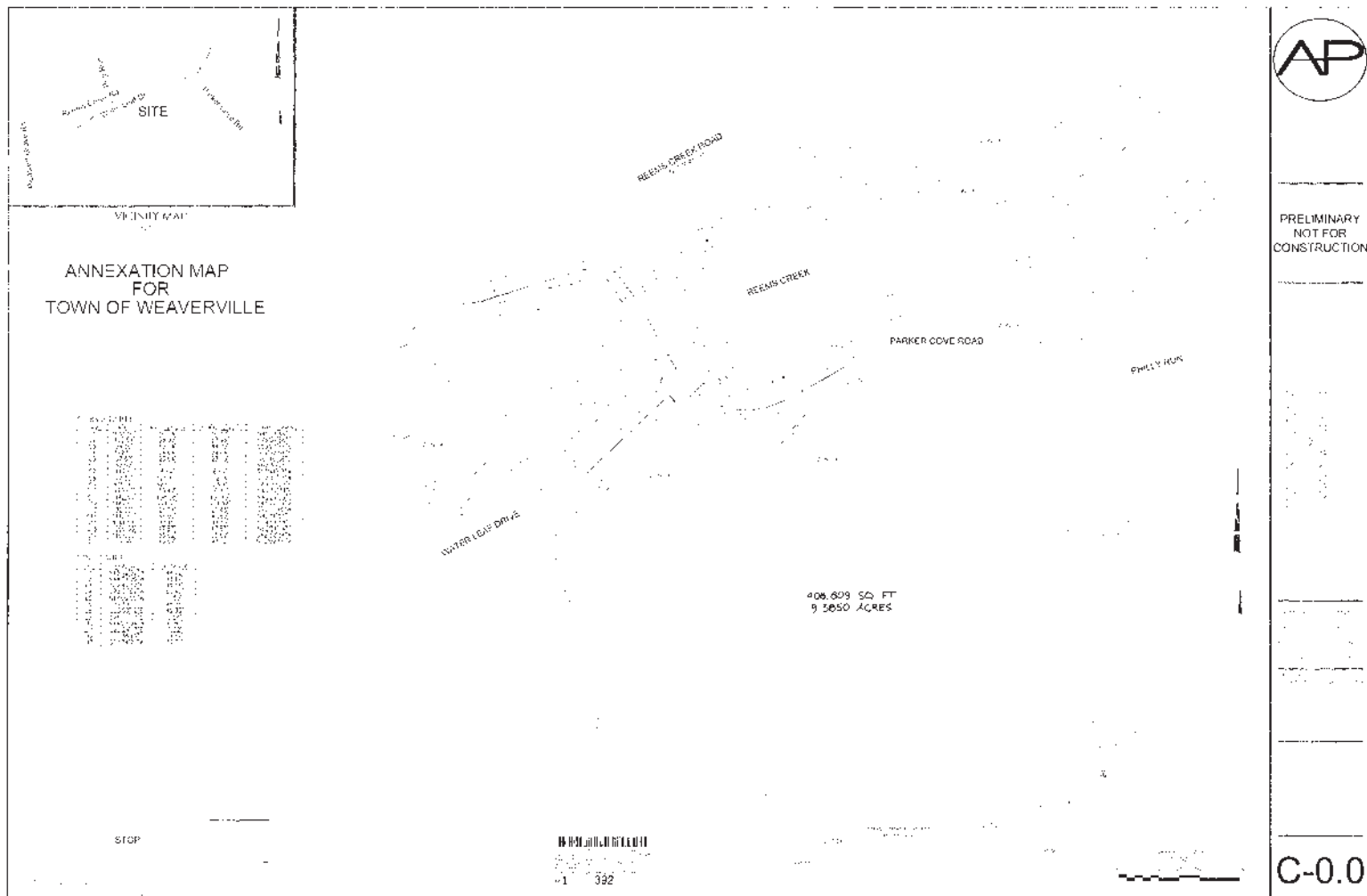
< 1 acre	\$250.00
1-3 acres	\$500.00
4-9 acres	\$750.00
10 + acres	\$1,000.00

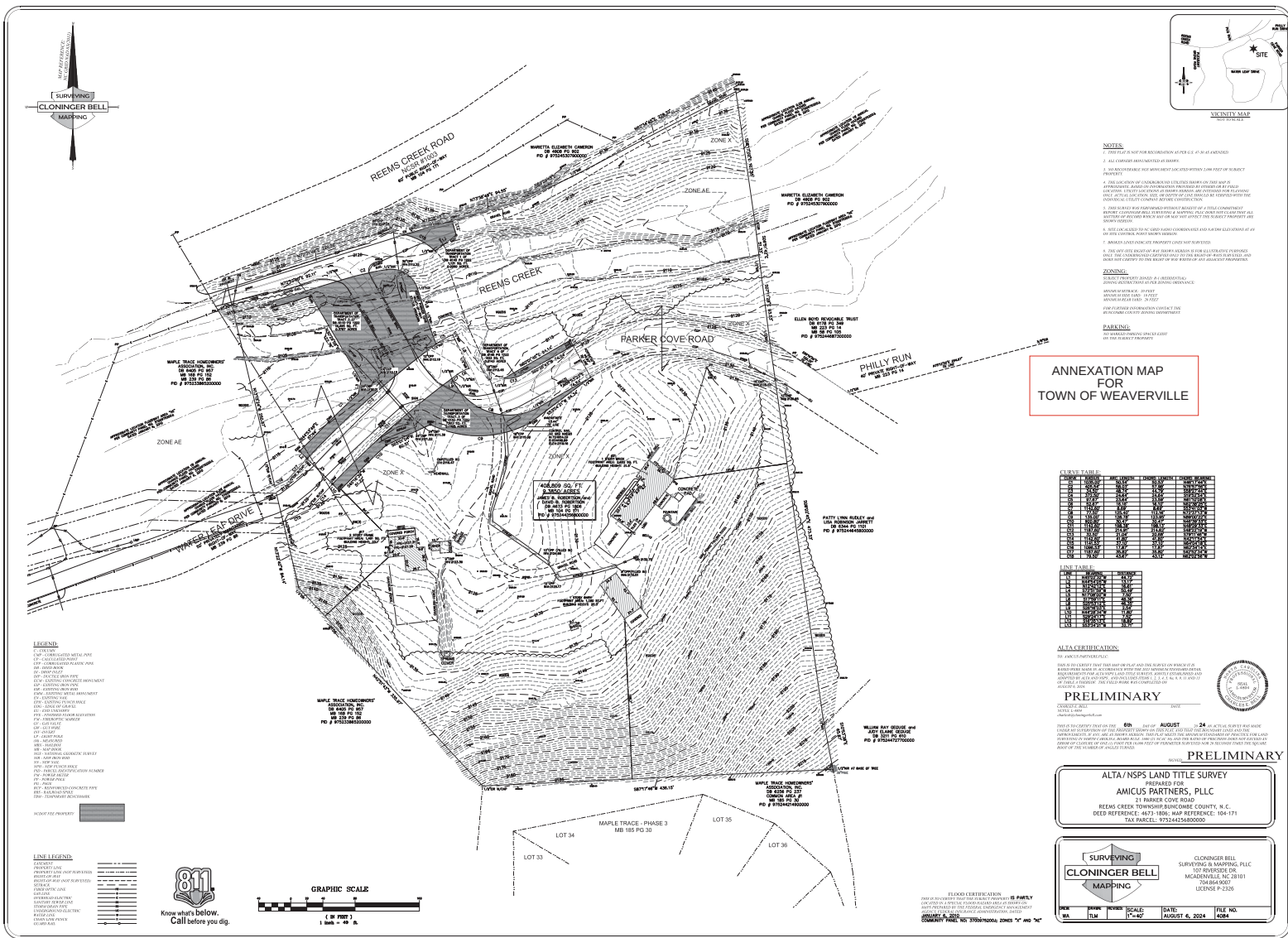
Text Amendment

Fees..... \$500.00

OFFICE USE ONLY

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





TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM
PUBLIC HEARING

Date of Meeting: Monday, September 28, 2026
Subject: Text Amendment Related to Parking Requirements
Presenter: Planning Director
Attachments: Planning Board Recommendation, Session Law 2026-39,
Proposed Text Amendment

Description:

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in April 2026, call for an ongoing review of the land use regulation to ensure statutory compliance.

On July 6, 2026 the General Assembly enacted Session Law 2026-39 which in part will prohibit local jurisdictions from requiring off street parking places. This law becomes effective January 1, 2027.

On Monday, August 3, and Tuesday, September 8, the Planning Board reviewed the proposed amendment and forwarded to Town Council a unanimous positive recommendation.

Action Requested:

Town Council is asked to conduct the requisite public hearing.

**RECOMMENDED AMENDMENTS TO CHAPTER 20
REGARDING OFF-STREET PARKING REQUIREMENTS**

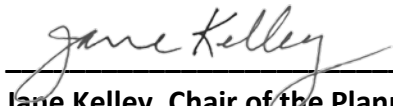


**Town of Weaverville
Planning Board**

**Recommendation and Plan Consistency Statement for
Proposed Text Amendment**

On August 3, 2026, the Planning Board reviewed and, with a unanimous vote, recommend to Town Council the attached proposed text amendment which eliminates Sec. 20-3501 – Off-Street Parking. This favorable recommendation is based on the findings as stated herein.

The Planning Board has found that these proposed code amendments are consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments provide legal compliance with the recently enacted Session Law 2026-39. The Board also recognizes that this Session Law may cause unintended consequences that may need to be addressed in the future.



Jane Kelley, Chair of the Planning Board

August 3, 2026

Sec. 20-3501. Off-street parking.

- (a) Off-street automobile storage or parking space shall be provided on every lot on which any of the following uses are hereafter established. Each parking space shall have an all-weather surface with minimum dimensions of nine by 18 feet. The number of parking spaces provided shall be at least as great as the number specified below for various uses. Each space shall be provided with vehicular access to a street or alley.

Uses	Required Parking
Residential	
Dwelling—Single Family	Two spaces
Dwelling—Duplex	Two spaces for each dwelling unit
Dwelling—Multifamily (four or less units/building)	1.5 spaces for each dwelling unit
Dwelling—Multifamily (more than four units/building)	1.5 spaces for each dwelling unit
Dwelling—Secondary	One space
Family Care Home (6 or fewer residents)	Two spaces
Child Care Home (6 or fewer children)	-
Home Occupation	-
Manufactured Home	Two spaces
Manufactured Home Park	-
Recreational Vehicle	-
Recreational Vehicle Park, Campground	One space for each RV/camp site
Bed & Breakfast	One space for each bedroom
Hotel, Motel, Inn	One space for each room plus one space for each employee working on the shift of greatest employment
Office / Service	
Animal Services, Veterinary Clinic	One space for each 200 square feet of gross floor space
Automated Teller Machines	Two spaces
Automobile Services, Gas Station	One space for each 300 feet of gross floor space
Automobile Services, Repair	Five spaces for each service bay
Banks, Credit Unions, Financial Services	Five spaces for each employee
Child Care Center (more than 6 children)	One space for each room plus one space for each employee working on the shift of greatest employment
Community Service Organization	One space for each 200 square feet of gross floor space
Equipment Rental (Exterior Storage)	One space for each 300 feet of gross floor space
Equipment Rental (Interior Storage)	One space for each 300 feet of gross floor space
Funeral Home	One space for each four seats in the principal assembly room
Group Care Facility (more than 6 residents)	One space for each room plus one space for each employee working on the shift of greatest employment
Government Services	One space for each room plus one space for each employee working on the shift of greatest employment
Kennels	One space for each 200 square feet of gross floor space

Medical Services—Clinic, Urgent Care Center, Hospital	2.5 per patient room
Medical Services—Doctor Office	2.5 per patient room
Personal Services	One space for each 200 square feet of gross floor space
Post Office	One space for each 200 square feet of gross floor space
Professional Services	One space for each 200 square feet of gross floor space
Studio—Art, Dance Martial Arts, Music	One space for each 200 square feet of gross floor space
Retail / Restaurants	
Accessory Retail	One space for each 300 feet of gross floor space
Alcoholic Beverage Sales Store	One space for each 300 feet of gross floor space
Auto / Mechanical Parts Store	One space for each 300 feet of gross floor space
Bar / Tavern / Night Club	One space for each 300 feet of gross floor space
Drive Thru Retail / Restaurant	One space for each 200 square feet of gross floor space
General Retail (Under 10,000 sq. ft.)	One space for each 400 feet of gross floor space
General Retail (10,000 – 24,999 sq. ft.)	One space for each 400 feet of gross floor space
General Retail (25,000 sq. ft. or more)	One space for each 400 feet of gross floor space
Multi tenant Development (Under 25,000 sq. ft.)	One space for each 400 feet of gross floor space
Multi tenant Development (25,000 sq. ft. or more)	One space for each 400 feet of gross floor space for the entire facility
Pawn Shop	One space for each 300 feet of gross floor space
Restaurant	One space for each three seats plus one space for each employee working on the shift of greatest employment
Vehicle / Heavy Equipment Sales—Indoor	One space for each 300 feet of gross floor space
Vehicle / Heavy Equipment Sales—Outdoor	One space for each 300 feet of gross floor space
Entertainment / Recreation	
Amusements—Indoor	One space for each 200 square feet of gross floor space
Amusements—Outdoor	One space for each 200 square feet of gross floor space
Cultural or Community Facility	One space for each two hundred square feet within the principal assembly room
Recreation Facilities—Indoor	One space for each seven feet of seating capacity dedicated to patron use and one space for each employee working on the shift of greatest employment
Recreation Facilities—Outdoor	One space for each seven feet of seating capacity dedicated to patron use and one space for each employee working on the shift of greatest employment
Theater—Motion Picture	One space for each four seats in the principal assembly room
Manufacturing / Wholesale / Storage	
Manufacturing, Heavy	One space for each 750 square feet of administrative space + one space for each 4,000 square feet of industrial space
Manufacturing, Light	One space for each 750 square feet of administrative space + one space for each 4,000 square feet of industrial space
Manufacturing, Neighborhood	One space for each 750 square feet of administrative space + one space for each 4,000 square feet of industrial space
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	One space for each 200 square feet of gross floor space

Mini-Warehouses	One space for each 300 square feet of gross floor space
Outdoor Storage Yard	One space for each 200 square feet of gross floor space
Warehousing and Distribution—Exterior Storage	One space for each 750 square feet of administrative space + one space for each 4,000 square feet of industrial space
Warehousing and Distribution—Interior Storage	One space for each 750 square feet of administrative space + one space for each 4,000 square feet of industrial space
Civic / Institutional	
Cemeteries	-
Public Safety Facilities	One space for each 200 square feet of gross floor space
Religious Institutions	One space for each four seats in the principal assembly room
Schools	Two spaces for each classroom and for each administrative office or one space for each four pupils for high schools or higher.
Utilities	
Wireless Telecommunication Facility—Stealth	-
Wireless Telecommunication Facility—Tower	-
Miscellaneous Uses	
Adult Establishment	One space for each 200 square feet of gross floor space
Agriculture—Commercial	One space for each 200 square feet of gross floor space
Agriculture—Neighborhood	-
Crematories	One space for each 200 square feet of gross floor space
Event Center	One space for each four seats in the principal assembly room
Gaming Terminals	-
Tattoo Parlors	One space for each 200 square feet of gross floor space
Mixed Use Building or Structure	Match parking requirements with closest uses
Noxious Uses	One space for each 200 square feet of gross floor space
Temporary Uses	
Farmers Market	-
Mobile Food Vendor	-
Temporary Use	-

- (b) Extension of parking space into a residential district. Required parking space may not extend from a commercial district (C-1 and C-2) or from a conditional district that contains any commercial or office use into any residential use district.
- (c) Notwithstanding the foregoing, no additional off-street parking other than the parking currently available in the C-1 district shall be required except where the structures currently located on an existing lot of record containing more than 1,875 square feet are razed and the lot of record is put to a new use in which event the parking regulations of this section shall be fully applicable to said property.
- (d) Joint use of parking lots. The required parking space for any number of separate uses may be combined in one lot, but the required number of spaces assigned to one use may not be assigned to another for use during the same hours.
- (e) Remote parking. For any use except residential, if the off-street parking spaces required by this division cannot be reasonably provided on the same lot on which the use is located, such spaces may be provided on any land within 800 feet walking distance of any entrance to such use, provided that the district use

~~regulations for the district in which the remote parking spaces are located permit the use which the parking space serves.~~

- ~~(f) — Parking spaces required by this regulation can include parking spaces that are equipped with electric vehicle charging stations and reserved for use by electric vehicles and parking spaces reserved for online order pick up.~~

~~(Ord. of 5-24-2021(1), § 5; Ord. of 3-24-2025(1), § 2)~~

**RECOMMENDED AMENDMENTS TO CHAPTER 20
REGARDING OFF-STREET PARKING REQUIREMENTS**



**Town of Weaverville
Planning Board**

**Recommendation and Plan Consistency Statement for
Proposed Text Amendment**

On September 8, 2026, the Planning Board reviewed and, with a unanimous vote, recommends to Town Council the attached proposed text amendment which further eliminates off-street parking requirements from the land use regulations. This favorable recommendation is based on the findings as stated herein.

The Planning Board has found that these proposed code amendments are consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments provide legal compliance with the recently enacted Session Law 2026-39. The Board also recognizes that this Session Law may cause unintended consequences that may need to be addressed in the future.

Michael Sollazzo, Chair of the Planning Board
August 3, 2026

Sec. 20-3301. Intent.

This article sets forth standards for those uses that have been identified as "permitted with standards" in the Table of Uses set forth in Code section 20-3205. All generally applicable regulations (including but not limited to sidewalks, traffic analysis, street lighting, ~~off-street parking and loading~~, etc.) shall apply to the uses set out in the sections of this article unless provided otherwise by the specific provisions within this article.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3308. Cultural or community facility.

~~(a) Off-street parking shall be provided at one space for each two hundred square feet within the principal assembly space.~~

- (a) Where the lot abuts a residential district, a ten-foot buffer shall be provided as defined in Code section 20-1202 of this chapter and said buffer may be placed within the setbacks established by the zoning district applicable to the property.
- (b) Signage shall be limited to one wall mounted or attached sign and shall not exceed ten percent of the total surface area on which the sign is located. Said signage may be illuminated but must be shielded in a fashion to prevent light trespass and to brighten only the surface of the sign.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3309. Dwelling - Secondary.

- (a) Secondary dwelling units shall be accessory and subordinate to the primary living quarters.
- (b) No more than one secondary dwelling unit is permitted on any lot.
- (c) A secondary dwelling unit may only be located within a side or rear yard and within the setback established by the applicable zoning district.
- (d) No secondary structure shall exceed two stories in height.
- (e) Secondary dwelling units may be created as an independent structure, an addition to an existing primary structure, or a second story within detached garages.
- (f) The gross floor space of a secondary dwelling unit shall not exceed 800 square feet. The ground floor area of an attached garage shall not be calculated as part of the total square footage of any secondary dwelling that is built as the second story of a detached garage; provided, such ground floor garage area shall not be converted into a dwelling space.

~~(g) At least one off-street parking space shall be provided.~~

- (g) Properties with multifamily dwellings as defined herein shall not be permitted a secondary dwelling.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3311. General retail (10,000—24,999 sq. ft.).

- (a) Such a development shall abut an existing major thoroughfare maintained by the North Carolina Department of Transportation or the town and shall have direct access thereto.

- (b) Points of ingress and egress shall be located a sufficient distance from road intersections to minimize traffic hazard, inconvenience and congestion. Additionally, each development shall have a minimum of two such points of ingress and egress to facilitate the safe flow of traffic.

~~(c) Parking and loading spaces shall be provided as established by article V of this part III.~~

- (c) Such facilities with a drive-thru window are subject to additional regulations as defined by drive-thru retail/restaurant.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3315. Mobile food vendors.

- (a) No waste, wastewater or grease shall be distributed into the sanitary sewer system, stormwater system, or other public spaces.
- (b) Mobile food vendors:
 - (1) Shall be situated at least ten feet from all property lines, excepting those separating contiguous parcels under common ownership, and
 - (2) Shall not encroach onto any street or sidewalk, and
 - ~~(3) Shall not obstruct any loading zone or parking space required by this chapter, and~~
 - (3) Shall not create a sight line obstruction.
- (c) Mobile food vendors shall be located at least 150 feet from any primary residential structure located within the R-1, R-2, R-3, R-6 or R-10 district.
- (d) Mobile food vendors shall not be located within ten feet of any fire hydrant.
- (e) Hours on site shall be consistent with the hours of operation of the principal building or use of the property on which the mobile food vendor is located but in no instance shall such hours exceed 7:00 a.m. to 11:00 p.m.
- (f) Each mobile food vendor shall supply at least one receptacle for waste which must be emptied regularly and removed upon conclusion of hours of operation. Town waste receptacles shall not be used.
- (g) In addition to signage displayed directly on the vehicle, one sign attached to the ground, or menu board sign, which shall not exceed four feet in height or eight square feet of surface area, is permitted. Such a sign shall be placed within ten feet of the mobile food unit or vehicle and shall only be displayed during hours of operation.
- (h) The sale of alcoholic beverages shall not be permitted by any mobile food vendor absent the issuance of the requisite special event permit.
- (i) Mobile food vendors are only permitted on public property, including but not limited to any real property, parking spot or lot, or road or right-of-way under municipal or state control and ownership, in conjunction with the issuance of a special event permit. Mobile food vendors operating in conjunction with a special event permit issued by the town are not subject to these regulations but are governed by the conditions placed upon the permit for approval.
- (j) Mobile food vendors are also subject to standards of the Buncombe County Health Department as it relates to the permitting, inspection and grading of all regulated food service establishments.
- (k) In no instance shall a mobile food vendor be permitted to be the primary or principal use of a parcel of land.

- (l) A zoning permit is required for each parcel which proposes to establish a mobile food vendor. The fee for said permit may be found within the schedule of fees.

(Ord. of 5-24-2021(1), § 5; Ord. of 2-23-2026(1), § 2(Att. A))

Sec. 20-3316. Multi-tenant development (under 25,000 sq. ft.).

- (a) Such a development shall abut an existing major thoroughfare maintained by the North Carolina Department of Transportation or the Town of Weaverville and shall have direct access thereto.
- (b) Points of ingress and egress shall be located a sufficient distance from road intersections to minimize traffic hazard, inconvenience and congestion. Additionally, each development shall have a minimum of two such points of ingress and egress to facilitate the safe flow of traffic.

~~(c) — Parking and loading spaces shall be provided as established by article V of this part III.~~

- (c) Such facilities with a drive-thru window are subject to additional regulations as defined by drive-thru retail/restaurant.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3319. Temporary use.

- (a) Temporary uses or structures may be permitted summarily in conjunction with a special event permit issued by the town manager pursuant to Code section 16-6 governing special events.
- (b) When utilized in conjunction with any construction or renovation on the same parcel of land, storage containers shall only remain on the property for the duration of construction.
- (c) Temporary vendors may be permitted only one structure which may not exceed 1,500 square feet.
~~Temporary vendors operating in the parking lot associated with a primary use must not cause nonconformity with the parking requirements of this chapter.~~ Temporary vendors may only operate in zoning districts in which general retail is also permitted. Those conducting yard sales on a property where they currently reside shall not be considered temporary vendors.
- (d) Portable and on-demand storage containers located within residential zoning districts are permissible for a period of up to 14 consecutive days not to exceed two occurrences per calendar year. Said containers are exempt from zoning permit requirement.
- (e) Portable and on-demand storage containers located within commercial or industrial zoning districts are permissible for a period of up to 60 consecutive days not to exceed two occurrences per calendar year. Said containers are exempt from zoning permit requirement.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3325. Mixed-use building or structure.

- (a) Additional standards applicable only within the R-12 district for uses defined mixed use building or structure.
 - (1) Dwelling units are only permissible on the second or higher floor of any structure where the ground floor or street level floor is occupied by a use or uses otherwise permitted by right or with additional standards or by a conditional district in the C-1 or C-2 district.

- (2) The dimensional requirements for the R-12 district and additional standards for the use defined as dwelling-multifamily (more than four units/per building are also fully applicable to the use defined mixed-use building or structure.
- (3) In no case shall the number of dwelling units exceed 12 units per acre.
- (4) Street lighting requirements made necessary by article VI of this part III are fully applicable to the use of mixed use building or structure except that such requirements are hereby modified to provide the following:
 - a. All lighting on the property shall be mounted on posts no more than 16 feet tall.
 - b. Blocking, shielding and aiming of all exterior lighting shall be used to minimize light trespass on to adjoining residential properties.
 - c. The exterior lighting plan shall be subject to review and approval by the town's zoning administrator prior to installation.
- (5) The collection and disposal of garbage and household trash accumulated at mixed use buildings or structures shall be the responsibility of the owner of the land on which the building is located. Likewise, yard trash, tree and shrubbery trimmings and household appliances shall be collected and disposed of by the owner of the land.
- (6) All containment devices for trash and recyclables, including compactors, dumpsters, commercial roll-out bins, and areas for storing cardboard shall be placed in the side or rear yards only and located and designed so as not to be visible from the view of adjacent streets and properties. All containment areas shall meet the following standards:
 - a. All containment areas shall be enclosed to contain windblown litter.
 - b. Enclosures shall be at least as high as the highest point of the compactor or dumpster.
 - c. Enclosures shall be made of materials that are opaque at the time of installation (such as a fence, wall or mature opaque vegetation) and compatible with and/or similar to the design and materials of the principal building.
 - d. Compactors and dumpsters shall be placed on a concrete pad that is large enough to provide adequate support and allow for positive drainage, and conform to the Buncombe County Health Department regulations governing compactor pads. A concrete apron shall also extend from the pad for support and access.
 - e. Enclosures shall contain gates to allow for access and security.
 - f. Dumpsters and compactors shall be located within the side or rear yard behind buildings and away from sidewalks or pedestrian circulation. Such locations should be accessible to service vehicles.
 - g. Enclosures shall be landscaped in accordance with article IV of this part III.
- (b) Additional standards applicable only within the C-1 district for uses defined as mixed use building or structure.
 - (1) Dwelling units are only permissible on the second or higher floor of any structure where the ground floor or street level floor is occupied by a use or uses otherwise permitted by right or with additional standards or by a conditional district in the C-1 district.
 - ~~(2) In no case shall the number of dwelling units exceed four units per building notwithstanding the latter permissible density bonus for additional off street parking places provided.~~

- (2) Street lighting requirements made necessary by article VI of this part III are fully applicable to the use of mixed use building or structure except that such requirements are hereby modified to provide the following:
 - a. All lighting on the property shall be mounted on posts no more than 16 feet tall.
 - b. Blocking, shielding and aiming of all exterior lighting shall be used to minimize light trespass on to adjoining residential properties.
 - c. The exterior lighting plan shall be subject to review and approval by the town's zoning administrator prior to installation.
- (3) The collection and disposal of garbage and household trash accumulated at mixed use buildings or structures shall be the responsibility of the owner of the land on which the building is located. Likewise, yard trash, tree and shrubbery trimmings and household appliances shall be collected and disposed of by the owner of the land.
 - a. A waiver of the foregoing requirement may be achieved in writing from the town manager or their designee upon showing of good cause. Factors for consideration include but are not limited to available space on the subject property, or any variable related to the public health or safety.
- (4) All containment devices for trash and recyclables, including compactors, dumpsters, commercial roll-out bins, and areas for storing cardboard shall be placed in the side or rear yards only and located and designed so as not to be visible from the view of adjacent streets and properties. All containment areas shall meet the following standards:
 - a. All containment areas shall be enclosed to contain windblown litter.
 - b. Enclosures shall be at least as high as the highest point of the compactor or dumpster.
 - c. Enclosures shall be made of materials that are opaque at the time of installation (such as a fence, wall or mature opaque vegetation) and compatible with and/or similar to the design and materials of the principal building.
 - d. Compactors and dumpsters shall be placed on a concrete pad that is large enough to provide adequate support and allow for positive drainage, and conform to the Buncombe County Health Department regulations governing compactor pads. A concrete apron shall also extend from the pad for support and access. Enclosures shall contain gates to allow for access and security.
 - e. Enclosures shall contain gates to allow for access and security.
 - f. Dumpsters and compactors shall be located within the side or rear yard behind buildings and away from sidewalks or pedestrian circulation. Such locations should be accessible to service vehicles.
 - g. Enclosures shall be landscaped in accordance with article IV of this part III.
- ~~(6) Within the C-1 district additional dwelling units may be permitted up to a maximum of eight dwelling units per building provided the property owner provide off street parking in addition to those spaces required by article V of this part III at a ratio of two spaces per additional dwelling unit.~~
- (c) Additional standards applicable only within the C-2 district for uses defined as mixed use building or structure.
 - (1) Dwelling units are only permissible on the second or higher floor of any structure where the ground floor or street level floor is occupied by a use or uses otherwise permitted by right or with additional standards or by a conditional district in the C-1 or C-2 district.

- (2) The dimensional requirements for the C-2 district and additional standards for the use defined as dwelling-multifamily (more than four units/per building are also fully applicable to the use defined mixed-use building or structure.
- (3) In no case shall the number of dwelling units exceed eight units per acre.
- (4) Street lighting requirements made necessary by article VI of this part III are fully applicable to the use of mixed use building or structure except that such requirements are hereby modified to provide the following:
 - a. All lighting on the property shall be mounted on posts no more than 16 feet tall.
 - b. Blocking, shielding and aiming of all exterior lighting shall be used to minimize light trespass on to adjoining residential properties.
 - c. The exterior lighting plan shall be subject to review and approval by the town's zoning administrator prior to installation.
- (5) The collection and disposal of garbage and household trash accumulated at mixed use buildings or structures shall be the responsibility of the owner of the land on which the building is located. Likewise, yard trash, tree and shrubbery trimmings and household appliances shall be collected and disposed of by the owner of the land.
- (6) All containment devices for trash and recyclables, including compactors, dumpsters, commercial roll-out bins, and areas for storing cardboard shall be placed in the side or rear yards only and located and designed so as not to be visible from the view of adjacent streets and properties. All containment areas shall meet the following standards:
 - a. All containment areas shall be enclosed to contain windblown litter.
 - b. Enclosures shall be at least as high as the highest point of the compactor or dumpster.
 - c. Enclosures shall be made of materials that are opaque at the time of installation (such as a fence, wall or mature opaque vegetation) and compatible with and/or similar to the design and materials of the principal building.
 - d. Compactors and dumpsters shall be placed on a concrete pad that is large enough to provide adequate support and allow for positive drainage, and conform to the Buncombe County Health Department regulations governing compactor pads. A concrete apron shall also extend from the pad for support and access. Enclosures shall contain gates to allow for access and security.
 - e. Enclosures shall contain gates to allow for access and security.
 - f. Dumpsters and compactors shall be located within the side or rear yard behind buildings and away from sidewalks or pedestrian circulation. Such locations should be accessible to service vehicles.
 - g. Enclosures shall be landscaped in accordance with article IV of this part III.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-1202. Specific definitions.

Unless otherwise provided in this chapter or any other development regulations adopted by the town, the following definitions shall apply in the administration of all development regulations adopted by the town:

Dimensional and/or numerical development requirements or standards include, but are not limited to, those requirements or standards associated with density, lot size, lot width, lot depth, setbacks, height, structure size standards, open space, ~~number of parking spaces~~, or separation requirements between particular uses or zoning districts.

Sec. 20-1602. Nonconforming lots.

- (a) Except as provided herein, a nonconforming lot may be used as a building site subject to the compliance with applicable use regulations and limitations, and minimum dimensional or numerical development requirements for the zoning district in which the lot is located including, but not limited to, minimum lot area and width, setback and yards, height, open space, buffers, ~~and screening and parking~~. The minimum lot width for nonconforming lots shall be the width of the lot as shown on a recorded plat that pre-dates zoning regulations if such width is 50 feet or more. If the lot width as originally platted is less than 50 feet and the property adjoins another lot under common ownership, then such lots must be combined to meet a minimum of 50 feet in lot width.
- (b) If compliance with the applicable minimum dimensional or numerical development requirements is not possible, the nonconforming lot may be used as a building site subject to the following:
 - (1) Where the lot area and/or lot width are not more than 20 percent below the minimum standards specified, and all other dimensional requirements are otherwise complied with, the zoning administrator is authorized to issue a zoning permit;
 - (2) Where the lot area and/or lot width are more than 20 percent below the minimum standards specified in this chapter or other dimensional requirements cannot be met, the board of adjustment is authorized to consider requests for variances of such dimensional and numerical requirements as shall conform as closely as possible to the required dimensions.
- (c) If a lot is nonconforming in that it does not have street access as described in Code section 20-3208(g), a building can be constructed on such lot if the applicant can provide evidence of a recorded legal access to a publicly maintained street or roadway which will support actual vehicular access to the lot.

(Ord. of 5-24-2021(1), § 5; Ord. of 4-24-2023(1), § 2)

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

SESSION LAW 2026-39
HOUSE BILL 162

AN ACT TO RESTRICT LOCAL GOVERNMENTS FROM REGULATING CERTAIN ASPECTS OF OFF-STREET PARKING SPACES AND TO MODIFY THE AUTHORITY OF CERTAIN LOCAL GOVERNMENTS TO REQUIRE STORMWATER CONTROL FOR REDEVELOPED PROPERTY.

The General Assembly of North Carolina enacts:

PART I. PROHIBITING CERTAIN ZONING AND DEVELOPMENT LIMITATIONS RELATED TO OFF-STREET PARKING

SECTION 1.(a) G.S. 160D-702 reads as rewritten:

"§ 160D-702. Grant of power.

...

- (c) A zoning or other development regulation shall not do any of the following:
- (1) Set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code.
 - (2) Require ~~a~~an off-street parking space to be larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or diagonal parking.
 - (2a) Require an off-street parking lot to meet a minimum number of parking spaces per development or structure, regardless of occupancy or use. The limitations of this subdivision shall not, however, apply to local governments located in the coastal area, as those terms are defined under G.S. 113A-103, except with respect to the following properties located in the coastal area:
 - a. Within the boundaries of a National Register Historic District or a local historic district.
 - b. That are either (i) individually listed in the National Register of Historic Places or (ii) individually designated as a local historic landmark.
 - c. Individual properties on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark, or properties located within a district on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark.
 - (3) Require additional fire apparatus access roads into developments of one- or two-family dwellings that are not in compliance with the required number of fire apparatus access roads into developments of one- or two-family dwellings set forth in the Fire Code of the North Carolina Residential Code for One- and Two-Family Dwellings.
 - (4) Establish or require pavement design standards for public roads or private roads that are more stringent than the minimum pavement design standards adopted by the Department of Transportation.



...."

SECTION 1.(b) This section becomes effective January 1, 2027.

PART II. MODIFY THE AUTHORITY OF CERTAIN LOCAL GOVERNMENTS TO REQUIRE STORMWATER CONTROL FOR REDEVELOPED PROPERTY

SECTION 2.(a) G.S. 143-214.7 reads as rewritten:

"§ 143-214.7. Stormwater runoff rules and programs.

...

(a1) Definitions. – The following definitions apply in this section:

(1) Built-upon area. – As defined in G.S. 143-214.7D.

(2) Development. – Any land-disturbing activity that increases the amount of built-upon area or that otherwise decreases the infiltration of precipitation into the subsoil. ~~When additional development occurs at a site that has existing development, the built-upon area of the existing development shall not be included in the density calculations for additional stormwater control requirements, and stormwater control requirements cannot be applied retroactively to existing development, unless otherwise required by federal law.~~

(2)(3) Redevelopment. – Any land-disturbing activity that does not result in a net increase in built-upon area and that provides greater or equal stormwater control to that of the previous development.

...

(b3) Stormwater runoff rules and programs shall not require private property owners to install new or increased stormwater controls for (i) ~~preexisting development~~ existing built-upon area or (ii) redevelopment activities that do not remove or decrease existing stormwater controls. ~~When a preexisting development is redeveloped, either in whole or in part, increased stormwater controls shall only be required for the amount of impervious surface being created that exceeds the amount of impervious surface that existed before the redevelopment, irrespective of whether the impervious surface that existed before the redevelopment is to be demolished or relocated during the development activity. When development or redevelopment occurs at a site that has existing built-upon area, (i) the existing built-upon area shall not be included in the density calculations for additional stormwater control requirements, irrespective of whether the existing built-upon area is to be demolished, relocated, replaced, or remains in place during development activity, (ii) the existing built-upon area at the site is not subject to additional stormwater control requirements under this section, regardless of whether the existing built-upon area is demolished, relocated, replaced, or remains in place during the development activity, (iii) for purposes of determining the size of the area for which stormwater control measures are required for a development or redevelopment, built-upon area that existed before the development or redevelopment shall be applied on a square-foot-for-square-foot basis to reduce the built-upon area for which stormwater control measures are required, and (iv) stormwater control requirements cannot be applied retroactively to existing built-upon area, unless otherwise required by federal law.~~ A property owner may elect to treat the stormwater resulting from the net increase in built-upon area above the ~~preexisting~~ existing built-upon area at the development or redevelopment for the purpose of exceeding allowable density under the applicable water supply watershed rules as provided in G.S. 143-214.5(d3). This subsection applies to all local governments regardless of the source of their regulatory authority. Local governments shall include the requirements of this subsection in their stormwater ordinances.

...

(b8) A local government may offer nonmandatory incentives that waive building, zoning, connection, or other regulations or fees; provide additional tax and financial benefits; or institute

other incentives for development or redevelopment that implements additional stormwater control measures beyond those required by this section and rules adopted thereunder.

...."

SECTION 2.(b) Each local government that implements a stormwater management program shall amend its stormwater ordinance to conform to G.S. 143-214.7(b3), as amended by subsection (a) of this section, within 12 months of the effective date of this section. Any local stormwater ordinance that is inconsistent with G.S. 143-214.7(b3), as amended by subsection (a) of this section, is void and unenforceable on and after that date. A local government may adopt, amend, or repeal ordinance provisions implementing G.S. 143-214.7(b8) at any time after the effective date of this section.

SECTION 2.(c) This section is effective when it becomes law and applies to stormwater rules and stormwater program amendments adopted on or after that date.

PART III. EFFECTIVE DATE

SECTION 3. Except as otherwise provided, this act is effective when it becomes law.

In the General Assembly read three times and ratified this the 1st day of July, 2026.

s/ Rachel Hunt
President of the Senate

s/ Destin Hall
Speaker of the House of Representatives

s/ Josh Stein
Governor

Approved 3:04 p.m. this 6th day of July, 2026



Town Council Regular Meeting Minutes of August 24, 2026

The Town Council regularly scheduled meeting was held on Monday, August 24, 2026, at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Mayor Lawrence called the meeting to order at 6:00 p.m.

Town Council Present: Mayor Gary D. Lawrence, Vice Mayor John Chase, and Council Members Phil Barnett, Mark Endries, Peter McGuire, Andrew Nagle and Jennifer Young

Staff Present- Assistant Town Manager Jennifer Jackson, Finance Director Tonya Dozier, Planning Director James Eller, Public Works Director/Town Clerk Angela Reece, Assistant Public Works Director Eric Cutshall, Planner Graham Crawford, Police Chief Somer Oberlin, Police Captain Nicholas Shea, Community Center Director Mike Desario, Fire Chief Ray Canafax, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Assistant Town Manager Jackson presented the agenda to Council; there were no changes.

Council Member Nagle moved to adopt the agenda as presented. A unanimous vote of the Council followed. Motion carried, 7-0.

3. Conflict of Interest Statement

Mayor Lawrence read the conflict-of-interest statement to the council. No members reported any conflicts of interest regarding the agenda items.

4. Consent Agenda

Assistant Town Manager Jennifer Jackson presented the consent agenda and briefly outlined each item.

Council Member Young moved to approve consent agenda items A-N as presented. A unanimous vote of the Council followed. Motion carried, 7-0.

- A. June 22, 2026, Town Council Regular Meeting Minutes ... Approved as presented.
- B. July 13, 2026, Town Council Workshop Meeting Minutes ... Approved as presented.
- C. July 27, 2026, Town Council Regular Meeting Minutes ... Approved as presented.
- D. August 10, 2026, Town Council Workshop Meeting Minutes ... Approved as presented.
- E. Tax Settlement for FY2025-2026, Appointment of Tax Collector, and Order of Collection for FY 2026-2027 Approved as presented.

- F. Monthly Tax Report, Refunds/Releases Approved as presented.
- G. FY2026-2027 Budget Amendments – Reappropriations. ... Approved as presented.
- H. Road Closure Ordinance – WBA Art in Autumn Event ... Approved as presented.
- I. Board Appointments – Board of Adjustment and Planning Board ... Approved as presented.
- J. Water Resiliency Project – Change Order Nos. 6 and 7 Approved as presented.
- K. Zoning Map Amendment – 21 Parker Cove Road – CZD to R-1 – Set PH Approved as presented.
- L. Code Amendments – Ch. 20 – Parking & Technical Amendments – Set Public Hearing ... Approved as presented.
- M. Memorandum of Agreement for Grant Services (via NCLM) Approved as presented.
- N. LOSRC Area Agency on Aging – Volunteer Opportunity... Approved as presented.

5. Town Manager’s Report

Assistant Town Manager Jackson presented Town Manager Harris’s monthly report to Council which included the following items: Music in the Park, Lighting at Clock Lot, Community Conversations, Merchants Alley, Fire Department Push in Ceremony, Back to School, Financing of Approved Capital Equipment Purchase, Training, Newly Hired Positions, September 11th Remembrance Observance, Lake Louise Playground Temporary Closure, Active Weaverville Committee, and Manager Speaking and Teaching Events.

6. General Public Comments

There were no public comments.

7. Discussion & Action Items

A. Salvation Army Presentation

Captain Sherrie Stokes provided an informational update about their mission and how they are serving within Buncombe County. Captain Stokes provided information on their outreach and programming including the 80-bed homeless shelter for women, families, veterans, and men as well as the CORPS Community Center at 750 Haywood Rd. which serves as the primary location for worship, fellowship, and community engagement.

B. Weaverville Business Association Update

Fian Arroyo, President of the Weaverville Business Association (WBA), provided an update on WBA activities and expressed thanks and appreciation to the businesses, residents, and visitors as well as Town of Weaverville Council and staff. Council Member Nagle thanked the WBA for putting on a non-alcohol event. Council Member Barnett requested Mr. Arroyo to start thinking about the future impacts of emergency services/hospital and recommended the WBA start the conversation about moving their events so the street doesn’t have to be closed.

C. Advent Health Hospital Update

Council Member Young announced she, Mayor Lawrence, Town Manager Harris, and Council Member Barnett attended a meeting in support of Advent Health Hospital. She stated the meeting went from about 10am to 6pm and said there were approximately 200 people in attendance with at least 2/3 of the attendees in support of Advent’s Weaverville Hospital. Council Member Young advised that any additional bed decisions will be made toward the end of the year and the appeals process may take years. Construction has begun on site.

D. Weaverville Watershed Property – Emergency Access/Fuel Load Reduction

Assistant Town Manager Jackson recalled prior discussion and presentation to Council regarding catastrophic damage from Hurricane Helene to the Eller Cove Watershed property amounting with about 175 to 200 acres of the 300 acres affected. She stated the heavy damage restricts emergency access and the fuel load increases risk of wildfires. Manager Jackson stated the town has contracted with Mainline Natural Resources & EcoForesters to perform a virtually cost-neutral cable-logging salvage harvest solution which was identified and supported by Town Council in April. Manager Jackson stated this will allow the removal of downed and significantly damaged trees on the property utilizing cable logging that has a lighter footprint than standard logging operations and said this solution would pay for itself, reduce current fuel loads on the property, open all existing roads and trails, and be a critical first step towards forest restoration on the property.

Manager Jackson went on to describe the initial work to establish the landing pad and turnaround areas and some limited tree removal which started in August and stated the full-scale operations by the logging company will begin in the next couple of months. She stated the Town will support this project by supplying the rock/gravel materials for this landing area, purchasing and installing a lockable gate, and removing some of the invasive species in this area. EcoForesters will continue to provide guidance to the Town on the project and will monitor the logging operations for compliance with the terms and conditions of the project and to make sure that the impact on the property is minimized. Manager Jackson stated the Town's financial contribution on this project is limited to the EcoForesters contract and the materials related to the landing pad, gate, etc. A budget amendment will be necessary and will be presented for approval in the next couple of months. She reminded everyone that some of the FEMA administrative funds from Helene that are waiting on final approval will be able to be used for this project.

Council Member Endries confirmed that the United States Forest Service (USFS) will come in after the logging is completed and will install fire breaks along the existing logging roads. He said it was important to note that Mainline Natural Resources will not disturb or create any new roads and will only stay on the current logging roads in the property. Manager Jackson clarified that only downed trees will be removed.

Council Member Nagle reminded everyone that this is beneficial to the community to reduce fire hazards.

Manager Jackson announced that a public information meeting will be held on September 10th, from 10am to 11am and encouraged the public to attend.

E. Amendment to US Cellular Tower Lease Agreement

Assistant Town Manager Jackson stated US Cellular operations recently merged with T-Mobile and they no longer have any equipment on the tower. Instead of terminating the lease they have requested approval of an amendment that will modify the lease beginning January 1, 2027, with an escalating rent schedule. They rent will be \$1,800 a month for five years beginning January 1, 2027, and will escalate each five year term thereafter. Council Member McGuire noted that liquidated damages for early termination is not standard and benefits the Town. Assistant Town Manager Jackson also advised the right of first refusal was added but will have to comply with NC law.

Council Member Andrew Nagle moved to approve the Amendment to the US Cellular Tower Lease Agreement as presented. A unanimous vote of the Council followed. Motion carried, 7-0.

F. Quarterly Report – Police

Police Chief Somer Oberlin presented the quarterly report and highlighted fewer July 4th incidents over last year. Chief Oberlin stated calls for service have increased in June and July and said she expects this to grow as the town grows. Chief Oberlin highlighted the recent visit from the NC Governors Crime Commission which found no issues. Chief Oberlin praised law enforcement staff for utilizing a drone on the first day of its operation to find a missing adult. Chief Oberlin stated the drone made it possible to see and monitor the individual until their caretakers could get to them, so law enforcement did not have to intervene to potentially cause a traumatic incident. Chief Oberlin expressed gratitude to Council for approving pay raises and said increased wages make it possible for law enforcement to support their families and to maintain the level of service the citizens expect. Chief Oberlin discussed recruiting & retention and said employees who choose to stay invest in one another and their town.

G. Quarterly Report – Fire

Fire Chief Ray Canafax expressed thanks and appreciation to Council for their support of the Department. Chief Canafax outlined fire responses stating 48% are medical and 27% are emergency on scene. Chief Canafax stated fire calls are down due to the efforts of Fire Marshal Kile Davis. Chief Canafax announced fire fighters averaged 89 training events across all members. Chief Canafax announced the Department has achieved an ISO Rating 2 in town and ISO Rating 3 in the county. Chief stated the Weaverville Fire Department is in the top 5% in the country with these ratings. Chief Canafax provided an update on the new fire apparatus stating it should arrive in December. Council Member Nagle encouraged Chief Canafax to make Council aware of needs and that they support retention of talent.

8. Other Brief Updates from Town Council on Committees, Projects, and Business Outreach

Council Member Endries advised everyone that the MPO has appointed former Council Member Catherine Cordell to a bicycle and pedestrian committee operating through the MPO. Council Member Nagle stated the NC Legislature appointed him to serve on the AB Tech Board of Trustees. Council Member Barnett reminded everyone that the transition of Highway 55 will be starting next week. He also announced that the old Hardees has a new tenant coming soon. Council Member Young announced she has been appointed to the Board of Directors of Reclaim Healthcare WNC.

9. Adjournment

There being no further business and without objection, Mayor Lawrence adjourned the meeting at 7:47p.m.

Gary D. Lawrence, Mayor

Angela Reece, Town Clerk



Town Council Workshop Minutes of September 14, 2026

The Town Council regularly scheduled workshop was held on Monday, September 14, 2026, at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Mayor Lawrence called the meeting to order at 6:00 p.m.

Town Council Present: Mayor Gary D. Lawrence, Vice Mayor John Chase, and Council Members Phil Barnett, Mark Endries, Peter McGuire, Andrew Nagle and Jennifer Young

Staff Present- Assistant Town Manager Jennifer Jackson, Planning Director James Eller, Public Works Director/Town Clerk Angela Reece, Assistant Public Works Director Eric Cutshall, Public Works Superintendent David Fisher and other Public Works Staff, Planner Graham Crawford, Police Captain Nicholas Shea, Community Resource Officer Andy Mace, Fire Chief Ray Canafax, and A/V Coordinator Lauren Ward

2. Merchants Alley Overview and Preliminary Concepts

Manager Harris stated Merchants Alley is a 20-foot-wide public street, open to the public, and owned and maintained by the Town. He said parking within the travel way has increased and obstructs emergency access, sanitation services, and through traffic. Town Manager Scottie Harris presented three preliminary concepts to Council for consideration and feedback.

Manager Harris outlined each concept as follows:

Concept #1. Loading/Unloading Area and Fire Lane. This concept focuses on the loading and unloading needs of the area businesses in a way that preserves emergency access and sanitation services. In general, through-traffic and public parking within Merchants Alley are eliminated under this option. Manager Harris stated the first is the preferred concept by town staff for emergency access for police and fire as well as sanitation services and loading/unloading.

Concept #2. Two-Way Traffic with Temporary Loading/Unloading. This concept allows bi-directional loading and unloading in the northbound lane. Public parking within Merchants Alley is eliminated under this option. This option requires closure of Florida Avenue for through traffic access.

Concept #3A. One-Way Traffic (Southbound) with Loading Unloading. Bi-directional loading and unloading is allowed in the northbound lane. Public parking within Merchants Alley is eliminated under this option.

Concept #3B. One-Way Traffic (Northbound) with Loading/Unloading. Bi-directional loading and unloading is allowed in the southbound lane. Public parking within Merchants Alley is eliminated under this option. For this

option to be workable the two-way traffic on Florida Avenue will have to be evaluated before implementation. Eastbound traffic on Florida Avenue will be dead-end unless further reconfigurations are considered.

3. Florida Avenue Preliminary Concept

Changes to Florida Avenue between Main Street and Merchants Alley could be considered along with a reconfiguration of Merchants Alley. A one-block closure of Florida Avenue would allow the creation of an outdoor dining area with possible social district. This is a preliminary concept only and will need to be fully planned if implementation is desired by Town Council.

Manager Harris recalled the closure of Florida Avenue being discussed several times in the past by former Councils. He advised the proposed concept could resolve some ADA accessibility issues on Main Street resulting from sidewalks narrowed by tables, chairs etc.

4. Staff Recommendation

Town Manager Harris stated Merchants Alley must be addressed and said staff have recommended Concept #1, Loading/Unloading Area and Fire Lane. Manager Harris requested Council direction on which concept(s) they prefer to be developed more fully and whether or not staff should study closure of Florida Avenue.

5. Public Input

Assistant Town Manager Jennifer Jackson advised Council that the public and merchants received notification of the preliminary concepts for Merchants Alley being available for review and selection at Town Hall beginning on September 8 with the following results: Concept #1 received approximately 35 votes, Concept #2 received approximately 15 votes, Concept #3a and #3b both received approximately 3 votes each and the Preliminary Outdoor Dining/Social District received 45 votes. Manager Jackson stated there were some citizens who opposed all of the concepts which was not captured in this preliminary public input.

The public was provided with the opportunity to comment (3 minutes each) as follows:

- Darla Letourneau addressed Council and encouraged them to look at the downtown corridor in a holistic manner citing growing safety and access concerns due to expanded businesses, activities, foot traffic, and vehicular traffic. Ms. Letourneau expressed support of the Florida Avenue Outdoor Dining and possible Social District Concept and said she believes this is most consistent with the Town's strategic plan.
- Inger Stallmann Jorgensen addressed Council and encouraged them to take steps to prepare for challenges ahead with increased traffic and area growth. Ms. Stallmann Jorgensen commented on the importance of separating foot traffic from vehicle traffic to prevent injuries and fatalities from happening. She also spoke in support of having a social district but acknowledged that there will be issues to work through on that.
- Amy Spooner, owner of Artisans on Main, addressed Council expressing concerns about employee safety at the church lot where employee parking spaces are available, and asked for considerations such as salting in inclement weather, security cameras, and security lighting. She stated she supports a walkable community and asked if restrooms were being considered if Florida is closed. Ms. Spooner requested a better rendering of what Florida Avenue could look like that was more accurate than the AI generated image.

- Brandi Bailey addressed Council in support of keeping marked parking on one side of the alley and expressed concerns of eliminating parking altogether.
- Beth Mangum, owner of Mangum Pottery, addressed Council stating she does not support two-way traffic on Merchants Alley due to square footage and sanitation issues. She expressed that Merchants Alley should be closed to through traffic and only open to local traffic and suggested a panel of businesses and staffs to look closer at the options.
- Josh Garris, owner of Curtis Wright Outfitters, addressed Council expressing concerns about losing parking spaces for employees and the need for parking signage for public. He additionally expressed concerns about employee safety and some employees not being physically able to reach the parking lot at the church.
- Mary Parker addressed Council expressing concerns of closing Florida Avenue and inquired if the property would be split between the adjacent property owners.
- Alan Sheppard addressed Council in support of a two-way street on Merchants Alley but acknowledged larger vehicles would need more room and that garbage receptacles would need to be relocated. Additionally, he expressed concerns about added traffic and large vehicles on Alabama as well as traffic enforcement.
- Tonya Sheppard addressed Council speaking on behalf of Meadowbrook Bridal and advised they are not in support of any closures of Florida Avenue. She expressed concerns that a quiet upscale business could be disrupted by a noisy social district. Ms. Sheppard stated she supports keeping Merchant's Alley two-way and opposes a social district so near Main Street.
- Wilder Wadford addressed Council regarding access to his property at 38 N. Main, expressing concerns of property value and access to Main Street by way of Florida Ave. He advised he is opposed to any closure of Florida that would impact his ability to access his property.
- Thomas Veasy addressed Council in opposition of a social district citing proximity of three breweries and proposed building parking garages behind the library and Town Hall.
- Melissa Zimmer, owner of Lev & Lulu's, addressed Council expressing concerns of the business on the south side being omitted from the concepts. Additionally, she expressed concerns of female employees walking to access parking.
- Jerry Zimmer addressed Council requesting consideration of more public parking in town.
- Lou Accornero addressed Council in support of adding parking in the Nature Park.

6. Town Council Discussion and Direction

Council Member Endries proposed forming a task force comprised of staff, citizens and business owners.

Council Member Barnett recalled a hotel developers survey conducted by the Economic Development Committee stating restaurants and businesses must be walkable to attract hotels. He also acknowledged a 2017 parking agreement with local churches and proposed re-establishment and clarity of what has been offered by the churches

in terms of capacity and how this is communicated. He also acknowledged new developments will be bringing more people to the town in the next few years and said there will be challenges due to change.

Council Member Young expressed thanks and appreciation to everyone for their participation and comments in this process and encouraged staff to include all businesses and residents on Alabama in future input or outreach.

Council Member McGuire expressed support of a task force and recalled a discussion of extending sidewalks in Florida Avenue in the past. Manager Harris advised that past Councils did not proceed with expanding those sidewalks due to safety and proximity of vehicles to pedestrians, tables and chairs. Council Member Young stated she recalled Police Chief Oberlin expressing these concerns as well.

Council Member Young requested Manager Harris investigate the parking agreements and safety concerns as well as lighting and snow/ice removal. Manager Harris stated he has begun speaking with businesses and acknowledged more work needs to be done on lighting and signage. Manager Harris advised he supports exploring long-term options such as acquiring property for additional parking and the possibility of a boardwalk.

Vice Mayor John Chase expressed thanks and appreciation to citizens for their input.

After all discussion and input was concluded, the consensus of Council was to continue investigating options. No action was taken.

7. Adjournment

There being no further business and without objection Mayor Lawrence adjourned the meeting at 6:52p.m.

Gary D. Lawrence, Mayor

Angele Reece, Town Clerk

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: September 28, 2026
SUBJECT: Monthly Tax Report
PRESENTER: Tax Collector
ATTACHMENTS: Monthly Tax Report Summary
TR-401G Net Collections Report for August 2026
RMV Refund/Release Report for August 2026

DESCRIPTION/SUMMARY OF REQUEST:

Buncombe County has provided the monthly net collections report with data through the end of August 2026 and a request for tax releases/refunds.

A summary of the monthly tax report is provided and shows that **2.25% of the Town's property taxes have been collected as of the end of August**. This totals \$126,032.86 out of the \$5,590,303.45 total tax levy (real property, personal property, and business personal property). At the end of August 2026 there was \$5,464,270.59 left to collect of the 2026 property taxes.

The Motor Vehicle Levy Releases/Refunds report for August is attached.

Buncombe County Assessor's Office has requested approval of the following releases/refunds:

August 2026	Property Tax Levy Release/Refund	\$2,105.30
August 2026	Motor Vehicle Levy Release/Refund	\$435.04

COUNCIL ACTION REQUESTED:

The monthly report is provided for information only.

Town Council action to approval of the tax releases/refunds is requested. The following motion is suggested:

I move that Town Council approve the releases and refunds as requested.

**Town of Weaverville
MONTHLY TAX REPORT
FY 2026-2027**

Tax Year 2026

Summary for YTD August 2026:

Original Billed Amts	\$	5,586,171
Abs Adj (Adjustments by Assessor)	\$	(920)
Bill Releases	\$	(1,231)
Discovery Levy	\$	6,283
Additional Levy	\$	-
Net Levy	\$	5,590,303
Total Current Year Collections	\$	126,033
% Collected		2.25%
Total Left to be Collected:	\$	5,464,271
Prior Years Tax Paid	\$	258
Prior Years Interest Paid	\$	18

Date run: 9/4/2026 3:05:13 PM
Data as of: 9/3/2026 11:53:35 PM

TR-401G Net Collections Report

NCPTS V4

Report Parameters:

Date Sent to Finance Start:

Min - August 1, 2026

Date Sent to Finance End:

Max - August 31, 2026

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

Tax District:

WEAVERVILLE

Levy Type:

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

Tax Year:

2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004

Year For:

2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003

Collapse

Districts:

N

Default Sort-By:

Tax Year

Grouping:

Tax District,Levy Type

Fiscal Year Activity from July 1, 20XX to August 31, 2026										Activity from August 1, 2026 to August 31, 2026				
Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Amt Collect. (\$)	% Coll.	% Uncoll.	Unpaid Balance (\$)	Amt Collect. (\$)	Abs. Adj (\$)	Bill Releases (\$)	Assessor Refunds (\$)	Additional Levy (\$)
TAX DISTRICT: WEAVERVILLE LEVY TYPE: Interest														
2025	0.00	0.00	0.00	0.00	0.00	0.00	6,410.92	0.00	NA	0.00	18.49	0.00	0.00	0.00
2024	0.00	0.00	0.00	0.00	0.00	0.00	4,968.90	0.00	NA	0.00	-	0.00	0.00	0.00
2023	0.00	0.00	0.00	0.00	0.00	0.00	6,632.39	0.00	NA	0.00	-	0.00	0.00	0.00
2022	0.00	0.00	0.00	0.00	0.00	0.00	4,939.48	0.00	NA	0.00	-	0.00	0.00	0.00
2021	0.00	0.00	0.00	0.00	0.00	0.00	5,087.99	0.00	NA	0.00	-	0.00	0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	0.00	11,905.62	0.00	NA	0.00	-	0.00	0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	0.00	6,000.40	0.00	NA	0.00	-	0.00	0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	0.00	316.01	0.00	NA	0.00	-	0.00	0.00	0.00
							NA	NA	NA					

2017		0.00	0.00	0.00	0.00	0.00	0.00	39.57	0.00	0.00	\$	-	0.00	0.00	0.00
			0.00	39.57	0.00	0.00	NA	NA	NA	NA				0.00	0.00
2016		0.00	0.00	0.00	0.00	0.00	0.00	64.92	0.00	0.00	\$	-	0.00	0.00	0.00
			0.00	64.92	0.00	0.00	NA	NA	NA	NA				0.00	0.00
2015		0.00	0.00	0.00	0.00	0.00	0.00	100.08	0.00	0.00	\$	-	0.00	0.00	0.00
			0.00	100.08	0.00	0.00	NA	NA	NA	NA				0.00	0.00
2014		0.00	0.00	0.00	0.00	0.00	0.00	47.72	0.00	0.00	\$	-	0.00	0.00	0.00
			0.00	47.72	0.00	0.00	NA	NA	NA	NA				0.00	0.00
2013		0.00	0.00	0.00	0.00	0.00	0.00	1,036.01	0.00	0.00	\$	-	0.00	0.00	0.00
			0.00	1,036.01	0.00	0.00	NA	NA	NA	NA				0.00	0.00
2012		0.00	0.00	0.00	0.00	0.00	0.00	730.74	0.00	0.00	\$	-	0.00	0.00	0.00
			0.00	730.74	0.00	0.00	NA	NA	NA	NA				0.00	0.00
2011		0.00	0.00	0.00	0.00	0.00	0.00	12.59	0.00	0.00	\$	-	0.00	0.00	0.00
			0.00	12.59	0.00	0.00	NA	NA	NA	NA				0.00	0.00
Sub.		0.00	0.00	0.00	0.00	0.00	0.00	48,293.34	0.00	0.00	\$	18.49	0.00	0.00	0.00
			0.00	48,293.34	0.00	0.00	NA	NA	NA	NA				0.00	0.00
TAX DISTRICT: WEAVERVILLE															
2026		3,619.92	82.82	0.22	0.00	3,536.88	297.56	3,239.32	3,239.32	81.40	\$	290.49	0.00	0.00	0.00
			0.00	297.56	0.00	0.00	8.41 %	91.59 %	91.59 %				0.00	0.00	0.00
2025		2,480.49	36.66	0.15	359.78	2,808.23	2,737.60	70.63	70.63	0.00	\$	-	0.00	0.00	0.00
			6.71	2,744.31	4.77	0.00	97.48 %	2.52 %	2.52 %				0.00	0.00	0.00
2024		2,330.93	1.55	0.36	215.40	2,544.42	2,499.94	44.48	44.48	0.00	\$	-	0.00	0.00	0.00
			0.00	2,499.94	0.00	0.00	98.25 %	1.75 %	1.75 %				0.00	0.00	0.00
2023		9,154.90	55.47	0.36	36.73	9,216.15	9,180.87	35.28	35.28	0.00	\$	-	0.00	0.00	0.00
			0.00	9,180.87	80.35	0.00	99.62 %	0.38 %	0.38 %				0.00	0.00	0.00
2022		2,555.97	4.77	0.80	733.13	3,283.53	3,270.73	12.80	12.80	0.00	\$	-	0.00	0.00	0.00
			0.00	3,270.73	0.00	0.00	99.61 %	0.39 %	0.39 %				0.00	0.00	0.00
2021		1,320.31	65.20	0.54	3,159.35	4,413.92	4,392.09	21.83	21.83	0.00	\$	-	0.00	0.00	0.00
			0.00	4,392.09	0.00	0.00	99.51 %	0.49 %	0.49 %				0.00	0.00	0.00
2020		1,211.84	478.88	0.96	6,083.77	7,047.59	7,032.49	15.10	15.10	0.00	\$	-	0.00	0.00	0.00
			0.00	7,032.49	231.82	0.00	99.79 %	0.21 %	0.21 %				0.00	0.00	0.00
Sub.		22,674.36	725.35	3.39	10,588.16	32,850.72	29,411.28	3,439.44	3,439.44	81.40	\$	290.49	0.00	0.00	0.00
			6.71	29,417.99	316.94	0.00	89.53 %	10.47 %	10.47 %				0.00	0.00	0.00
TAX DISTRICT: WEAVERVILLE															
2026		5,586,171.33	919.64	1,231.13	6,282.89	5,590,303.45	126,032.86	5,464,270.59	5,464,270.59	813.94	\$	102,612.32	1,208.03	16.14	0.00
			0.00	126,032.86	0.00	0.00	2.25 %	97.75 %	97.75 %				0.00	0.00	0.00
2025		4,840,811.56	4,748.78	33.73	7,673.58	4,852,212.59	4,846,917.89	5,294.70	5,294.70	0.00	\$	257.63	1.93	0.00	0.00

		-4,833.67	4,842,084.22	8,509.96	0.00	99.89 %	0.11 %						
2024	4,297,291.04	3,866.28	47.56	5,304.73	4,301,678.98	4,299,192.35	2,486.63	\$	-		0.00	0.00	0.00
		437.67	4,299,630.02	2,997.05	0.00	99.94 %	0.06 %					0.00	0.00
2023	4,196,765.41	2,953.48	60.16	8,428.28	4,204,328.91	4,202,822.87	1,506.04	\$	-		0.00	0.00	0.00
		0.00	4,202,822.87	2,148.86	0.00	99.96 %	0.04 %					0.00	0.00
2022	3,986,151.82	1,317.96	43.41	5,719.53	3,990,509.98	3,989,384.71	1,125.27	\$	-		0.00	0.00	0.00
		735.06	3,990,119.77	0.00	0.00	99.97 %	0.03 %					0.00	0.00
2021	3,717,652.88	6,296.91	36.26	14,153.16	3,728,407.71	3,725,480.86	2,926.85	\$	-		0.00	0.00	0.00
		726.57	3,726,207.43	2,934.84	0.00	99.92 %	0.08 %					0.00	0.00
2020	3,354,216.35	6,680.68	71.80	22,850.56	3,373,041.19	3,372,017.69	1,023.50	\$	-		0.00	0.00	0.00
		2,156.28	3,374,173.97	2,726.76	0.00	99.97 %	0.03 %					0.00	0.00
2013	73,342.49	0.00	1,623.13	0.00	71,719.36	71,719.36	0.00	\$	-		0.00	0.00	0.00
		0.00	71,719.36	0.00	0.00	100 %	0 %					0.00	0.00
2012	68,037.63	0.00	1,498.22	0.00	66,539.41	66,539.41	0.00	\$	-		0.00	0.00	0.00
		0.00	66,539.41	0.00	0.00	100 %	0 %					0.00	0.00
2011	82.56	0.00	0.00	0.00	82.56	82.56	0.00	\$	-		0.00	0.00	0.00
		0.00	82.56	0.00	0.00	100 %	0 %					0.00	0.00
Sub.	30,120,523.07	26,783.73	4,645.40	70,412.73	30,178,824.14	24,700,190.56	5,478,633.58	\$	102,869.95		813.94	1,209.96	16.14
		-778.09	24,699,412.47	19,317.47	0.00	81.85 %	18.15 %					0.00	0.00
TAX DISTRICT: WEAVERVILLE LEVY TYPE: WEAVERVILLE TAX													
2019	49,954.82	0.00	193.07	0.00	49,761.75	46,267.22	3,494.53	\$	-		0.00	0.00	0.00
		0.00	46,267.22	0.00	0.00	92.98 %	7.02 %					0.00	0.00
2018	1,576.57	0.00	3.29	0.00	1,573.28	914.17	659.11	\$	-		0.00	0.00	0.00
		0.00	914.17	0.00	0.00	58.11 %	41.89 %					0.00	0.00
2017	771.97	0.00	566.38	0.00	205.59	145.15	60.44	\$	-		0.00	0.00	0.00
		0.00	145.15	0.00	0.00	70.60 %	29.40 %					0.00	0.00
2016	217.62	0.00	2.56	0.00	215.06	168.06	47.00	\$	-		0.00	0.00	0.00
		0.00	168.06	0.00	0.00	78.15 %	21.85 %					0.00	0.00
2015	201.36	0.00	8.59	0.00	192.77	160.43	32.34	\$	-		0.00	0.00	0.00
		0.00	160.43	0.00	0.00	83.22 %	16.78 %					0.00	0.00
2014	2,126.15	0.00	6.29	0.00	2,119.86	72.85	2,047.01	\$	-		0.00	0.00	0.00
		0.00	72.85	0.00	0.00	3.44 %	96.56 %					0.00	0.00
2013	570.35	0.00	0.00	0.00	570.35	15.57	554.78	\$	-		0.00	0.00	0.00
		0.00	15.57	0.00	0.00	2.73 %	97.27 %					0.00	0.00
2012	316.30	0.00	111.58	0.00	204.72	204.72	0.00	\$	-		0.00	0.00	0.00
		0.00	204.72	0.00	0.00	100 %	0 %					0.00	0.00
Sub.	55,735.14	0.00	891.76	0.00	54,843.38	47,948.17	6,895.21	\$	-		0.00	0.00	0.00

		0.00	47,948.17	0.00	0.00	87.43 %	12.57 %			0.00	0.00
Total	30,198,932.57	27,509.08	5,540.55	81,000.89	30,266,518.24	24,825,843.35	5,488,968.23	\$ 103,178.93	895.34	1,209.96	16.14
		-771.38	24,825,071.97	19,634.41	0.00	81.86 %	18.14 %			0.00	0.00

Signature (Tax Collector) _____

Aug-26

Tax Jurisdiction	District Type	Net Change
BUN	COUNTY	(\$16,142.62)
CAS	CITY	(\$3,560.70)
CBM	CITY	(\$60.00)
CMT	CITY	(\$503.06)
CWV	CITY	(\$435.04)
CWO	CITY	(\$731.01)
FBU	FIRE	(\$287.15)
FEB	FIRE	(\$37.91)
FEC	FIRE	(\$411.99)
FFA	FIRE	(\$335.95)
FFB	FIRE	(\$34.09)
FJU	FIRE	(\$4.78)
FLE	FIRE	(\$66.15)
FNB	FIRE	(\$176.98)
FRC	FIRE	(\$62.65)
FRE	FIRE	(\$664.12)
FRI	FIRE	(\$10.79)
FSK	FIRE	(\$184.09)
FSW	FIRE	(\$25.15)
FUH	FIRE	(\$32.47)
FWB	FIRE	(\$156.05)
FWO	FIRE	(\$232.55)
IAD	SPECIAL	(\$20.22)
SAS	SPECIAL	(\$455.35)
Total		(\$24,630.87)

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: September 28, 2026
Subject: Budget Amendment – Fire, Community Center
Presenter: Town Finance Director
Attachments: Budget Amendment Form

Description/Summary of Request:

The Town received insurance proceeds of **\$12,308.75** for the total loss of a Fire Department vehicle (2017 Dodge Durango) after a collision with a deer.

The Town received donations from the public of **\$150.00** for the Fire Department and **\$100.00** for the Community Center.

The attached budget amendment is necessary in order to include these funds in the Fiscal Year 2026-2027 budget.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2026-2027

Town of Weaverville

What expense accounts are to be increased?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
040-430-434-50500	Fire – Capital Equipment	\$12,308.75
040-430-434-26000	Fire – Supplies	\$150.00
010-600-614-26000	Community Center – Supplies	\$100.00

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

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
040-004-300-09043	Fire – Property Insurance Claims	\$12,308.75
040-004-300-09026	Contributions Fire Dept	\$150.00
010-004-300-09022	Contributions – Community Center	\$100.00

Justification: Please provide a brief justification for this budget amendment. *Insurance proceeds received for total loss of Fire vehicle (Dodge Durango) after collision with deer; Donations to Fire Department and Community Center from private Citizens.*

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

Budget Ordinance Section 10:

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

**TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM**

DATE OF MEETING: September 28, 2026

SUBJECT: WEDAC Economic Development Policy

PRESENTER: Council Member Barnett

ATTACHMENTS: Economic Development Policy

ACTION REQUESTED: Town Council endorsement of the Economic Development Policy that WEDAC is using to guide its committee work or Town Council discussion on same. Suggested motion:

I move that we endorse the Economic Development Policy created by the Weaverville Economic Development Advisory Committee.

DESCRIPTION: One of the goals of the Comprehensive Land Use Plan calls for adoption of guidelines for economic development and Town Council asked WEDAC to develop some economic development guidelines for consideration. WEDAC has worked on this project and proposes the attached policy that includes a focus on the following:

- Intentional Tourism
- Diverse and Affordable Housing
- Safe Streets and Healthy Neighborhoods
- Community Amenities and Infrastructure
- Planning, Policies, and Resources
- Small and Medium Size Businesses

Councilmember Barnett presented this policy to Town Council on June 22 and hasn't heard any objection so WEDAC will be using this policy to guide their activities. Town staff encourages Town Council to formally endorse this Policy so that there is alignment of goals between the Town and WEDAC.

STRATEGIC PLAN ALIGNMENT: Individual elements of the policy touch several goals, including:

Goal 1: Sustainable Growth and Development

Goal 3: Downtown Vibrancy, Economic Growth, & Community Character

Goal 4: Public Safety & Neighborhood Resilience

Goal 5: Infrastructure & Environmental Resilience

Goal 6: Parks, Recreation, Special Events, and Community Vitality

FINANCIAL IMPACT: No direct financial impact

Proposed Economic Development Policy for the Town of Weaverville, NC

The Town of Weaverville recognizes the most valuable assets to the region are its people, natural resources, small-town values and unique communities. By encouraging people to visit, live in and work in our community, the Town of Weaverville strives to create a vibrant, inclusive and resilient economy that supports innovation, embraces diversity, preserves affordability, and attracts a broad range of residents and businesses.

Intentional Tourism	• Identify unique experiences to the area. • Promote our arts and crafts scene, community center, downtown, dog-friendly places, events, farms, forests, golf course, history, lodging, outdoor recreation, parks, etc.
Diverse and Affordable Housing	• Attract a broad range of residents and diverse workforce. • Encourage low-impact, sustainable, energy efficient and walkable/bikeable development.
Safe Streets and Healthy Neighborhoods	• Implement the Active Weaverville Pedestrian & Bicycle Plan. • Utilize safer designs for sidewalks and bike lanes. • Reduce vehicle speeds and dependence. • Support healthy active lifestyles for people of all ages.
Community Amenities and Infrastructure	• Help improve school ratings, safety and surroundings. • Enhance the aesthetics, enjoyment, safety and signage for our parks, community center and Main Street corridor. • Be a better Tree City and promote values of tree preservation. • Develop and maintain a parking master plan for downtown. • Provide pathways between neighborhoods and amenities. • Champion infrastructure between towns (greenways, etc). • Address traffic congestion and ways to mitigate it.
Planning, Policies and Resources	• Have a comprehensive vision and plan for our future. • Ensure our existing zoning and ordinances are supportive. • Strengthen policies to preserve desirable aesthetics, historic character, natural beauty, clean air/water and quality of life. • Leverage Town resources to foster regional collaboration, public-private partnerships and awareness of incentives.
Small and Medium Size Businesses	• Attract, develop and support stable and growing business sectors that increase local wealth and create employment. • Capitalize on remote working trend by supporting co-working spaces and the reinvigoration of under-utilized assets. • Encourage expansion and better access to critical services, such as childcare, youth programs, healthcare and broadband. • Provide resources to retain and expand local businesses. • Support a business incubator/learning series to provide mentorship, education and encouragement to entrepreneurs.

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: September 28, 2026
SUBJECT: Board Appointment – ABC Board
PRESENTER: Mayor Lawrence
ATTACHMENTS: Proposed Roster –ABC Board

DESCRIPTION/SUMMARY OF REQUEST:

Rob Chason’s term on the ABC Board expires this month. With the store expansion project in the planning stages and implementation to follow the ABC Board, ABC staff and Town staff recommend reappointing Chason for one more term. Chason is also recommended for appointment as the ABC Board Chair.

These actions will give the existing ABC Board members the opportunity to continue to work together on the expansion project without having to orient a new member. It will also provide an opportunity to gradually transition the leadership of the Board from Chason to Michael McNamee. Chason has agreed to this reappointment but understands that it is likely his last to this Board.

COUNCIL ACTION REQUESTED:

Suggested motion:

I move the approval of the following board appointments:

Robert Chason – reappointment for a new 3-year term ending September 2029 and as Chairman of the ABC Board for a one-year term

WEAVERVILLE ALCOHOL BEVERAGE CONTROL (ABC) BOARD				
Quarterly – 10 am on First Wednesday in March, June, September and December in Community Room/Council Chambers at Town Hall; and as needed				
NAME AND POSITION	CONTACT INFORMATION	FIRST APPT	DATE OF APPT	TERM (3 YEARS)
Robert Chason Chairman	26 Scenic Mountain Drive	2011	September 2026	September 2026 - 2029
Michael McNamee	5 Highlander Road	2024	August 2025	September 2025 - 2028
Chip Fuller	12 Longstreet Court	2024	August 2024	September 2024 - 2027
Jennifer Jackson Board Attorney	828-442-1858 (cell) jjackson@weavervillenc.org			
Brooke Hendrix General Manager				
Teresa Wilcox Finance Officer				

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: September 28, 2026

SUBJECT: FY2026-2027 Fee Schedule Amendments – Precious Metals Dealer Permits and Notations on Development-Related Fees

PRESENTER: Assistant Town Manager Jackson

ATTACHMENTS: Proposed Fee Schedule Amendments

COUNCIL ACTION REQUESTED:

Town Council is asked to amend the FY2027 Fee Schedules for the General Fund with the following motion proposed:

I move that (1) Sections 3 and 7 of the FY2027 Fee Schedule for the General Fund be amended to add permit and certificate of compliance fees related to precious metal dealers and their employees and to acknowledge publishing and reporting requirements for development, and (2) Section 5 of the FY2027 Fee Schedule for the Water Fund be amended to acknowledge publishing and reporting requirements for water fees related to development, both as presented.

DESCRIPTION/SUMMARY OF REQUEST:

The Police Department has gotten a request from a precious metals dealer to hold an event at the Fairfield Inn, a first for Weaverville. Precious metals businesses are highly regulated and include legally required fees.

The proposed amendment would add provisions to Section 3 of the Fee Schedule for permit fees, special occasion permit fees, and employee certifications of compliance, all as set out in N.C.G.S. 66-407.

Recently legislation that became effective on August 11, 2026, now requires development-related fees, including system development fees, to be published and to be submitted to the Local Government Commission on an annual basis (N.C.G.S. 160D-402.1). The Town does publish its fee schedules on its website, but the LGC reporting requirements are new. This note has been added to both fee schedules for full transparency and compliance purposes.

**TOWN OF WEAVERVILLE
FISCAL YEAR 2026-2027 FEE SCHEDULE ORDINANCE FOR
THE GENERAL FUND AND SPECIAL REVENUE FIRE FUND**

WHEREAS, North Carolina law authorizes Town Council to adopt various fees, rates, fines, and penalties, and Town Council wishes to adopt a fee schedule for Fiscal Year 2026-2027 with an effective date of July 1, 2026;

NOW THEREFORE, BE IT ORDAINED by the Town Council for the Town of Weaverville, North Carolina that the following fee schedule shall be effective beginning July 1, 2026:

Section 1. General Administrative Fees and Miscellaneous Fees

Returned Check/Bank Draft Fee (G.S. § 25-3-506)	\$25.00
Processing Fees for Electronic Payments	
<i>Direct vendor fees charged through electronic payment vendors - These fees shall automatically be updated should changes be made to the fees charged by vendor and the Town Manager is authorized to amend the adopted Fee Schedule to reflect such changes.</i>	
MyGovHub (https://weavervillenc.mygovhub.com) Monthly Utility Billing (Visa, Mastercard, American Express, Discover Card)	\$3.50 flat fee
PaymentUs (https://ipn.paymentus.com/rotp/towe) Miscellaneous Payments	2.95% no minimum
Special Event Permit Fees	
Town Sponsored Event	No Charge
Events with No Alcohol	\$300.00
Events with Alcohol	\$600.00
Parade Entry Fee (<i>fees collected support community programming and events</i>)	\$20/entry
Public Records Request Copying Charges	
<i>Applicable postage will be charged for mailing of documents</i>	
8 ½" x 11" black & white single-sided or double-sided hardcopy (per page)	\$0.05
8 ½" x 11" color single-sided hardcopy (per page)	\$0.10
8 ½" x 11" color double-sided hardcopy (per page)	\$0.15
Outsourced Copies (large maps, etc.)	actual cost
Electronic Copies	no charge
Annexation Petition Fee (<i>zoning map amendment fee also applies, see Sec. 5</i>)	\$200.00
Municipal Election Filing Fee	\$20.00
Beer and Wine Privilege Licenses	
Taxes will be assessed for all malt beverage and wine licenses in accordance with and as required by N.C.G.S. § 105-113.77 et seq., as the same may from time to time be amended.	

Golf Cart Violations	
First Offense	\$50
Second Offense	\$75
Third and Subsequent Offenses	\$100
Precious Metals Permits (N.C.G.S. 66-407)	
Dealer Permit (<i>nonrefundable, valid for 12 months</i>)	\$180
Special Occasion Permit Filing Fee and Renewal Fees (<i>nonrefundable, valid for 12 months</i>)	\$180
Employee Certificate of Compliance Application Fee (<i>valid for 12 months</i>)	\$10/employee
Employee Certificate of Compliance Renewal Fee (<i>valid for 12 months</i>)	\$3/employee
General Violation of Weaverville Code of Ordinances	\$100 min.
Hourly Charges for Equipment/Personnel	See Section 1

Section 4. Planning and Zoning and Code Enforcement Fees

Residential Zoning Permits	
Single Family Dwelling	\$250
Multifamily Dwelling (\$150 plus \$50/dwelling, max \$1,000)	\$300 - \$1,000
Secondary Dwelling	\$150
Addition to Dwelling	\$100
Accessory Structure	\$50
Deck/Porch	\$50
Home Occupation	\$50
Internal Up-Fit/Renovation	\$50
Temporary Structure/Use	\$50
Commercial/Industrial Zoning Permits	
Commercial/Industrial Structure (\$350 + \$0.05/sqft over 2000, max \$1,000)	\$350 - \$1,000
Commercial/Industrial Addition	\$250
Accessory Structure	\$100
Internal Up-Fit/Renovation	\$100
Telecomm. Tower (per location; *subject to the max allowed by law)	\$4,000*
Telecomm. Tower - Co-location, Microcell, Concealed (per location)	\$500
Temporary Structure/Use (annually)	\$100
Mobile Food Vendors:	
Daily Permit	\$25
Annually Permit	\$100

Processing Fees for Electronic Payments	
<i>Direct vendor fees charged through electronic payment vendors - These fees shall automatically be updated should changes be made to the fees charged by vendor and the Town Manager is authorized to amend the adopted Fee Schedule to reflect such changes.</i>	
RecDesk - Facility Rental Fees and Deposits	3.25% plus \$0.25 per transaction

Section 7. General Provisions

- a. Unless otherwise provided, the charge provided for violations is for each separate and distinct violation and is assessed daily if the violation is continuing in nature. Additional civil penalties may be assessed pursuant to Town Code or other applicable law.
- b. If fees listed in the fee schedule differ from a fee assessed in the Weaverville Code of Ordinances or differ between sections within this fee schedule, the higher applies.
- c. Fees that are noted as daily are assessed for the first day of violation and for each subsequent day of continuous violation.
- d. With the phaseout of penny production by the U.S. Mint, the Town of Weaverville has adopted symmetrical rounding for all transactions. The standard rules for adjusting the final total are:
 - i. Round Up: If the final digit is 3, 4, 8, or 9 (e.g., \$9.88 rounds to \$9.90, and \$9.93 rounds to \$9.95);
 - ii. Round Down: If the final digit is 1, 2, 6, or 7 (e.g., \$9.91 rounds to \$9.90, and \$9.96 rounds to \$9.95).
- e. This Fee Schedule Ordinance, and any amendments, thereto shall be published on the Town's website as adopted and submitted to the Local Government Commission at least annually for full compliance with N.C.G.S. 160D-402.1.

DULY ADOPTED the 8th day of June 2026, amended the 27th day of July 2026, and further amended this the 28th day of September, 2026.

Gary D. Lawrence, Mayor
Town of Weaverville

ATTEST:

Angela L. Reece, Town Clerk

**TOWN OF WEAVERVILLE
FISCAL YEAR 2026-2027 FEE SCHEDULE ORDINANCE FOR
THE WATER ENTREPRISE FUND**

WHEREAS, North Carolina law authorizes Town Council to adopt various fees, rates, fines, and penalties, and Town Council wishes to adopt a fee schedule for Fiscal Year 2025-2026 with an effective date of July 1, 2026;

NOW THEREFORE, BE IT ORDAINED by the Town Council for the Town of Weaverville, North Carolina that the following fee schedule of fees, rates, fines, and penalties, shall be effective beginning July 1, 2026:

Section 1. General, Administrative, and Miscellaneous

Returned Check/Bank Draft Fee (G.S. § 25-3-506)	\$25
Processing Fees for Electronic Payments	
<i>Direct vendor fees charged through electronic payment vendors - These fees shall automatically be updated should changes be made to the fees charged by vendor and the Town Manager is authorized to amend the adopted Fee Schedule to reflect such changes.</i>	
MyGovHub (https://weavervillenc.mygovhub.com) Monthly Utility Billing (Visa, Mastercard, American Express, Discover Card)	\$3.50 flat fee
PaymentUs (https://ipn.paymentus.com/rotp/towe) Miscellaneous Payments	2.95% no minimum
Account Establishment Service Charge	\$25
Seasonal Disconnect and Seasonal Reconnect Fees – Customer Requested <i>(per occurrence)</i>	\$25
Meter Testing – Customer Requested <i>(charged only if meter is operational)</i>	\$100
Meter Re-Check/Re-Read – Customer Requested <i>(charged only if meter is operational)</i>	\$25
Flow Test Fee for Fire Systems (Sprinkler Systems)	\$100
Nonpayment Processing Fee <i>(for nonpayment; per occurrence)</i>	\$40
Late Payment Fee	\$10
Hourly Charges for Equipment/Personnel	
<i>Hourly charges are for assisting with calculation of actual costs for items such as interference with the water system, negligent/reckless damage to the water system, and all other instances where costs are recoverable under this Fee Schedule</i>	
Equipment	
Loader, Backhoe, Street Sweeper/Vacuum, Mini Excavator, Skidsteer	\$75
Dump Truck	\$50
Utility Service Truck	\$25
Equipment Rental	Actual cost
Personnel	
Public Works Department	\$45

- ii. Round Down: If the final digit is 1, 2, 6, or 7 (e.g., \$9.91 rounds to \$9.90, and \$9.96 rounds to \$9.95).

f. This Fee Schedule Ordinance, and any amendments, thereto shall be published on the Town's website as adopted and submitted to the Local Government Commission at least annually for full compliance with N.C.G.S. 160D-402.1.

DULY ADOPTED the 8th day of June 2026, and amended this the 28th day of September, 2026.

Gary D. Lawrence, Mayor
Town of Weaverville

ATTEST:

Angela Reece, Town Clerk



TOWN MANAGER'S REPORT *September 2026*

Mayor/Council,

Music on the Knoll

Unfortunately, we had a couple of Music in the Park concert's where the weather forced us to cancel the event. We are transitioning to the Music on the Knoll series at the Community Center beginning on October 10th. Tim McWilliams will be the artist performing that evening.

September 11th Remembrance Observance

We had a great turnout for our 9-11 Remembrance Observance which featured keynote speaker USAF (Ret) Colonel Hank Shinn. Thank you to the Patriotic Committee for all they do in organizing these events.



Early Voting

Early voting will start on Oct 13th at the Community Center resulting in some of the classes being moved to the Community Room at Town Hall.

Newly Hired Positions

The Fire Department has recently hired 2 fully certified Firefighter/EMTs and 3 Firefighter Trainees, all of whom are expected to start in October. The Fire Department is still actively recruiting for a few open positions.

Fall Walk and Halloween

The Weaverville Primary School will be doing their Fall Walk on Main Street on October 20th at 9:45am. Please watch out for students that morning and they make their way through the downtown area stopping at participating businesses.

Halloween falls on a Saturday this year. The normal vehicle and pedestrian traffic in the downtown area is expected, especially from 5pm to 9pm. Town staff will be on standby to handle any incidents that arise.

Water Treatment Plant Projects

The generator at the raw water pump has been online for a few months and the chemical conversion has now been made with a few minor issues to work through. The engineers will be performing their walk-through inspection on October 7 but the resiliency project is expected to conclude in the coming weeks. Some intake screens have also been replaced.

We are still waiting on DEQ to issue the permit on the expansion project but that is expected any day. Once that is received then the final permit review with DEQ's Drinking Water Infrastructure division will take place and we should be released to bid the project by the end of the year.



Merchants Alley Update

After the recent Council workshop session, we are moving forward with a committee of residents and business owners for additional input. There are 11 individuals that have signed up to participate in this committee, plus Town representations. We are also talking to Traffic Planning and Design to get some professional input as this project proceeds.

Month of October

Among many others, October is recognized on the national level as Domestic Violence Prevention and Awareness Month and Breast Cancer Awareness Month. Many of our staff participate in the Pink Patch Project in October and several fire hydrants are painted pink all to support breast cancer awareness in our community.

Vaccination Clinic

The Prescription Pad will be holding a vaccination clinic in the Community Room at Town Hall, 30 South Main Street, on the afternoon of Wednesday, October 21. This clinic is open to the public. More details will follow.

Lake Louise Playground

The resurfacing of the playground area at Lake Louise Park is expected to finish on September 25, weather dependent. Public Works staff will be cleaning up the playground equipment and completing the landscaping as soon as this work finishes and will get the playground open just as soon as they can. We are excited for the community to start playing on this new surface, but please stay out of any areas that are roped off to allow for grass to grow back.



Training

- 11 members of the Police Department attended a Tactical Mindset class in Marion on Sept 9th & 10th
- Chief Oberlin and Captain Burrell attended the Force Analysis Class in Nashville on Sept 15-17th
- Public Works Director Reece attended training at the School of Government on Sept 21st
- Finance had two employees that took classes during the month of September
- All departments will send staff to a Team Building Training on one of the following dates Sept 29th, 30th, Oct 1st as a continuation of the professional development training with Rob Dibble.

Upcoming Town Meetings/Events

October 5 – Planning Board Meeting at 4pm

October 5 – Board of Adjustment Meeting at 6pm

October 10 – Music on the Knoll (Community Center) at 6pm

October 12 – Town Council Regular Workshop Meeting at 6pm

October 26 – Town Council Regular Meeting at 6pm

**Respectfully submitted,
Scottie Harris, Town Manager**

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, September 28, 2026
Subject: Zoning Map Amendment – 21 Parker Cove – CZD to R-1
Presenter: Planning Director
Attachments: Proposed Ordinance

Description:

Town Council adopted a conditional district ordinance for 21 Parker Cove on February 24, 2025, that provides for the development of 27 residential units on the property in a unique configuration, The new property owner intends to abandon that particular development and has requested a map amendment from conditional zoning to R-1 zoning.

Town ordinances dictate that zoning map amendments involving conditional districts be presented to Town Council for an initial review and on Monday, July 27 Town Council held such review and also referred the zoning map amendment to the Board for review.

On Monday, August 3, the Planning Board reviewed the proposed amendment and forwarded to Town Council a unanimous positive recommendation.

Action Requested:

With the public hearing on this item conducted earlier this evening, action is now eligible. A proposed ordinance amending the Town's zoning map as requested is attached for Town Council's consideration. A proposed motion:

I move that we adopt the ORDINANCE AMENDING THE TOWN OF WEAVERVILLE ZONING MAP TO DESIGNATE 21 PARKER COVE ROAD (PIN 9752-44-2568) AS R-1 ZONING.

**ORDINANCE AMENDING THE
TOWN OF WEAVERVILLE ZONING MAP TO DESIGNATE
21 PARKER COVE ROAD (PIN 9752-44-2568) AS R-1 ZONING**

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

WHEREAS, the property owner of the parcel known as 21 Parker Cove Road and which bears Parcel Identification Number 9752-44-2568 ("the Property"), has requested to be rezoned from a conditional district that was adopted on 24 February 2025 to R-1 to allow for traditional single-family development on the property;

WHEREAS, by letter dated 3 August 2026 the Planning Board found R-1 zoning to be consistent with the Town's Comprehensive Land Use, including specifically Town Council's Resolution Concerning Growth Areas and the preference for traditional zoning districts over conditional districts, and reasonable in that R-1 zoning is compatible with the current residential use of the properties within the area, including existing and permitted single-family residences;

WHEREAS, a public hearing on the question of the appropriateness of R-1 for this property was held during a meeting of Town Council on 28 September 2026 at 6:00 p.m., after due notice by mailing and posting the property, and a written comment period beginning on 8 September 2026;

WHEREAS, at the public hearing the residents of Weaverville and the surrounding area were given an opportunity to be heard on any questions regarding R-1 zoning for this property as requested;

WHEREAS, Town Council adopts the Planning Board findings that an R-1 zoning designation is both consistent with the Comprehensive Land Use Plan and reasonable;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Weaverville, North Carolina, that the Zoning Map of the Town of Weaverville is hereby amended to designate the property at 21 Parker Cove Road (PIN 9752-44-2568) as R-1.

ADOPTED THIS the 28th day of September, 2026, with ___ voting in favor and ___ against.

GARY D. LAWRENCE, Mayor

ATTESTED BY:

ANGELA REECE, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, September 28, 2026
Subject: Possible New Commercial District - C-1 Light
Presenter: Planning Director
Attachments: Letter from Planning Board Chair

Description:

In the recent conversations related to the proposed rezoning of two parcels at the intersection of North Main Street and Weaver Boulevard, the possibility of a new commercial zoning district (“C-1 light”) was discussed by both the Planning Board and Town Council. However, no formal direction to explore such a district has been given.

Action Requested:

Town Council is asked to give direction on whether or not a new commercial zoning district should be studied by the Planning Board and, if so, any preliminary input for the Planning Board to consider.

The Town
Weaverville
NORTH CAROLINA

Hello, Town Council,

In the recent conversations related to the proposed rezoning of two parcels at the intersection of North Main Street and Weaver Boulevard, the possibility of a new commercial zoning district ("C-1 light") was discussed by both the Board and Town Council. However, no formal direction to explore such a district has been given nor is this item described in the action plan with stated goals which is incorporated into the Comprehensive Land Use Plan.

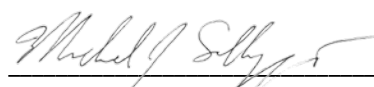
The Board is willing to study an additional commercial zoning district should this project be supported by Town Council. Should Town Council wish to consider this new district, the Board would like guidance on which uses that are currently allowed in the C-1 zoning district should not be permissible or which should be permitted only with higher scrutiny through additional standards or conditional zoning.

The following is a link to the current table of uses for your review and comment.
https://library.municode.com/nc/weaverville/codes/code_of_ordinances?nodeId=PTIICOR_CH20PLDE_PTIIIZORE_ARTIICODIOVDICODITAUSTADIREZOMADIBOMI_S20-3205TAUS

In light of recent legislation prohibiting down-zoning of parcels without the permission of each property owner in the zoning district affected, the Board believes this new commercial district can be beneficial for property owners to opt into, especially in areas where current commercial areas border residential uses.

Any direction from Town Council on this will be greatly appreciated.

Thank you,



Michael Sollazzo
Planning Board Chair

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
"PS" = Permitted with Standards
"-" = Not Permitted

USES	R-1	R-2	R-3	R-6	R-10	R-12	C-1	C-2	I-1	MHO
RESIDENTIAL										
Dwelling - Single Family	P	P	P	P	P	-	-	-	-	-
Dwelling - Duplex	-	P	P	-	-	P	-	-	-	-
Dwelling - Multifamily (4 or fewer units/building)	-	P	P	-	-	P	-	-	-	-
Dwelling - Multifamily (more than 4 units/building)	-	-	PS	-	-	PS	-	-	-	-
Dwelling - Secondary	PS	PS	PS	PS	PS	-	-	-	-	-
Family Care Home (6 or fewer residents)	PS	PS	PS	PS	PS	-	-	-	-	-
Child Care Home (6 or fewer children)	PS	PS	PS	PS	PS	-	-	-	-	-
Home Occupation	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Manufactured Home	-	-	-	-	-	-	-	-	-	PS
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-

Recreational Vehicle	-	-	-	-	-	-	-	-	-	-	-
Recreational Vehicle Park, Campground	-	-	-	-	-	-	-	C	C	-	-
Bed & Breakfast	P	P	P	P	P	-	-	-	-	-	-
Hotel, Motel, Inn	-	-	-	-	-	-	C	C	C	C	-
OFFICE / SERVICE											
Animal Services, Veterinary Clinic	-	-	-	-	-	-	P	P	P	P	-
Automated Teller Machines	-	-	-	-	-	P	P	P	P	P	-
Automobile Services, Gas Station	-	-	-	-	-	-	P	P	P	P	-
Automobile Services, Repair	-	-	-	-	-	-	PS	PS	PS	PS	-
Banks, Credit Unions, Financial Services	-	-	-	-	-	-	PS	P	P	P	-
Child Care Center (more than 6)	-	-	-	-	-	-	C	PS	PS	PS	-
Community Service Organization	-	-	-	-	-	-	-	P	P	P	-
Equipment Rental (Exterior Storage)	-	-	-	-	-	-	-	-	-	P	-
Equipment Rental (Interior Storage)	-	-	-	-	-	-	-	P	P	P	-
Funeral Home	-	-	-	-	-	-	P	P	P	P	-
Group Care Facility (more than 6 residents)	-	-	-	-	-	-	C	P	P	P	-
Government Services	C	C	C	C	C	C	C	C	P	P	-
Kennels	-	-	-	-	-	-	-	PS	PS	PS	-
Medical Services - Clinic, Urgent Care Center, Hospital	-	-	-	-	-	-	-	P	P	P	-
Medical Services - Doctor Office	-	-	-	-	-	-	P	P	P	P	-
Personal Services	-	-	-	-	-	-	P	P	P	P	-
Post Office	-	-	-	-	-	-	-	P	P	P	-
Professional Services	-	-	-	-	-	-	P	P	P	P	-

Studio - Art, Dance Martial Arts, Music	-	-	-	-	-	-	P	P	P	-
RETAIL / RESTAURANTS										
Accessory Retail	-	-	-	-	-	-	P	P	P	-
Alcoholic Beverage Sales Store	-	-	-	-	-	-	P	P	P	-
Auto / Mechanical Parts Store	-	-	-	-	-	-	P	P	P	-
Bar / Tavern / Night Club	-	-	-	-	-	-	P	P	P	-
Drive-Thru Retail / Restaurant	-	-	-	-	-	-	-	P	P	-
General Retail (Under 5,000 sq. ft.)	-	-	-	-	-	-	P	P	P	-
General Retail (5,000 - 9,999 sq. ft.)	-	-	-	-	-	-	C	P	P	-
General Retail (10,000 - 24,999 sq. ft.)	-	-	-	-	-	-	C	PS	PS	-
General Retail (25,000 sq. ft. or more)	-	-	-	-	-	-	C	C	C	-
Multi-tenant Development (Under 25,000 sq. ft.)	-	-	-	-	-	-	C	PS	PS	-
Multi-tenant Development (25,000 sq. ft. or more)	-	-	-	-	-	-	C	C	C	-
Pawn Shop	-	-	-	-	-	-	-	P	P	-
Restaurant	-	-	-	-	-	-	P	P	P	-
Vehicle / Heavy Equipment Sales - Indoor	-	-	-	-	-	-	P	P	P	-
Vehicle / Heavy Equipment Sales - Outdoor	-	-	-	-	-	-	-	P	P	-
ENTERTAINMENT / RECREATION										
Amusements - Indoor	-	-	-	-	-	-	P	P	P	-

Amusements - Outdoor	-	-	-	-	-	-	-	P	P	-
Cultural or Community Facility	C	C	C	C	C	C	C	C	C	-
Recreation Facilities - Indoor	PS	PS	PS	PS	PS	PS	P	P	P	-
Recreation Facilities - Outdoor	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Theater - Motion Picture	-	-	-	-	-	-	-	P	P	-
MANUFACTURING / WHOLESALE / STORAGE										
Manufacturing, Heavy	-	-	-	-	-	-	-	-	C	-
Manufacturing, Light	-	-	-	-	-	-	-	P	P	-
Manufacturing, Neighborhood	-	-	-	-	-	-	P	P	P	-
Metal Product Fabrication, Machine or Welding Shop, Auto Body Shop	-	-	-	-	-	-	-	-	P	-
Mini-Warehouses	-	-	-	-	-	-	-	-	P	-
Outdoor Storage Yard	-	-	-	-	-	-	-	-	C	-
Warehousing and Distribution - Exterior Storage	-	-	-	-	-	-	-	-	P	-
Warehousing and Distribution - Interior Storage	-	-	-	-	-	-	-	P	P	-
CIVIC / INSTITUTIONAL										
Cemeteries	-	-	-	-	-	-	-	-	C	-
Public Safety Facilities	C	C	C	C	C	C	C	P	P	-
Religious Institutions	C	C	C	C	C	C	C	C	C	-
Schools	C	C	C	C	C	C	C	C	C	-
UTILITIES										
Solar Collector System - Primary Use	-	-	-	-	-	-	-	-	PS	-

Wireless Telecommunication Facility - Stealth	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Wireless Telecommunication Facility - Tower	-	-	-	-	-	-	-	-	PS	PS	-
MISCELLANEOUS USES											
Accessory Structures	PS	PS	PS	PS	PS	PS	P	P	P	P	-
Adult Establishment	-	-	-	-	-	-	-	-	C	C	-
Agriculture - Commercial	-	-	-	-	-	-	-	PS	PS	PS	-
Agriculture - Neighborhood	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Crematories	-	-	-	-	-	-	-	-	-	C	-
Event Center	-	-	-	-	-	-	-	C	C	C	-
Gaming Terminals	-	-	-	-	-	-	-	-	PS	PS	-
Mixed-Use Building or Structure	-	-	-	-	-	-	PS	PS	PS	-	-
Noxious Uses	-	-	-	-	-	-	-	-	-	C	-
Solar Collector System - Roof Mounted - Accessory Use	P	P	P	P	P	P	P	P	P	P	P
Solar Collector System - Ground Mounted - Accessory Use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Tattoo Parlors	-	-	-	-	-	-	-	-	P	P	-
TEMPORARY USES											
Farmers Market	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Mobile Food Vendor	-	-	-	-	-	-	-	PS	PS	PS	-
Temporary Use	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-

(Ord. of 5-24-2021(1), § 5; Ord. of 10-24-2022(2), § 2; Ord. of 5-23-2022(2), § 3; Ord. of 1-22-2024(1), § 2; Ord. of 2-23-2026(1), § 2(Att. A))

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: September 28, 2026
Subject: Installment Financing for FY27
Presenter: Town Finance Director
Attachments: Resolution Approving Financing Agreement; Sources/Uses of Funds Document, Amortization Schedule for Debt Service

Action Requested:

Town Manager recommends approval of the attached Resolution authorizing staff to execute a 5-year installment loan agreement with United Community Bank.

Description/Summary of Request:

As part of the FY2026-2027 Budget, Town Council agreed to finance several capital purchases, rather than pay cash, as outlined below:

- Four Police vehicles totaling approximately \$346,000
- Two Pickup Trucks for Public Works totaling approximately \$100,000
- Swaploader for Public Works at approximately \$180,000
- Fire Truck #1 (ordered July 2023 and due in Nov 2026) for \$1,037,034
- ½ Fire Truck #2 (stock truck to replace total loss) for \$409,923 after insurance proceeds

In August 2026 the Town worked with First Tryon Advisors to send out a Request for Proposals (RFP) to over 25 banks and lending institutions for installment financing with a five-year term. Bids were due by September 9th, and the Town received eight proposals with interest rates ranging from 4.02% - 5.08%. United Community Bank offered the lowest rate of 4.02% and had other favorable terms, such as no pre-payment penalty after year 3, and loan proceeds can be held in a bank of our choice.

The attached resolution authorizes Town staff to execute the agreement with United Community Bank and reimburse the Town for funds already spent to purchase several of the vehicles listed above. The loan proceeds will be held in the North Carolina Capital Management Trust, where the Town already has accounts.

The annual debt service payment will be due on June 1st each year, with the first payment due 6/1/2027 and final payment due 6/1/2031, as outlined in the attached amortization schedule. The current FY2026-2027 budget that was adopted by Town Council includes the first payment.

**RESOLUTION OF THE TOWN OF WEAVERVILLE, NORTH CAROLINA APPROVING AN
INSTALLMENT FINANCING AGREEMENT TO FINANCE VEHICLES AND PROVIDING FOR
CERTAIN OTHER RELATED MATTERS**

WHEREAS, the Town of Weaverville, North Carolina (the “*Town*”) is a political subdivision validly existing under the constitution, statutes and laws of the State of North Carolina (the “*State*”);

WHEREAS, the Town has the power, pursuant to the General Statutes of North Carolina to (1) enter into installment contracts in order to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the purchase price;

WHEREAS, the Town Council of the Town (the “*Town Council*”) has determined that it is in the best interest of the Town to enter into an installment financing (the “*Agreement*”) with United Community Bank or one of its affiliates (the “*Lender*”) in accordance with its proposal dated September 9, 2026 in order to obtain funds to pay the costs of the acquisition of vehicles (collectively, the “*Vehicles*”), and to put a security interest in all or a portion of the Vehicles in favor of the Lender in order to provide security for the Town’s obligations under the Agreement;

WHEREAS, the Town will enter into the Agreement in an aggregate principal amount of not to exceed \$2,095,000;

WHEREAS, there has been made available to the Town Council in the office of the Town’s Finance Officer the form of the Agreement which the Town proposes to approve, enter into and deliver, as applicable, to effectuate the proposed financing at an interest rate as specified in the Agreement and in the bid summary provided to the Town Council; and

WHEREAS, it appears that the Agreement is in appropriate form and is an appropriate instrument for the purposes intended;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEAVERVILLE, NORTH CAROLINA, AS FOLLOWS:

Section 1. ***Ratification of Prior Actions.*** All actions of the Town Manager, the Town Attorney, the Finance Officer and the Clerk to the Town Council and their respective designees in effectuating the proposed financing are approved, ratified and authorized pursuant to and in accordance with the transactions contemplated by the Agreement.

Section 2. ***Approval, Authorization and Execution of Agreement.*** The Town Council approves the Vehicles in accordance with the terms of the Agreement, which will be a valid, legal and binding obligation of the Town in accordance with its terms. The Town Council approves the amount advanced by the Lender to the Town pursuant to the Agreement in an aggregate principal amount not to exceed \$2,095,000 at an annual interest rate (in the absence of default or change in tax status) shall not exceed 4.02%, and the financing term shall not exceed five (5) years from closing. The form, terms and content of the Agreement are in all respects authorized, approved and confirmed. The Town Manager, the Town Attorney, the Finance Officer and the Clerk to the Town Council, or their respective designees (the “*Authorized Officers*”), are authorized, empowered and directed to execute and deliver the Agreement for and on behalf of the Town, including necessary counterparts, in substantially the form made available to the Town Council, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the approval

of the Town Council of any and all such changes, modifications, additions or deletions. From and after the execution and delivery of the Agreement, each Authorized Officer is authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

Section 3. **Further Actions.** Each Authorized Officer is designated as the Town's representative to act on behalf of the Town in connection with the transactions contemplated by the Agreement. The Authorized Officers are authorized and directed to proceed with the Vehicles in accordance with the terms of the Agreement, and to seek opinions on matters of law from the Town Attorney, which the Town Attorney is authorized to furnish on behalf of the Town, and opinions of law from such other attorneys for all documents contemplated under this Resolution as required by law. The Authorized Officers are authorized to designate one or more employees of the Town to take all actions which they are authorized to perform under this Resolution, and each is in all respects authorized on behalf of the Town to supply all information pertaining to the transactions contemplated by the Agreement. The Authorized Officers are authorized to execute and deliver for and on behalf of the Town any and all additional certificates, documents, opinions or other papers and perform all other acts as may be required by the Agreement or as they may deem necessary or appropriate to implement and carry out the intent and purposes of this Resolution. Any and all acts of the Authorized Officers may be done individually or collectively.

Section 4. **Reimbursement.** The Town intends that the adoption of this resolution will be a declaration of the Town's official intent to reimburse expenditures for the Vehicles that are to be financed from the proceeds of the Lender financing described above. The Town intends that funds that have been advanced, or that may be advanced, from the Town's general fund or any other Town fund related to the Vehicles, for project costs may be reimbursed from the financing proceeds.

Section 5. **Severability.** If any section, phrase or provision of this Resolution is for any reason declared invalid, such declaration will not affect the validity of the remainder of the sections, phrases or provisions of this Resolution.

Section 6. **Repealer.** All motions, orders, resolutions, ordinances and parts thereof in conflict herewith are repealed.

Section 7. **Effective Date.** This Resolution is effective on the date of its adoption.

PASSED, ADOPTED AND APPROVED this 28th day of September, 2026.

Gary D. Lawrence, Mayor
Town of Weaverville

(Seal)

Attest:

Angela Reece, Clerk
Town of Weaverville

STATE OF NORTH CAROLINA)
)
TOWN OF WEAVERVILLE) ss:

I, **ANGELA REECE**, Clerk to the Town Council of the Town of Weaverville, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution entitled “**RESOLUTION OF THE TOWN OF WEAVERVILLE, NORTH CAROLINA APPROVING AN INSTALLMENT FINANCING AGREEMENT TO FINANCE VEHICLES AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS**” adopted by the Town Council of the Town of Weaverville, North Carolina at a meeting held on the 28th day of September, 2026.

WITNESS my hand and the corporate seal of the Town of Weaverville, North Carolina, this the 29th day of September, 2026.

Angela Reece
Clerk to the Town Council
Town of Weaverville, North Carolina

SOURCES AND USES OF FUNDS

Town of Weaverville, North Carolina
 Installment Financing Agreement
 United Community Bank - Final Numbers 9.9.26

Dated Date 10/06/2026
 Delivery Date 10/06/2026

Sources:

Bond Proceeds:	
Par Amount	2,095,000.00
	2,095,000.00

Uses:

Project Fund Deposits:	
Police Vehicles (4)	346,000.00
Pickup Trucks (2)	100,000.00
Swaploader	180,000.00
Fire Truck #1	1,037,034.00
Fire Truck #2 (1/2 stock truck)	409,923.00
	2,072,957.00
Delivery Date Expenses:	
Cost of Issuance	22,043.00
	2,095,000.00

Town of Weaverville, North Carolina
 2026 Installment Financing (Vehicles & Equipment)
 Cost of Issuance Summary

Entity	Fee
Financial Advisor*	13,000
<i>First Tryon Advisors</i>	
Bank Counsel	7,500
<i>Pope Flynn</i>	
BaseFund	750
Miscellaneous/Contingency	793
Total	\$22,043

*Includes 4% administrative fee

BOND DEBT SERVICE

Town of Weaverville, North Carolina
 Installment Financing Agreement
 United Community Bank - Final Numbers 9.9.26

Dated Date 10/06/2026
 Delivery Date 10/06/2026

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
06/01/2027	315,000	54,976.29	369,976.29	
06/30/2027				369,976.29
06/01/2028	419,000	71,556.00	490,556.00	
06/30/2028				490,556.00
06/01/2029	436,000	54,712.20	490,712.20	
06/30/2029				490,712.20
06/01/2030	453,000	37,185.00	490,185.00	
06/30/2030				490,185.00
06/01/2031	472,000	18,974.40	490,974.40	
06/30/2031				490,974.40
	2,095,000	237,403.89	2,332,403.89	2,332,403.89

**TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM**

DATE OF MEETING: September 28, 2026

SUBJECT: Town Council Meeting Schedule

PRESENTER: Town Manager Harris

ATTACHMENTS: 2026 Town Council Meeting Schedule

ACTION REQUESTED: Town Council discussion and direction concerning its regular schedule of meetings for the remainder of 2026 and for 2027.

DESCRIPTION: Town Council has adopted a regular schedule of meetings for 2026 that includes regular workshop meetings on the 2nd Monday of the month and its regular meeting on the 4th Monday of the month. Exceptions to that schedule are typically made in May, November, and December when holidays occur. The remaining 2026 meeting schedule is:

- October 12 – Workshop Meeting
- October 26 – Regular Meeting
- November 9 – Workshop Meeting
- November 16 – Regular Meeting
- December 14 – Regular Meeting

There has been some discussion concerning a possible change in the meeting schedule to allow for more regular attendance by the Town Attorney at Town Council's regular meetings. The Town Attorney's schedule is more open and he can more easily commit to attending a regular Town Council meeting if it is moved to the 4th Tuesday. Moving to a Tuesday meeting might afford an opportunity for Town Council to enjoy their weekends more and would also resolve the annual Memorial Day conflict in May.

Town staff would like some direction on this so that any desired adjustments can be made to the remainder of the 2026 schedule and the 2027 meeting schedule can be created consistent with Town Council direction.

2026 Town Council Meeting and Holiday Schedule

Town Council Meetings held in Council Chambers at Town Hall (30 South Main Street, Weaverville) unless otherwise noticed.

In accordance with the Town of Weaverville Personnel Policy, Article VII, Section 2(a), The Town provides paid holidays consistent with the State's holiday schedule, and includes any personal observance leave or floating holiday provide to State employees.

Thursday, January 1, 2026	New Year's Holiday – Town Offices Closed
Monday, January 19, 2026	Martin Luther King Jr. Holiday – Town Offices Closed
Monday, January 12, 2026	Regular Town Council Workshop at 6:00pm
Monday, January 26, 2026	Regular Town Council Meeting at 6:00pm
Monday, February 9, 2026	Regular Town Council Workshop at 6:00pm
Monday, February 23, 2026	Regular Town Council Meeting at 6:00pm
Monday, March 9, 2026	Regular Town Council Workshop at 6:00pm
Monday, March 23, 2026	Regular Town Council Meeting at 6:00pm
Friday, April 3, 2026	Good Friday Holiday – Town Offices Closed
Monday, April 13, 2026	Regular Town Council Workshop at 6:00pm
Monday, April 27, 2026	Regular Town Council Meeting at 6:00pm
Monday, May 11, 2026	Regular Town Council Workshop at 6pm
*Monday, May 18, 2026	Regular Town Council Meeting at 6:00pm
Monday, May 25, 2026	Memorial Day Holiday – Town Offices Closed
Monday, June 8, 2026	Regular Town Council Workshop at 6pm
Monday, June 22, 2026	Regular Town Council Meeting at 6:00pm
Friday, July 3, 2026	Independence Day Holiday observed – Town Offices Closed
Monday, July 13, 2026	Regular Town Council Workshop at 6:00pm
Monday, July 27, 2026	Regular Town Council Meeting at 6:00pm
Monday, August 10, 2026	Regular Town Council Workshop at 6:00pm
Monday, August 24, 2026	Regular Town Council Meeting at 6:00pm
Monday, September 7, 2026	Labor Day Holiday – Town Offices Closed
Monday, September 14, 2026	Regular Town Council Workshop at 6:00pm
Monday, September 28, 2026	Regular Town Council Meeting at 6:00pm
Monday, October 12, 2026	Regular Town Council Workshop at 6:00pm
Monday, October 26, 2026	Regular Town Council Meeting at 6:00pm
Wednesday, November 11, 2026	Veterans Day Holiday – Town Offices Closed
Monday, November 9, 2026	Regular Town Council Workshop at 6:00pm
*Monday, November 16, 2026	Regular Town Council Meeting at 6:00pm
Thursday-Friday, November 26-27, 2026	Thanksgiving Holidays – Town Offices Closed
*No workshop meeting scheduled	
*Monday, December 14, 2026	Regular Town Council Meeting at 6:00pm
Thurs, Fri, & Mon Dec. 24, 25, & 28, 2026	Observed Holidays – Town Offices Closed
Friday, January 1, 2027	2027 New Year's Holiday – Town Offices Closed



Public Works

QUARTERLY REPORT
SEPTEMBER 2026

DATA REPORTING PERIOD: MAY 2026 – JULY 2026

Angela L. Reece | Public Works Director | 09/28/2026

Safe in our actions. **United** in our teamwork. **Respectful** in our interactions. **Transparent** in our decisions. **Efficient** in our stewardship. Committed to **Excellence**.

Department Highlights

Training & Development

I am pleased to report significant staff achievements across several critical service areas. In addition to managing their daily workload, the following individuals have successfully earned professional certifications or licenses that directly enhance our town's infrastructure and safety:

Josh Evans –Josh earned promotion to Assistant Superintendent at the Water Treatment Plant.

Nick Teague –Nick has transitioned from his role in Water Maintenance to an Operator at the Water Treatment Plant.

Michael Robinson –Class C Surface [Apprentice] License

Chad Rogers – Class B CDL License

Jacob Holcombe & Cory Butler – Meter Technician School Certificate

Eric Cutshall, Casey Robinson, and Scottie Proffitt – Attended NCRWA Leadership Summit

Randall Wilson – Attended a Leadership Course – EI - UNC SOG

Angela Reece – Attended the NCRWA– Utility Management Certification Class, Performance Management in Local Government Certificate– UNC SOG, and Preparing for Water/Wastewater Infrastructure Projects: Procurement, Contracting, and Compliance-UNC SOG

What this means for our town:

Continuing education is vital for keeping the department innovative, compliant, and competitive. By regularly upgrading their skills, team members can streamline workflows, reduce errors, and drive overall organizational growth. These licenses and certifications represent a major investment in our community's future, and I thank the Council and Leadership for supporting these endeavors. By having a highly trained, certified team, the town ensures:

- **Advancement & Promotion:** The internal promotions ensure vital operational continuity and the retention of specialized institutional knowledge at the Weaverville Water Treatment Plant as the facility undergoes its critical multimillion-dollar capacity expansion.
- **Water Quality & Safety:** North Carolina law strictly mandates that a certified Grade C-Surface operator (or higher) must be physically on-duty at all times when the plant is treating water. The "C-Surface" certification means our water operators possess the specialized, state-mandated expertise required to treat raw surface water. It guarantees that Weaverville's municipal drinking water production system, which relies on the Ivy River intake, is managed by a professional trained in system hydraulics, advanced water chemistry, and filtration controls. This qualification ensures our facility remains in full state regulatory compliance while delivering safe, reliable tap water to our residents
- **Reliable Operations:** The "Class B CDL license" is a full Commercial Driver's License issued by the State of North Carolina. This credential allows the operator to drive a single vehicle with a Gross Vehicle Weight Rating (GVWR) of 26,001 pounds or more, or any such vehicle towing a small trailer that weighs 10,000 pounds or less,

which is a great skill and help to the department and town. This license is required to operate our garbage truck and street sweeper.

These achievements reflect a high level of personal commitment and provide the town with the expertise needed to maintain our essential services to the highest possible standard.

Activities of Interest

Community Center

Staff from the Community Center and Public Works worked tirelessly to restore the landscaping ahead of the 911 event. Additional attention and revisions are necessary to reduce maintenance and costs. Staff are poised to work on an updated landscaping plan to address this.

New lights installed at the clock lot

New lights have been installed by the picnic tables and benches. There will be a permanent arbor constructed as scheduling permits.

Lake Louise Park/Playground Surface: The playground project is in the final stages of completion, and I expect it to be reopened in the first week of October. Future maintenance will be low, and the material meets or exceeds safety and environmental standards.

Lake Louise Park: The large fountain at the lake continues to experience breakdowns with the motor and controls. It takes five to six staff and heavy equipment to lift the fountain out of the lake for repairs. This is being planned as soon as the playground is finished. The smaller fountain is under warranty, and its lighting controls have failed. Replacement parts have been ordered.

Projects of Interest

Many of these projects have just begun and I am planning to present a special project update to Council as soon as more deliverables are available to provide.

Stony Knob Waterline Replacement - The Stony Knob Road water line project which included Stony Knob Road, Stony Knob Heights, Boyds Chapel, and Garrison Road has been completed. This project replaced 1,410 feet of 8-inch water main and 2,960 feet of 6-inch water main lines.

Water Treatment Plant Chemical Conversion- This project is 99% completed and expected to conclude soon. The chemical conversion was successfully completed earlier this month. The contractor is finishing up their work

Water Treatment Plant Expansion – Public Water Supply provided an update on September 17th to advise they planned to send the approval documents to the town the following week. We expect the variance to be approved and are hopeful we can get this project to bid before the end of the year. An update will be provided to Council when the variance is approved.

Water System Modeling & Allocation: This project consists of an update and recreation of standard details and drawings for water system components, development of an EPA NET model from the Town's GIS water system data, and establishment of a system to evaluate allocation requests.

Street Condition Survey: This project consists of a pavement evaluation by a consulting engineering firm, Three Notch, of approximately twenty (20) centerline miles of hard-surfaced streets maintained by the Town. This evaluation will be used to help the Town develop a prioritized plan of action for street acceptance, pavement maintenance and remediation across its roadway network. This work includes a sidewalk inventory and distress assessment which will Classify sidewalk conditions (Good, Fair, or Lost) and note issues such as structural failures, surface cracking, and drainage problems.

Stormwater Capital Improvements: This project consists of the development of a short-term stormwater CIP by a consulting engineering firm, Kimley-Horn, in conjunction with town staff to identify known repetitive flooding, nuisance flooding, or pipe condition issues within the Town limits. Kimley-Horn is performing high level hydrologic and hydraulic analysis of the problem areas and will provide recommend pipe sizing and material to the Town to inform our next Capital Improvement Plan. They will also note crossings of concern that may require more detailed engineering analysis, construction plans, or permits. As part of this project, Kimley-Horn will also perform a site visit to gauge the level of effort required to supplement the storm system inventory that the Land of Sky Regional Council completed.

Eller Cove Watershed Preservation & Salvage Logging Project: NCDOT has approved the temporary driveway permit. Signage is being ordered and staff will be assisting with invasive plant removal and coordination of materials for the landing.

Seasonal Services

Summer Mowing & Grounds Maintenance: With a dedicated crew of three to five personnel maintaining approximately 2,054 acres within the municipal limits of Weaverville, grounds maintenance requires an estimated two to four days to complete a single, comprehensive mowing cycle during peak summer growth. However, ongoing wet weather challenges have frequently disrupted this schedule and accelerated grass growth.

Leaf & Brush Collection: Public Works crews deploy a specialized vacuum truck to collect loose leaves directly from the curbside. They vacuum, shred, and transport them to a composting site. This fall, loose leaves will be collected curbside, every other week beginning October 15th through December 15th. The public is reminded the town cannot pick up leaves in plastic bags, materials from lot clearing, building materials, stumps, dirt, rocks or gravel.

Special Event Support: Providing logistical management, including street closures and safety barriers, for Weaverville's Music in the Park series, and the WBA Music on Main event.

Downtown Beautification: Installed festoon lighting in the Clock Lot for community-facing events such as First Friday.

Operational Performance Highlights

(Unless notated, monthly averages notated reflect [May 2026-July 2026](#))

Water Production:

- o The daily average water usage (May 2026-July 2026) is 645,016 gallons, which reflects 43% of the plant's capacity (1.5MGD).
- o The chlorine conversion project experienced additional delays due to design and materials. The generator at the raw water pump station is up and running and the plant has been converted from chlorine gas to liquid. The substantial completion date is October 4, 2026.
- o For the plant expansion project, the town continues to wait for state approval of the plans for the water treatment plant expansion project. Once plans are approved, the next milestone will be bidding.

Water Distribution:

- o Water Maintenance repaired an average of 4 main line water breaks per quarter.
- o An average of 3380 water meters is read each month which includes re-reads.
- o Staff are performing an average of 171 service calls per month.
- o Staff deliver an average of 28 door tags per month.
- o Staff perform an average of 208 water utility service locates (811) calls each month.
- o The Stony Knob water line replacement project is nearing completion with final tie-ins being completed this month.
- o The town is receiving technical assistance through a program administered by the North Carolina Department of Environmental Quality (NCDEQ) to assist us with public water system compliance with the revised lead and copper rule. This assistance is provided free and is directly billed to our consultant, 120Water, which will allow us to finish our waterline inventory in compliance with the federal rule. We have now identified all but 50 service lines. Staff are working to identify these so the inventory can be completed and sent to the state for next steps.

Streets/Stormwater:

- o In addition to their regular duties such as repairing potholes, road shoulders, and curbs, Street crews assist Grounds Maintenance with seasonal town activities such as mulching, weed eating, mowing and other special projects.
- o **Stormwater Repairs:** The stormwater technician averaged approximately 12 storm drainpipes and structure repairs per month.
- o **Miles:** The stormwater technician averages sweeping 30 miles of streets and curbs per month.

Sanitation:

- o **Leaf & Brush Collection:** Maintained a **bi-weekly collection schedule** for residential yard waste, ensuring all streets were serviced once per designated week. Leaf collection will begin for the season on October 15th and run through December 15th.
- o **Automated Garbage Truck:** I am pleased to report that since the side-arm garbage truck was placed back in service with a modified chassis on June 15, 2026, it has not experienced any major out of service days! We would like to remind residents and businesses to place cans apart so the truck can pick them up. It is also important to make sure the lids are closed and the cans are not overflowing with refuse.
- o **Residential Waste Pickup:** Sanitation staff are picking up an average of 9,096 stops per month (4/month per residence).
- o **Set-Outs:** Weaverville offers a door pick-up service for residents who are medically in need. Staff picked up 123 setouts per week each month.
- o **Tonnage:**
 - o Average 125.02 tons of solid waste to landfill per month.
 - o Average 23.8 lbs. per collection point per week.
 - o Average 779 cubic yards of chipped brush per month.

Grounds Maintenance:

- o **Special Projects:** In addition to their regular duties such as park maintenance, and seasonal activities/mulching, mowing, weed eating, and planting, staff completed a special large project at the playground at Lake Louise. Staff removed and graded the base surface in preparation of the installation which saved the town approximately \$30,000. As of the writing of this report, the project is slated to be completed the first week of October.