

**Town of Weaverville  
 Planning Board  
 Regular Monthly Meeting  
 Monday, March 2, 2026, 4:00pm  
 Town Hall Council Chambers  
 Agenda**

	Pg#	
1. Call to Order .....		Chair Kelley
2. Adoption of Agenda .....		Chair Kelley
3. Approval of Minutes – 1/5/2026 Regular Meeting .....	2	Chair Kelley
4. Zoning Text Amendment – Crypto Mining / Data Center.....	5	Planning Director Eller
5. Comprehensive Land Use Plan Review and Recommendation.....	7	Planning Director Eller
6. Review of Growth Resolution.....	115	Planning Director Eller
7. Discussion Related to Spot Zoning.....	121	Planning Director Eller
8. Adjournment.....		Chair Kelley

**TOWN OF WEAVERVILLE**

**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, March 2, 2026

**Subject:** Minutes

**Presenter:** Board Clerk

**Attachments:** Minutes from the January 5, 2026 Meeting of the Board

**Description:**

Attached you will find proposed minutes from the January 5, 2026 meeting of the Board

**Action Requested:**

Staff is requesting that the Planning Board adopt the aforementioned minutes as presented or amended by motion of the Board.

# Planning Board Meeting Minutes

## January 5, 2026

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, January 5, 2026, within the Council Chambers at the Weaverville Town Hall, 30 S Main St., Weaverville, NC.

### 1. Call to Order

Chair Kelley called the meeting to order at 4:00 pm and recognized alternate member Tom Flournoy as a voting member of the Board due to vacancies of regular planning board seats.

Planning Board members present: Chair Jane Kelley, Jonathan Brown, Michael Sollazzo, Tom Flournoy

Planning Board members absent: Donna Mann Belt

Staff present: Planning Director James Eller, Planner Graham Crawford

### 2. Election of Officers – Vice Chair

Due to the recent municipal elections last November, the planning board has created new vacancies that resulted in the need for the board to appoint a Vice Chair.

Chair Kelley nominates Michael Sollazzo as the new Vice Chair. All voted in favor and none opposed. The motion carries 4-0.

### 3. Adoption of Agenda

Sollazzo moved to adopt the agenda as presented. The motion carried 4-0.

### 4. Approval of Minutes – 11/3/2025 Regular Meeting

Sollazzo moved to approve the minutes as presented. The motion carried 4-0.

### 5. 6 Pleasant Grove Major Subdivision Preliminary Plans

Director Eller presented the board with the preliminary plans for the major subdivision on the property commonly known as 6 Pleasant Grove Road. The Planning Board previously reviewed and approved preliminary plans related to a major subdivision on this property for 43 units to be developed, the plans before the planning board today show an increase in units up to 51 to be developed. Director Eller notes that the technical review committee has met and reviewed these plans and has given a positive recommendation for approval of these plans to the planning board. While the plans do reflect an increase in units, the 51 is still within the allowable 8 units per acre that is applicable in the property's R-3 zoning

classification. There will be the same number of buildings and they are also roughly the same size as shown on the previous version of plans with each unit narrowing to allow for the additional 8 units (1 additional unit per building).

Sollazo moved to approve the Major Subdivision Preliminary Plans for 6 Pleasant Grove/Fox Property – the motion carried 4-0.

6. Session Law 2025-94 Text Amendments.....Waiting Period on Minor Subdivisions  
Director Eller presented the board with information on newly passed state law that conflicts with current town ordinance related to waiting periods for minor subdivisions. Code amendments are necessary to ensure legal compliance with current state law.

Flournoy moved to provide a positive recommendation on the text amendment as presented. The motion carried 4-0.

7. Adjournment

Without objection Chair Kelley declared the meeting adjourned at approximately 4:27pm.

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, March 2, 2026  
**Subject:** Text Amendment Related to Crypto Mining / Data Centers  
**Presenter:** Planning Director  
**Attachments:** Proposed Text Amendments

**Description:**

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations to ensure statutory compliance and consistency with stated goals. Rather than having a rank, as many other priorities do, this goal can be found within the portion of the table reserved for legal compliance and accountability.

In this case with crypto mining or data centers, when new uses are encountered they should be enumerated and addressed by the land development regulations. Due to this use closely resembling “noxious uses” due to power and water consumption, as well as noise generation, staff proposes the attached text amendment to include crypto mining / data center in this category. As such the establishment of this use will be subject to conditional district review.

**Action Requested:**

Staff is seeking a recommendation from the Board to Town Council on the proposed text amendment related to the regulation of crypto mining / data centers.

**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:

*Noxious uses.* Any use that could be harmful to health or the environment if not properly regulated. Noxious uses include, but are not limited to, the following: power plants, crypto mining or data centers, water and sewage plants, landfills or recycling facilities, outdoor firing ranges, junk yards or salvage yards, rendering plants and slaughterhouses, asphalt or concrete plants or any extractive industry.

**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-12	C-1	C-2	I-1	MHO
<b>MISCELLANEOUS USES</b>								
Noxious Uses	-	-	-	-	-	-	C	-

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, March 2, 2026  
**Subject:** Update of Comprehensive Land Use Plan (CLUP)  
**Presenter:** Planning Director  
**Attachments:** Project Overview, Proposed CLUP and Attachments

**Description:**

The current goals of the CLUP, last updated in January 2025, call for a comprehensive update to the CLUP in 2025 or at such time as substantial legislative or other changes are experienced.

During the joint meeting of the Planning Board and Town Council the table of goals and responsibilities was updated. Since then, staff has finalized the proposed update of the CLUP which is now presented for review by the Board.

**Action Requested:**

The Board is asked to review and offer a recommendation to Town Council on the proposed update of the CLUP.

## PROJECT OVERVIEW

	Description	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
Phase I	Info/Data Gathering	*											
Phase II	Community Input		*										
Phase III	Staff Draft of Plan			*	*								
Phase IV	Planning Board Review and Input					*							
	Town Council Review and Input						*						
	Joint Meeting of TC and PB							*			*		
Phase V	Final Draft of Plan								*		*		
	Planning Board Recom.											*	
	Town Council Set PH											*	
	Town Council Review and Adoption								*				*

Consensus of Town Council and Planning Board to Pause Process for November General Election

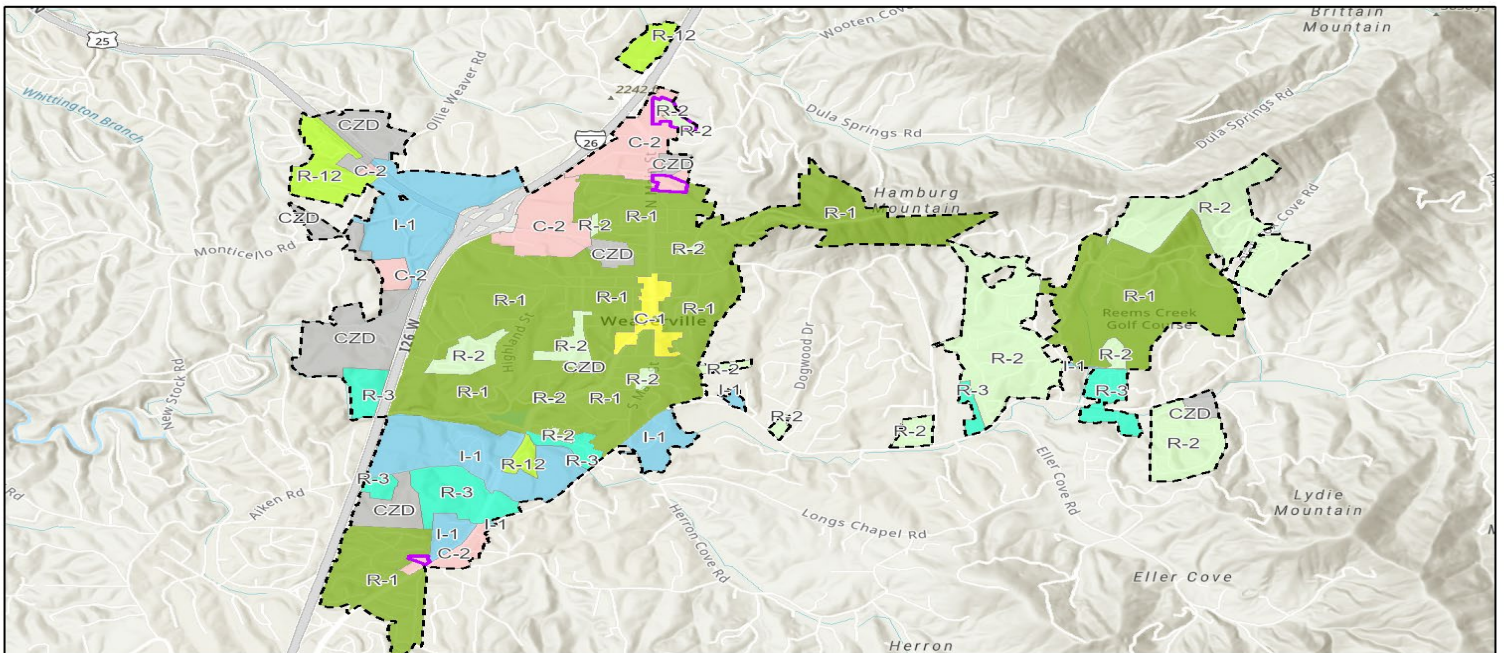
PLAN DOCUMENTS CONSULTED: Weaverville Comprehensive Land Use Plan (2008, 2012, 2019), Weaverville Parks and Recreation Plan (2018), Reems Creek Greenway Feasibility Study (2014), Weaverville Water System Plans, Metropolitan Sewerage District Plans, Buncombe-Madison Hazard Mitigation Plan, Active Weaverville Plan, Weaverville Strategic Plan, Envision Buncombe Results

# COMPREHENSIVE LAND USE PLAN

Town of Weaverville

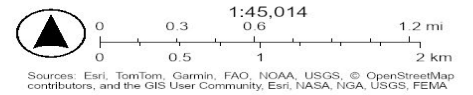
2026-2031

Town of Weaverville Zoning



2/26/2026, 8:52:23 AM

- Weaverville Town Limits
- Manufactured Home Overlay District
- Weaverville Zoning General
- C-1
- C-2
- I-1
- R-1
- R-2
- R-3
- CZD
- World\_Hillshade



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## INTRODUCTION

On the night of January 16, 1978, Town Council began conversations regarding a zoning ordinance for the Town of Weaverville. Following months of discussions and negotiations, and working in conjunction with the North Carolina Department of Natural and Economic Resources (now the North Carolina Department of Environmental Quality), the Town of Weaverville's original zoning ordinance was adopted with a unanimous vote of Town Council on June 19, 1978.

This original ordinance consisted of 23 pages and envisioned 3 zoning districts.

Today's version contains approximately 160 pages and 9 standard zoning districts and one overlay district. Regulatory language has been added over the years and now includes signs, landscaping, grading, special use permits, vested rights, dimensional requirements.

Following the implementation of zoning, the Town adopted its first land use plan on May 16, 1983. This plan, consisting of 28 pages of maps and text, was developed in conjunction with the Land-of-Sky Regional Council to "examine existing development patterns and to indicate a desirable arrangement for future land uses."



In response to continued and evolving growth in and around the Town, further versions of the land use plan were adopted in 1991, 2007, 2012, and 2019, each taking into account changes in demographics, development pressures, and the desires of the citizens of the Town.

With the 2019 plan calling for an update in 2025, this plan represents consideration of existing conditions and anticipated growth, the wishes of the citizens of Weaverville, and priorities, plans, and programs established by Town Council.

This plan is intended to serve as a policy guide for the Town in its future decisions related to land use and goals, strategies and plans for implementation are herein established.

## NEED FOR A COMPREHENSIVE LAND USE PLAN

As a condition of adopting and applying zoning regulations, North Carolina General Statutes require that a jurisdiction adopt and reasonably maintain a comprehensive plan. This plan sets goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction. This plan is also intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs.

## USE OF A COMPREHENSIVE LAND USE PLAN

Comprehensive land use plans are advisory in nature without independent regulatory effect, but must be considered by the Planning Board and Town Council when considering proposed amendments to zoning regulations and map amendments.

Town Council must prepare and approve a plan consistency statement when considering amendments to zoning regulations and that statement must also include an analysis of why Town Council views their decision as reasonable and in the public interest.

The Town's adopted Comprehensive Land Use Plan also establishes a framework for direction and accountability in the implementation of the Plan.



## ADOPTION OF THE PLAN

The Planning Board played an integral role in the development of the Town's Comprehensive Land Use Plan. On March 2, 2026, they conducted their final review of the Plan and, with a unanimous/majority vote, recommended that Town Council consider its adoption.

After proper notice, on \_\_\_\_\_ Town Council held a public hearing on the Plan and on \_\_\_\_\_ Town Council took action through the adoption of a resolution approved this Comprehensive Land Use Plan and all of its attachments as a guide to land use development and growth within the Town from 2026-2031.

# STUDIES AND STAFF ANALYSIS

## TOWN FACILITIES AND SERVICES

The Town owns and operates out of the following facilities:

- Town Hall, Administration, Finance & Police Department - 30 South Main Street
- Community Center and Recreation Complex - 60 Lakeshore Drive
- Fire Department - 3 Monticello Road
- Public Works - 15 Quarry Road
- Water Treatment Plant - Sams Road

There are approximately 22 miles of Town maintained public streets and about 6 miles of Town sidewalks.

Town parks that are in active use at Lake Louise and the Main Street Nature Park encompass approximately 24 acres.

Over 300 acres off Elk Mountain Scenic Highway is owned by the Town but not currently opened to the public. This property was severely damaged during Helene with a significant number of downed trees and is subject to a conservation easement that only allows passive recreation activity once an approved management plan is adopted.

The Water Treatment Plant can produce up to 1.5 million gallons of potable water each day and water is provided to customers through a system of pumps, tanks, and approximately 68 miles of waterlines. There are approximately 3,400 water meters and about 650 fire hydrants that are maintained throughout the system.

There are approximately 90 full-time Town employees that are dedicated to providing the following Town services:

- *police • fire • land use planning and zoning*
- *streets • sidewalks • parking • grounds maintenance • garbage collection • yard debris removal • leaf collection • stormwater*
- *water production • water distribution • recreation opportunities • sports courts and fitness equipment • playground equipment • walking trails • fishing pier • picnic areas • community programming that focuses on creative and healthy living • community events • private rentals of the community center • finance and other administrative services •*



## GROWTH PRESSURES

### Population and Development Projections

In preparation for the previous budget cycle, Planning staff assisted other departments with population and development projections to help forecast service delivery needs in the coming years.

During this exercise staff used the known unit count for projects which have been permitted but not yet constructed and multiplied by the household size of 2.8 provided by the most recent American Community Survey. This, when coupled with the most recent population estimate provided by the State Demographer’s office, produced a projected population of approximately 8,500.

While it is incredibly difficult to forecast when projects will be completed and occupied, it may be said that each of the projects considered have at least been permitted. Some may increase in intensity while others may significantly change or go away entirely. For example, the 202-unit apartment complex that was permitted for Ollie Weaver Road has now evolved into the future AdventHealth hospital campus.

Using information based on permitted developments seems to still be the best method staff has encountered to provide reasonably accurate projections of population. Weaverville’s population estimates are:

2010 Census	2020 Census	2024 State Demographer	Projected Population based on Permitted Projects
3,120	4,567	5,116	8,500

Population of other municipal jurisdictions within Buncombe and Madison Counties as reflected in the 2020 Census are as follows:

	2020 Census Population
Asheville	94,589
Black Mountain	8,426
Woodfin	7,936
Biltmore Forest	1,409
Mars Hill	2,007
Montreat	901
Marshall	777
Hot Springs	520



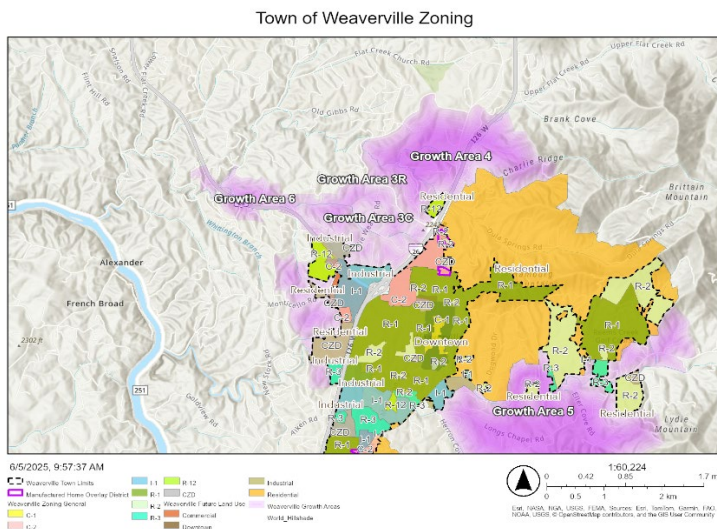
### Resolution Regarding Growth Areas

In December 2022 Town Council adopted the first iteration of a resolution regarding development in identified growth areas. Based initially on infrastructure availability and, therefore, the type and scope of development that could be supported, this

document has been amended and restated several times since its adoption to reflect evolving conditions in certain areas.

There continues to be development pressures along the periphery of the Town’s municipal borders. This document, for the first time since the loss of the former extraterritorial jurisdiction, provided guidance to the general public on the types of development that is likely to be experienced in certain areas, or the types of development that Town Council would support.

As the Town will continue to grow its municipal borders and service areas, through voluntary annexations and water allocations, this resolution has proven to be valuable to staff and the Planning Board. It, together with the future land use map, is frequently consulted when reviewing and providing recommendations or reports for Town Council’s consideration on certain land use decisions.



## AdventHealth Hospital Campus

In January 2025 Town Council adopted a conditional district for several parcels near the intersection of US25/70, Monticello Road, and Ollie Weaver Road for the purpose of housing the future AdventHealth hospital campus. AdventHealth anticipates that this campus will provide medical services for residents within several counties in Western North Carolina making this facility a regional draw for the Town.

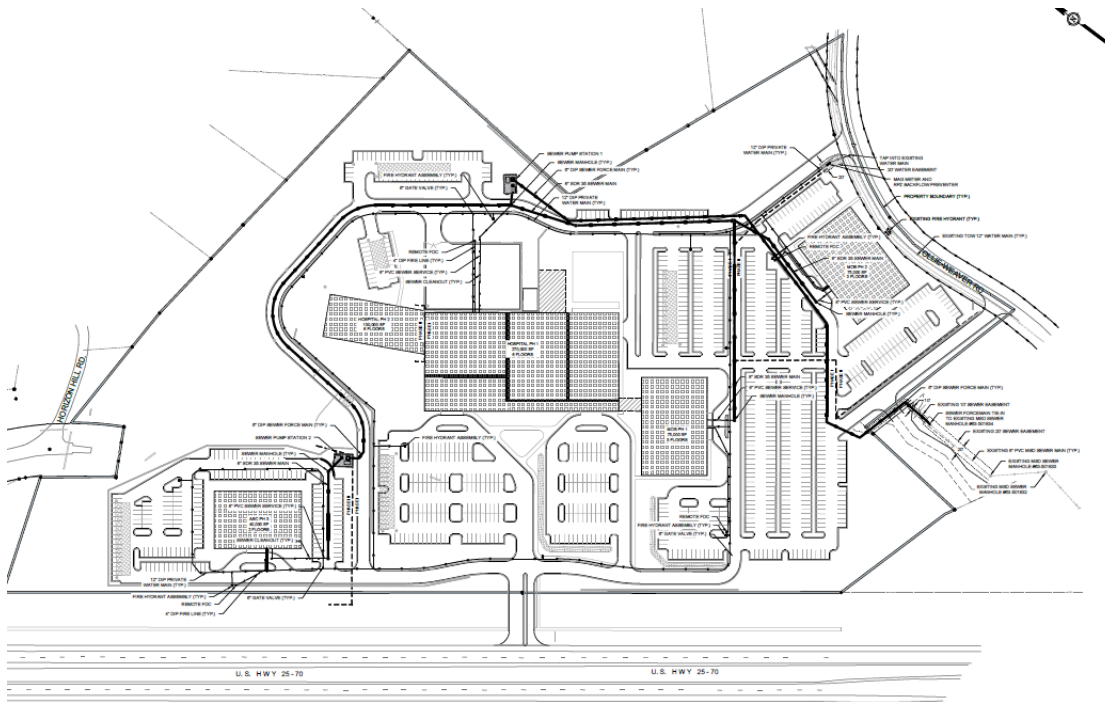
The initial phase of the project will consist of a hospital and a medical office building and is anticipated to be operational in November 2027. Future phases are planned to include a hospital expansion, additional medical office buildings, and an ambulatory surgery center.

As a result of two connections to roads owned and maintained by the state, a permit application including a traffic impact analysis was required to be submitted to the North Carolina Department of Transportation. While the result of this process is not

yet known, improvements to the transportation infrastructure are likely to be experienced in the immediate vicinity.

Medically related uses of land are likely to increase dramatically as a result of this hospital campus. Medical offices are permitted by right in the C-1, C-2 and I-1 zoning districts.

Area population and demand for housing is also likely to increase to accommodate the 1,000+ employees that are anticipated to work on this hospital campus.







These statistics show that the percentage of housing stock in a multifamily configuration rose by nearly 10% between 2010 and 2020.

Due to the timing of occupancy of several multifamily residential projects and the 2020 Census, it is likely that certain projects were not counted. These projects include the Holston apartments (237 units), the Retreat at Weaverville apartments (176 units), and the Northridge Commons townhomes (53 units). These three projects alone represent 466 residential dwelling units in a multifamily configuration and will be knowingly added to the housing stock for the 2030 census. This represents a tremendous increase in multifamily housing units within the census blocks where these properties are located.

These figures also do not include additional multifamily projects which have been permitted and are under construction. These projects include Encore at Reems Creek (139 units), the Meribel apartments (156 units), Pleasant Grove townhomes site 1 (40 units), and the Pleasant Grove townhomes site 2 (43 units). These four projects represent a further 378 units, bringing the total number of housing units that are likely to be completed and added to the 2030 census to 844.

Not accounting for the Maple Trace subdivision, which was fully built out at the time of annexation, it should be noted for contrast that the Town has approved one major subdivision totaling 35 single-family lots during this same five years.

### Reems Creek Corridor Growth

For much of the previous decade the Town's primary expansion of growth was found in identified growth areas two and three near the intersection of Monticello Road and Highway 25/70. However, over the previous months, this focus has shifted to the Reems Creek Valley known as growth area five. New developments approved in this area include:

Property / Project	Units
6 Pleasant Grove Road	43
9 Pleasant Grove Road	40
Encore at Reems Creek	139
21 Parker Cove Road	27
Winsor Built Reems Creek Village	35
<b>Total</b>	<b>284</b>

In light of the continued growth pressure in the vicinity and the availability of water and sewer in the valley, the 2025 update of the resolution concerning growth areas reduced the desired density of residential development in growth area five.

### Impact of Growth on Buncombe County Schools

Though not a function of the Town, it is recognized that the growth in and around the Town will continue to pressure the capacity of schools within the North Buncombe School District. Town staff has met with the principals of Weaverville Primary and Elementary to facilitate a positive relationship with these two schools that are located within the Town’s jurisdiction. Information on the future growth of the Town was shared so the County may begin planning for any potential school expansion projects.

North Carolina law does not authorize local governments to impose impact fees on new development to fund schools. Instead, schools are largely funded by state, federal, and local property taxes, making continued conversations with Buncombe County Schools on projected growth very important.

### Commercial/Industrial Development

Since Northridge Commons Shopping Center was established in 2008, there have been very little new commercial developments in the proceeding years. Properties at the terminus of Monticello Commons Drive remain empty with commercial zoning present. These properties represent the commercially zoned properties which have yet to be built upon.

Several of the large-scale retail stores, such as Walmart and Lowes, are located within Town limits and support the needs of the Weaverville community. These large retailers also serve as regional draws and bring a significant number of people to our area on a daily basis.

Industrial properties have largely ceased operating for industrial purposes within the Town. This trend is highlighted by the recent announcement that Thermo Fisher will be closing its operations in Weaverville in the coming months.

Several former industrial sites have mostly transitioned to multi-tenant occupancy providing a variety of small businesses within a larger building or site.

## INFRASTRUCTURE EXPANSION

### Town Water System Capacity and Distribution

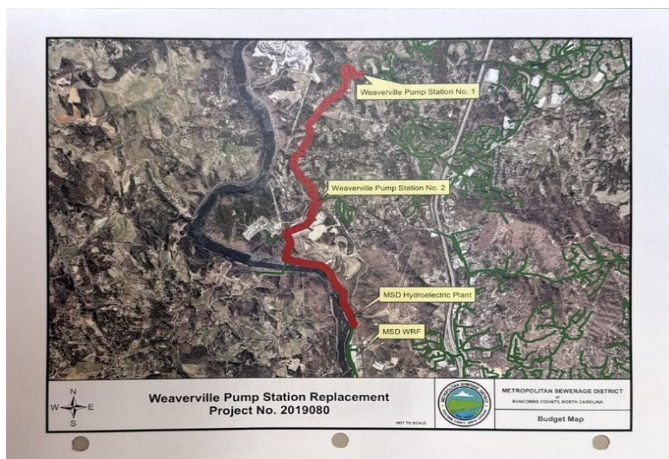
In 2021 the Town completed a new main water line running from the intersection of Ollie Weaver Road at Monticello Road to Clarks Chapel Road and then running the entirety of Clarks Chapel Road. This line is shown on the vicinity map as “Proposed Waterline” and is currently operational.

This new line provided needed redundancy, and therefore resilience, for the water system, but also opened up public water availability to the area lying northwest of the Town. With public water availability in this area, the opportunities for development have increased.

After a lengthy due diligence process to determine the feasibility of expanding the Town’s Water Treatment Plant, the Town has been working with engineers since 2021 on the expansion of that plant from 1.5 million gallons per day of water production capacity to 3.0 million gallons per day. That expansion is expected to be put out to bid in 2026 and completed in 2028. This added water capacity will provide water capacity for future development within the Town of Weaverville and surrounding areas.

### Metropolitan Sewerage District Capacity and Availability

Heavy growth has led to an increased demand for sewer allocations in Weaverville and the North Buncombe area. As a result, both Weaverville pump stations 1 and 2 are low on available capacity. The Metropolitan Sewerage District of Buncombe County has commenced pump station improvements to both stations to increase capacity. This project includes replacing pump station 1, replacing the existing 12-inch force main with an 18-inch force main, and converting pump station 2 into a smaller residential station. These upgrades represent an approximate \$24.4 million investment in the sewer infrastructure that directly serves the Weaverville area. Completion of these improvements is expected in 2026 and will provide additional capacity to serve a 50-year projection.



## Public and Private Road Policy

The Town of Weaverville maintains a public street system which includes streets and sidewalks that are publicly maintained and open for use by the public. The public street system also includes curbing and storm drainage systems that are connected or related to the streets.

In its sole discretion the Weaverville Town Council has the authority and right to determine the location and extent of its public street system and which streets and related infrastructure are to be publicly maintained by the Town. Town Code Section 24-81 provides Town Council authority over its public street system and enumerates the following factors regarding decisions impacting the Town’s public street system:

*General operational needs of the town, general fiscal needs and financial standing of the town, town strategic plans, comprehensive land use plans, economic development, traffic patterns, traffic or transportation plans, interconnectivity to other public streets, location of street, length and width of street and right-of-way area, topography and slope, number and types of uses along the street, affordable housing considerations, standards of construction of street and related infrastructure, anticipated cost of maintenance and repairs to the street, cost of maintenance of the public street system as a whole, any other factor found by town council to be reasonable.*

North Carolina legislation was adopted recently that prevents local governments from adopting street standards that are more stringent than NCDOT subdivision street standards. Since previously adopted Town street standards required more aggregate base and a thicker layer of asphalt than NCDOT subdivision standards, this new legislation will require amendments to the Town’s street program. This will include revisions to both the street standards and applicable Town Code provisions.

Town Council has included several high priority goals and actions related to this matter for compliance with North Carolina law and to study and possibly adopt guidelines and procedures related to evaluating existing streets that are being considered for possible acceptance into the Town’s public street system.

## PARKS AND RECREATION

The citizens of Weaverville deeply value Weaverville’s parks, open spaces, and recreational amenities.



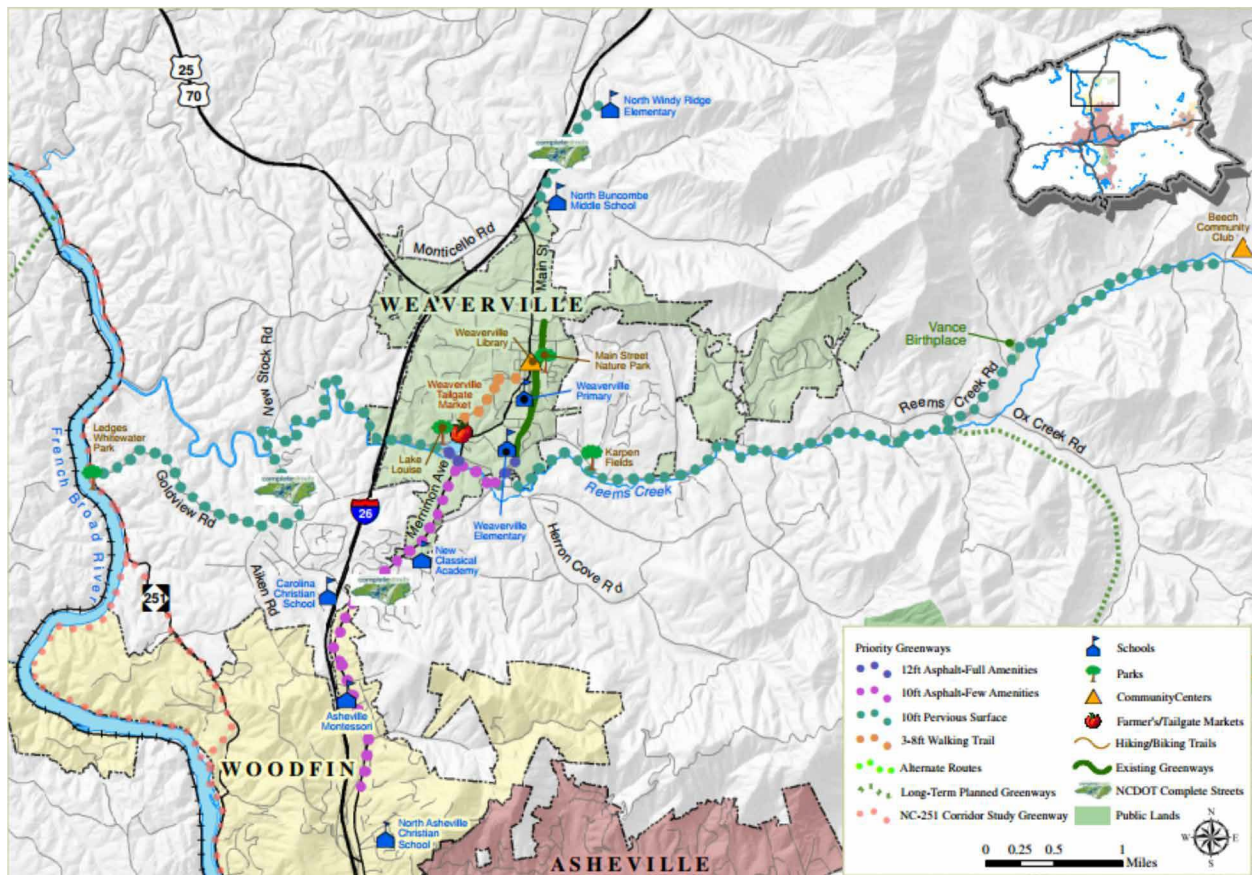
## Reems Creek Greenway

During the development of the Buncombe County Greenways Master Plan in 2012, a potential segment of greenway was identified along Reems Creek, partially within Town limits. The planned greenway would connect the French Broad River to Weaverville and points east toward the Vance Birthplace and the Beech Community. Since it's inclusion in the County Master Plan the Reems Creek Greenway had a feasibility study completed in 2014 which identified potential routes. In late 2025 a planning grant was applied for through the French Broad River Metropolitan Planning Organization and said grant is currently under consideration through their prioritization process.

The Reems Creek Greenway would be a strategic addition to Lake Louise Park and provide enhanced pedestrian access to points east and west of the park while providing additional recreational opportunities.

The conditional district which governs Northridge Farms includes language requiring connectivity from the development to the future Reems Creek Greenway.

As the Reems Creek Greenway project develops the Town is likely to consider adding an overlay district to its zoning regulations in order to more effectively secure routes for this future greenway.

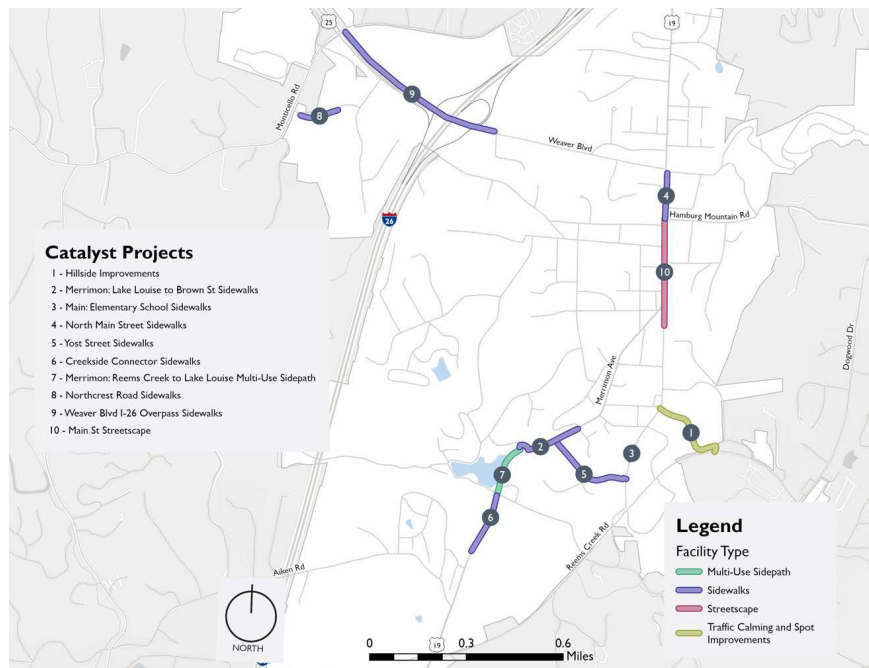


## Active Weaverville Bicycle and Pedestrian Plan

Outdoor recreational opportunities, such as walking and cycling, and pedestrian connectivity between neighborhoods and the downtown area continue to be important to the citizens within Weaverville.

In 2023, the Town adopted the Active Weaverville Pedestrian and Bicycle Plan (Bike/Ped Plan) was adopted in an effort to improve the existing system and to identify ways to provide new key connections. The purpose of the Bike/Ped Plan is to develop key connection locations for people walking and biking, and building a bicycle and pedestrian friendly town through programs and policies and ten catalyst projects:

- (1) Hillside Street improvements;
- (2) Lake Louise to Brown Street sidewalk along Merrimon Avenue;
- (3) Elementary School sidewalk along Main Street;
- (4) North Main Street sidewalk between Hamburg Mountain Road & Williams Street;
- (5) Yost Street sidewalk;
- (6) Creekside Village Connector sidewalk along Merrimon Avenue;
- (7) Reems Creek to Lake Louise multi-use side path along Merrimon Avenue;
- (8) Northcrest Road sidewalk;
- (9) Weaver Boulevard I-26 overpass sidewalks; and
- (10) Main Street streetscape.



The Bike/Ped Plan remains an important plan to have in place for the nine out of ten catalyst projects that involve NCDOT roads. This plan will force NCDOT to implement the sections of sidewalk described in these projects whenever they make improvements to the identified roads.

An Active Weaverville Steering Committee was established to set priorities and oversee the implementation of the Bike/Ped Plan. Since nine out of the ten catalyst projects involve NDOT roads and, therefore, not achievable without NCDOT, this committee is in the process of being redirected to more general recreational matters and may ultimately combine with the Recreation Advisory Committee that is currently inactive.

## STATUTORY LIMITATIONS

### Satellite Annexation

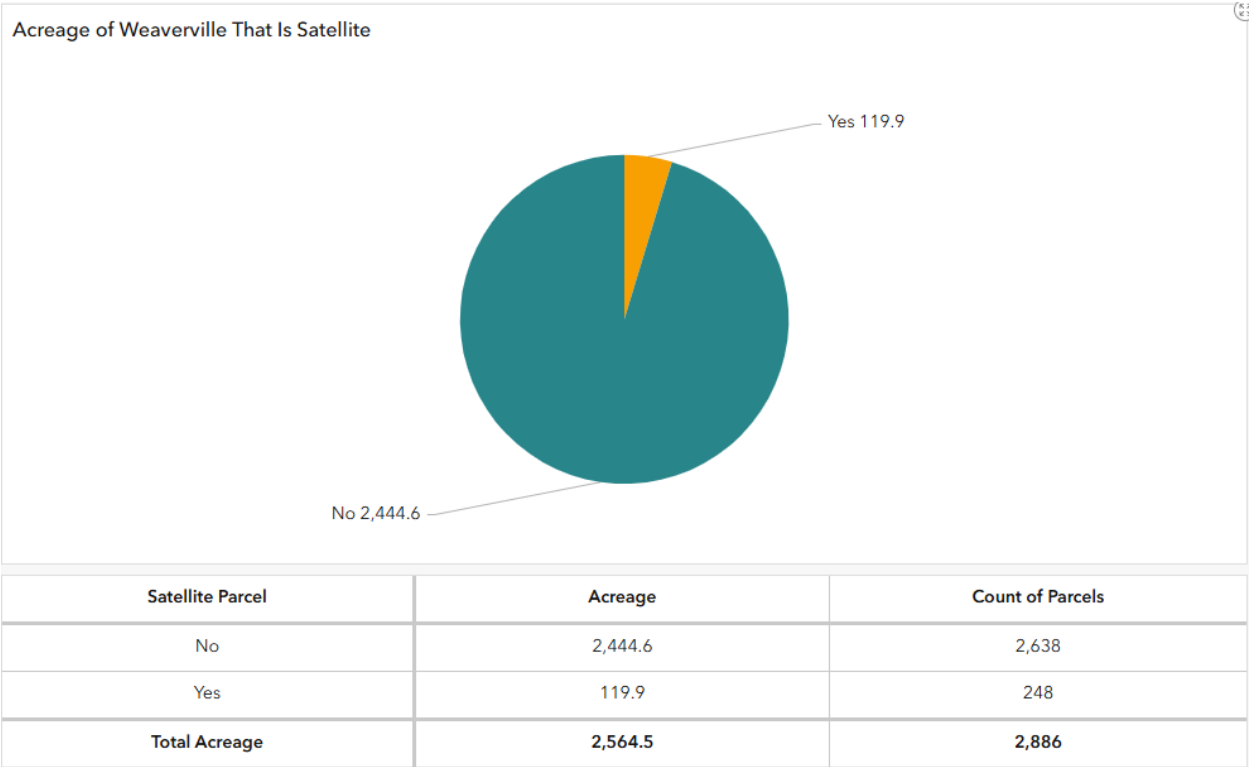
In 1967 the General Assembly passed local legislation giving the City of Raleigh permission to annex non-contiguous areas up to three miles from its existing city limits. These noncontiguous areas were quickly labeled “satellites” of the primary city, and this form of annexation became known as satellite annexation. Cities may now undertake satellite annexations under generally applicable legislation. The five standards a satellite annexation must meet as set out in G.S. 160A-58.1(b) as follows:

- (1) Some part of the annexation area must be within three miles of the annexing city’s primary corporate limits;
- (2) No point in the annexation area may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city;
- (3) The annexing city must be able to provide the same services to the annexation area that it provides to areas within its primary corporate limits;
- (4) If the area is a subdivision, the entire subdivision must be annexed;
- (5) The total area of a city’s satellites may not exceed 10 percent of the area within its primary corporate limits.

Of particular note here is standard number five which establishes a cap of 10 percent on total area of a municipality’s satellites compared to the area of its primary corporate limits. Currently the total incorporated acreage for the Town is 2,564.5 acres with 119.9 acres being in satellite areas. This results in the Town having a current satellite annexation percentage of 4.9%. Nearing half the statutory limitation on satellite annexation percentage, the Town should exercise great care in analyzing each satellite annexation moving forward.

The Town should also explore ways to lower or maintain the existing satellite annexation percentage should it wish to continue to annex properties that are not contiguous. This can be done by annexing properties which would bridge the gaps and make current satellite contiguous or choosing to provide water to desiring customers without annexing the property.

Lastly, and as many other towns have successfully done, Town Council has asked our legislative representatives to support a local bill that would exempt the Town from the satellite annexation cap. This legislation may be taken up at the next legislative session in early 2026.



**Down Zoning**

A portion of the Disaster Recovery Act of 2024 - Part III, Session Law 2024-57 (S.B. 382) significantly alters the authority for local governments to amend zoning ordinances. This newly enacted language provides that local governments can no longer “down zone” properties without the owner’s consent.

An article furnished by the University of North Carolina School of Government titled “Limits on Down Zoning” goes into great detail on how down zoning is defined and how the law is likely to treat down zoning initiated by the local government moving forward.

Downzoning is any act which affects an area of land in any of the following ways:

- (1) by decreasing the development density of the land to be less dense than was allowed under its previous usage;
- (2) by reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage;
- (3) by creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.

This law also establishes that the limits on down zoning were not only effective upon adoption, but also were applied retroactively to any down zoning adopted after June 14, 2024.

Staff conducted a review of all map and text amendments adopted after June 14, 2024, and believe that no zoning map amendment or text amendments adopted during this time were impacted by the down zoning law.

A bill to restore the ability to down zone within Buncombe County and the municipalities contained therein, has been sponsored by Senator Mayfield. The outcome of this bill has not been decided at time of the adoption of this Plan.

Until there is general or locally applied relief to the current limits of down zoning, the Town's ability to be proactive in regulating new uses or altering current regulations to respond to growth pressures is severely limited.

## MISCELLANEOUS

### Hazard Mitigation and Helene Recovery

The Town of Weaverville is currently operating under the Buncombe - Madison Regional Hazard Mitigation Plan adopted in 2021 and is actively being updated with a planned adoption in 2026. Participating jurisdictions include the counties of Buncombe and Madison and the municipal jurisdictions contained therein.

The Hazard Mitigation Plan seeks to mitigate hazard impacts on the existing development in our communities and to ensure that future development is conducted in a way that doesn't increase vulnerability.

The current plan establishes the following conclusions on risk hazards:

- (1) High Risk: severe winter weather; tornadoes / thunderstorms; flood; cyber; geological hazards (landslides)
- (2) Moderate Risk: drought; wildfire; hazardous substances; hurricane/coastal hazards; earthquake; dam failure; infectious disease
- (3) Low Risk: terrorism; EMP; radiological emergencies

The Town has also work with Buncombe County and other municipal jurisdictions on a Hurricane Helene Recovery Plan. The Countywide Helene Recovery Plan was adopted in November 2025 and will further aid in economic, infrastructure, environmental, and community resilience and emergency preparedness. The Town has identified 14 projects to focus on in its recovery from Helene in order to increase emergency preparedness, community resilience, economic resilience, environmental resilience, and infrastructure resilience.

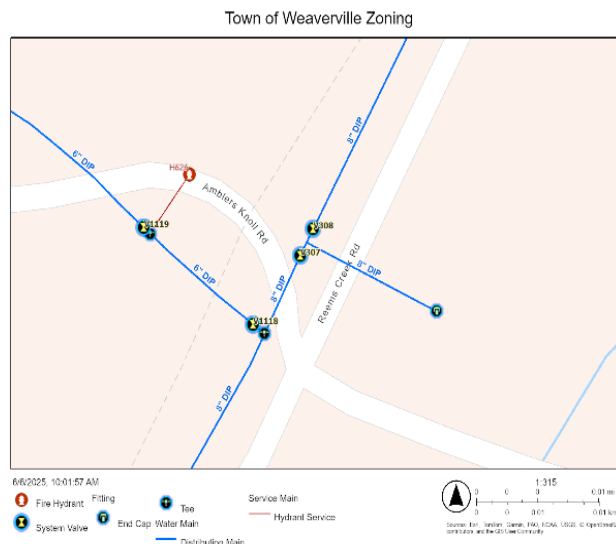
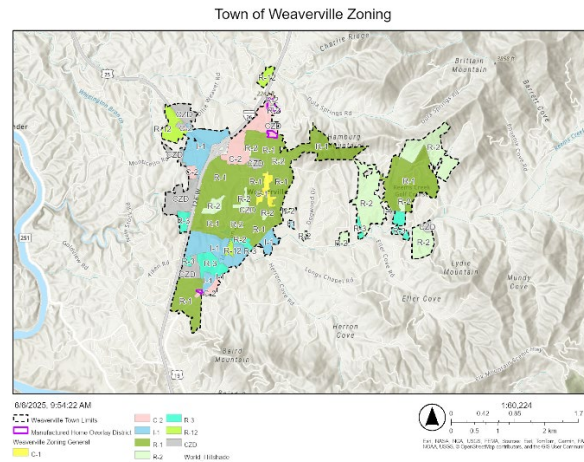
## Town Geographic Information System (GIS)

A goal of the most recent Comprehensive Land Use Plan was accomplished in April 2022 with the implementation of a Town GIS system.

At implementation, this system included a zoning layer showing the established zoning of each individual parcel in Town, as well as the municipal limits. Additional information related to Buncombe County zoning, the Town's future land use map, and the Town's growth areas have since been added to the system. This system allows the Town to accurately reflect annexations and zoning changes in nearly real time.

The system has now been expanded to include a stormwater system layer that was created with the assistance of grant funding and the Land of Sky Regional Council.

A Weaverville water network viewer has also been created for Town staff to accurately locate features of the water system such as individual water lines, fire hydrants, and valves. This layer is not publicly viewable for security reasons, but is an invaluable resource for those working within the Town's water system.



# PUBLIC INPUT

## CITIZENS' SURVEY AND INPUT SESSION RESULTS ON COMPREHENSIVE LAND USE PLAN

### INFORMATION SESSIONS AND PUBLIC INPUT ON **COMPREHENSIVE LAND USE PLAN UPDATE**



**MONDAY JUNE 16**  
**4:00-5:30 pm and 6:00-7:30 pm**

Community Room of Town Hall  
30 South Main Street, Weaverville, NC

ORGANIZED GROUPS CAN REQUEST AN  
INFORMATION/INPUT SESSION FOR JUNE  
AND WE WILL COME TO YOU

Contact the Town for more information or to schedule:

**TOWN OF WEAVERVILLE**

Planning Department  
828-484-7002

Below is a summary of the results of 308 online survey responses and responses from approximately 45 in-person participants given during the information and public input sessions held on June 16, 2025.

Priority – Housing Affordability	#
• High Priority/Important	12
• Low/Not a priority	6
• Out of our control	2
• Stop building	2
• Less Apartments, more homes	2
• Not if they lack character	1
• Make R-1 lots smaller	1
• Denser housing with ownership	1
Priority – Housing Options (Types)	#
• High priority/Important	8
• Low/Not a priority	10
• No more high density/Apartments	8
• Denser housing/multifamily - prioritize apartments	5
• Keep downtown less dense	2
• Mixed use in an expanded downtown/develop in or near downtown	2
• Limit Reems Creek Area to low density	1
• More mixed use/more variety in housing options	1
• More diversity in size	1
• More multi use development	1
• Limit apartments to Walmart area	1
• Multi-use building on Main St. ex. Retail downstairs/Residential upstairs	1
• More affordable and fitting architecture	1
• Focus on existing residents/taxpayers	1
• We must offer homes for working citizens	1
• Need to limit - schools and roads can't handle	1
Priority – Passive Recreation, Open Spaces, Greenways	#
• High priority/Important/Yes	26
• Greenways and Sidewalks	18
• Enclosed dog park	2
• Build the park on Clinton St.	1
• All 3 should be found in each new neighborhood	2
• Develop biking/hiking trails at watershed	1
• Green spaces and preservation, less development	1
• More passive rec spaces for kids	1
• Get bikes off the roads	1
• Medium priority	3
• No - does not serve all residents	1
• Protect the tops of our mountains	1
• Native plants along greenway	1

Priority – Active Recreation/Sports	#
• High priority/for adolescents	10
• Sports Complex i.e. Brevard Sports Complex, ball field, soccer	5
• Low/Not a priority	11
• Medium priority	3
• More courts like basketball/indoor pickleball	4
• Bike/Skate park	1
• Community Pool	2
• Consider a tract along Reems Creek	1
• Build near highway	1
• A hockey/skating rink	1
• Move them to outskirts of town, not in	1
• Behind post office	1
Priority - Bicycle/Pedestrian Accessibility & Safety	#
• High priority/Needed	17
• Low priority	3
• Medium	4
• Bike lane on Reems Creek Rd./Around town	6
• Keep cyclist off roads/separate path	3
• Flashing lights at crosswalks	2
• Connect Yost to Lake	1
• Sidewalks along Merrimon/across bridge/Around town	8
• Hillside St. improvements needed as Reems Creek develops	1
• Walkability from all directions to downtown/Weaver Blvd.	1
Priority – Sidewalk Program	#
• High priority	21
• Sidewalk on Reems Creek	3
• Sidewalk on Yost	1
• Sidewalk on Hamburg Mtn down Dogwood to Karpen	2
• Sidewalk on Salem	3
• Trimming trees on sidewalks	2
• We have plenty/No/low priority	4
• Medium	2
• Sidewalks to lake area	3
• Stop payment in lieu of sidewalk	1
• Finish sidewalk east N. Main, past Yellow Mug	1
• Widen sidewalks	2
• Priority on Main St. - lower elsewhere	1

Priority – Downtown Character	#
• High priority/Maintain or enhance	26
• More/better quality restaurants/local - no chains	9
• Fewer real estate offices	1
• Low priority	3
• Medium	1
• Add a public bathroom near nature park	1
• Motor bike gassing noise should be illegal	1
• More places to do something, not just eat and buy	1
• Keep holiday community activities	1
• Continued development based on our history	1
• Avoid high density	1
• Improve crosswalks/make pedestrian centric	1
• Main St. power lines underground	2
• Use of murals on public buildings	1
• Trees give character	1
• Main St. streetscaping	1
Priority – Parking Availability	#
• Needed/high priority	11
• Important downtown/more off Main St.	6
• Away from Main St. but close enough to walk	1
• Build lots at town edge, have bus service	1
• Low priority	6
• Educate that church lots are available	2
• Stop pushing all parking to Methodist Church	1
• Stop parking on side streets, Alabama, etc.	2
• Where do people park?	1
• Perceived issue	1
• Only a problem at community center	1
• There's enough parking	1
• Build parking garage	3
• Enough parking if you stop building	1
Priority – Traffic Calming	#
• High priority	13
• Reduce speeds	2
• Low priority/not necessary/traffic is slow	2
• Round-a-bouts	1
• Safer crosswalks/additional signage/flashing lights	2
• Yes, less development/stop building	3
• Critical with hospital and new development	3
• Speed bumps near crosswalks on Main	1

• Especially in residential areas	1
• Noise ordinance in downtown	1
• More traffic studies	1
• More by Lake Louise	1
• People speed and do not stop at stop signs	1
• Traffic is horrible with the population and building	1
• More traffic calming by Banks Town Rd	1
Priority – Public Transportation	#
• High/yes/needed	4
• Not necessary/low/waste of resources	15
• Shuttle from Weaverville to Asheville	4
• Shuttle between downtown and hospital	1
• Shuttle from Reems Creek, Merrimon, Weaver Blvd	1
• Desperately needed with I-26 connector coming soon	1
• Maybe	1
• Bus to Asheville, Woodfin, Madison County	1
• Not big enough	3
• Seasonal bus routes	1
Priority – Streets Program	#
• High priority	7
• No, streets are good	4
• Widen streets	2
• Determine how much Main St. traffic is not local and divert	1
• Make sidewalks required for all streets	1
• Keep on street improvement schedule	3
• Plan walkability/bike ability where possible when designing streets	1
• Reems Creek Rd. needs safety measures	1
• Pressure DOT to fix roads	1
• Need center yellow lines in neighborhoods	1
• Streets team does a great job	1
• Protection of traffic safety and flow	1
• Lots of potholes	1
• Neighborhoods make our town	1
• Maintenance	1
Priority – Economic Development	#
• High priority	4
• No/Low	4
• Support entrepreneurs/Prioritize small business	3
• Plan for massive job & traffic growth associated with Advent	1
• More diverse economic base	1

- Don't out zone smaller development 1
- Support businesses already here 1
- Quit inhibiting growth - welcome it 1
- Stop building 1
- Good, if in keeping with historical character 1
- Spread the wealth 1
- You're doing a nice job 1
- WBA is great 2
- Attract more businesses/food options downtown 1
- More professional jobs so kids come back 1
- Buy Presbyterian church when it collapses 1
- Don't want to see Weaverville over-promoted like AVL 1
- Concerned about too much growth 1

Priority – Town Infrastructure

#

- 
- High priority 11
  - Medium 1
  - Bury wires underground, no power poles out 3
  - Helene has shown the importance of reliable service 1
  - Develop roads/lights with construction 1
  - Not able to handle increasing population 2
  - Lost its small-town charm 1
  - You're doing a nice job 1
  - Harden electrical and water systems 1
  - Invest to maintain, improve and expand. 1
  - More recreation facilities 1
  - More sidewalks 1
  - Needs improvement 1
  - Must keep up with growth 2
  - Priority - roads, water, schools 1
  - Infrastructure should be integral part 1
  - Shuttles or bus services 1
  - Need turn lanes near new apartments by Lake Louise 1

Priority – Town Services

#

- 
- High priority 10
  - Needs improvement 1
  - Medium priority 2
  - Satisfied as is/Excellent Services, excellent staff 17
  - Needs to maintain with growth 2
  - Make pay and benefits competitive to keep qualified staff 1
  - Larger trash cans 1
  - Make parks/community center as accessible as possible, dawn to dusk 1

• More police	2
• Shouldn't pay more for less services	1
Priority – Environmental Protection	#
• High priority	21
• Medium priority	2
• Low priority	2
• Allowing too much development	2
• Low impact development-address stormwater, prevent pollution	1
• Spend more on sewer treatment plant	1
• Make sure new industry is safe for soil	1
• We all thrive where the environment is protected	1
• Encourage recycling	1
• Protect trees	2
• Resident education	2
• Maintain natural beauty	2
• Join BeeCity designation	2
• Stop allowing cookie cutter neighborhoods in rural	1
• Protect our water and green spaces	1
• Climate change is real. Must always be in mind	1
Priority – Community Engagement	#
• High priority	9
• Increased presence on social media/newsletters have been great	2
• Medium priority	1
• Needs improvement	3
• Low priority	3
• More events, music on main, nature park music, etc.	4
• More town halls on issues	2
• More home ownership will lead to more involvement	1
• Provide incentives for a concert/event venue near, but not in town	1
• Activities for all ages/stages	1
• Consider neighbor to neighbor program	1
• Not all about retirement age residents	1
• Hire part time communications manager	1
• Nice job with community center/citizen's academy	1
• Town council and especially mayor is not engaged	1
• Newcomer's club to welcome new residents	1
• Programs for middle aged people	1
Priority – Disaster Resiliency	#
• High priority	12
• Vital, do not overbuild	1

- Formalize a plan 3
- Continue to plan for future issues, power, water 1
- Do better like Black Mountain did 1
- Harris did a great job 1
- FEMA cuts hurt. We should help as best as we can 1
- Neighbor to neighbor program 1
- Needs improvement 3
- Communication system, timelier, more pathways 3
- Low impact development to manage stormwater 1
- Appreciated help from all the churches 1
- More info about Town, County, State collaborations 1

Priority – Other

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- Tree Canopy
- Controlled growth
- Stop allowing large developers to destroy our land
- Affordable housing for seniors
- Aiken Rd is dangerous
- All parks and courts open during daylight hours
- Keep new apartment and condo developments minimum
- Move pickleball court out of neighborhood
- Greenways
- Stop building
- Community-wide school events
- Council should focus on serving existing residents
- Small business development
- Get ready for growth. Asheville is struggling
- Need robust communication with citizens
- Build center for access to services people need
- A real fitness center with indoor/outdoor pool
- Severely control growth
- Merrimon Ave speeding and horrible traffic
- Improving infrastructure prior to more development
- Support infrastructure needed rather than stopping
- Reduce traffic to downtown Weaverville

Question – What has worked over the last few years?

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- Community involvement
- Town Services
- Town work with FEMA, yard debris pickup
- Festivals, special events
- Community center & programs
- Lake Louise investments, playground investments

- Excited for the hospital
- Public works
- Fire department
- Citizens Academy
- Very little/Nothing
- Support for local businesses
- Town is extremely well run
- Sidewalks in town, but need more
- Pickleball courts
- The city has built a cultural mix downtown

Question – What has not worked over the last few years?

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- Annexation of developments with substandard infrastructure
- Allowing huge complex i.e. Northridge Farms
- Noise
- No sidewalks
- Traffic
- Letting anything come in from anywhere
- Too many approvals for apartments
- Town management and governance seems like a soap opera
- Growth and development
- Ignoring streets and collapsing drain culverts
- No more fast-food chains, no more Starbucks
- Communication in storm
- Incentives for low-cost housing
- Keeping developers and unhealthy restaurants out
- Building so much on Reems Creek, causes flooding
- Expanding the water plant is bad, too much growth
- Nowhere to bring the dogs so they can run safely
- Downtown congestion, traffic bottlenecks at Main & Weaver
- Pace of development is too fast
- Sidewalks end before Lake Louise
- Cleaning and trimming on N Main sidewalk
- Input given and not followed
- Too many neighborhoods with no neighbors
- Council approving large apartment complex is awful
- Moving recycling to every other week
- Too much chain/corporate development
- Lake Louise roadway should be one-way
- Too many shopping centers/apartments buildings
- Not allowing new businesses - too many barriers
- No communication about town government with citizens
- Bad attitudes

- Overdevelopment starting with Walmart/Lowes townhomes
- Population exceeding infrastructure
- Bike lanes on Merrimon, rarely used
- Downtown is stagnant, too many real estate offices
- Downtown congestion, parking for Main St shops

Question – What should we protect, preserve or enhance?

- Traffic safety/flow & greenspace as much as possible
- Small town atmosphere
- Capitalism
- The old houses / land / local restaurants
- Protect character of town and green space
- Add greenway parks, landscaping downtown beyond GCW
- Character and welcoming personality of town
- Local restaurants and businesses
- Events, nature park, community center, services for vulnerable
- As needed
- Green spaces, steep slopes, water
- Forests, parks, green spaces, farms
- Small town feel
- Single family zoning
- Provide access to town property assets in the woods
- Walkability
- Neighborhoods surrounding downtown
- More spaces for kids. Invest in town owned spaces
- Downtown beauty by low density and trees
- Charm, environment, greenspace
- Preserve small town vibes & enhance walkability
- Keep protecting the flora, public safety
- Enhance pedestrian access
- Town services and infrastructure
- Walkability, parks, recreation, green space
- Environment
- Stop allowing Reems Creek overdevelopment
- Main St. businesses
- Nature park
- Small size
- Character, schools
- Available nature, trails, streams
- Small town charm, rural character
- Preserve our mountains
- Natural spaces
- Downtown, parks, Lake Louise

- Our greenspaces
- Lake Louise, older buildings
- Nature Park, Lake Louise
- Small-town charm
- Small town, services are great
- Less traffic, preserve downtown
- Remember to preserve WVL character
- Downtown and walkability
- Well planned town growth
- Natural space, parks, preserves
- Small town feel, un-politicized library
- Our small-town character
- Green spaces, environment, sense of community
- Green spaces, air and water quality, cute town
- Enhance recreational activities
- Space/locally owned businesses
- Downtown character - needs to grow with style
- Protect the historical integrity of Weaverville
- Natural spaces
- Forests
- Anything, everything, buy land, more parks, trails
- Stop overdevelopment, preserve current atmosphere
- Forests, farms and small-town charm
- Green space, small town feel, sense of community
- Keep downtown small and let the rest grow
- Parades
- Cross connection with Asheville water
- Pedestrian/Bicycle accessibility
- Tree canopy/parks/greenspace
- Small town feel

Question – What should we avoid or prohibit?

---

- Overcrowded schools, traffic snarls
- Over taxing the citizens
- Annexing for cheap housing - especially rental units
- Building apartment blocks
- Over developed
- More apartments and townhomes
- Expansion of short-term rentals
- Prohibit more multifamily housing. Traffic is horrible
- Over development, discrimination
- Less fast food on Weaver Blvd
- Chain Restaurants and businesses

- Fast food, unchecked development, noise
- Inconsistency in permitting procedures
- Large housing developments clearing land
- No more big box stores or big developments
- As little as possible
- Continued tightly packed housing developments
- NIMBY-ism (not in my backyard)
- Reassess home values - do not raise tax rate
- Stop it with the fast-food restaurants, etc.
- Overcrowding; e.g. more apartments
- More cars and the traffic they create
- Additional congestion, traffic flow issues downtown
- No overgrowth beyond services and roads
- Prohibit cookie cutter development in our countryside
- Noise
- More housing development
- Loud noises, disturbances
- No more fast food and storage businesses
- More new building and housing
- New building without thoughtful infrastructure
- Uncontrollable house building
- Rapid increase of population without adequate flow
- Too much growth without infrastructure
- Fast, rude drivers
- Letting DOT get by without finishing work in town
- New apartments
- Avoid more apartments, townhouses
- Letting outsiders tell us what to do
- Avoid trying to become a little Asheville
- Excess multi-unit housing, creates population density
- Fast food culture
- Noisy and speeding vehicles
- Repeats of W.T. Weaver shopping zone development
- Sprawl on the edges of our community
- Need noise ordinance for Main St.
- Tall buildings downtown, large signs anywhere
- Roads without bike lanes and sidewalks
- Big box, chains
- Stop losing farms in Reems Creek
- Avoid looking/acting like Asheville
- Develop that taxes our infrastructure
- More pickleball courts
- Overcrowding in schools, roads, running out of water

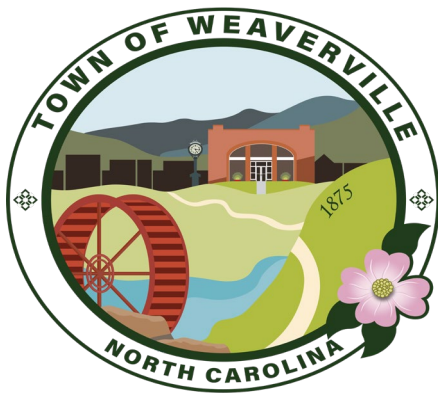
- Prohibit high density building

Question – What are issues we will face in the next few years?

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- Overcrowded streets and resources
- Sprawl and high traffic
- Water resources
- More traffic, empty apartments - too many built
- Commercialization
- Traffic due to over development
- Population growth/housing need/cost
- Traffic
- Issues due to population growth
- Housing, population increase, traffic on Main
- Influx of people wanting to be Asheville adjacent
- Too much growth without proper infrastructure
- Recovery, growth, aging population, demographic shift
- Uncontrolled growth
- Growth, development, parking, green spaces
- Aging population
- These housing developments are terrible
- People that moved here for small town will leave
- Traffic becoming a real problem on two lane roads
- Overcrowding, reduced services, increased traffic
- Airbnbs
- Overwhelming tourist numbers
- So much growth
- Congestion
- Schools overcrowded, crime
- So much building - traffic, loss of charm
- Acculturating new residents & mitigating traffic
- Overcrowding
- Too many apartments & new houses that aren't affordable
- Distracted drivers
- Increased demands on infrastructure and housing
- Climate issues, congestion
- Tax money to build or rebuild without the feds
- Keep the large developments near Walmart
- Limited growth
- Too many cars
- Overcrowding, limited water resources
- Environment. Getting younger as a community. Costs
- Population density. Roads are too crowded
- Explosive growth without needed services

- Increase population
- Growth
- Environmental, need access to more recycling options
- Congested traffic on Weaver Blvd
- Overgrowth, becoming like Asheville
- Parking, overcrowded classrooms
- Traffic
- Traffic and more traffic. Need plans now.
- Congestion, traffic, crime, etc. unchecked growth
- Infrastructure keeping pace with population growth
- Infrastructure concerns
- Rapid population growth impact on roads and services
- Possible increased political polarization
- There will be lots of growth in the next few years
- Growth and need for capacity building in advance
- Traffic, growth, weather, threat to democracy
- Traffic and lack of recreational appeal
- Out of control costs/growth
- Traffic, population growth
- Over development
- Land that was compromised from hurricane, landslides
- Traffic, cars, people, loss of charm
- Water quality, schools crowded. Traffic, crime
- Influx of people move here due to climate change
- Careful planning of expansion and execution
- Increased everything



## GUIDANCE FOR LAND USE DECISIONS

### USE CATEGORY DESCRIPTIONS

The following use categories shall be used in reviewing and interpreting the Future Land Use Map:

#### **DOWNTOWN**

This land use classification represents the original core of the Town including the central business district and adjacent residential areas and transitional areas. A variety of businesses and uses exist within this area to serve the needs of the community while simultaneously drawing a larger population including tourists to the area. In the downtown core restaurants, retail establishments, service establishments specialty stores and galleries, and civic and institutional uses are woven together within historic buildings and active streets creating an atmosphere conducive to pedestrian activity. This core commercial area is often referenced for its “small town charm” which is called to be specifically protected and preserved within previous iterations of the Town’s comprehensive land use plans.

#### **RESIDENTIAL**

Surrounding the downtown core are primarily single-family residential neighborhoods that contain historic bungalows and arts and crafts style homes. Scattered within these areas are several historic churches, the Town’s community center and parks, and new residential construction. Other residential areas include the Reems Creek Golf Course, Reems Creek Villages, Hamburg Mountain, Woodland Hills and more dense residential developments such as Creekside Village, Hamburg Crossing and Kyfields. Future residential areas are defined on the Future Land Use Map as areas that support further residential construction, and the character of these areas can be respected by observing the dimensional standards of the zoning district in which they are located.

#### **COMMERCIAL**

This land use classification is intended to identify and reinforce the existing general commercial use patterns. The Town’s primary commercial areas are, in addition to the downtown core, North Main Street and Five Points, Northridge Commons, Weaver Boulevard, and southern Merrimon near the intersection of Merrimon Avenue and

Garrison Road. These identified areas serve different roles for the community with Northridge Commons serving a regional retail role with national retail establishments, Weaver Boulevard serving a mix of local and regional retail role and Five Points and Southern Merrimon who have a smaller local retail role.

## **INDUSTRIAL**

Land designated for future industrial land use are such areas which have already been developed for such a purpose. Given the topography of the area, large scale development sites such as these are rare and may prove to be an asset to the Town even as the manufacturing economy evolves. Given the close proximity of these sites to present residential development, the Town's focus on such future industrial development should be on light industrial uses with few, if any, external environmental impacts.

## **FUTURE GROWTH AREAS**

Areas shown as future growth areas on the Future Land Use Map, and reflected within the resolution concerning growth areas, are where the Town has experienced a variety of development pressures ranging from high density single family residential development and multifamily residential development to local retail establishments and restaurants. These areas include the Gill Branch Valley, Monticello Road west area, Ollie Weaver Road area (commercial and residential), I-26 corridor, Reems Creek Valley, and US Highway 25/70 corridor. There is a belief that development pressures will continue to exist in these areas due to the transportation and utility infrastructure present.

## **FUTURE LAND USE MAP**

The Future Land Use Map attached hereto as **ATTACHMENT A** is hereby approved and incorporated herein by reference for use by the Planning Board and others in reviewing and analyzing land use decisions. This map should be reviewed on a regular basis and any amendments to said map shall be reflected in this Plan.

## **ZONING MAP**

The most current version of the Town's zoning map is attached to this Plan as **ATTACHMENT B** and incorporated herein by reference. When zoning map amendments are made, **ATTACHMENT B** shall be updated to reflect the resulting map.

## **RESOLUTION REGARDING GROWTH**

Any resolution adopted by Town Council that provides guidance concerning growth within the Town's municipal limits or within identified growth areas is attached hereto as **ATTACHMENT C** and is hereby incorporated by reference so that it will be fully considered when analyzing land use matters for consistency with this Plan.

## TABLE OF STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

A Table of Stated Goals, Responsibilities, and Priorities serves as the backbone of this Plan's implementation. This Table shows one-, two-, and three-year priorities and provides Town staff and the Planning Board with an action plan consistent with this Plan. The Table is reviewed and updated on a regular basis by Town staff, the Planning Board and Town Council, usually annually. The most up-to-date version of the Table is attached hereto as **ATTACHMENT D** and is incorporated herein by reference.

## OTHER ADOPTED PLANS, STUDIES, INFORMATION

Town Council has adopted several studies and plans that provide guidance to the Town in land use and other decisions.

The following information, studies and plans are attached hereto and incorporated herein by reference and shall be automatically updated as amendments are made or updated information is available:

- ATTACHMENT E** - Reems Creek Greenway Feasibility Study (2014)
- ATTACHMENT F** - Parks and Recreation Master Plan (2018)
- ATTACHMENT G** - Active Weaverville Pedestrian and Bicycle Plan (2023)
- ATTACHMENT H** - Town of Weaverville Strategic Plan (2025)
- ATTACHMENT I** - Helene Recovery Plan (2025)
- ATTACHMENT J** - Sidewalk Priority List (2022)
- ATTACHMENT K** - Table of Completed Goals (2019-2025)
- ATTACHMENT L** - Current Demographics (2025)

# ACKNOWLEDGEMENTS

## Weaverville Town Council

Mayor Dee Lawrence  
Vice-Mayor John Chase  
Peter McGuire  
Jennifer Young  
Phil Barnett  
Mark Endries  
Andrew Nagle

## Weaverville Planning Board

Chair Jane Kelley  
Vice Chair Michael Sollazzo  
Donna Man Belt  
Jonathan Brown  
Fred Borth  
Brent Koenig

## Town Manager

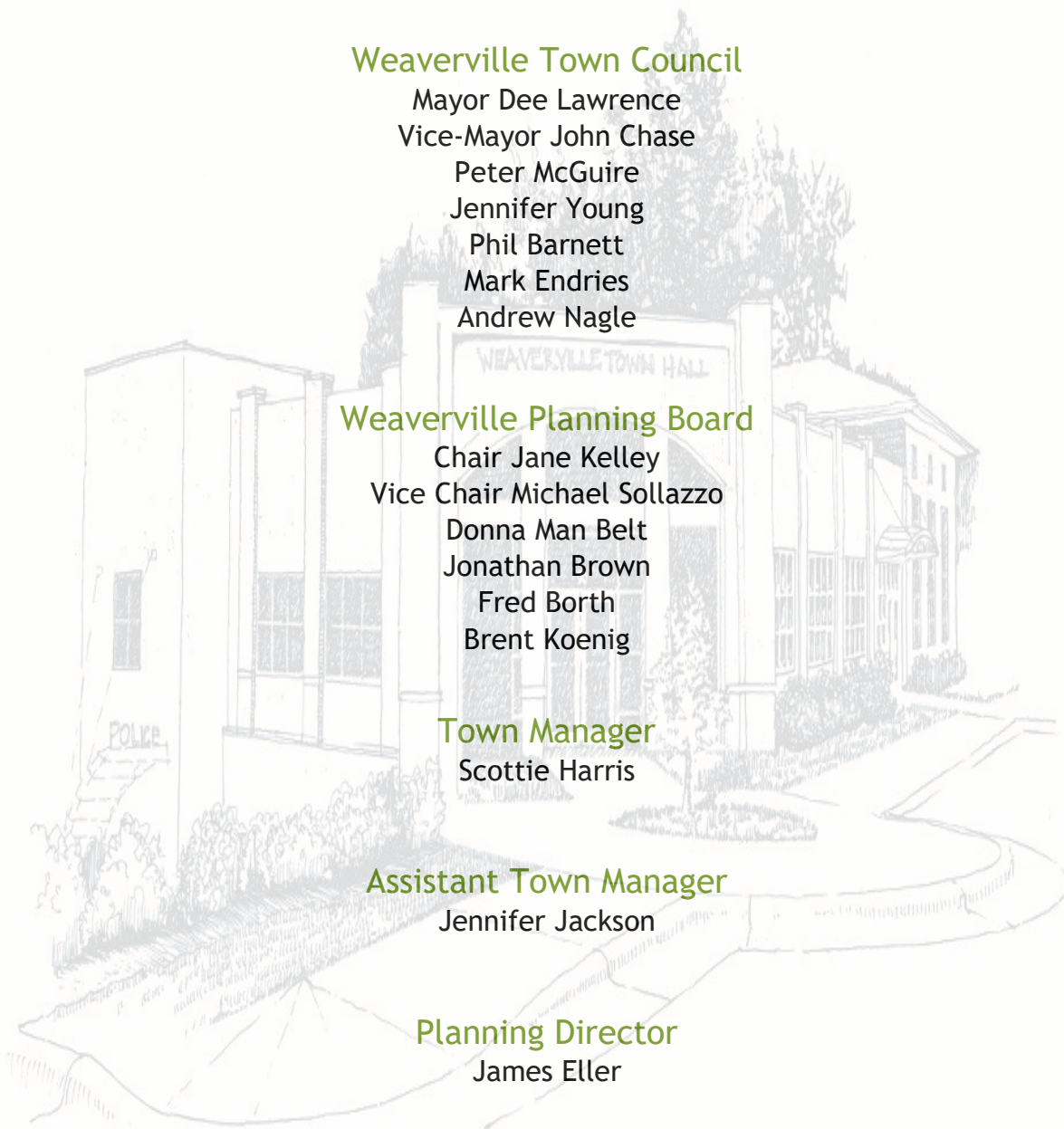
Scottie Harris

## Assistant Town Manager

Jennifer Jackson

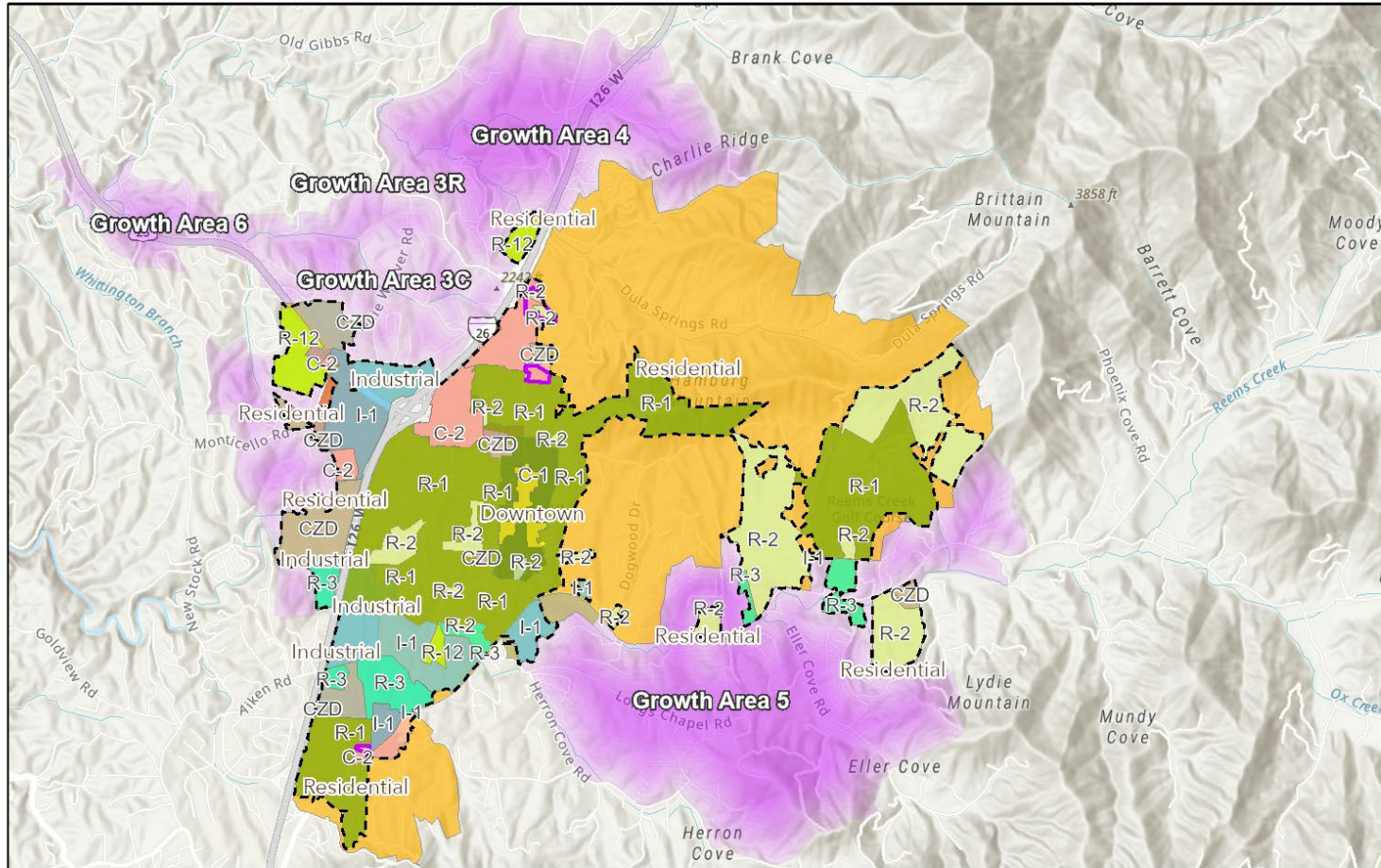
## Planning Director

James Eller



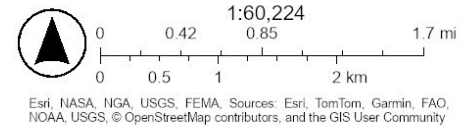
# ATTACHMENT A

## Town of Weaverville Zoning



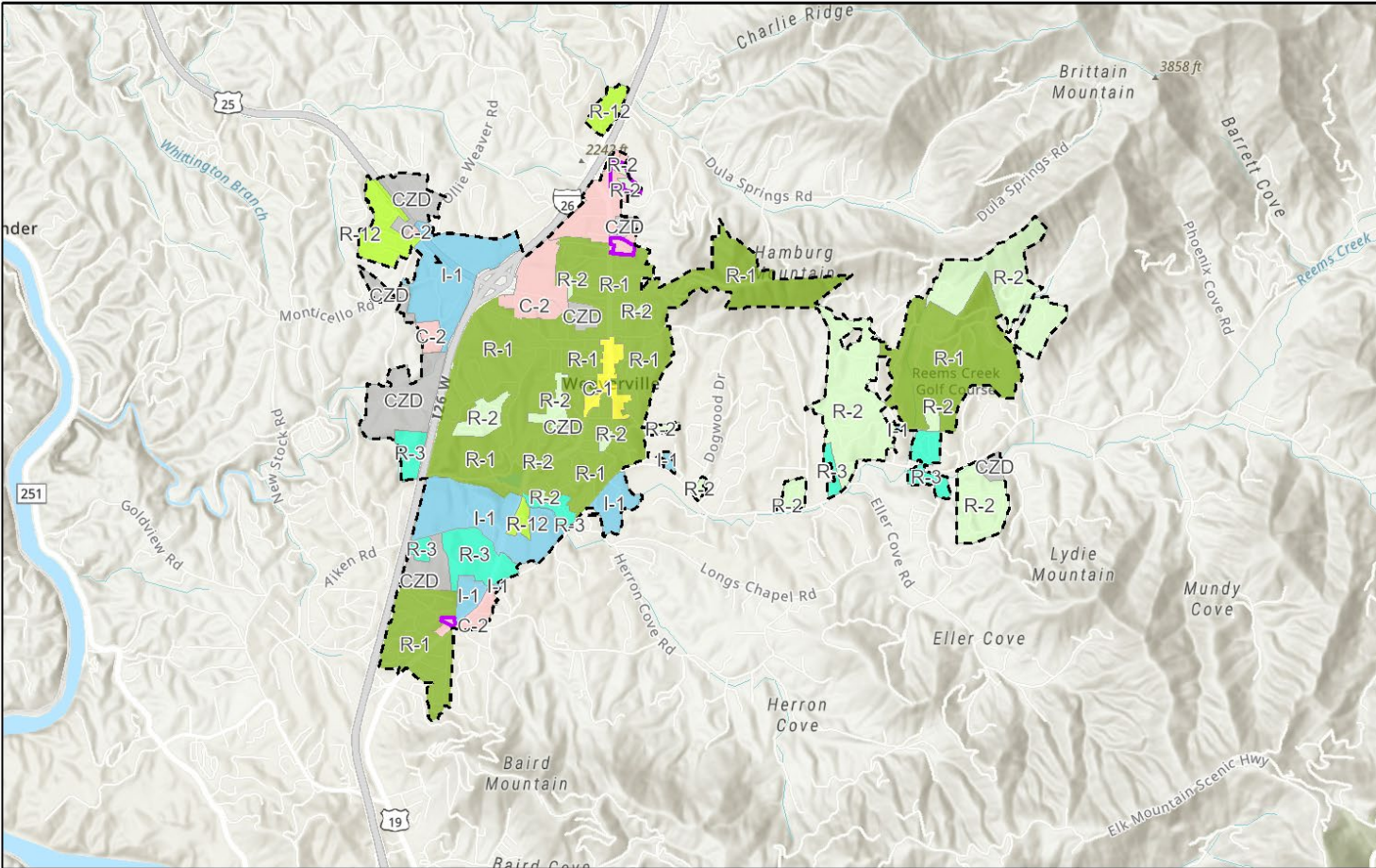
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- Weaverville Town Limits
- Manufactured Home Overlay District
- Weaverville Zoning General**
- C-1
- C-2
- I-1
- R-1
- R-2
- R-3
- R-12
- CZD
- Weaverville Future Land Use**
- Residential
- Commercial
- Downtown
- Industrial
- Weaverville Growth Areas
- World\_Hillshade



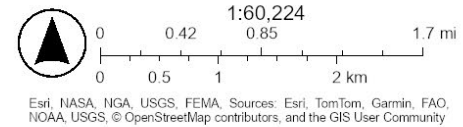
# ATTACHMENT B

## Town of Weaverville Zoning



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- Weaverville Town Limits
- Manufactured Home Overlay District
- C-1
- C-2
- I-1
- R-1
- R-2
- R-3
- R-12
- CZD
- World\_Hillshade



# ATTACHMENT C

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 5 [Reems Creek Road Area]**:

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

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

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

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

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


11. The Town is willing to support compatible development within these growth areas by considering approval of public water requests for such development if current or anticipated capacity is available and such approval is in the best interest of the Town and/or its water system.

12. Town Council's recommended procedure for approvals is for property owners to present voluntary annexation petitions either prior to or simultaneously with a water request and zoning request. Some deviations from this recommendation are anticipated in situations where a property is ineligible for municipal annexation or where provision of municipal services will prove difficult.

13. Nothing herein is binding on the Town of Weaverville and the review and approval of all annexation petitions, land use applications, and water extension or commitment requests will be made in Town Council's discretion following procedures as required by North Carolina law and local ordinance.

14. The Town's Comprehensive Land Use Plan is hereby automatically amended to include this amended and restated resolution concerning growth areas.

**ADOPTED** this the 27th day of January 2025.

  
**TAMARA MERCER**, Town Clerk

  
**PATRICK FITZSIMMONS**, Mayor

**ATTACHMENT D - COMPREHENSIVE LAND USE PLAN**  
**ACTION PLAN WITH STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

1=high priority (addressed in 12 months); 2=medium priority (addressed in 24 months); 3=lower priority (addressed in 36 months); 0=proposed deletion  
 Proposed – March 2026

1	2026	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
2	PRIORITIZATION				RESPONSIBILITY				
3	GENERAL PLAN GOALS								
4	-	-	-	-	Legal and regulatory compliance		✓	✓	✓
5	-	-	-	-	Clarity of regulations		✓	✓	✓
6	-	-	-	-	Efficient and streamlined processes		✓	✓	✓
7	-	-	-	-	Preference for development within conventional districts as opposed to conditional districts		✓	✓	✓
8	-	-	-	-	Variety of zoning districts to meet the development needs of the Town		✓	✓	✓
9	-	-	-	-	Diversity of housing options to provide for a range of affordability within residential development		✓	✓	✓
10	-	-	-	-	Commercial areas to support residential uses		✓	✓	✓
11	-	-	-	-	Open space and tree canopy preservation		✓	✓	✓
12	-	-	-	-	Provide for recreational opportunities		✓	✓	✓
13	-	-	-	-	Increase opportunities for non-vehicular multimodal transportation (bike/ped)		✓	✓	✓
14	<b>WATER</b>								
15	1			1	Expand water infrastructure and capacity to support the growth needs of the Town	Strategic Plan Goal 1.4 WTP Expansion project pending	✓	✓	✓
16	1			1	Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
17	1			1	Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
18	<b>HOUSING</b>								
19	1			1	Consider broadening allowable housing types (duplexes, quadplexes) in residential districts by allowing multifamily or establishing new districts	TC acted to adopt R-6 and R-10 on 2/23/26	✓	✓	✓
20	2			2	Consider ways to increase housing affordability	Strategic Plan Goal 1.5	✓		✓
21	3			3	Consider expansion of the MH Overlay District	Strategic Plan Goal 1.5	✓	✓	✓

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Proposed – March 2026

1	2026	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
22	<b>STREETS AND SIDEWALKS</b>								
23	1			1	Continue the Street Improvement Program	Program funded FY2026	✓		✓
24	1			1	Conform Code to HB926 that removes authority to have different standards from minimum NCDOT standards	Legally required; Ch. 20 amdmts completed; Ch. 24 (Streets) amdmts pending	✓	✓	✓
25	1			1	Study and develop policy/Code amendment on public street commitment requests for existing subdivision streets	Code Ch. 24, Article V	✓	✓	✓
26	1			1	Study and improve Town thoroughfares with an emphasis on emergency access				
27	1			2	Develop attainable goals and priorities for Town streets related to bike-ped accessibility	Bike-Ped Plan adopted 6/26/23; plan of action needed	✓		✓
28	2			2	Study possible adoption of driveway construction standards – steep slope, reduction of curb cuts, common driveways		✓	✓	✓
29	2			2	Establish/continue funding a Sidewalk Improvement Program and/or Bike-Ped priorities	Strategic Plan Goal 5.1 Bike-Ped Plan adopted 6/26/23			✓
30	2			2	Work with NCDOT on pedestrian crossing over Reems Creek on Merrimon	Strategic Plan Goal 5.4	✓		✓
31	3			3	Improve pedestrian and cyclist connectivity	Strategic Plan Goal 5.7, 5.8	✓	✓	✓
32	<b>GENERAL POLICY MATTERS</b>								
33	1			1	Review & update economic development goals	WEDAC/TC working on this			✓
34	1			1	Consider voluntary annexation of properties along the Town’s borders in order to impose the Town’s land use regulations	TC consensus on 5/14/22 and resolution dtd 12/13/22 & last amended 5/20/24			✓
35	1			1	Continue to work with Buncombe County on planning issues, esp. in areas near Town limits	TC consensus on 5/14/22	✓		✓
36	1			1	Engage in conversations with NCDOT about long-term planning for growth	TC consensus on 5/14/22	✓		✓

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 Proposed – March 2026

1	2026	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
37	1			1	Engage in conversations with MSD about long-term planning for growth	TC consensus on 5/14/22; MSD Update on 9/22/25	✓		✓
38	1			1	Make decisions on annexation based on the ability to provide quality municipal services to proposed land uses to same extent and under current policy	TC consensus on 5/14/22 and resolution dtd 1/25			✓
39	1			1	Evaluate need to strengthen regulations with regard to hazard mitigation	Strategic Plan Goal 2; Hazard Mitigation Plan update pending	✓	✓	✓
40	1			1	Seek adoption of Local Bill to remove satellite annexation cap	Sen. Mayfield is working on this for Spring 2026	✓		✓
41	1			1	Review of overlapping land use authority (Floodplain, Stormwater, Sedimentation/Erosion Control, Building Permits & Inspections)	Strategic Plan Goal 1.3	✓		✓
42	1			2	Incentivize mixed use development and development near transit lines in areas with affordable housing and near new hospital	Strategic Plan Goal 1.7	✓	✓	✓
43	2			1	Increase recreational opportunities, especially on Town properties	Eller Cove Watershed; Reems Creek Greenway; Quarry Rd	✓		✓
44	2			2	Enhance planning efforts in floodplain areas to reduce local flood risks	Strategic Plan Goal 1.8	✓	✓	✓
45	2			2	Negotiate interlocal agreement(s) with County (Building Permits and Inspections)	Strategic Plan Goal 1.3; Take up when County initiates	✓		✓
46	3			2	Investigate possibility of reestablishing direct bus route between Weaverville and Asheville and establishing local public transit	Strategic Plan Goal 5.5	✓		✓
47	3			2	Study parking in downtown area and expand if needed	Strategic Plan Goal 3.5	✓	✓	✓
48	3			3	Prioritize green infrastructure and connectivity	Strategic Plan Goal 1.6	✓	✓	✓

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Proposed – March 2026

49	LAND DEVELOPMENT REGULATIONS									
50	1			1	Review residential uses for consistency and compatibility with policy directives	TC action taken 2/23/26 to adopt new R-6 and R-10	✓	✓	✓	
51	1			1	Monitor any changes to down-zoning restriction and report if municipal authority reestablished	Sen. Mayfield local bill	✓			
52	1			1	Study & consider regulations that encourage neighborhood parks and open space	Strategic Plan Goal 4.1	✓	✓	✓	
53	1			1	Implement regulations on Crypto Mining/Data Centers	PB considering 3/2/26	✓	✓	✓	
54	1			1	Implement regulations related to mobile vendors		✓	✓	✓	
55	1			1	Study & consider a greenway overlay district	Strategic Plan Goal 6.2, 1.8, 1.6, 5.7	✓	✓	✓	
56	2			2	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	Strategic Plan Goal 3.1; down-zoning limitations	✓	✓	✓	
57	2			2	Undertake comprehensive review of zoning regs		✓	✓	✓	
58	2			2	Revise wireless telecommunication facility regs for legal compliance and policy objectives		✓	✓	✓	
59	3			2	Determine need or desire for Town grading regulations for projects between 1 ac and ½ ac		✓	✓	✓	
60	3			3	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning for unique development	Areas improved: Mixed Use Development Apartments; Condos & SFR	✓	✓	✓	
61	3			3	Study & consider regulation of short-term rentals	HOLD due to legal authority change in 12/24; TC Consensus to Delay 8/20/24;	✓	✓	✓	

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Proposed – March 2026

62		<b>PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED</b>									
63		-	-	-	-	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓	
64		-	-	-	-	Consult the Future Land Use Map and Resolution Concerning Growth Areas for Plan consistency review	Legally required	✓	✓	✓	
65		-	-	-	-	Consult Action Plan and stated goals for Plan consistency review	Legally required	✓	✓	✓	
66		-	-	-	-	Consult additional approved plans/resolutions for Plan consistency review	Legally required	✓	✓	✓	
67		<b>MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY</b>									
68		-	-	-	-	Undertake a comprehensive update to the Plan in 2031 or at such time as substantial legislative or other changes are experienced	2031 will allow use of Census data	✓	✓	✓	
69		-	-	-	-	Conduct an annual review of progress towards accomplishment of Plan goals	Staff conducted 9/25	✓	✓	✓	
70		-	-	-	-	Update appendix to this Plan when new plans or amendments are adopted	To keep Plan up-to-date and usable	✓			
71		-	-	-	-	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓			
72		-	-	-	-	Annual or as-needed review of Future Land Use Map and Resolution Concerning Growth Areas	Strategic Plan Goal 1.1 Resolution review and adopted 1/25	✓	✓	✓	
73		-	-	-	-	Undertake annual review of the Table of Uses	For legal compliance	✓			
74		-	-	-	-	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓			
75		-	-	-	-	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓	



## PROPOSED REEMS CREEK GREENWAY

From the French  
Broad River

To Beech  
Community Club

During the development of the Buncombe County Greenways Master Plan in 2012, a potential segment of greenway was identified along Reems Creek, partially within the town limits of Weaverville. The planned greenway would connect the French Broad River to Weaverville and points east toward the Vance Birthplace and Beech Community, with a southern spur along Merrimon Avenue towards Woodfin. This section has been designated a “Primary Greenway Corridor” by Buncombe County and is part of the Connect Buncombe greenways initiative.

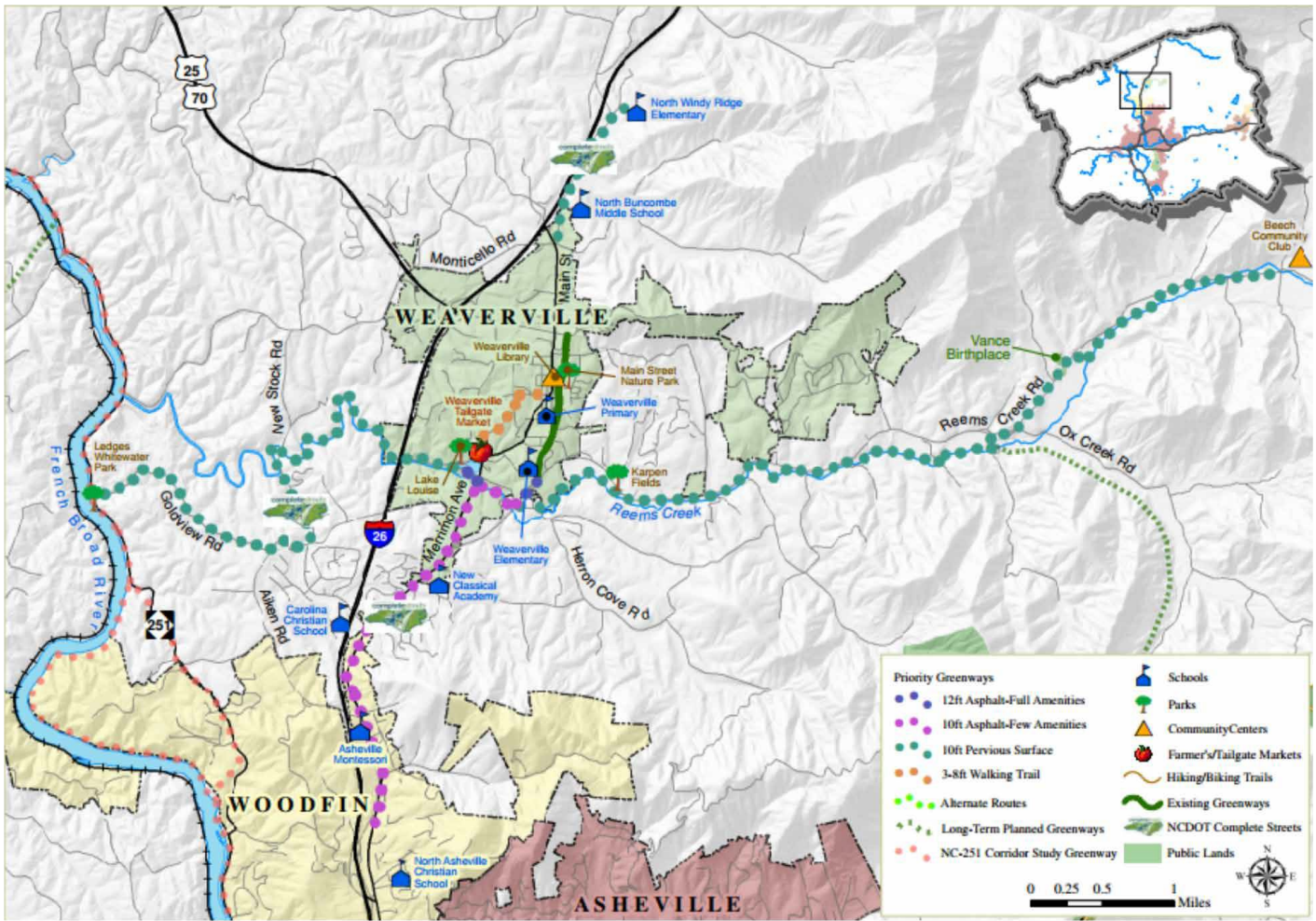
Since its inclusion in the Buncombe County Greenways Master Plan, the Reems Creek Greenway had a feasibility study completed in 2014 and Buncombe County has acquired federal funding from the French Broad River MPO to begin work on preliminary engineering in 2019 for a segment from the

western town limits to the Karpen Soccer Fields. There are no construction or right-of-way funds currently allocated to the project.

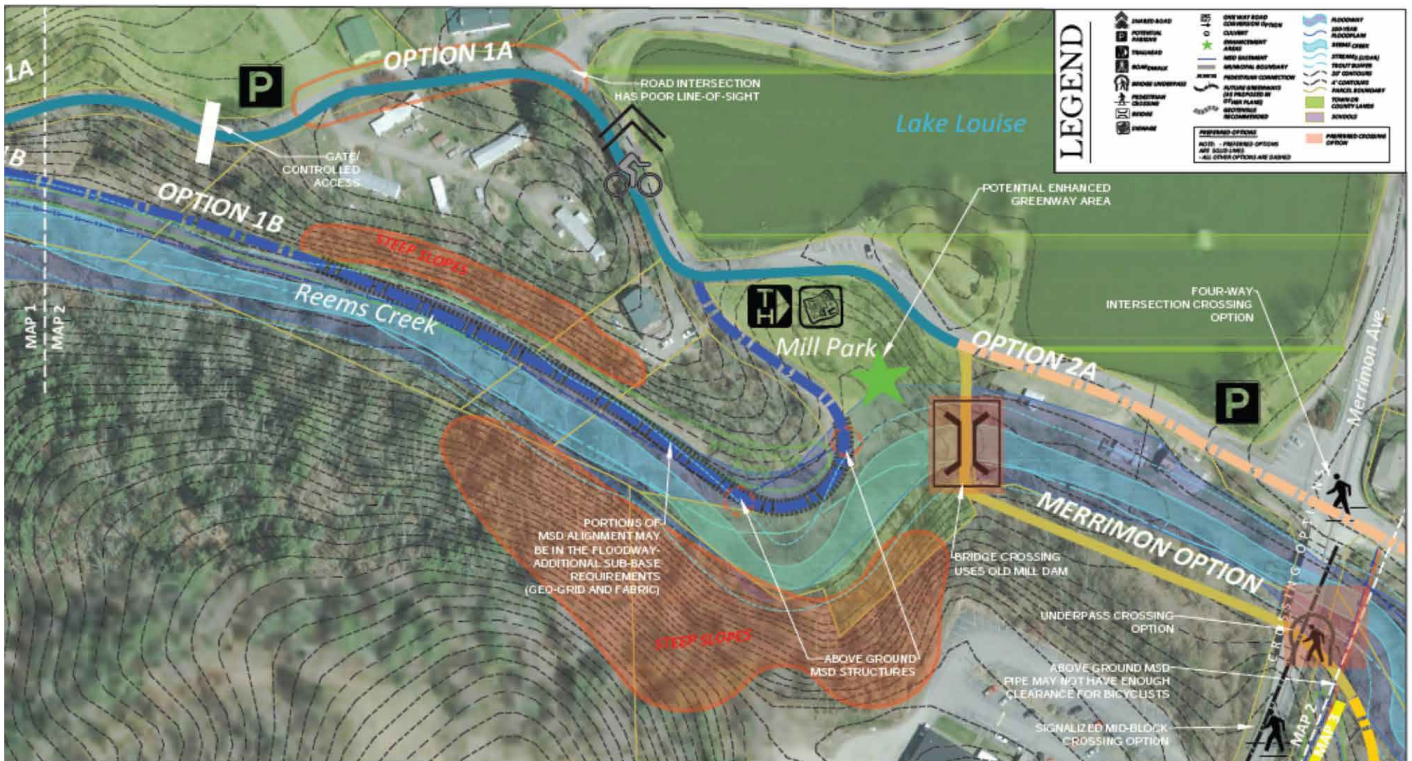
The Reems Creek Greenway will be a strategic addition to Lake Louise Park. It will provide enhanced pedestrian access to points east and west of the park while providing more recreational opportunities. The 2014 feasibility study analyzed various alignment options. Figure 8 below is taken from the Buncombe County Greenways Master Plan and shows the entire planned greenway corridor. Figure 9 is taken from the Reems Creek Greenway Feasibility Study and illustrates options for the greenway alignment through Lake Louise Park.

Weaverville is an active participant in the greenway project with staff support and financial contributions.

# MAP 5: BUNCOMBE COUNTY GREENWAY MASTER PLAN



# MAP 6: REEMS CREEK GREENWAY AT LAKE LOUISE - 2014 FEASIBILITY STUDY



FOCUS AREA MAP 2 | Lake Louise Area |

# PARKS & RECREATION MASTER PLAN



The Town of  
**Weaverville**  
NORTH CAROLINA



# RECOMMENDATIONS

Based on the demographic analysis, public input, evaluation of existing facilities, and Town staff input, the following recommendations were developed.

1

Develop Maintenance Plan

2

Construct Indoor Recreation Space

3

Implement Recreation Programming

4

Build Multisport Surfaces

5

Support Greenways

6

Enhance Marketing Efforts





## 1: DEVELOP MAINTENANCE PLAN

The purpose of the Maintenance Plan is to clearly define the requirements and actions of the Town of Weaverville for maintaining parks, open spaces, trails, and recreation sites and assets over the next 10 years. The Maintenance Plan is intended to enable the Town of Weaverville to improve the identification, justification, and prioritization of maintenance requirements for park and recreation sites and assets.

Common elements of a maintenance plan:

- Parks and Recreation Department Maintenance Objectives
- Recommended Best Practices
- Site and Facility Design Issues
- Specific Design Issues at Existing Parks
- Regular Maintenance
- Current Regular Maintenance Resource Requirements
- Projecting Future Requirements Capital Repair and Replacement
- Park Maintenance, Trail Maintenance, Open Space Maintenance, Facility Maintenance
- Priorities for Levels of Service

## 2: CONSTRUCT NEW RECREATION CENTER

Based on survey results, the majority of residents appeared to be pleased with the Town's outdoor recreation spaces, but did not agree that the Town has sufficient indoor recreation activity space.

A well-functioning recreation center can act as a hub for events, activities, and civic occasions. The former recreation center had a number of building code and safety health hazard issues and was demolished in December 2017. Based on survey results and community input, there is a strong interest in a new community building for indoor recreation and event space. The survey results and public input session also indicated that there is a need for better restroom facilities at Lake Louise. This issue can be addressed by including publicly accessible restrooms on the inside and outside of a new recreation center.

Some possible uses for a new recreation center include:

- Arts and crafts for all ages
- Sports and fitness classes for all ages
- Tennis and pickleball
- Summer camp
- Youth sports clinics
- Yoga and Martial arts
- Civic group meetings
- Farmers market
- Public restrooms
- Computer and internet access for the public and/or school students
- Community/bulletin board

## 3: IMPLEMENT PROGRAMMING

Programming can play a vital role in providing residents with recreational opportunities and engaging them in parks. The programs do not have to be run by the Town. The Town can partner with community organizations to lead the activities. The Town's main role can be to provide the indoor and/or outdoor space. For example, during the public input session, some residents expressed an interest in having a community movie night in one of the parks. The



coordination and marketing of such an event can be handled by community members and the Town can provide access to the park for the event, general oversight and maintenance.

Generally, park programming falls within the following categories:

- Mind body/balance programs
- Fitness programs
- Educational programs
- Day camps & summer camps
- Environmental education
- Teen programming
- Adult sports teams
- Active older adult programs
- Holidays & other special events
- Nutrition & diet counseling
- Outdoor movies

#### **4: BUILD MULTISPORT SURFACES FOR BASKETBALL AND TENNIS AT LAKE LOUISE PARK**

Hard playing surfaces are limited on Town-owned facilities. Consider installing a multipurpose court that can be used for basketball, tennis, or kickball. The surface could also be used for activities and events, particularly if it is located near public restrooms and/or a new recreation center.

#### **5: CONTINUE TO SUPPORT GREENWAYS**

Continue to work with Buncombe County Recreation Services to expedite the process of creating the Reems Creek Greenway. The Greenway will provide enhanced bike and pedestrian access to Lake Louise Park and provide added recreational amenities

for residents. Consider forming a Greenway Committee or active group to assist the town plan and implement connections and foster interest in residents. Stay informed and in contact with the French Broad River Metropolitan Planning Organization about funding opportunities.

#### **6: ENHANCED MARKETING EFFORTS**

Most of these marketing efforts build on existing Town resources. The Town has a website which can include more parks and recreation materials like maps and more details about amenities. The Town also has social media that can be updated more frequently with parks and recreation information. The recreation software is a longer term goal and may only be needed if the Town starts to manager park programming.

1. Utilize the Town's recreation software – Software, such as the new CivicRec, provides the option to communicate with current or past registrants via mass email or text alerts.
2. Social Media – Facebook, Twitter, Pinterest and other social media platforms are all easy, free ways to communicate with citizens.
3. Targeted flyers/postcards – Post flyers around town.
4. Discounts – Do special offers for event and space rentals. If the Town offers programs that charge a fee, then the town could offer discounted rates for special occasions.
5. Website – Provide more detailed information about each park, and also detailed maps. It is recommended to have a large format web page and smaller maps that residents can print out.

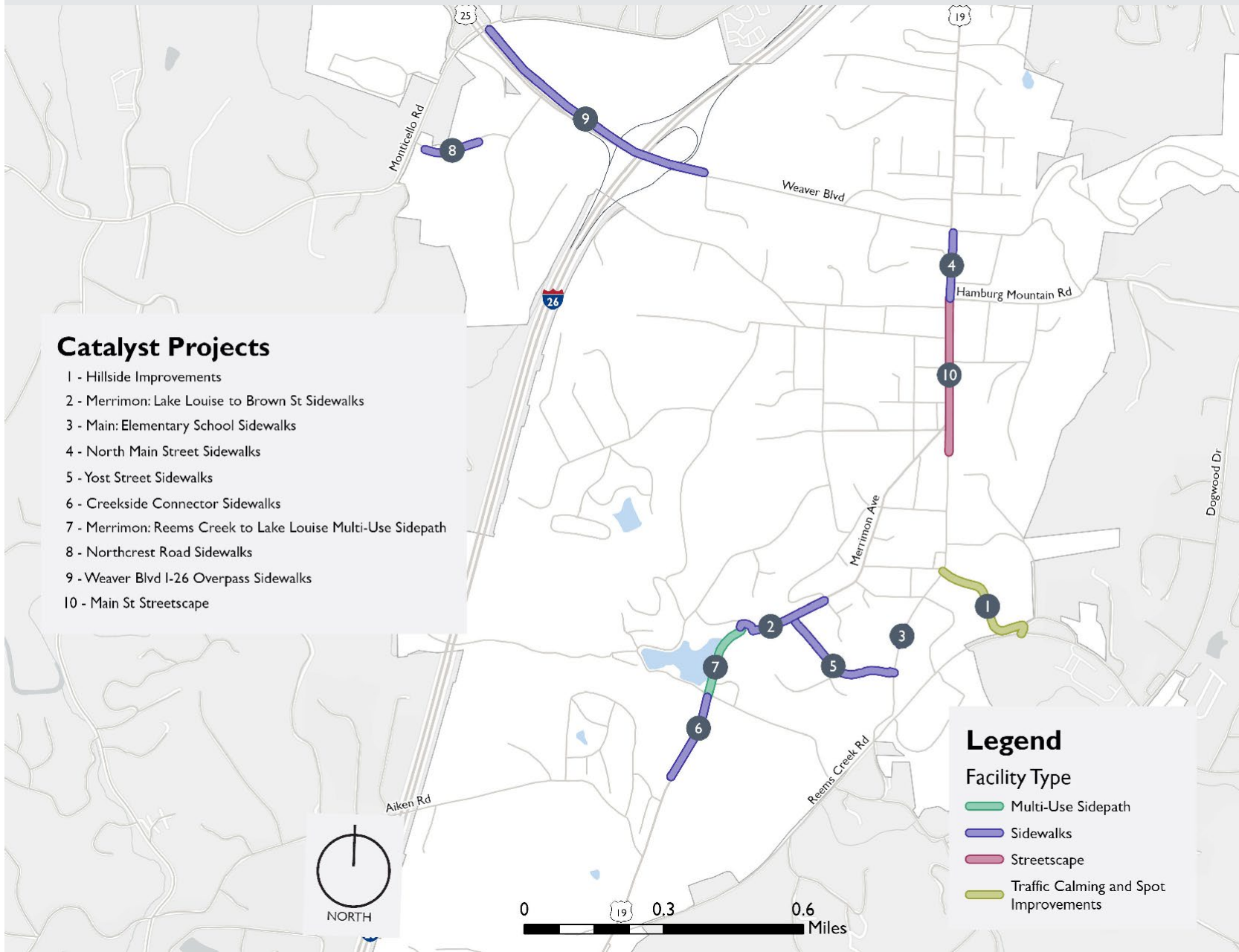
# ATTACHMENT G



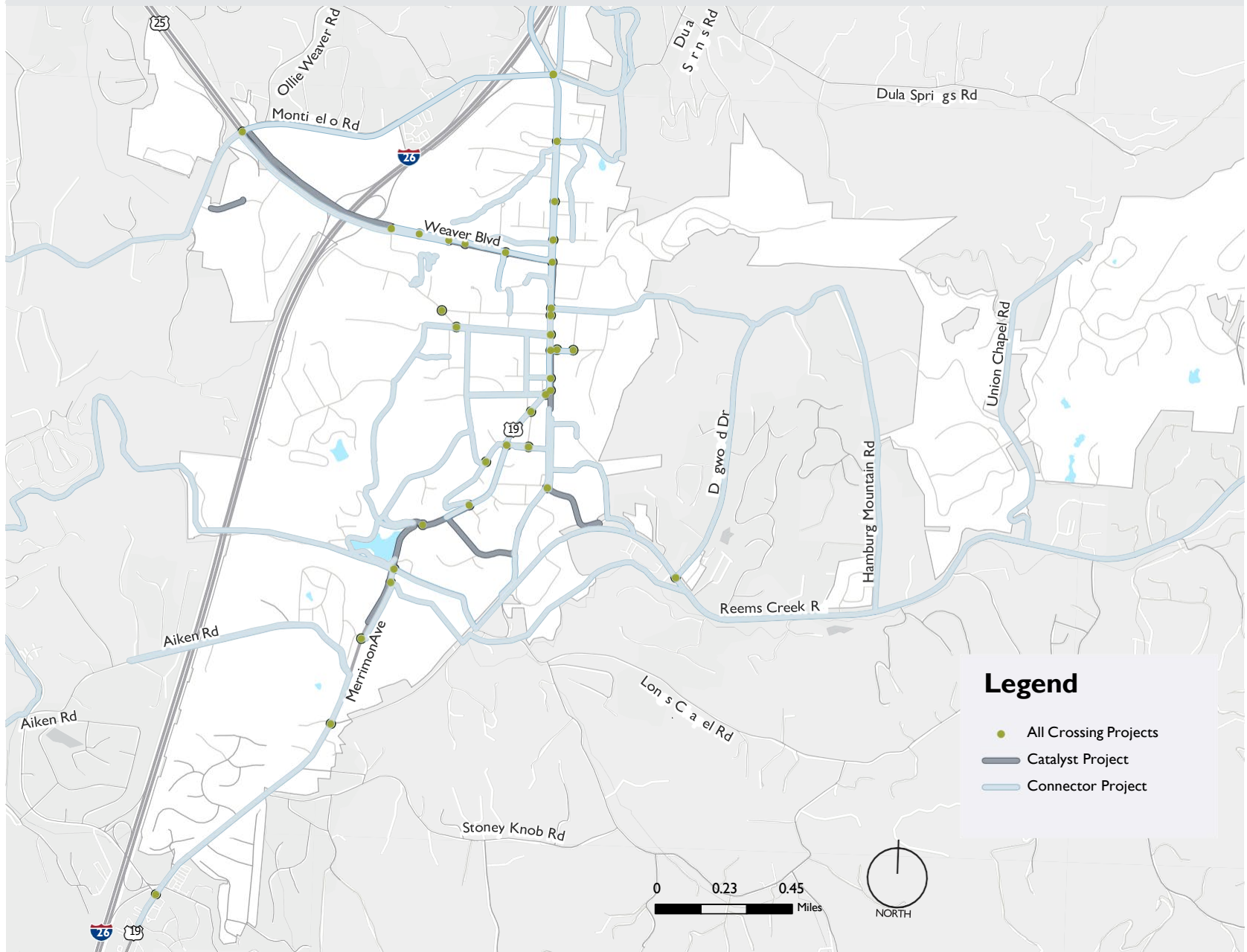
**ACTIVE WEAVERVILLE**  
Town of Weaverville, NC

## **2023** **Pedestrian and Bicycle Plan** *Town of Weaverville, NC*

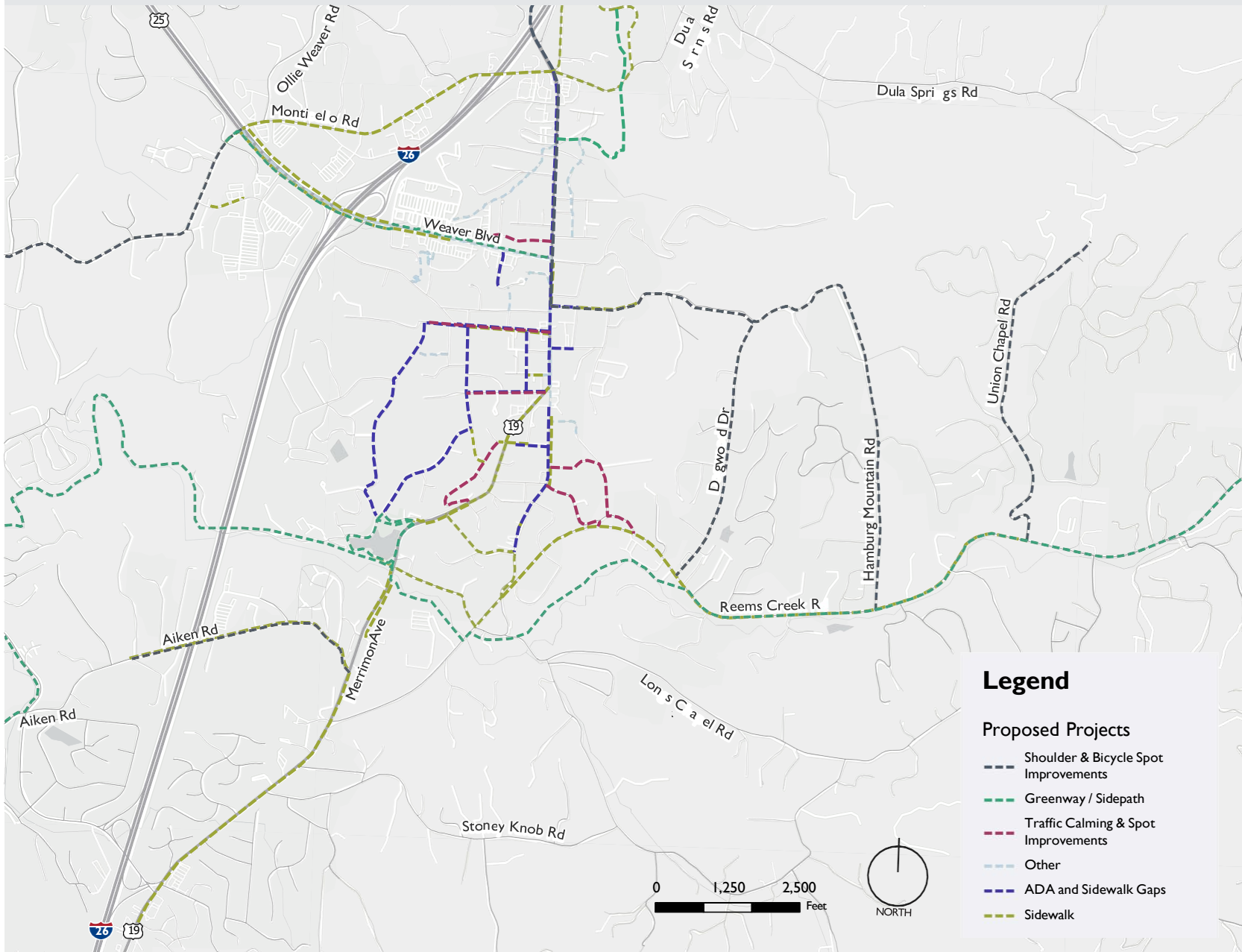
Map 9. Catalyst Projects for the Active Weaverville Pedestrian and Bicycle Network



Map 10. All Linear Projects for the Active Weaverville Pedestrian and Bicycle Network



Map 11. All Linear Projects for Active Weaverville (By Facility Type).





Town of Weaverville  
**STRATEGIC PLAN**  
2026-2029

# PURPOSE

The Town of Weaverville recognizes that the realization of a community vision is only achieved when the strategic goals of the community are in alignment with available and planned resources.

As such, the purpose of the strategic plan is to provide for a process that aligns resources with commitment from the Town organization leaders to bridge the gap between the assessed current conditions and the envisioned community of the future.

To this end, the Strategic Plan has been adopted and guides the development of the Town's budget for the next 3 years, through Fiscal Year 2028-2029. The plan is reviewed and re-prioritized routinely to ensure that the vision and staff implementation is consistent with resources allocated.

# PROCESS

The Strategic Planning process was initiated at the February 2024 Planning Retreat and was restarted with the hiring of a new Town Manager in April 2025. The Town Manager first presented draft goals and priorities on August 25, 2025. Public input was gathered in person and through an on-line survey in September with the results presented to Town Council on September 22, 2025.

Town Council took action to adopt this Strategic Plan on October 27, 2025.



# VISION STATEMENT *and* MISSION

**Our vision is to be a resilient and forward-thinking community that thrives in the face of challenge and change. As we grow, we will build a strong foundation by prioritizing sustainability, preparedness, and economic vitality. Through thoughtful planning, collaboration, and a commitment to preserving our Town's unique character, we will create a plan where residents and businesses can flourish, no matter the challenges ahead.**

**The Town of Weaverville's mission is to guide our Town's growth with resilience, sustainability, and inclusivity at the forefront. We are committed to strengthening our infrastructure, protecting our natural and community resources, and fostering a thriving local economy. By embracing innovation and community-driven solutions, we aim to ensure that our Town remains a safe, vibrant, and adaptable place for current and future generations.**

# POLICY GOALS *in brief*

Policy goal areas are intentionally broad and are used to identify the most critical issues facing the community. Each policy goal has specific action initiatives that are intended to be annually prioritized to assist in the allocation of resources and staff time to ensure efficiency and effectiveness. The policy goal areas are identified to include the following:

## GOAL 1: Sustainable Growth & Development

Ensure responsible urban planning to respond to increases in growth pressures

## GOAL 2: Emergency Preparedness & Community Resilience

Plan for emergencies to ensure community resilience

## GOAL 3: Downtown Vibrancy, Economic Growth, & Community Character

Promote economic vitality through a vibrant downtown, economic growth, and unique community character

## GOAL 4: Public Safety & Neighborhood Resilience

Provide for a safe and secure community that nurtures livable and well-maintained neighborhoods that are family friendly

## GOAL 5: Infrastructure & Environmental Resilience

Develop and maintain infrastructure and policies to support new growth, improve the quality of life for residents, and provide for a clean and green environment

## GOAL 6: Parks, Recreation, Special Events, & Community Vitality

Establish facilities, special events, and programs that connect the community, promote healthy lifestyle opportunities, and engage citizen and visitors

## GOAL 7: Organizational Culture

Build a professional and inclusive Town organization that is fiscally responsible and service oriented, seeks innovative practices, and values the development of staff

## GOAL 8: Community Engagement and Communication

Increase community engagement through public outreach efforts and better communication

*Key for Strategic Objectives and Initiatives for  
Goals 1-8 on remaining pages:*

★ = Top Priority  
✓ = High Priority

# GOAL 1: Sustainable Growth & Development

## Ensure responsible urban planning to respond to increases in growth pressures

Sustainable growth and development goal attainment occurs when the following is realized or conditions exist: (a) Infrastructure and service delivery capacity can handle current demand without significant impact to citizens and businesses; (b) land use planning policies are aligned with goals developed by Town leadership with citizen input



### Strategic Objectives and Initiatives

★	1. Identity existing and future growth areas and guide development in those areas to align with land use planning goals
★	2. Update and implement the Town's Comprehensive Land Use Plan to ensure sustainable growth, responsible land use regulation, and preservation of open space
★	3. Review intergovernmental agreements and discuss with Buncombe County their continued role in administering floodplain, stormwater, and sedimentation/erosion control regulation and building permits and inspections in the Town; develop transition plans as needed
✓	4. Expand water infrastructure and capacity to support the growth needs
✓	5. Work with Buncombe County and housing partners to ensure continued opportunities for housing affordability, diversity of housing types, and the services and transportation needed to support the housing
	6. Prioritize green infrastructure and connectivity
	7. Incentivize mixed use development and development near transit lines, especially along main corridors, in areas with affordable housing, and near the new hospital
	8. Enhance planning efforts in floodplain areas to reduce local flood risks

# GOAL 2: Emergency Preparedness & Community Resilience

## Plan for emergencies to ensure community resilience

Emergency preparedness and community resilience goal attainment occurs when the following is realized or conditions exist: (a) A comprehensive emergency operations plan, needed infrastructure, and regional agreements are in place to support the Town through a variety of foreseeable emergencies

### Strategic Objectives and Initiatives

★	1. Develop and implement a comprehensive emergency operations plan
★	2. Enhance emergency coordination and communication
★	3. Bolster resiliency of critical municipal services by installing backup power generators at key municipal facilities (water treatment plant, raw water intake, and pumps, etc.)
✓	4. Expand emergency notification participation with citizens and businesses
✓	5. Improve digital access during emergencies
✓	6. Invest in reliable energy and microgrid readiness at facilities identified for emergency operations and community resilience hubs
	7. Review and implement mutual aid and emergency agreements with regional jurisdictions
	8. Regularize multi-agency emergency coordination



# GOAL 3: Downtown Vibrancy, Economic Growth, & Community Character

**Promote economic vitality through a vibrant downtown, economic growth, and unique community character**

Downtown vibrancy, economic growth, and community character goal attainment occurs when the following is realized or conditions exist: (a) Downtown holds a vibrant mix of businesses that are centered on food and beverages, local retailers, art galleries and studios, and neighborhood services that attract area residents in coordination with sufficient parking, attractive public spaces, and regular events that foster a small town charm; (b) An appropriate mix of land uses including the development of commercial and office uses to enhance property values, create jobs for residents, and make opportunities available for shopping, services, and products desired by the community and region.



## Strategic Objectives and Initiatives

★	1. Seek opportunities around downtown to encourage in-fill development, redevelopment of vacant, dilapidated, and under-utilized properties with focus on mixed use development, local businesses, art studios/galleries
★	2. Identify areas for public restrooms & outdoor dining in the downtown area
★	3. Support the Weaverville Business Association and their events/programs
✓	4. Identify ways to enhance gateways to Town, update wayfinding signs, and provide aesthetic improvements to public spaces and medians in Town
✓	5. Study adequacy and accessibility of parking in the downtown area and explore public-private partnerships and property acquisition for expansion of parking if needed; explore paid parking opportunities
	6. Encourage the activation of second floor uses in the downtown area
	7. Support downtown businesses with a micro-grant program to support storefront improvements and beautification
	8. Activate the downtown area with regular events
	9. Develop a downtown entrepreneur hub to support new businesses/initiatives
	10. Support and expand local art scene with quarterly studio tours
	11. Promote, encourage, and protect public art throughout the Town
	12. Install EV and green infrastructure in downtown area

# GOAL 4: Public Safety & Neighborhood Resilience

**Provide for a safe and secure community that nurtures livable and well-maintained neighborhoods that are family friendly**

Public safety and neighborhood resilience goal attainment occurs when the following is realized or conditions exist: (a) Develop an environment for community-engaged policing and code enforcement that emphasizes maintaining safe, family-friendly neighborhoods, improving the public environment for accessibility, and encourage community ownership in improving private property

## Strategic Objectives and Initiatives

★	<b>1. Identify and plan for the acquisition/implementation of neighborhood parks and open space in areas of Town that need additional access consistent with the Park &amp; Recreation Master Plan</b>
★	<b>2. Evaluation options for a police sub-station to serve the new hospital and the north and west areas of Town</b>
★	<b>3. Evaluate options for a new fire station to serve the south and east areas of the Town</b>
✓	<b>4. Evaluate and implement growth in public safety staffing for service provision in our growing community</b>
✓	<b>5. Establish a robust community engagement program to encourage community awareness of public safety efforts to maintain a sense of safety in the community</b>
	<b>6. Support expansion of medical services, pharmacies, and related services</b>



# GOAL 5: Infrastructure & Environmental Resilience

**Develop and maintain infrastructure and policies to support new growth, improve the quality of life for residents, and provide for a clean and green environment**

Infrastructure and environmental resilience goal attainment occurs when the following is realized or conditions exist: (a) Public utilities, infrastructure, and land holdings are designed, maintained and extended to provide for necessary water, stormwater, streets, sidewalks, bikeways, greenways, intersections, facilities, and debris removal for the existing and planned community; (b) environmental impacts and alternatives, energy efficiency, and climate resilience efforts are considered as part of Town operations and for all large projects in order to protect the Towns’s natural resources when feasible and financially reasonable



## Strategic Objectives and Initiatives

★	<b>1. Study and implement sidewalk expansions and improvements for greater connectivity and equity of services provisions through the Town including Safe Routes to Schools opportunities</b>
★	<b>2. With guidance from a certified arborist conduct a tree inventory and health assessment for trees on Town property to encourage a healthy tree canopy in conjunction with the a certified arborist and tree replacement program</b>
★	<b>3. Find additional funding and complete the stormwater rehabilitation and streambank stabilization project in the Main Street Nature Park</b>
✓	<b>4. Collaborate with NCDOT on options to provide a safe pedestrian crossing over Reems Creek on Merrimon Avenue</b>
✓	<b>5. Work with regional partners on feasibility of reestablishing a public transportation connection with City of Asheville</b>
	<b>6. Encourage the use of alternative energy sources, composting, natural resource protection, and more efficient practices by the Town organization and encourage the same in the community</b>
	<b>7. Improve pedestrian and cyclist connectivity</b>
	<b>8. Complete key on- and off-street pedestrian and bike connections identified in the Active Weaverville (“Bike-Ped”) Plan</b>
	<b>9. Collaborate on expansion of public utilities and infrastructure with regional partners</b>



# GOAL 6: Parks, Recreation, Special Events, & Community Vitality

Establish facilities, special events, and programs that connect the community, promote healthy lifestyle opportunities, and engage citizen and visitors

Parks, recreation, special events, and community vitality goal attainment occurs when the following is realized or conditions exist: (a) Provide recreation amenities and services to residents and visitors through quality facilities, diverse program offerings, varied parks and special events guided by community-driven input and focus on accessibility, connectivity, and healthy fun for all

## Strategic Objectives and Initiatives

★	<b>1. Update the Town’s Parks &amp; Recreation Master Plan to reflect a 10-year planning period</b>
★	<b>2. Develop or co-develop parks, trails, and greenways</b>
★	<b>3. Engage youth through school and community arts initiatives</b>
✓	<b>4. Evaluate opportunities for the expansion of programming for diverse and special populations and to improve inclusion and access to existing programs</b>
✓	<b>5. Activate historic venues with cultural and heritages events and performances</b>
	<b>6. Diversify community programming and event calendar so there is something for everyone</b>
	<b>7. Bring community together through regular downtown events</b>



## Strategic Objectives and Initiatives

★	1. Complete a facility needs analysis to plan for necessary property and structural needs to maintain services for a growing community
★	2. Develop a plan to fund needed capital improvements and to grow organizational capacity to implement planned capital projects and programs
★	3. Support employee professional development and continuing education opportunities to establish succession planning and meet ever increasing skills needed for public service delivery to building a “training mindset” in the organization
✓	4. Modernize technology where needed to support effective and efficient operations
✓	5. Formalize an interagency coordination group to enable cohesive planning around shared infrastructure, land use, and emergency response
	6. Organize wellness efforts for employees and promote public health awareness materials of partners to provide a positive environment for physical and mental health of the organization
	7. Enhance opportunities for cross-department interface through organization-wide programs and efforts
	8. Continue implementation of the ADA Transition Plan and related improvements needed to improve accessibility to Town facilities, programs, infrastructure, meetings, and communications for all persons

## GOAL 7: Organizational Culture

**Build a professional and inclusive Town organization that is fiscally responsible and service oriented, seeks innovative practices, and values the development of staff**

Organization culture goal attainment occurs when the following opportunities are realized or conditions exist: (a) Build an organization committed to improving daily towards a goal of excellence in service to its citizens, businesses, visitors, and employees through responsible fiscal management, inclusive communication, innovative approaches and technologies, and professional development



# GOAL 8: Community Engagement and Communication

**Increase community engagement through public outreach and better communication**

Community Engagement and Communication goal attainment occurs when the following opportunities are realized or conditions exist: (a) Community engagement opportunities and transparent communications

## Strategic Objectives and Initiatives

★	<b>1. Enhance organization communication to support clear and consistent messaging to the public for the municipal services provided and achievements obtained through the implementation of established communication plans</b>
★	<b>2. Improve community outreach and communication</b>
★	<b>3. Standardize public comment submission methods</b>
✓	<b>4. Engage different community areas and groups by holding public meetings in those communities</b>
✓	<b>5. Publish monthly Town Council and committee recaps</b>
	<b>6. Boost community engagement through Town Council meeting access and participation</b>
	<b>7. Develop a volunteer ambassador program to strengthen civil engagement</b>





**Mayor Patrick Fitzsimmons**  
**Vice Mayor John Chase**

**Council Member Doug Jackson**  
**Council Member Catherine Cordell**  
**Council Member Michele Wood**  
**Council Member Peter McGuire**  
**Council Member Dee Lawrence**  
**Town Manager Scottie Harris**

**Town of Weaverville**  
**30 South Main Street**  
**Weaverville, NC 28787**  
**(828)645-7116**  
**[weavervillenc.org](http://weavervillenc.org)**



November 2025

# Buncombe County Helene Recovery Plan



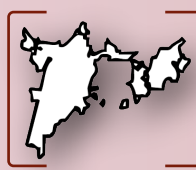
## Town of Weaverville

### Recovery Projects



## MISSION

*To provide quality service, fast and efficient emergency services when needed, and provide an overall safe and pleasant atmosphere for its visitors and residents.*



**4**  
SQ MILES

# TOWN OF WEAVERVILLE

**4,799**  
POPULATION



**51.6**  
MEDIAN AGE



**\$90,000**  
MEDIAN HOUSEHOLD INCOME

**\$452,700**  
MEDIAN HOME PRICE

**\$1,642**  
MEDIAN RENT

### GOVERNMENT PROFILE

<b>GOVERNMENT</b> Town Council	<b>ANNUAL BUDGET</b> \$17.7 MILLION	<b>EMPLOYEES</b> 90
-----------------------------------	--	------------------------

### KEY SERVICES

- Fire
- Police
- Planning & Zoning
- Park & Recreation
- Streets
- Public Works
- Sanitation
- Stormwater
- Ground Maintenance
- Water Production & Distribution
- Community Center Facility & Programming

### HELENE RECOVERY PRIORITIES

- Emergency Preparedness
- Community Resilience
- Economic Resilience
- Environmental Resilience
- Infrastructure Resilience



# Eller Cove Watershed Fuel Load Removal

*Identify funding and authorize contract services to clean up downed trees and other vegetation, which creates fuel load, in the Eller Cove Watershed to reduce wildfire risks.*

<b>Complexity</b>  Low	<b>Cost</b>  High	<b>Timing</b>  Short-term
------------------------------	-------------------------	---------------------------------

*Category:*  
**ENVIRONMENTAL RESILIENCE**

## Purpose

The Eller Cove Watershed experienced a major number of downed trees from the storm. The Town is concerned about wildfire risk in the watershed, particularly related to the downed trees. The Eller Cove watershed is over 300 acres in size, and the threat of wildfire from downed trees is very real. This project would include establishing a funding plan and contracting for removal of downed trees and post-removal clean up.

## Benefits & Intended Outcomes

There is a threat of wildfires from downed trees in Western North Carolina following the destruction of Tropical Storm Helene. As the trees are primarily hardwood, they will not decay as rapidly as softwood, thus lengthening the threat of fire. If the trees were to decay on the ground, there could be significant new organic materials from the decay process, which could negatively impact runoff and thus water quality. Downed tree removal would help to mitigate those negative impacts.

*Weaverville placed a conservation easement on 310 acres of the Weaverville Watershed, including the headwaters of Eller Cove Branch and 12 of its tributaries, to protect water quality and wildlife habitat.*

## Activities & Deliverables

The Town will seek contractors for services to remove fuel load from the property. Prior to seeking contractors for the service, the Town should conduct an on-ground survey to obtain an estimate of the density of downed trees throughout the site. This general estimate of downed trees, and thus fuel load, will provide important information to the background of the Request for Proposals (RFP), and should produce better informed proposals from contractors. The normal steps to procure this service would be to issue a RFP and to select the most-qualified proposer.

## Implementation Considerations

The Town should develop a program of public engagement for these efforts. In addition to trees on the ground, it will likely be necessary to remove “hangers,” or hazardous trees that will not survive and provide a threat to the public. This program should be explained in detail and made widely available to the public.



### Project Sponsor:

Town of Weaverville



### Partners:

- The State Fire Marshal is a potential partner, along with the USDA Forest Service.
- Other federal, state, and nonprofit programs could potentially provide funding.



### Project Lead:

Town of Weaverville



# Emergency Operations Plan

*Develop and implement an Emergency Operations Plan and Incident Command Structure for future emergency response.*

<b>Complexity</b>  Medium	<b>Cost</b>  Low	<b>Timing</b>  Short-term
---------------------------------	------------------------	---------------------------------

*Category:*  
**EMERGENCY PREPAREDNESS**

## Purpose

Weaverville experienced serious communication issues during Helene. The town also realized that it needed a more formal Emergency Operations Plan to establish an Incident Command Structure, and dedicated roles among town employees. While town employees responded “above and beyond the call of duty,” it became apparent that additional training was needed, particularly in better defining roles and responsibilities.

## Benefits & Intended Outcomes

This project will relate closely with the Public Communication and Notification Project. The two projects will address issues identified post-disaster. Specifically, this project will provide an up-to-date response plan that will better enable the town to respond to the next disaster. It will also discuss specific activities in the plan that may be tailored to the type of disaster (e.g. rain/flooding, wildfire, landslides, wind).



*The Weaverville Police Department is the first municipality in Western North Carolina to incorporate electric vehicles into its fleet. This initiative demonstrates the department’s commitment to efficiency and environmental responsibility.*

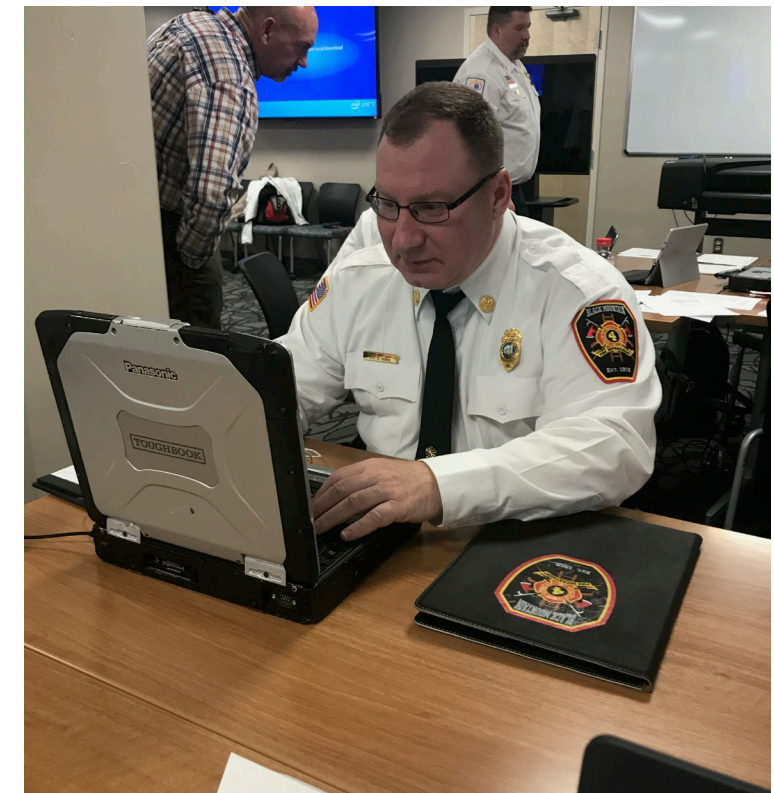
## Activities & Deliverables

Key activities include:

1. Research similar plans from other jurisdictions.
2. Assess staff level training needs.
3. Determine if planning and employee training will be done with in-house resources, or if an outside contractor will be appropriate.
4. Develop specific strategy, and if a contractor is to be retained, a scope of work.
5. Develop a project budget and timeline.
6. Obtain approval from Weaverville Council to proceed.
7. Initiate project.

## Implementation Considerations

It is critical that Weaverville Emergency Operations Plan be developed and coordinated with similar regional and statewide efforts, including Buncombe County and neighboring city, regional, and statewide programs. This project will develop a written emergency operations plan to address all governmental functions and critical community needs and include training to a cross-section of Town employees for emergency management. It will address activities such as emergency debris removal, temporary communications, search and rescue, shelter set-up and management, pet rescues, and other activities. Town employees will be trained to support outside responders to be better connected with local issues and ease transition from response to recovery.



**Project Sponsor:**  
Town of Weaverville



**Project Lead:**  
Town of Weaverville



**Partners:**

- Buncombe County Department of Emergency Management
- North Carolina Department of Emergency Management
- FEMA
- Community Based Organizations



# Expanding Open Space & Parks

*Develop an interconnected park and trail system joining existing parklands such as Lake Louise and Main Street Park with Reems Creek Greenway between Weaverville's Community Club and the French Broad River.*

<b>Complexity</b>  Medium	<b>Cost</b>  High	<b>Timing</b>  Medium
---------------------------------	-------------------------	-----------------------------

**Category:**  
**COMMUNITY RESILIENCE**

## Purpose

Weaverville has two outstanding parks. The crown jewel of Lake Louise Park is located in central Weaverville and includes over 15 acres of parkland around a 5-acre lake. The park features a brand new playground, outdoor exercise equipment, picnic shelters, a walking track, grills, and fishing. The Main Street Nature Park is a 10-acre park that provides walking trails and a quiet natural area in the heart of downtown. The Reems Creek Greenway is a planned walkway of about 2.25 miles in Weaverville adjacent to Reems Creek. This would connect to a much longer trail east and west of Weaverville, starting at the Community Club and terminating at the French Broad River. The town desires to enhance these open space assets and determine where they can be expanded or connected to other open spaces.

## Benefits & Intended Outcomes

This project will work with Weaverville's existing park system and identify ways to expand and enhance it. This could include strategic property acquisitions, specific improvements in certain locations, and potentially new "pocket parks" that will serve neighborhoods and address local public needs.

## Activities & Deliverables

- The key activities for this project include:
1. Identify properties that could be used as "pocket parks" or larger passive or active recreational uses.
  2. Evaluate areas adjacent to existing parks that would be good candidates for expansion or enhancement.
  3. Evaluate potential trail/walkway connections between parks in addition to regional trails and facilities (such as the proposed Reems Creek Greenway system).
  4. Evaluate activity programming opportunities for community connection among specific groups and across all groups in existing and expanded parks.

## Implementation Considerations

In addition to the key activities and deliverables identified for this project, the town will pursue community engagement as the "hard" details of the system are identified. Community engagement will focus on park redesign, park programmatic issues, and if significant structural improvements are required, construction issues.



**Project Sponsor:**  
Town of Weaverville

**Project Lead:**  
Town of Weaverville

- Partners:**  
Parks and open space expansion provides opportunities for partnering with multiple groups, including:
- Arts organizations (public art)
  - Economic Development (visitor promotions)
  - Outdoor Recreationists
  - Environmental Groups
  - Buncombe County
  - Town of Woodfin
  - State and Federal Agencies may provide funding resources.



# First Responder Mental Health

*Provide a comprehensive mental health program specifically designed for Town of Weaverville first responders dealing with on-the-job trauma*

<b>Complexity</b>  Medium	<b>Cost</b>  Low	<b>Timing</b>  Medium
---------------------------------	------------------------	-----------------------------

*Category:*  
**EMERGENCY PREPAREDNESS**

## Purpose

In their day-to-day jobs, first responders (law enforcement, firefighter/emergency medical technicians, and critical infrastructure repair) often face traumatic situations—sometimes literally life and death situations. In disaster response, that traumatic situation is frequently much greater. Reports are common of first responders seeking and/or continuing counseling services for a year or more after a disaster. Even in the absence of a disaster, emergency-related trauma can accumulate and take a serious toll on responder mental health.

## Benefits & Intended Outcomes

This project would include evaluating and implementing programs to create opportunities for and encourage use of easily accessed, and stigma-free mental health services. These services could include individual counseling sessions and/or group therapy sessions. It could also encourage peer-to-peer outreach, and could facilitate “matching” services for peer-to-peer contact. The benefit of this program is to reduce mental health crises among first responders, allowing greater personal mental health and job productivity.

*Rates of PTSD and depression for firefighters and police officers are as much as five times greater than for the general population.*

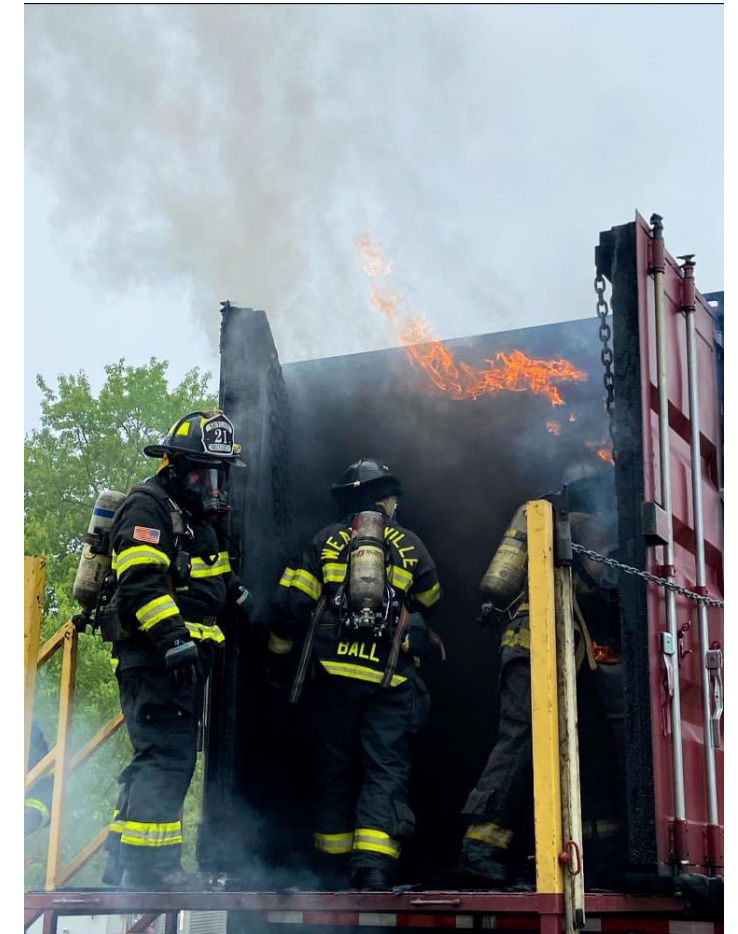
## Activities & Deliverables

This project would entail the following key activities:

1. Conduct a full review of existing programs available to publicly employed first responders with the intent of identifying strengths and areas of needed improvement.
2. Identify potential providers of mental health services, including non-profit and private providers.
3. Reach out to all first responders to identify needs and desired services, including first responder input on how these services can assist them with their mental health and in their job performance.
4. Issue a Request For Proposal for services, or if an existing public provider is available that meets the identified program needs, enter into a Memorandum of Agreement for services.

## Implementation Considerations

It is critical to reach out to potential participants to understand their needs and how best to meet them. There are likely similar programs elsewhere that can be instructive to Weaverville in establishing its program. It is important to incorporate input from employee groups. Mental health services are deeply private and can be sensitive. Maintaining this sensitivity in identifying approaches and solutions will be necessary to ensure the success of the program to address the potentially more complex needs of first responders.



### Project Sponsor:

Town of Weaverville



### Project Lead:

Town of Weaverville



### Partners:

- Buncombe County Health Department
- Private and Nonprofit Mental Health Providers
- Insurance Companies
- The Federal Department of Health and Human Services
- The North Carolina Department of Health and Human Services
- Employee representatives



# Local Business Support

*Support arts recovery through the provision of gallery, workshop, and office space, and the creation of a tool lending-library.*

<b>Complexity</b>  High	<b>Cost</b>  Medium	<b>Timing</b>  Long-term
-------------------------------	---------------------------	--------------------------------

**Category:**  
**ECONOMIC RESILIENCE**

## Purpose

Weaverville experienced economic losses, as did many jurisdictions throughout the state. This project is designed to support local recovery and growth through multiple efforts to promote local entrepreneurs and business start-ups. Three areas are emphasized in this project, including Arts Recovery, creation or expansion of co-working spaces, and creation of a Tool Library and Maker Space.

## Benefits & Intended Outcomes

These projects are designed to boost local economic growth in Weaverville. In general, they focus on providing opportunities and locations for local entrepreneurs to develop businesses from the ground up. The projects will support the arts, and small business start-ups.

## Activities & Deliverables

1. Arts Recovery. Support private efforts at a former industrial site on Reems Creek Road to provide art studios and galleries for displaced artists.
2. Co-Working Space. Support private efforts to provide co-working spaces where businesses can share office space, equipment and administrative tools, or need parttime support services and equipment.
3. Tool Library and Maker Space. Support private efforts to establish a tool library and/or facility for the community to access woodworking and other equipment for repair or improvement projects. This space may also support business start-ups that are not yet fully equipped.

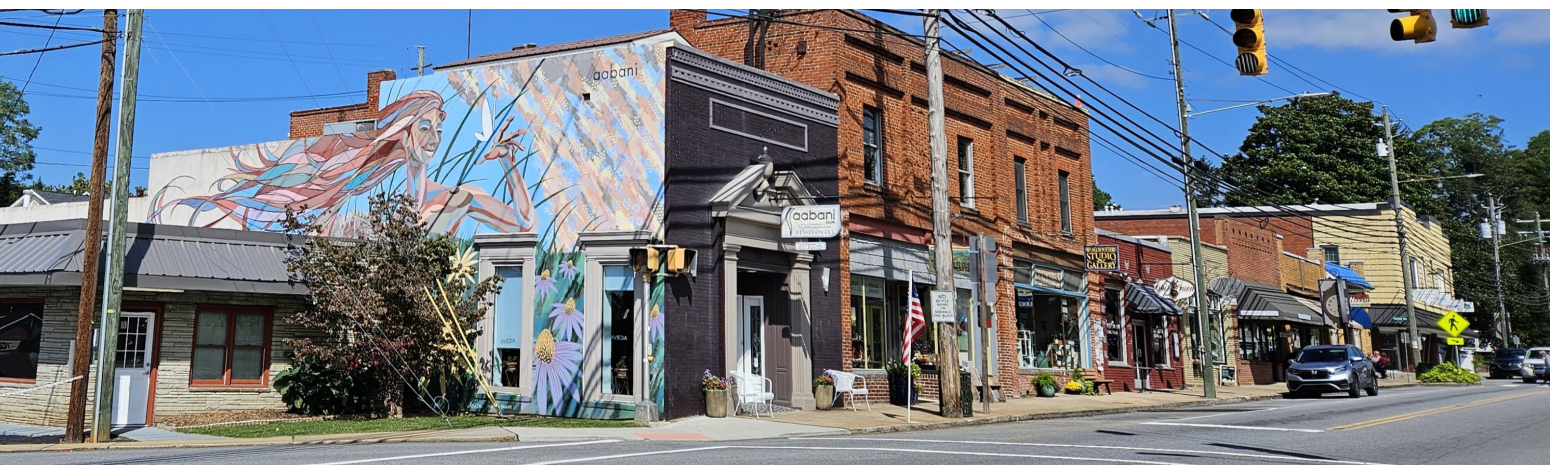
## Implementation Considerations

These three activity areas will be interconnected with non-profit, and private entities in Weaverville and Buncombe County to support regional economic development efforts:

1. Arts Recovery will provide cultural growth for Weaverville residents and visitors:
  - Develop a framework and strategy to support outreach to interested artists and arts organizations.
  - Identify information sources to publicize the existence of the facility and the various users.
  - Explore the creation of programs that can provide advertising and/or economic support for the arts.
2. Co-Working Space.
  - Identify an appropriate site for a facility.

- Identify funding for the initial site acquisition.
- Prepare a business plan for developing, publicizing and managing the space.
- 3. Tool Library and Maker Space.
  - Identify a site for the facility.
  - Identify funding for acquisition of tools for lending, and larger equipment for local community makers and entrepreneurs to use.
  - Prepare a business plan for developing, publicizing, and managing the space.

*Weaverville's arts and crafts legacy is carried on by the Weaverville Art Safari, one of Western North Carolina's longest-running studio tours.*



### Project Sponsor:

Town of Weaverville



### Partners:

- Weaverville Business Association
- Arts Organizations
- The Chamber of Commerce in addition to other business groups
- Buncombe County Economic Development
- The NCWorks Career Center



### Project Lead:

Town of Weaverville and private and non-profit partners.



# Main Street Nature Park Stormwater & Streambank Restabilization Project

Repair the streambanks in the Main Street Nature Park to restore and upgrade stormwater control measures damaged during Tropical Storm Helene.

<b>Complexity</b>  Low	<b>Cost</b>  Medium	<b>Timing</b>  Short-term
------------------------------	---------------------------	---------------------------------

Category:  
**ENVIRONMENTAL RESILIENCE**

## Purpose

Main Street Nature Park, encompassing 10 acres, is located in downtown Weaverville and open to the public daily. The park has a walking trail, where dogs are permitted on leash. The park serves as a demonstration area for natural habitats for Western North Carolina flora and fauna. This project will focus on repairing the streambank that was damaged by flooding from Tropical Storm Helene. It will also repair and upgrade stormwater control measures in the park, which were damaged by Helene.

## Benefits & Intended Outcomes

Main Street Nature Park is a tranquil and peaceful park with a stream and walking trails in the heart of Weaverville. The flooding caused major erosion and streambank scouring that not only is unsightly but also contributes to increased erosion and degraded water quality. Walking trails in the park were also damaged, but this project is specifically referencing the streambank stabilization and stormwater management improvements.



*The Main Street Nature Park hosts the Second Saturday Summer Concert Series at its meadow stage during the warmer months. This combination of environmental education and community entertainment makes it a truly unique and engaging space for residents and visitors alike.*

## Activities & Deliverables

This project will likely require specialized contractors. Prior to issuing a Request for Proposal from contractors, the Town should conduct and document an in-house damage assessment. This will better inform proposals and should support better defined submittals. Mitigation for streambank erosion may include vegetation plantings and armoring with rock. Stormwater management repairs will be sensitive to the natural environment in the park.

## Implementation Considerations

The Main Street Nature Park is one of two significant parks located in Weaverville (Lake Louise Park being the other). Repairs to the park will likely be closely watched by the community, and the Town will make a point of assuring good information about the project is available to the community. Local groups and individuals could be solicited for volunteer support for the project to obtain better community participation and offset some expenses from a contractor.



**Project Sponsor:**  
Town of Weaverville



**Partners:**

- N.C. Department of Water Resources
- Land and Water Conservation Fund (Federal)
- Foundations
- Community Organizations



**Project Lead:**  
Town of Weaverville and Private and Non-Profit Partners



# Property Buyout

*Implement a property acquisition program for flood-damaged property located in high-hazard areas and convert land to uses suitable for future flood mitigation and control.*

<b>Complexity</b>  Medium	<b>Cost</b>  Medium	<b>Timing</b>  Short-term
---------------------------------	---------------------------	---------------------------------

*Category:*  
**ENVIRONMENTAL RESILIENCE**

## Purpose

As with all municipalities in Buncombe County, Weaverville suffered catastrophic flooding from Helene. Some property improvements located in the flood zone were destroyed by the floods. This project is to identify those properties and seek funding to acquire the property and convert it to open space. Property owners would be compensated for the property.

## Benefits & Intended Outcomes

This project allows for acquisition of properties located in the flood zone of waterways that were destroyed. It also provides the property owner the opportunity to relocate to a non-hazard area. Finally, the program allows the Town to reduce the potential damage to private property, while increasing public open space that will be more resilient to high-water incursions.

*13.1% of all properties in the area are at risk of flooding in the next 30 years (firststreet.org)*

## Activities & Deliverables

In order to implement a buy-out program, the Town will need to take the following general steps:

1. Identify properties condemned from Helene damage, particularly those located in the flood zone.
2. Collect information on the property (i.e. owner, estimated value, status on whether the owner has pursued buyout directly with FEMA) and consider potential re-use scenarios.
3. Apply to FEMA and the state of North Carolina for hazard mitigation funding eligible for acquisition of properties in hazard areas (typically Hazard Mitigation Grant Program - HMGP).
4. Implement the property acquisition(s).
5. Demolish any remaining structures and convert the land to open space or other approved floodplain use.

## Implementation Considerations

This project creates several public benefits to both the property owners and the public. Property owners are relocated out of potentially hazardous locations, which are in turn converted to passive recreation and open space providing additional amenities to the community. The Town should publicize the program and seek community engagement on reuse scenarios.



### Project Sponsor:

Town of Weaverville



### Partners:

- N.C. Emergency Management
- Public Agencies such as the National Parks Service's Rivers, Trails and Conservation Assistance (RTCA) program
- Open Space Oriented Nonprofit Organizations



### Project Lead:

Town of Weaverville and Private and Non-Profit Partners



# Public Communication & Notification

Evaluate post-disaster lessons learned and plan to implement best practices for emergency communications and warning systems throughout Weaverville.

<b>Complexity</b>  Medium	<b>Cost</b>  Medium	<b>Timing</b>  Short-term
---------------------------------	---------------------------	---------------------------------

Category:  
**EMERGENCY PREPAREDNESS**

## Purpose

Weaverville had difficulty with emergency communications during and after the storm. Landlines were lost and public notifications were seriously compromised. This project has two parts to help address these identified issues: to identify and implement a reliable radio communication system that does not utilize landlines, and to implement a community-wide notification system for emergencies and for recovery information.

## Benefits & Intended Outcomes

This project is designed to initiate and implement a comprehensive evaluation of disaster communications. It should include early warning systems, on-going communications during the event(s) and post-disaster recovery-related community communication. Various types of communications will be evaluated, such as radio, online sources, and community-based networks.



*Weaverville utilizes the CodeRED emergency notification system to send alerts to residents.*

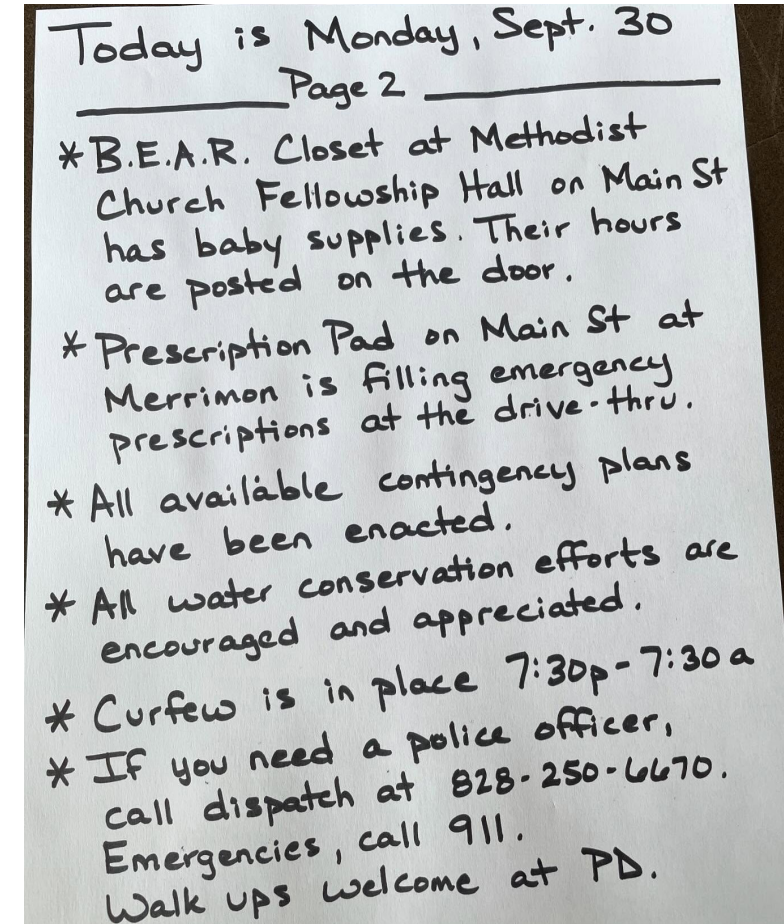
## Activities & Deliverables

Develop a detailed plan for the project, including the following steps:

1. Conduct an “after action” review of positives and negatives from the Helene response.
2. Identify and prioritize projects for implementation.
3. Conduct outreach to other agencies for recommended best practices.
4. Conduct outreach to community partners, such as churches, business organizations, nonprofit agencies, health providers and others.
5. Identify significant budget needs.
6. Seek funding as necessary, including potential grants for emergency preparedness equipment.

## Implementation Considerations

Disaster communications (before, during and post-disaster) rely on multiple agencies, as well as private and nonprofit entities. This project addresses formal disaster preparedness and response issues, and also includes overall formal and informal communications within the community. This project should be closely coordinated with the public WiFi project in this plan. It should be well publicized in Weaverville to assure broad community knowledge exists.



### Project Sponsor:

Town of Weaverville



### Project Lead:

Town of Weaverville



### Partners:

- North Carolina Department of Emergency Management
- Law Enforcement
- Fire Departments
- Health Departments
- All First Responder Agencies



# Public WiFi & Community Engagement

*Expand Weaverville's public WiFi system to support future emergency communications and promote community engagement.*

<b>Complexity</b>  Medium	<b>Cost</b>  Medium	<b>Timing</b>  Medium
---------------------------------	---------------------------	-----------------------------

*Category:*  
**COMMUNITY RESILIENCE**

## Purpose

Weaverville has a public WiFi system supported by the Town. This project will evaluate the existing system and determine optimal ways to expand it, particularly relating to accessibility during disasters. The town is also seeking to promote opportunities for various groups in Weaverville to connect and improve communications and general “interconnectedness” among community members. The project will seek to identify ways for Weaverville to expand community outreach, and thus, engagement.

## Benefits & Intended Outcomes

Making specific steps to provide a more resilient WiFi system will increase its availability during storm events and future disasters. Public WiFi provides residents and visitors easy access to WiFi, which has effectively become a basic need. Free access to WiFi is also a way for low-income people and people who are house-ridden to stay in contact with others in the community and to have easy access to emergency services, particularly when other services are down. Finally, free WiFi provides the Town a vehicle for public outreach in various ways beyond simply broadcasting Town Council meetings.



*The Town of Weaverville offers free public WiFi in downtown Weaverville, covering the area from Town Hall up to The Yellow Mug, as well as in Lake Louise Park and the Main Street Nature Park*

## Activities & Deliverables

Key activities and deliverables include:

1. Assess existing system, focusing on coverage, strength of signal, and vulnerability to disasters.
2. Determine alternative techniques to “harden” the system’s broadcast capabilities, including the ability to survive damaging conditions, and expanding strength of signal and general coverage throughout the Town limits of Weaverville.
3. Determine the best approach to expand and strengthen the system.
4. Determine how to implement the project.
5. Concurrently, evaluate community-driven programs to expand outreach by existing groups, such as churches, care providers, and senior service agencies to encourage the community and become more engaged in town issues and other issues of public interest.

## Implementation Considerations

While emergency preparedness and response are core reasons to pursue the project, there is an additional core value in this project to promote and encourage the community to be more connected and engaged. This will support individual welfare and enhance Weaverville’s ability to be a stronger and tightly knit community. Along with the key activities and deliverables identified for this project, the Town will pursue community engagement as the “hard” details of the system are identified. Community engagement will focus on programmatic issues, and if significant structural improvements are required, construction issues.



### Project Sponsor:

Town of Weaverville



### Project Lead:

Town of Weaverville



### Partners:

- Emergency Managers
- First Responders
- Community-Based Organizations that will work directly with the town and its Information Technology staff
- Other Organizations to improve Communications



# Resilience Hub

*Develop a network of community locations to serve as emergency shelters, resource storage, and information sharing sites in time of community-wide emergencies.*

<b>Complexity</b>  Medium	<b>Cost</b>  Low	<b>Timing</b>  Short-term
---------------------------------	------------------------	---------------------------------

*Category:*  
**EMERGENCY PREPAREDNESS**

## Purpose

A Resilience Hub is a facility that will enhance the community’s ability to prepare for, respond to, and recover from disasters. They serve as gathering places, resource distribution centers, and communication hubs, to strengthen communities both in everyday situations and during emergencies. The Hub can serve as a shelter, a distribution center for food and other needs and a central location for critical health and communication needs.

## Benefits & Intended Outcomes

This project would evaluate facilities that can also serve as multi-use centers. These facilities could meet multiple community needs and be almost instantly converted to serve as a disaster response hub when the need demands. Community Centers, places of worship, civic organizations, and public buildings could all provide these multiple functions. Ideally, critical disaster response needs could be stored onsite for immediate use once a disaster strikes. If onsite storage of supplies and materials is not feasible, a central warehouse of “ready-to-go” equipment and supplies should be accessible.

*Resilience Hubs prioritize community needs, empower local leadership, and offer a sustainable pathway towards a more resilient future.*

## Activities & Deliverables

This project would entail the following key activities:

1. Evaluate all publicly owned facilities in Weaverville, with emphasis on town-owned facilities, to determine their suitability to serve as a resilience hub.
2. Evaluate privately-owned facilities for suitability, and if suitable, enter into conversations with owners about the potential use:
3. Develop a list of facilities that can be identified as suitable, including strengths and weaknesses.
4. Determine appropriate levels of supplies and equipment for each facility, recognizing they will likely vary significantly by facility.
5. Initiate a program to acquire and store needed supplies and equipment.
6. Develop a public information campaign to identify the program, assure broad public understanding and that the location of each designated Resilience Hub is well known.

## Implementation Considerations

Resilience Hubs will take on an oversized level of importance when disaster strikes the next time in Weaverville. As noted, the entire community should be encouraged to participate in this project. Community engagement and outreach should be central to its implementation. The broader the designation as a Resilience Hub is known in the community the better. It is also a very positive feature if the center is used as a community center for other activities in “normal times.” This use would ensure broader knowledge with the Hub, and a comfort level of being there—in good and in difficult times.



### Project Sponsor:

Town of Weaverville



### Project Lead:

Town of Weaverville



### Partners:

- The entire community should be encouraged to partner in this project
- Other partners include Buncombe County Emergency Management
- Health Care Providers
- Nonprofit Agencies
- Churches
- Other community-based organizations can all be important partners



# Street & Sidewalk Evaluation & Repair

Create an inventory of streets and sidewalks in Weaverville with implementation of upgrades and improvements as necessary to provide greater resiliency against future disasters.

<b>Complexity</b>  Low	<b>Cost</b>  High	<b>Timing</b>  Medium
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**Category:**  
**INFRASTRUCTURE RESILIENCE**

## Purpose

Some streets in Weaverville were impacted by the storm, both by flooding and landslides in the municipality. This project will conduct an inventory of streets that experienced or have the future potential to experience flood and landslide damages. The study will focus on those streets to determine if they can be cost-effectively redesigned to reduce the potential of future storm damages. Concurrently, the Town will look at sidewalks in Weaverville and conduct an inventory of inadequate or missing sidewalks that can be built or repaired to create a more effective pedestrian network for Weaverville.

## Benefits & Intended Outcomes

A fundamental function of town government is to provide safe and effective infrastructure. Transportation networks, such as streets and sidewalks, are core parts of Weaverville’s infrastructure. This project will be focused on making streets and sidewalks safer and more effective, while also making them more resilient in future storm events. This will make recovery from future events easier, while improving quality of life for Weaverville’s residents and visitors on a daily basis.

## Activities & Deliverables

This project includes inventorying and designing repairs and improvements to Weaverville’s transportation network. These following steps will generally describe the activities that are necessary for the street and sidewalk evaluation/improvement project, and are the same general activities as described in the water system improvement projects (some activities may be concurrent, and not necessarily linear.)

1. Identify the general parameters of each project.
2. Initiate a design process, either through in-house design professionals, or through engineering design contractors.
3. If contractors will be used, prepare a Request for Proposals (RFP) for design services and conduct a selection process for the selected firm(s).
4. Prepare budget-level cost estimates and obtain approval for the budget from the Town Council.
5. Initiate and complete project construction.

## Implementation Considerations

Street and sidewalk improvement projects sometimes impact local circulation and property access. It is important to make sure that members of the public that are impacted by critical design and construction projects, be well-informed before the project is initiated.



*Weaverville has developed a Walking Map illustrating its sidewalk system, connecting pedestrians to downtown, the Main Street Nature Park, Lake Louise Park, and the future Reems Creek Greenway.*



### Project Sponsor:

Town of Weaverville



### Partners:

- Most of the partners for this project will be staff, residents, visitors and businesses in Weaverville



### Project Lead:

Town of Weaverville



# Urban Canopy Inventory & Enhancement

Create a tree inventory and a long-term strategy to enhance and protect the tree canopy on public land in Weaverville.

<b>Complexity</b>  Low	<b>Cost</b>  Low	<b>Timing</b>  Short-term
------------------------------	------------------------	---------------------------------

Category:  
**ENVIRONMENTAL RESILIENCE**

## Purpose

The wind, flooding, and landslides resulting from Helene caused significant damage to Weaverville’s trees. This project looks to replace the trees, and improve tree planting to enhance the overall urban canopy in town. An adjunct component of this project is to obtain a certified arborist to identify and assess the health of the trees on property owned by the town.

## Benefits & Intended Outcomes

It has been well-documented that trees in urban areas provide many benefits, both environmental and economic. Tree leaves and needles collect water from rain and fog, often supporting groundwater sources. Water hits the ground at a much slower rate, thus allowing more infiltration and less stormwater runoff. Trees also produce shade and provide measurable cooling to adjacent areas. Areas with a strong urban tree canopy also benefit from higher real estate values, as has been documented in multiple studies of real estate transactions throughout the country.

*The Town of Weaverville has been recognized for nearly 30 years as a Tree City USA by the Arbor Day Foundation.*

## Activities & Deliverables

Tree canopy inventory and enhancement is relatively straightforward. The following key activities include:

1. Identify the scope of need for the project by conducting a detailed inventory by a certified arborist.
2. Identify needs throughout the Town and also on Town-owned properties.
3. Develop a strategy and budget for Town-owned property and a program to encourage tree planting on privately-owned property.

## Implementation Considerations

The Town can be a coordinator of these efforts on properties not owned by the town. This could include enlisting local partners and providing information on national programs and funding sources. The Town should manage the efforts on town-owned properties.



### Project Sponsor:

Town of Weaverville



### Project Lead:

Town of Weaverville and Private and Non-Profit Partners



### Partners:

- National organizations, including but not limited to: the Arbor Day Foundation, National Forest Foundation, One Tree Planted and TreePeople
- Federal sources include USDA Reforestation Project Programs, Urban and Community Forestry Program and Emergency Forest Restoration Program
- Grant funding has been obtained from Truist Bank in conjunction with the Arbor Day Foundation for these components
- Local Support can also be encouraged through Community and Nonprofit Groups



# Water System Interconnection Project

Connect the Weaverville water distribution system to the systems in the City of Asheville and Woodfin Water District to create emergency redundancies for greater resiliency in all three systems during emergencies.

<b>Complexity</b>  Medium	<b>Cost</b>  Medium	<b>Timing</b>  Medium
---------------------------------	---------------------------	-----------------------------

**Category:**  
**EMERGENCY PREPAREDNESS**

## Purpose

The Town of Weaverville has an independent public water supply and distribution system, as do the City of Asheville and Woodfin Water District. During Helene, all three of these jurisdictions experienced significant water supply and distribution issues. The Town of Weaverville believes that with some physical infrastructure modifications (interconnecting the three systems) all three systems would have much-needed system redundancy, which does not now exist.

*Weaverville's primary source of water is the Ivy River, with a watershed above the intake covering a 112 square mile drainage area.*

## Activities & Deliverables

Implementing this project will require close coordination, planning, and engineering between the three jurisdictions. Key steps include the following:

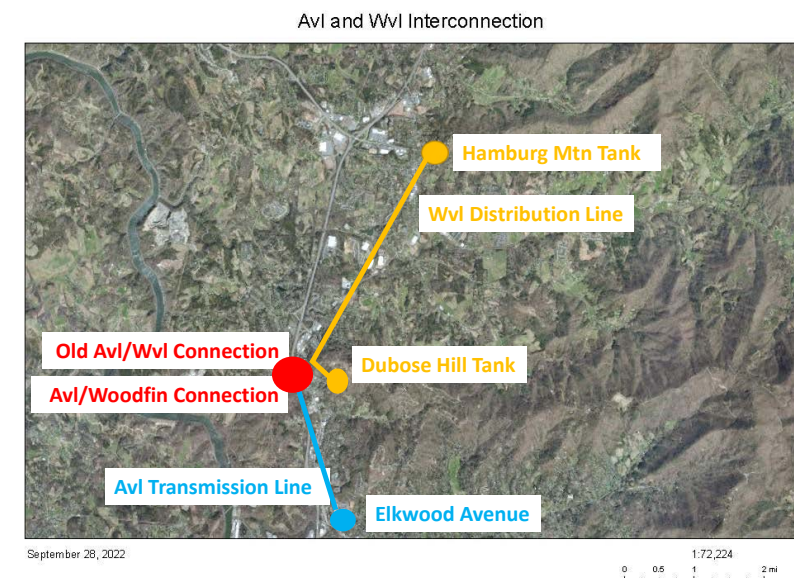
1. Initiate discussions between the three water providers, addressing areas of mutual agreement and concerns.
2. Identify a course of action for project design and construction, including initial cost estimates.
3. Negotiate an agreement between the jurisdictions on the project, including cost-sharing, water purchase agreements, and design implications.
4. Retain design professionals and initiate design, including final cost estimates.
5. Identify construction funding and construct improvements.

## Benefits & Intended Outcomes

The project to interconnect the three water systems would provide a back-up water supply. In the case of catastrophic failure of a water treatment plant and/or major transmission line, the ability to get the system back on-line would be significantly enhanced, and thus a shorter timeframe for restoring operations would be available.

## Implementation Considerations

All three water supply and transmission systems would require infrastructure modifications to create the interconnections. However, all systems have components that are close together, and the new infrastructure to cross-connect is not anticipated to be extensive. It would be necessary to coordinate, plan, and design the infrastructure. It would also be necessary to negotiate emergency water purchase agreements with partners that would be well-defined and in place before any disaster happens.



### Project Sponsor:

Town of Weaverville



### Partners:

- The Town of Weaverville, Woodfin Water District, and the City of Asheville.



### Project Lead:

Town of Weaverville



# Weaverville Water System Improvements

**Upgrade water lines and install backup generators at critical water facilities to provide power to the water distribution system during times of emergencies.**

<b>Complexity</b>  Medium	<b>Cost</b>  High	<b>Timing</b>  Medium
---------------------------------	-------------------------	-----------------------------

**Category:**  
**INFRASTRUCTURE RESILIENCE**

## Purpose

Helene impacted Weaverville’s water system in ways similar to water providers throughout Western North Carolina. This has caused needs to significantly repair and upgrade the system. This project outlines several water system improvements for Weaverville. They include: 1) Purchase and install a generator at High Bluff water tank; 2) Install generator at WTP Raw Water Intake; 3) Install generator at the Water Treatment Plant as part of the proposed expansion project; 4) Design and install a second main water line crossing Reems Creek for system redundancy; and 5) Replace old and undersized waterlines at various locations in the water system.

*Weaverville currently has the capacity to treat 1.5 million gallons per day (MGD), with upgrades, it could treat up to 3 million gallons per day.*

## Activities & Deliverables

These projects include infrastructure and physical improvements to the water system. The following steps will generally describe the activities that are necessary for all five system improvements (some activities may be concurrent, and not necessarily linear);

1. Identify the general parameters of each project.
2. Initiate a design process, through engineering design contractors.
3. If contractors will be used, prepare a Request for Proposals (RFP) for design services and conduct a selection process for the selected firm(s).
4. Prepare budget level cost estimates and obtain approval for the budget from the Town Council.
5. Initiate and complete project construction.

## Benefits & Intended Outcomes

While Helene caused untold damages to Weaverville’s infrastructure, it also provided the opportunity to take a hard look and evaluate existing systems. This evaluation has demonstrated these projects as necessary repairs while also providing the opportunity to upgrade and modernize other system components.

## Implementation Considerations

In addition to the specific steps outlined in “Key Activities/Deliverables,” it is important to assure the residents of Weaverville are fully informed about the upgrades to the community water system. Outreach could be by status reports at Town Council meetings, public information such as press releases to local media organizations, or informational postings on the Town’s website.



### Project Sponsor:

Town of Weaverville



### Project Lead:

Town of Weaverville Water Department



### Partners:

While some portions of the costs of these projects will be borne by ratepayers, grant funding has been secured for some of these projects. Potential partners include:

- Environmental Protection Agency
- NCGA Direct Appropriation
- US Army Corps of Engineers
- FEMA Hazard Mitigation
- Economic Development

# ATTACHMENT J

## Sidewalk Priority List

### Loops

Section	Intersections	Length
Reeves St.	From Pine St. to Hamburg Mountain Rd.	690 ft.
Florida Ave.	From Merchants Al. to Alabama Ave.	250 ft.
Georgia Ave.	From Main St. to Alabama Ave.	380 ft.
Moore St.	From Main St. to Alexander Rd.	1,875 ft.
Alexander Rd.	From Moore St. to Church St.	375 ft.
Clinton St.	From Main St. to Weaver Blvd.	1,300 ft.
Hamburg Dr.	From Main St. to Williams St.	1,000 ft.
Aiken Rd.	From Merrimon Ave. to Seneca St.	1,325 ft.
Alabama Ave.	From Central Ave. to Merrimon Ave.	315 ft.
Park Ave.	From Merrimon Ave. to Brown St.	590 ft.
College Cr.	From North College to Central Ave.	770 ft.
S College and Brown	From Merrimon Ave. to Lakeshore Dr.	1,075 ft.

### Spurs

Section	Intersections	Length
Salem Rd.	From Salem Acres Rd. to Highland Street	1,800 ft.
Alexander Rd.	From Church St. to Terminus	2,480 ft.
Church St.	From Highland St. to Terminus	1,500 ft.
Yost St.	From Main St. to Merrimon Avenue	1,500 ft.

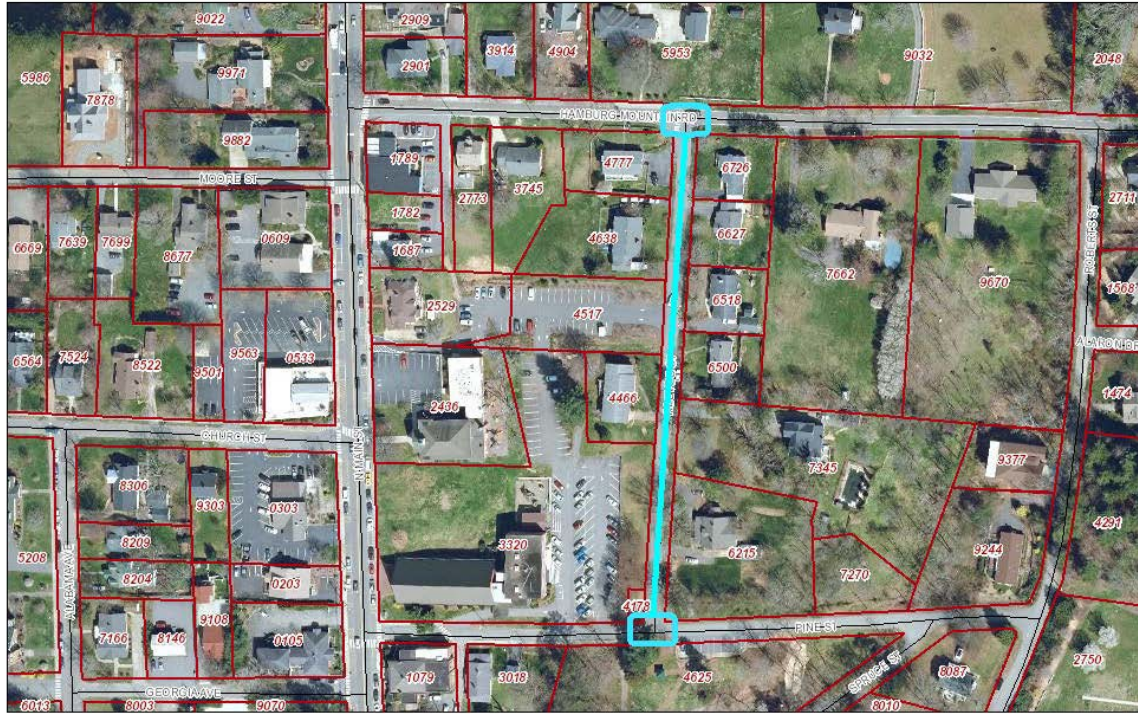
### Other

Section	Intersections	Length
Merchants Alley	From Florida Ave. to Central Ave	300 ft.
Reems Creek Pedestrian Bridge	From South Creek Bank to North Creek Bank near Merrimon Ave.	



## Aerial View of Individual Sections

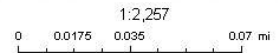
# ATTACHMENT J

## Reeves Street



August 2, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





# ATTACHMENT J

## Florida Avenue



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



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0 0.0075 0.015 0.03 mi

# ATTACHMENT J

## Georgia Avenue



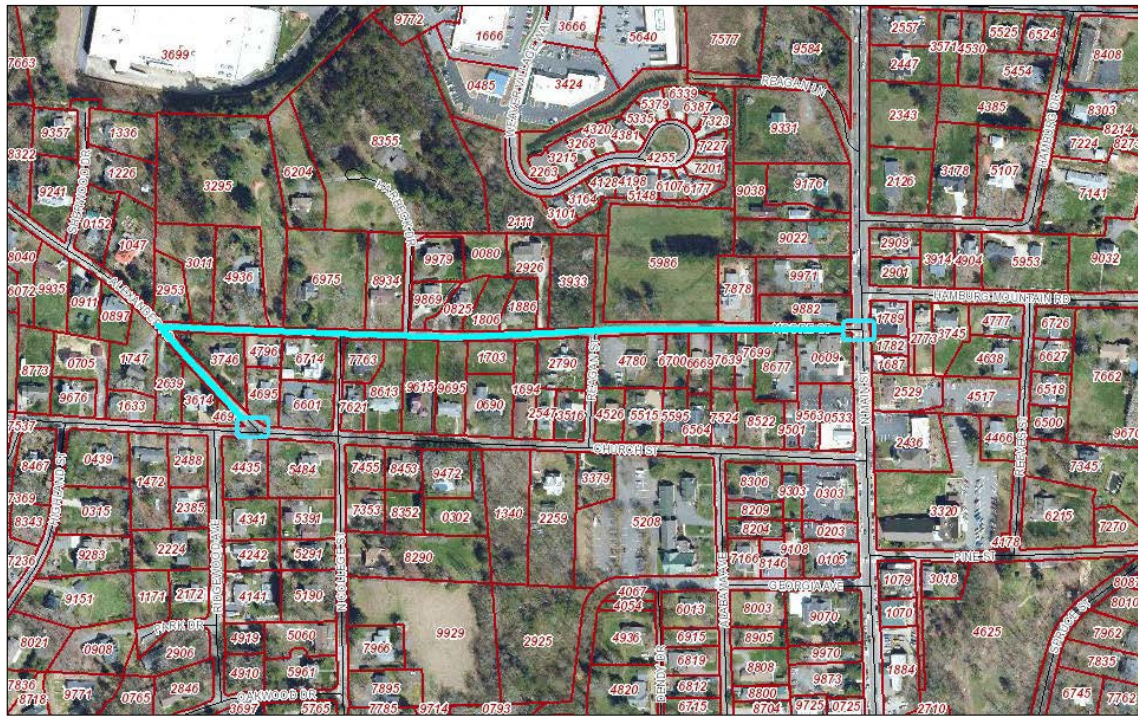
August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

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# ATTACHMENT J

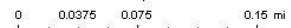
## Moore Street and Alexander Road



August 3, 2022

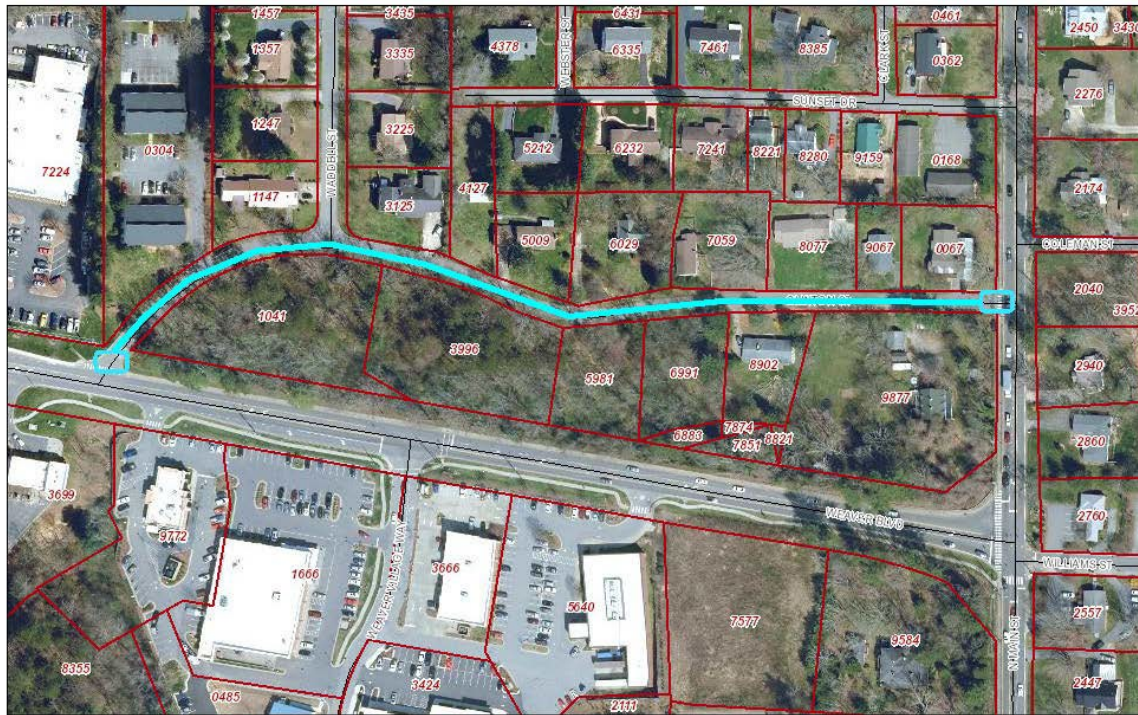
1:4,514

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





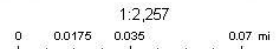
# ATTACHMENT J

## Clinton Street



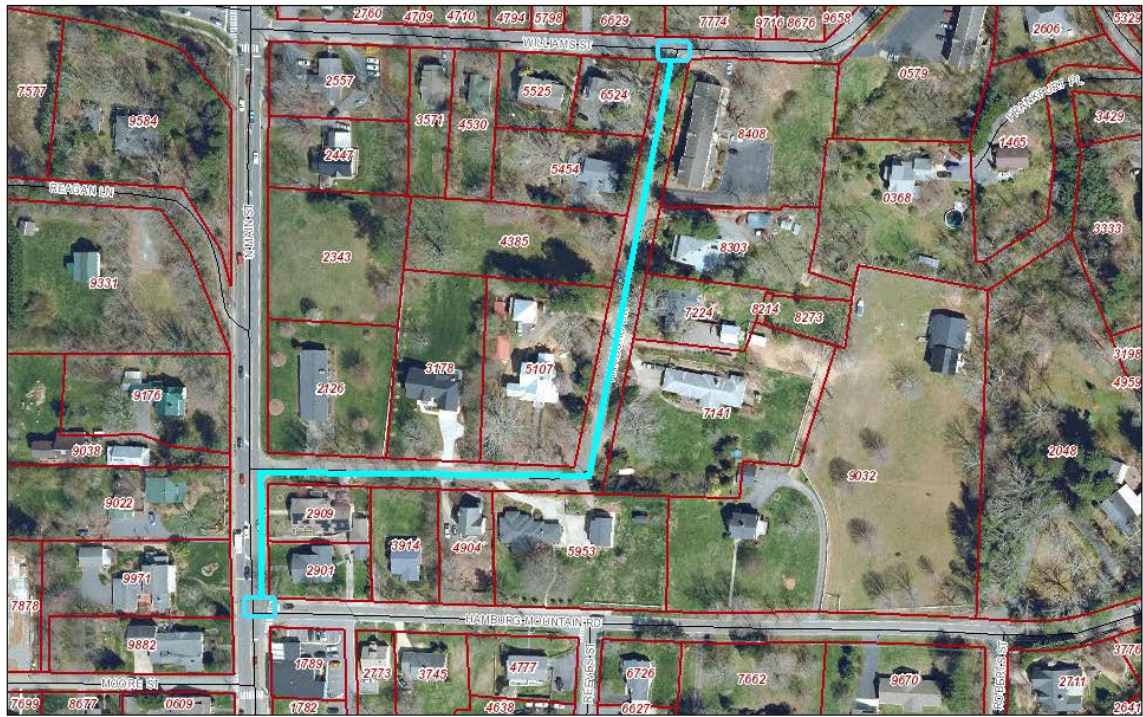
August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





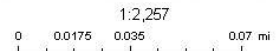
# ATTACHMENT J

## Hamburg Drive and Main Street



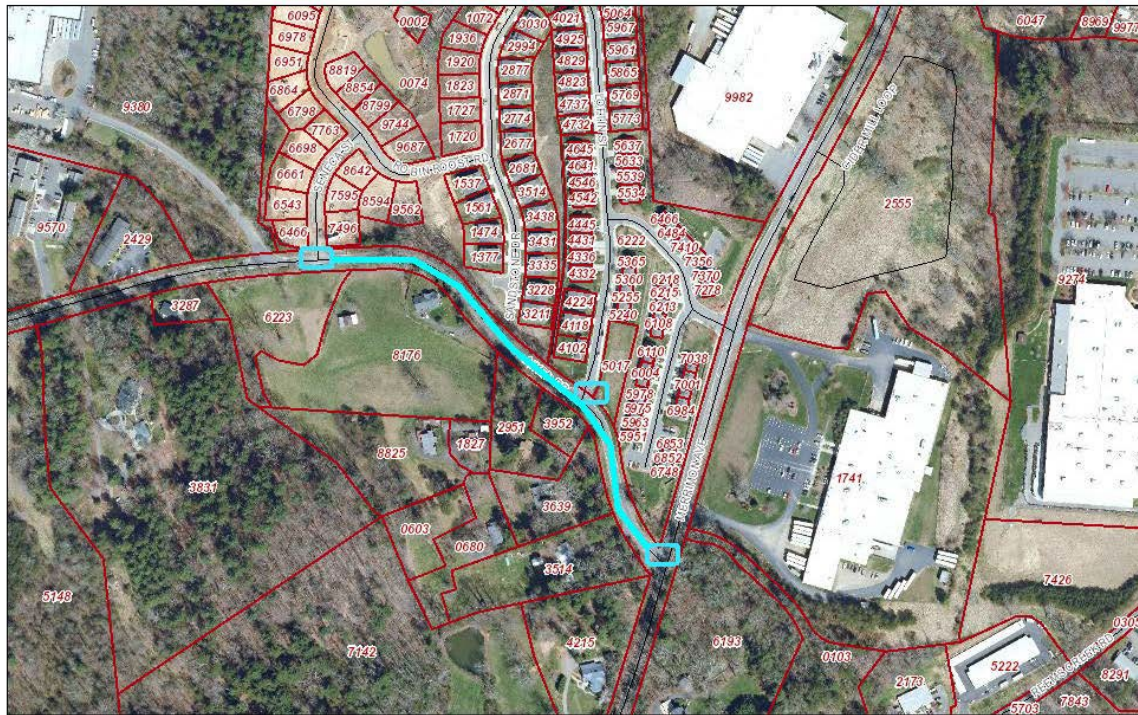
August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





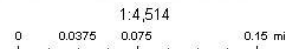
# ATTACHMENT J

## Aiken Road



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





# ATTACHMENT J

## Alabama Avenue



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



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0 0.0075 0.015 0.03 mi

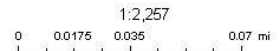
# ATTACHMENT J

## Park Avenue



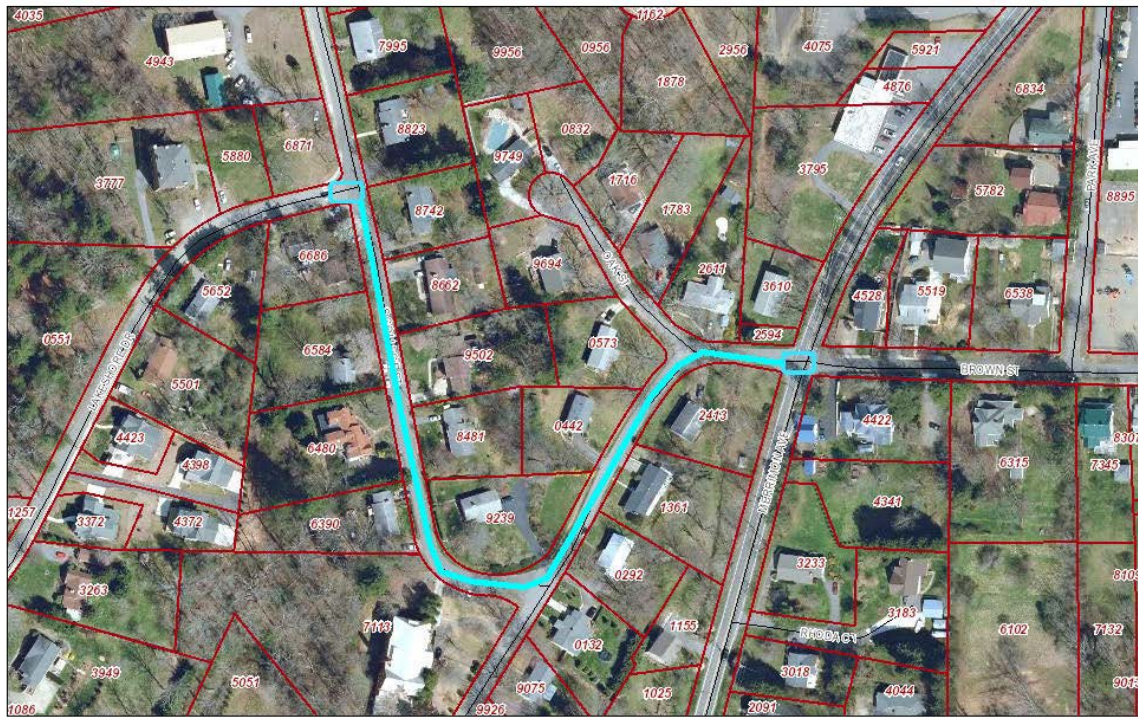
August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



# ATTACHMENT J



## South College and Brown



September 14, 2022

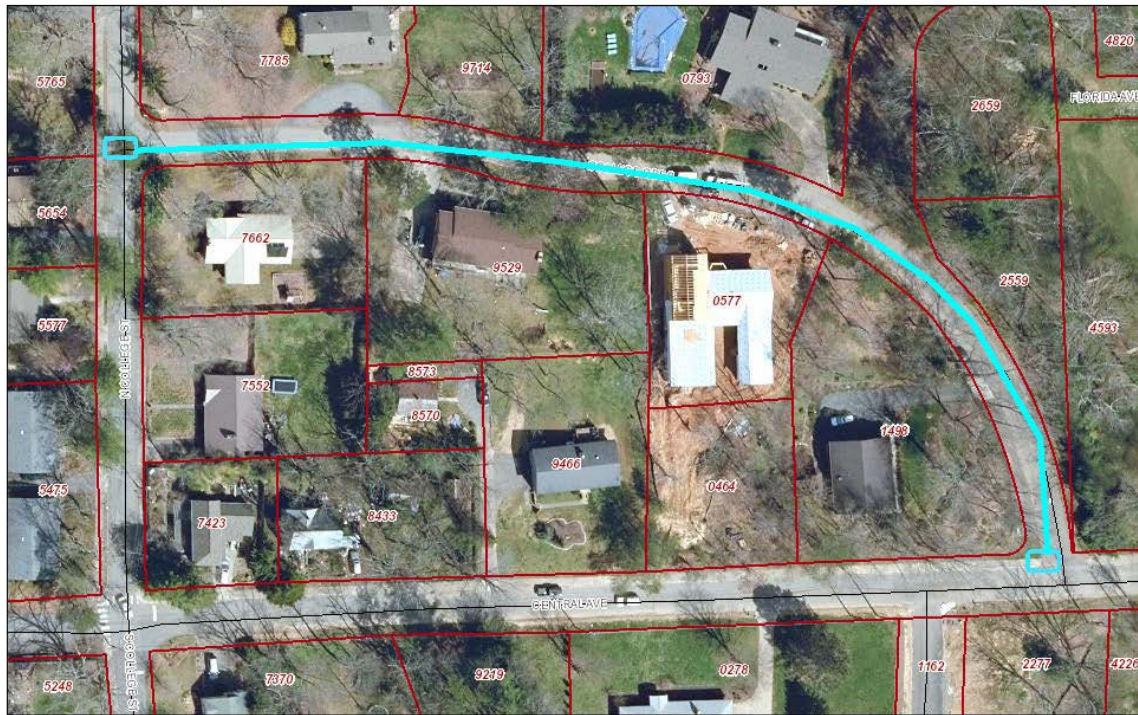
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0 0.0175 0.035 0.07 mi

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

# ATTACHMENT J



## College Crescent



September 14, 2022

1:1,128

0 0.0075 0.015 0.03 mi

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

**ATTACHMENT K - COMPREHENSIVE LAND USE PLAN  
ACTION PLAN WITH STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

1=high priority (addressed in 12 months); 2=medium priority (addressed in 24 months); 3=lower priority (addressed in 36 months); 0=proposed deletion  
Proposed – March 2026

COMPLETED									
✓	1	1	1	1	Review sign regulations for legal compliance and policy objectives (HB926)	Completed June 2024	✓	✓	
✓	1	1.5	2	2	Development of Water System GIS Layer	Completed in 2024	✓		
✓	1	1	1	1	Continue the Street Improvement Program	Program funded FY2025	✓		✓
✓	1	1	1	1	Establish/support committee on Bike-Ped Plan	Bike-Ped Plan adopted 6/26/23; committee formed 11/23; WEDAC	✓		✓
✓	1	1	1	1	Comprehensive review of Future Land Use Map (and Resolution Concerning Growth Areas)	Resolution adopted 1/25	✓	✓	✓
✓	1			1	Determine how to regulate condominiums	Code Amendment adopted 3/25	✓	✓	✓
✓	1	1	1	1	Consider regulations that encourage open space or greenway dedication, conservation measures / Link with Tree Conservation Consider regulations concerning tree conservation/tree canopy preservation	Code Amendments 3/25	✓	✓	✓
✓	1			1	Setbacks when property line crosses a road	Code Amdmt adopted 3/25	✓	✓	✓
✓	1			1	Study & consider regulations on min/max parking and loading areas	Code Amendment adopted 3/25	✓	✓	✓
✓	3	3	3	3	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning for unique development	Areas improved: Mixed Use Development Apartments; Condos & SFR	✓	✓	✓
✓		2	1	1	Review sign regulations for legal compliance and policy objectives	Code Amendments adopted 6/24/24	✓	✓	✓
✓		1.5	1	1	Review hillside/steep slope regulations for legal compliance and policy objectives	Code Amendments adopted 3/25/24	✓	✓	✓
✓		1	1	0	Study & consider downtown residential district with smaller lot size/width	TC and PB consensus 8/20/24 Continue to treat as nonconforming lots	✓	✓	✓

**ATTACHMENT K - COMPREHENSIVE LAND USE PLAN  
ACTION PLAN WITH STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

1=high priority (addressed in 12 months); 2=medium priority (addressed in 24 months); 3=lower priority (addressed in 36 months); 0=proposed deletion  
Proposed – March 2026

✓	3	3	3	3	Study mountain ridge protection regulations for possible implementation	Code Amendments adopted 3/25/24	✓	✓	✓
✓	1				Investigate interconnection with Asheville for supplemental water	TC resolution adopted 6/27/22; completed	✓		
n/a	1				Negotiate interlocal agreement with Asheville for purchase of supplemental water	Investigated and TC decided not to pursue	✓		✓
✓	1				Develop annexation guidelines that include consideration of how quality municipal services will be provided	Resolution adopted 12/13/2022			✓
✓	1				Establish Priority List for Sidewalk Installation	Sidewalk priority list adopted 10/24/22	✓	✓	✓
✓	1				Development of Stormwater System GIS Layer	Completed 5/23; LOSRC grant funding	✓		
✓	1				Comprehensive review of Table of Uses	PB review 3/23 through 5/23; amendments proposed	✓	✓	✓
✓	1				Review regulations for non-conforming lots	Adopted 4/23	✓	✓	✓
✓	1				Initiate small area studies for growth areas: Gill Branch Valley, Monticello Rd West, Ollie Weaver Rd, I-26 Corridor, Reems Creek Rd	Related to TC workshop 5/14/22	✓	✓	✓
✓	1				Consider adoption of land use regulations which provide greater control of retail development in Main Street area (C-1)	Adopted 10/24/22	✓	✓	✓
n/a	0				Study removal of floodplain areas from density calculation		✓	✓	✓
n/a	0				Initiate special area studies: Downtown, North Main Street-“Five Points” Area, Monticello Road corridor, and Reems Creek Road corridor	Proposed for deletion; see line 43	✓	✓	✓
✓	-				Conduct an annual review of progress towards accomplishment of Plan goals	7/5/22 – PB Review; 7/19/22 Jt Mtg b/w TC and PB	✓	✓	✓
✓	-				Update appendix to this Plan when new plans or amendments are adopted	August 2022	✓		
✓	1				Consider simplification of outdoor lighting regulations	Amendments proposed for adoption 7/25/22	✓	✓	✓
✓	1				Continue the Street Improvement Program	Program funded FY2023	✓		✓

**ATTACHMENT K - COMPREHENSIVE LAND USE PLAN  
ACTION PLAN WITH STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

1=high priority (addressed in 12 months); 2=medium priority (addressed in 24 months); 3=lower priority (addressed in 36 months); 0=proposed deletion  
Proposed – March 2026

✓	1			Implementation of GIS system and Zoning Layer	Implemented April 2022	✓		
✓	1			Provide educational information on parking availability in downtown area	Website posting	✓		
✓	1			Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
✓	1			Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
✓	1			Negotiate interlocal agreement(s) with County (Stormwater and Sedimentation/Erosion Control Permitting and Enforcement)	Agreements approved by TC June 2022	✓		✓
✓	1			Review use of flag lots	Implemented Nov 2021	✓	✓	✓
✓	1			Study solar collector regulation for possible implementation	Implemented May 2022	✓	✓	✓
✓	-			Conduct an annual review of progress towards accomplishment of Plan goals	August 2021	✓	✓	✓
✓	-			Update appendix to this Plan when new plans or amendments are adopted	August 2021	✓		
✓	1			Implementation of Chapter 160D Amendments	Implemented July 2021	✓	✓	✓
✓	1			Consider Implementation of a Manufactured Home Overlay District	Implemented Feb 2021	✓	✓	✓
✓	1			Undertake a comprehensive review of subdivision regulations	Implemented July 2021	✓	✓	✓
✓	1			Clarify legally required exemptions to subdivision regulations and reexamine the definitions of minor subdivisions and major subdivisions	Implemented July 2021	✓	✓	✓
✓	1			Streamline the subdivision review process	Implemented July 2021	✓	✓	✓
✓	1			Determine when sidewalks and other improvements are required with development approvals	Implemented July 2021	✓	✓	✓
✓	-			Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	With 160D Project	✓		

**ATTACHMENT K - COMPREHENSIVE LAND USE PLAN  
ACTION PLAN WITH STATED GOALS, RESPONSIBILITIES, AND PRIORITIES**

1=high priority (addressed in 12 months); 2=medium priority (addressed in 24 months); 3=lower priority (addressed in 36 months); 0=proposed deletion  
Proposed – March 2026

✓	-			Undertake annual review of the Table of Uses	With 160D Project	✓		
✓	-			Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	With 160D Project	✓		
✓	1			Continue monitoring water production, allocations, usage, and availability	Staff quarterly reports 2020/2021	✓		
✓	1			Continue reserving water allocation for infill development within the town	Staff quarterly reports 2020/2021	✓		
✓	-			Update appendix to this Plan when new plans or amendments are adopted	August 2020	✓		
✓	-			Conduct an annual review of progress towards accomplishment of Plan goals	August 2020	✓	✓	✓
✓	1			Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
✓	1			Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
✓	1			Consider land use regulation that better provides for mixed use development	Regulations amended in May 2020	✓	✓	✓
✓	1			Consider land use regulation that provides for high density single family residential development	Studied in 2019; no new regulation desired	✓	✓	✓
✓	2			Review the current policy on street standards for private streets	Private street standards adopted May 2020	✓	✓	✓
✓	2			Consider ways to address housing affordability	Workshop presentation in January 2020	✓		✓
✓	2			Consider land use regulation that provides for transition districts	Accomplished 2020 with mixed use amdmts	✓	✓	✓
✓	2			Implement a staff-led Technical Review Committee for development reviews	TRC amendments adopted in May 2020	✓	✓	✓
✓	3			Develop and distribute a downtown parking map	Map available on website and Town Hall in 2019	✓		

# ATTACHMENT L

POPULATION CHARACTERISTICS			
	2020	2025	Total Change
Population	4,567	5,116	+549
Median Age	55	56.1	+1.1
Household Size	2.14	2.71	+.57
Voting Age Pop.	3,370	4,042	+672

BASIC INFORMATION ON LAND			
	2022	2025	Total Change
Base Land Area	2,037.22 acres	2,564.5 acres	+527.28 acres
Satellite Annex. Area	23.38 acres (1.1%)	119.9 acres (4.9%)	+96.52 acres
Real Property Value	\$1,041,313,250	\$1,164,109,628	+\$122,796,378
Personal Property Val.	\$81,921,573	\$84,390,475	+\$2,468,902

HOUSING CHARACTERISTICS			
	2020	2023	Total Change
Housing Stock	2,031	2,419	+388
Single Family	76.9%	Not Available	
Multi-Family	23.1%	Not Available	
Median Housing Value	\$320,300	\$452,700	+\$132,400

INCOME / EDUCATION CHARACTERISTICS			
	2020	2023	Total Change
Median Income	\$71,806	\$90,000	+\$18,194
Poverty Rate	5.1%	5.6%	+.5%
Bachelor's Degree or +	58.9%	66.0%	+7.1%

GOVERNMENTAL INFRASTRUCTURE	
Municipal Streets	20 Miles
Sidewalks	6 Miles
Water Lines	71 Miles
Water Meters	3276
Fire Hydrants	523
Trails	1.4 Miles
Park Acreage	23.9

COMPARATIVE DATA (per 2023 American Community Survey)						
	Population	Median Household Income	Bachelor's Degree or Higher	Employment Rate	Total Housing Units	Total Households
Weaverville	4,718	\$90,000	66%	59%	2,419	1,964
Asheville	94, 589	\$66,032	55.6%	62.5%	47,606	39,811
Black Mtn.	8,426	\$70,041	58.7%	43.6%	4,476	3,774
Woodfin	7,936	\$62,759	46.9%	53.2%	3,689	3,170
Buncombe C.	269,452	\$71,525	48.3	57.2%	129,141	104,181

Last updated: September, 2025

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, March 2, 2026

**Subject:** Review of Growth Resolution

**Presenter:** Planning Director

**Attachments:** Growth Area Resolution

**Description:**

During the joint meeting of the Planning Board and Town Council the resolution concerning growth areas was on the agenda but did not get addressed due to time constraints. Said resolution is now presented for review by the Board.

**Action Requested:**

The Board is asked to review and offer comment on the growth area resolution.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

10. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 6 [US Highway 25/70 Corridor]**:
- a. light commercial development (especially medical services such as healthcare facilities and medical offices; small general retail supporting residential neighborhoods; professional offices).

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

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

**ADOPTED** this the 27th day of January 2025.

  
**TAMARA MERCER**, Town Clerk

  
**PATRICK FITZSIMMONS**, Mayor

**TOWN OF WEAVERVILLE**  
**PLANNING BOARD AGENDA ITEM**

**Date of Meeting:** Monday, March 2, 2026  
**Subject:** Spot Zoning  
**Presenter:** Planning Director, Assistant Town Manager  
**Attachments:** Is This Spot Legal?

**Description:**

During a recent meeting of Town Council, the subject of spot zoning surfaced and was discussed. Vice Chair Sollazzo has requested staff to discuss the topic with the Planning Board.

**Action Requested:**

No action requested.



# Coates' Canons

## NORTH CAROLINA LOCAL GOVERNMENT LAW BLOG

March 9, 2011

Last revised: April 21, 2022

### Is This Spot Legal?

David Owens

At long last Malcolm Tucker had found a spot to locate his nightclub. After several failed attempts to locate his club in town, he decided to move out to the county. He found a vacant lot a couple of miles out of town on a well-travel road. The site was flat, had water and sewer lines across the road, and had plenty of space for his building and parking. The nearby property was mostly fields and woods, with a few houses scattered along the road.

Malcolm's staff advised him that the only problem to overcome before starting construction was getting a rezoning. The site, like all of the property in this part of the county, was zoned RA-40. This county zoning district allows residential development on one-acre lots, but no commercial uses. The county planner had suggested that Tucker seek a rezoning to the county's highway commercial district. That district allows a range of businesses, including a nightclub of the size and scale Tucker had in mind. So Malcolm had been exploring this rezoning idea with his friends on the county board of commissioners. He had chatted with all of the commissioners and each had let him know they would support his rezoning petition.

One of the commissioners, however, made a point in passing that was troubling Malcolm. She mentioned the term "spot zoning" and said something about the county's recently adopted land use plan calling for this area to retain its rural character. But she had told him not to worry as she was on board for his rezoning. But Malcolm was the worrying type. In an abundance of caution, Malcolm calls his lawyer. After laying out the situation, Malcolm asks, "Is this land use plan business going to hold me up? I've gotten commitments from all the commissioners that they'll vote for my rezoning, so I'm feeling pretty good about this one. I don't know what this "spot" business is all about. I don't need some disgruntled neighbor or

hotshot lawyer messing me up at the last minute. Just tell me this isn't a problem." Does Malcolm have a problem?

The first thing to determine is whether this is indeed "spot zoning." Spot zoning is the practice of zoning a relatively small area differently from the surrounding property. Cases in North Carolina also emphasize that the property be owned by a single person. In this situation, rezoning Tucker's single parcel for commercial use when all of the nearby property is zoned for low density residential-agricultural use is almost certainly spot zoning.

Spot zoning is not illegal in North Carolina, but if the county wants to do this, the burden is on the county to show that the rezoning is "reasonable." The leading North Carolina case on this point, laid out the following test for reasonableness of spot zoning:

Among the factors . . . are the size of the tract in question; the compatibility of the disputed zoning action with an existing comprehensive zoning plan; the benefits and detriments resulting from the zoning action for the owner of the newly zoned property, his neighbors, and the surrounding community; and the relationship between the uses envisioned under the new zoning and the uses currently present in adjacent tracts.

*Chrismon v. Guilford County*, 322 N.C. 611, 628, 370 S.E.2d 579, 589 (1988).

The public hearing record and minutes of the board's deliberations should reflect consideration of legitimate factors for differential zoning treatment of the property involved. Does the property have different physical characteristics that make it especially suitable for the proposed zoning, such as peculiar topography or unique access to roads or utilities? How does this fit with any relevant adopted county plans? Would the proposed range of newly permissible development be in harmony with the legitimate expectations of the neighbors? What implications would this have for future development on surrounding parcels? Would it be wise to rezone a larger stretch of the highway? Is there justification for the rezoning beyond the fact that Malcolm has asked them to do so?

A key factor then in assessing whether the rezoning for Malcolm's nightclub is reasonable is compatibility with the existing comprehensive zoning plan. This involves an inquiry into whether the rezoning fits into a larger context involving rational planning for the community. Whether set forth in a formal comprehensive land use plan or reflected in an overall zoning scheme, zoning

regulations must be based on an analysis of the suitability of the land for development (e.g., topography, soil types, wetland locations, and flood areas), the availability of needed services (e.g., water, sewers, roads, and rail lines), and existing and needed land uses. To the extent that a small-area rezoning fits into a logical preexisting plan that is based on this type of analysis, it is much more likely to be upheld if challenged in the courts.

North Carolina's zoning statutes require consideration of these spot zoning factors set out in the case law whenever a rezoning is being considered. **G.S. 160D-604(d)** requires that planning board review of proposed rezoning assess whether the proposal is consistent with adopted plans. Even more significantly, **G.S. 160D-605(b)** requires the governing board to adopt a "statement analyzing the reasonableness of the proposed rezoning." The factors to be considered in this statement track the factors the *Chrismon* case set out to determine the reasonableness of spot zoning.

An example of a zoning scheme involving relatively small parcels that was judged acceptable because it fit the context of the land and the surrounding uses is found in *Zopfi v. City of Wilmington*, 273 N.C. 430, 160 S.E.2d 325 (1968). The court there upheld the rezoning of a roughly 60-acre triangle, formed by two major highways, into three zoning districts with decreasing density moving away from the point of the highway intersection. A 27.5-acre parcel at the point of the intersection was zoned commercial, the next 12 acres were zoned for multifamily residential use, and the remainder was zoned for single-family residential use.

Three cases illustrate the growing importance of a formal comprehensive plan and the recommendations of the planning board in spot zoning analysis. These cases may give Malcolm's attorney some cause for concern. In *Mahaffey v. Forsyth County*, 99 N.C. App. 676, 394 S.E.2d 203 (1990), *review denied*, 327 N.C. 636, 399 S.E.2d 327 (1991), a 0.57-acre tract was rezoned from a residential and highway-business district to a general-business district. The comprehensive plan designated the area as "predominantly rural with some subdivisions adjacent to farms." The planning staff and the planning board recommended against the rezoning, but the board of commissioners adopted it. In ruling the action to be illegal spot zoning, the court pointedly noted, "[T]he County Planning Board and Planning Board Staff, made up of professionals who are entrusted with the development of and adherence to the comprehensive plan, recommended denial of the petition." *Id.* at 683, 394 S.E.2d at 207. A similar result was reached in *Covington v. Town of Apex*, 108 N.C. App. 231, 423 S.E.2d 537 (1992), in which the rezoning of a single lot from office and institutional use to conditional use

business was held to be impermissible spot zoning. The court concluded that the rezoning contradicted the town's policies on location of industrial uses, as set forth in the comprehensive plan. The court also found minimal benefit to the public and substantial detriment to neighbors. In the third case, *Budd v. Davie County*, 116 N.C. App. 168, 447 S.E.2d 449 (1994), *review denied*, 338 N.C. 524, 453 S.E.2d 174 (1994), the rezoning of a 14-acre site along the Yadkin River, as well as a half-mile-long, 60-foot-wide access way, from residential-agricultural to industrial to accommodate a sand mining operation was invalidated in part because it directly contradicted the previously adopted policies for the area. The zoning ordinance's stated intent for the rural-agricultural district was to maintain a rural development pattern and to exclude commercial and industrial uses. Based on such considerations, the planning board twice recommended denial of the rezoning petition. The court held that the rezoning was in direct contravention of the stated purpose of the comprehensive zoning scheme, and this factored into invalidation of the rezoning.

The county board needs to directly discuss how this rezoning is justified when the county's land use plan call for a different development pattern. **G.S. 160D-501(c)** confirms that the land use plan is not binding and does not prevent the county from approving Tucker's petition (though some counties do amend the plan as well as the zoning ordinance if there would be an inconsistency). But the inconsistency must be acknowledged and discussed. If the county decides to go forward with the rezoning, the board needs to explain why it considers this to be in the public interest, being careful to touch on all of the points mentioned by the court in the *Chrismon* case. Given that the plan calls for a different land use pattern, it will be particularly important for the county to made the case that rezoning Tucker's land is indeed reasonable. If they conclude the rezoning should be adopted, G.S. 160D-605(a) provides that the rezoning itself automatically also amends the future land use map in the plan.