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 Meeting recordings viewable under the “Videos” Tab
(unless technical difficulties are experienced)

	<i>Pg #</i>	<i>Presenter</i>
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2. Approval/Adjustments to the Agenda		Mayor Lawrence
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4. PUBLIC HEARING – Code Amendment – Ch. 20 – Crypto Mining/Data Centers	110	Planning Director Eller
5. Fire Chief – Pinning Ceremony		Town Manager Harris
6. Conflict of Interests Statement		Mayor Lawrence
7. Consent Agenda		Town Manager Harris
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11. Adjournment		Mayor Lawrence

General public comments may be submitted during the meeting or in writing in advance on any meeting topic or any other item of interest related to the Town of Weaverville. Normal rules of decorum apply to all comments and duplicate comments are discouraged. The general public comments section of the meeting will be limited to 20 minutes. Comments during the meeting are generally limited to 3 minutes. You must be recognized before giving your comment. Written comments timely received will be provided to Town Council and read during the 20-minute general public comment period as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (2) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (3) by mailing your written comment (received not later than Monday’s mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

PUBLIC HEARING

Date of Meeting: Monday, April 27, 2026
Subject: Public Hearing: Comprehensive Land Use Plan (CLUP)
Presenter: Planning Director
Attachments: Planning Board Recommendation, Proposed CLUP

Description:

The current goals of the CLUP, last updated in January 2025, call for a comprehensive update of the plan. On October 6, 2025 and during a joint meeting with Town Council on February 9, 2026 the Planning Board reviewed components of the proposed plan. During their March 2 2026 meeting the Planning Board reviewed a draft of the plan and has offered a unanimous positive recommendation to Town Council for adoption.

State law dictates that the adoption of, or an amendment to, a CLUP must be treated the same as a zoning text or map amendment. Therefore, a public hearing must be held prior to adoption.

Action Requested:

Town Council is asked to hold the scheduled public hearing on the matter.

RECOMMENDATION ON COMPREHENSIVE LAND USE PLAN

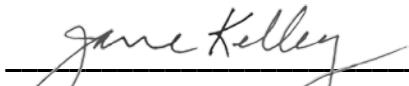


**Town of Weaverville
Planning Board**

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

On October 6, 2025, February 9, 2026, the Planning Board reviewed components of the Comprehensive Land Use Plan (CLUP) and on March 2, 2026, reviewed the final draft and, with a unanimous vote, recommend to Town Council the attached proposed CLUP. This favorable recommendation is based on the findings as stated herein.

The Planning Board has found that these proposed CLUP is consistent with the Town's current CLUP, reasonable, and in the best interest of the public in that it constitutes a inclusive update of the plan for the first time since 2019, the studies included represent pertinent information for land use decisions, the legally requisite components of a CLUP are included, and the proposed plan constitutes a reasonably maintained plan now required under state law.



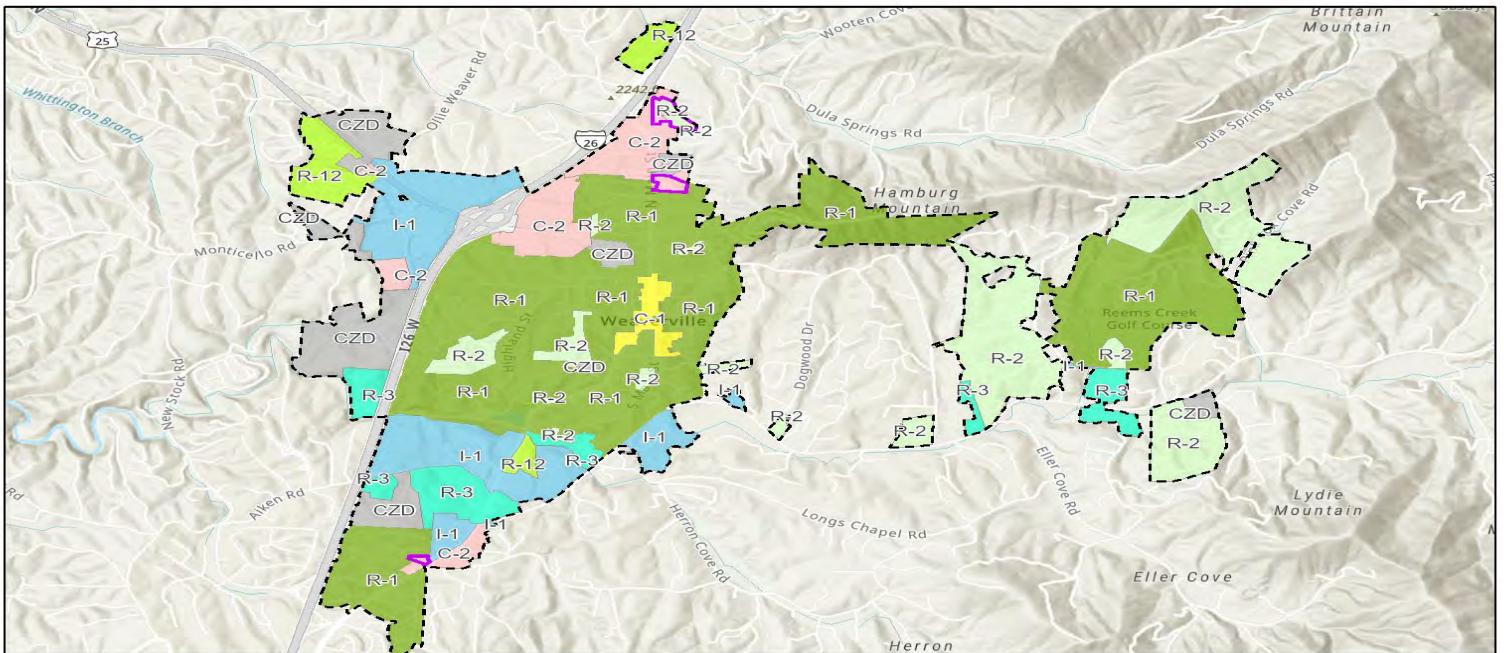
Jane Kelley, Chair of the Planning Board
March 2, 2026

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
- R-12
- CZD
- World_Hillshade

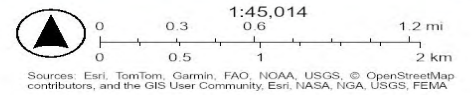
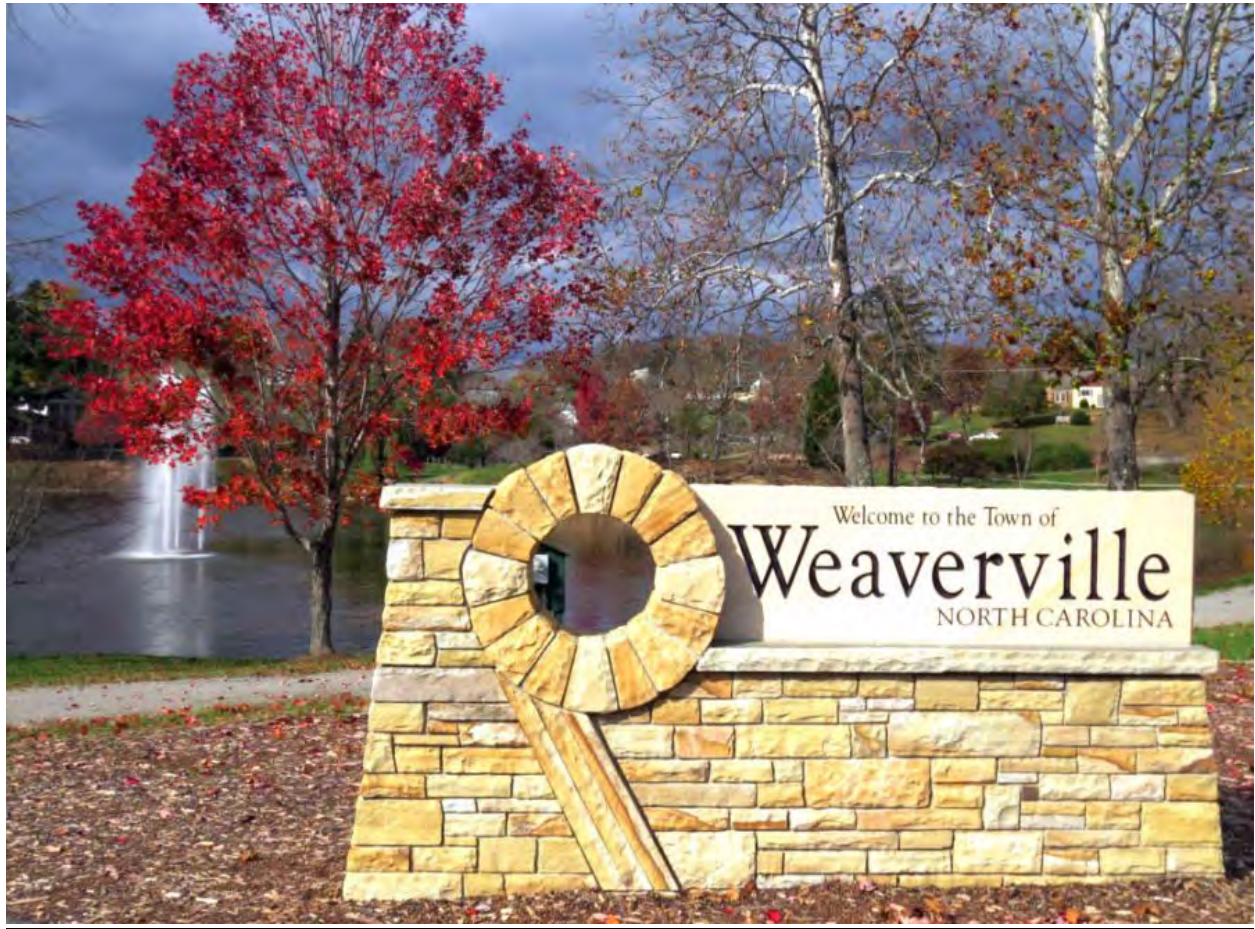


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INTRODUCTION

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 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



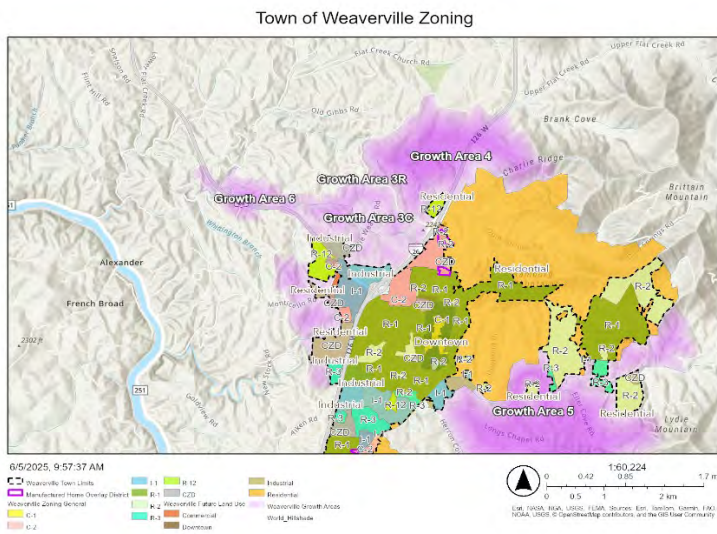
Resolution Regarding Growth Areas

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.

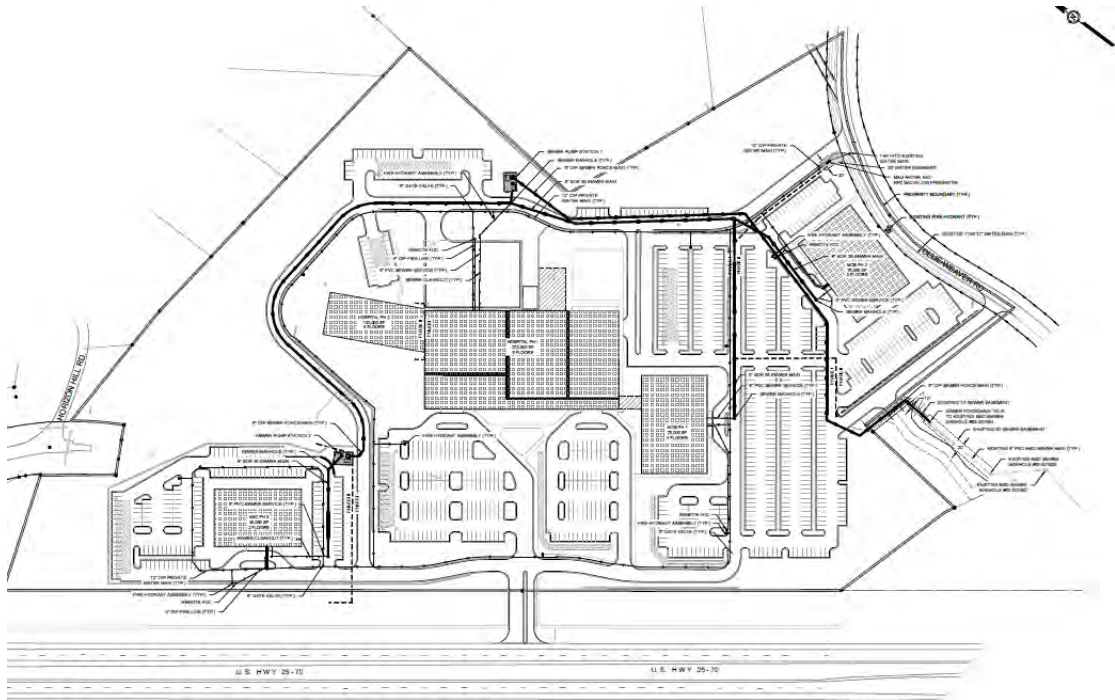
The initial phase of the project will consist of a hospital and a medical office building and is anticipated to be operational in November 2027. Future phases are planned to include a hospital expansion, additional medical office buildings, and an ambulatory surgery center.

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.



Large-Scale Residential Development

While in-fill development within the Town is not likely to occur on a large scale due to lack of large unimproved properties, there are large tracts of land at the edges of the Town’s municipal limits that have and may continue to result in residential developments that encompass a large number of units and a variety of housing configurations.

Northridge Farms is an example that has been permitted in the Gill Branch Valley just south of the North Ridge Commons Shopping Center and located off of Northridge Commons Parkway and Gill Branch Road. This development has a variety of housing types that will be constructed including apartments, townhouses, duplexes, and single-family homes, for a total of 568 housing units.

Once this project is complete it alone will represent roughly 20% of the Town’s housing stock and will provide more dwelling units than are currently located in some nearby towns. When taken in combination with the new apartment complexes near the intersection of Monticello Road and Highway 25/70, once this project is completed nearly half of the Town’s population will reside on the west side of I-26.

Location	Dwelling Units
Burnsville	870
Mars Hill	725
Biltmore Forest	683
Northridge Farms	568
Marshall	462
Hot Springs	315



A similarly large project is planned for 10 Silverwood Farm Road, which is located just outside of Town limits to the north. This project was granted a water commitment by the Town of Weaverville, but Town Council chose not to require annexation for this property for a variety of complex factors.

Demand for Multifamily Housing

Over the previous half decade, the Town has experienced a considerable demand for multifamily housing and nearly all residential development during this time has been in a multifamily configuration. This trend was beginning to become evident in statistics provided by the previous two decennial censuses.

Housing Type	2010 Census	2020 Census
Single Family	81%	76.9%
Multifamily	14%	23.1%



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), the Pleasant Grove townhomes site 2 (51 units), and 75 Cole Road apartments (223 units). These projects represent a further 609 units, bringing the total number of housing units that are likely to be completed and added to the 2030 census to 1,075.

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 2 and 3 near the intersection of Monticello Road and Highway 25/70. However, over the previous months, this focus has shifted to the Reems Creek Valley, Growth Area 5. New developments approved in this area include:

Property / Project	Units
6 Pleasant Grove Road	51
9 Pleasant Grove Road	40
Encore at Reems Creek	139
21 Parker Cove Road	27
Winsor Built Reems Creek Village	35
Total	292

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 5.

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. Discussions are occurring to continue this trend with additional sites

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.



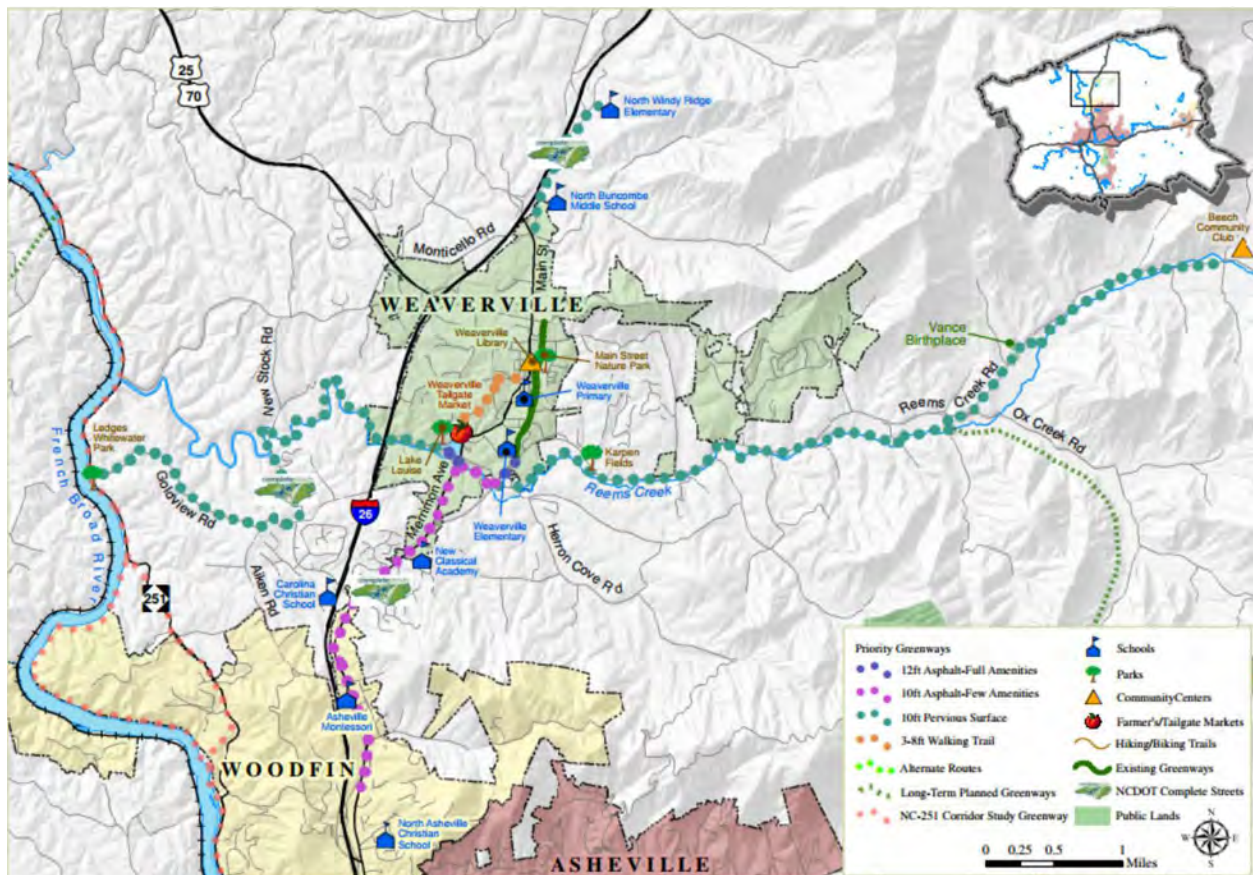
Reems Creek Greenway

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 its 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 to more effectively secure routes for this future greenway.

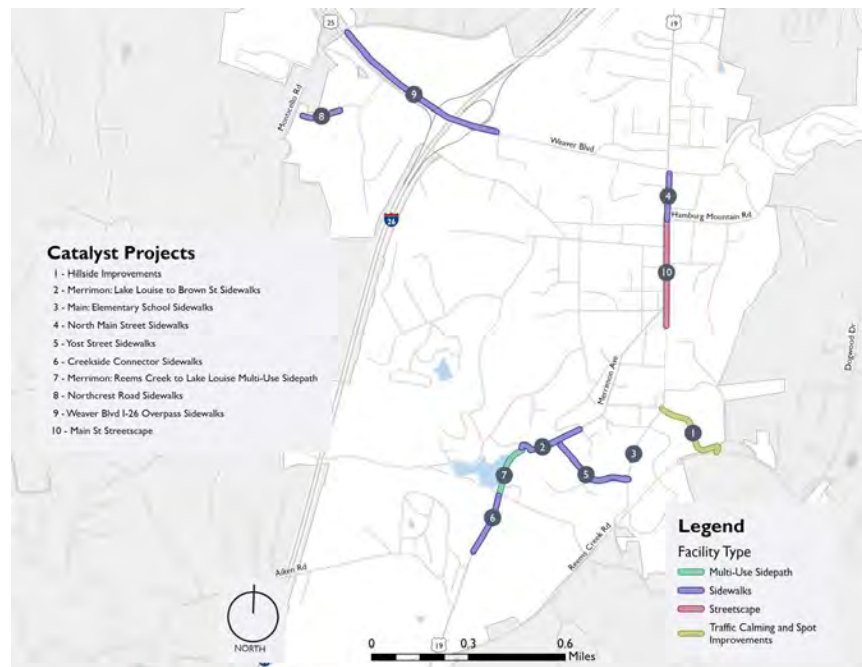


Active Weaverville Bicycle and Pedestrian Plan

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) 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 ensure that NCDOT implements 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

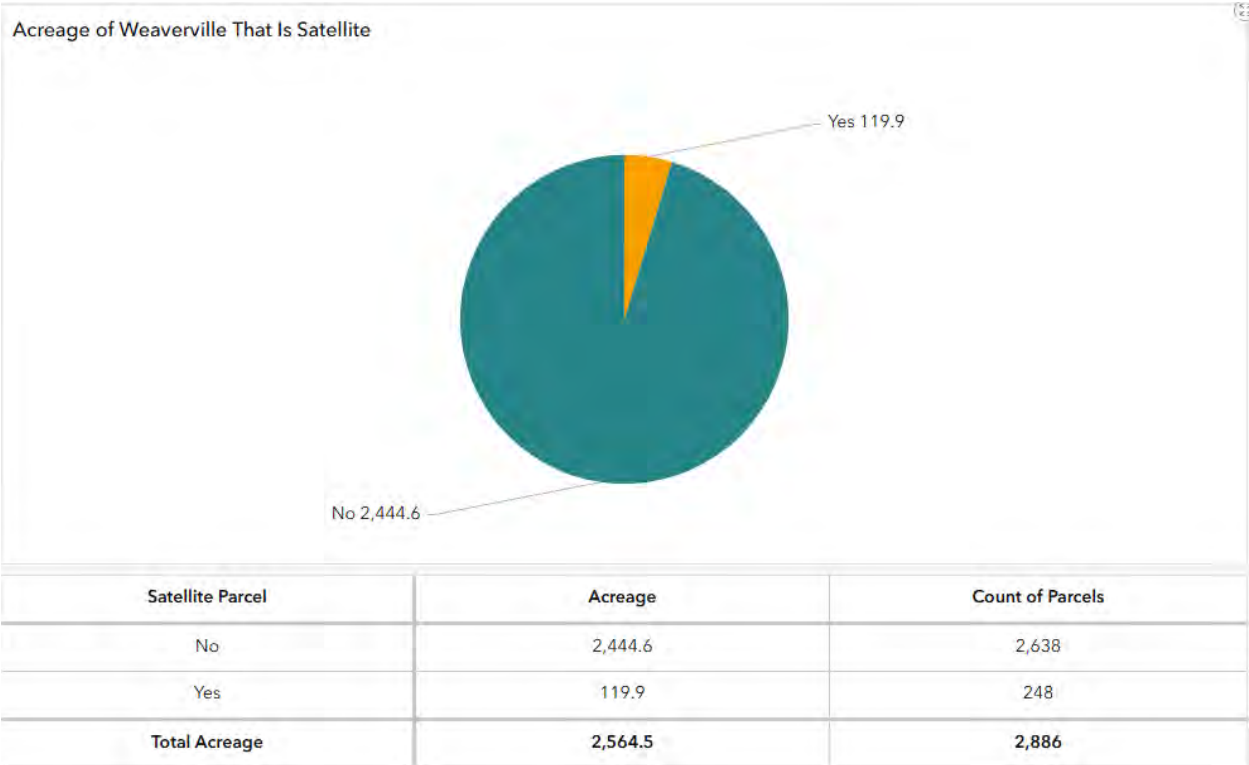
In 1967 the General Assembly passed local legislation giving the City of Raleigh permission to annex non-contiguous areas up to three miles from its existing city limits. These noncontiguous areas were quickly labeled “satellites” of the primary city, and this form of annexation became known as satellite 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.

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

- 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?

- 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?

- 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

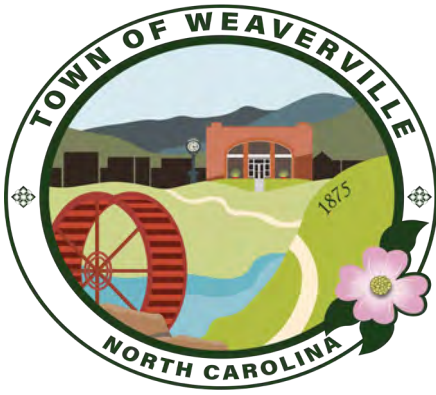
- Fast food, unchecked development, noise
- Inconsistency in permitting procedures
- Large housing developments clearing land
- No more big box stores or big developments
- As little as possible
- Continued tightly packed housing developments
- NIMBY-ism (not in my backyard)
- Reassess home values - 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?

- 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
Tom Flournoy
Fred Borth
Brent Koenig

Town Manager

Scottie Harris

Assistant Town Manager

Jennifer Jackson

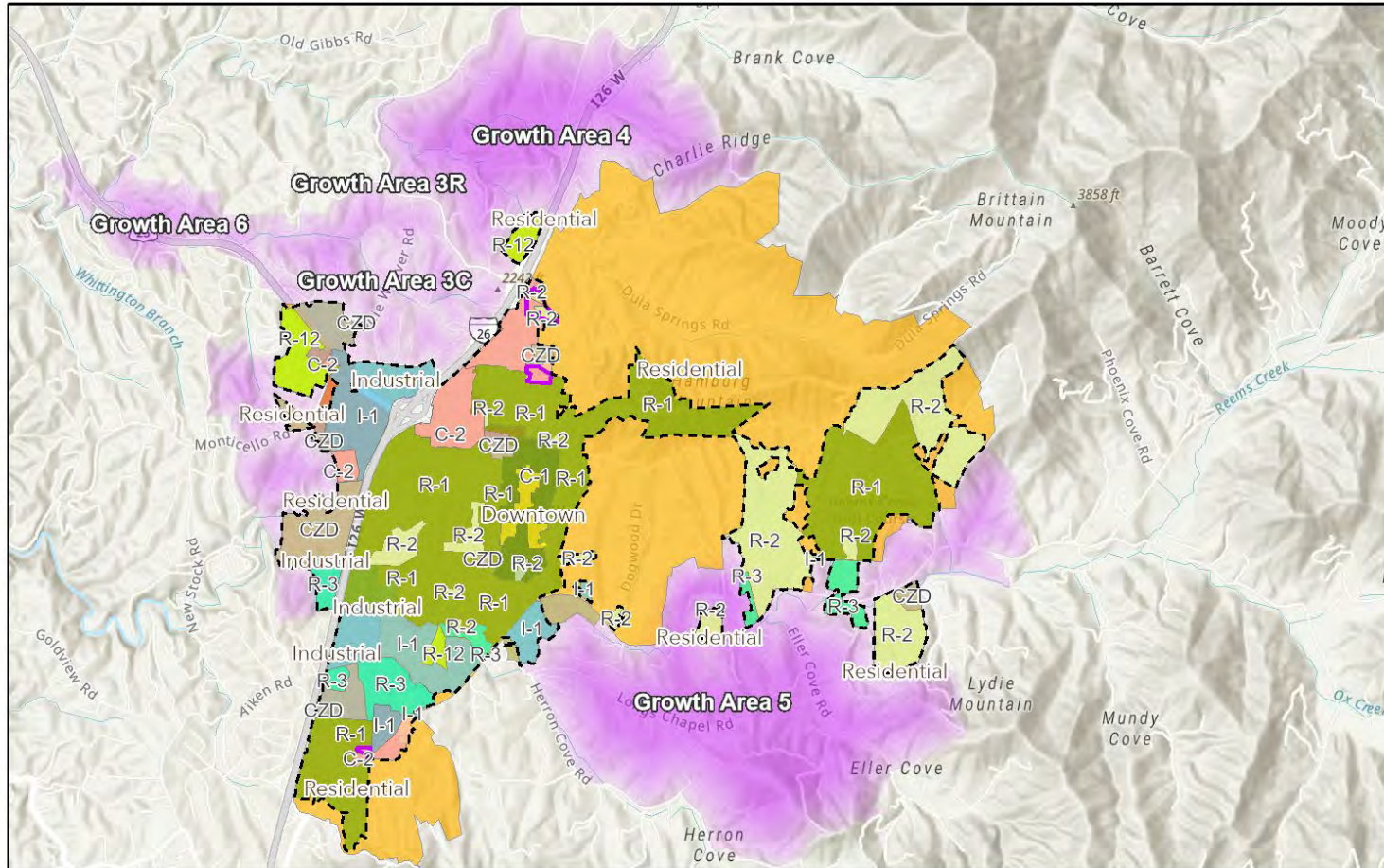
Planning Director

James Eller

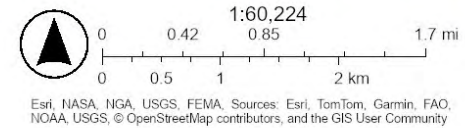


ATTACHMENT A

Town of Weaverville Zoning

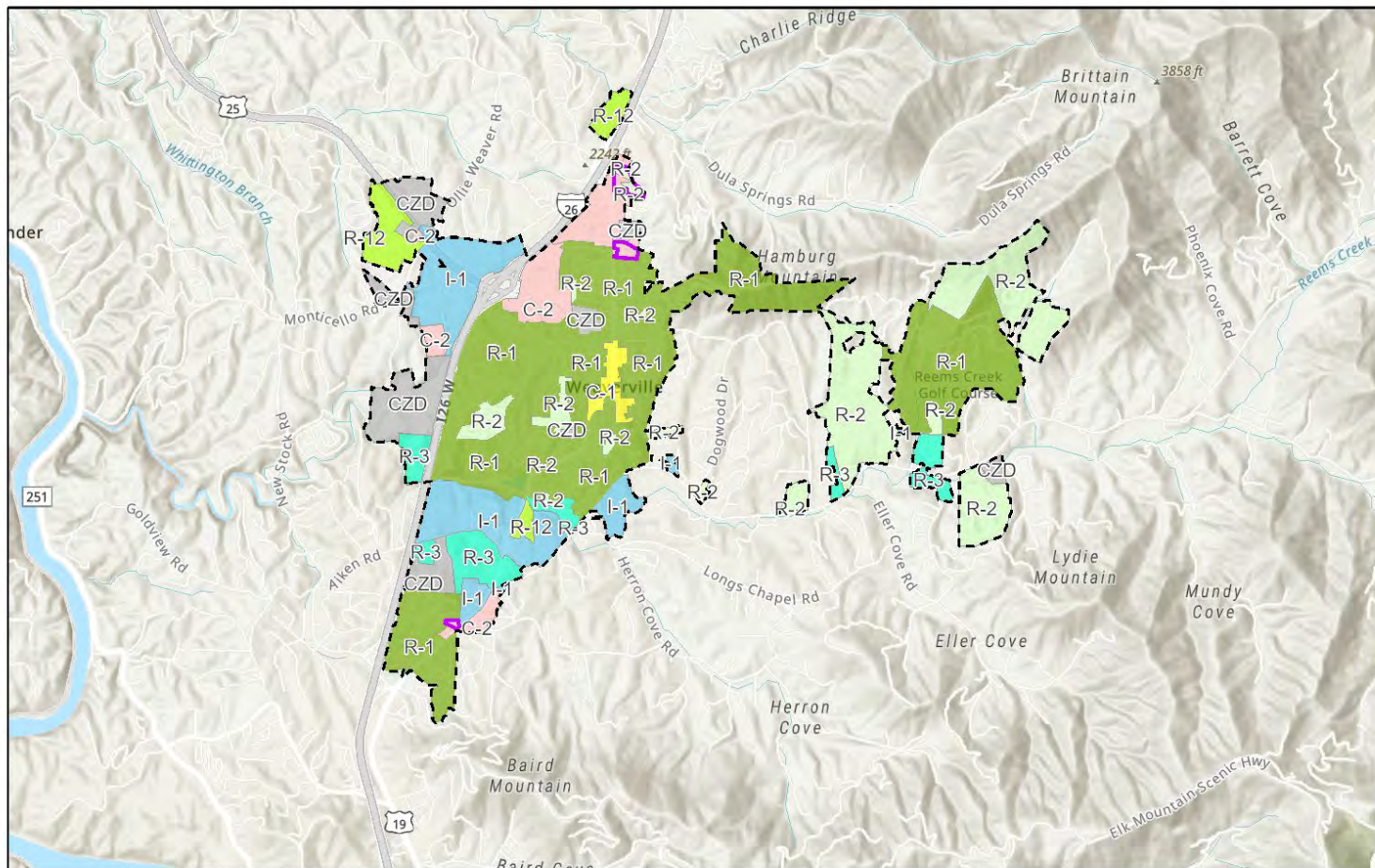


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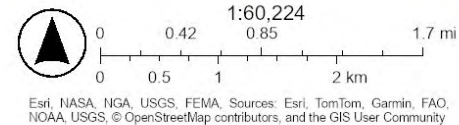
ATTACHMENT B

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	WATER								
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	HOUSING								
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	STREETS AND SIDEWALKS								
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	GENERAL POLICY MATTERS								
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	✓		✓

ATTACHMENT D - COMPREHENSIVE LAND USE PLAN
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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

LAND DEVELOPMENT REGULATIONS										
49										
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		PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED									
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		MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY									
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.

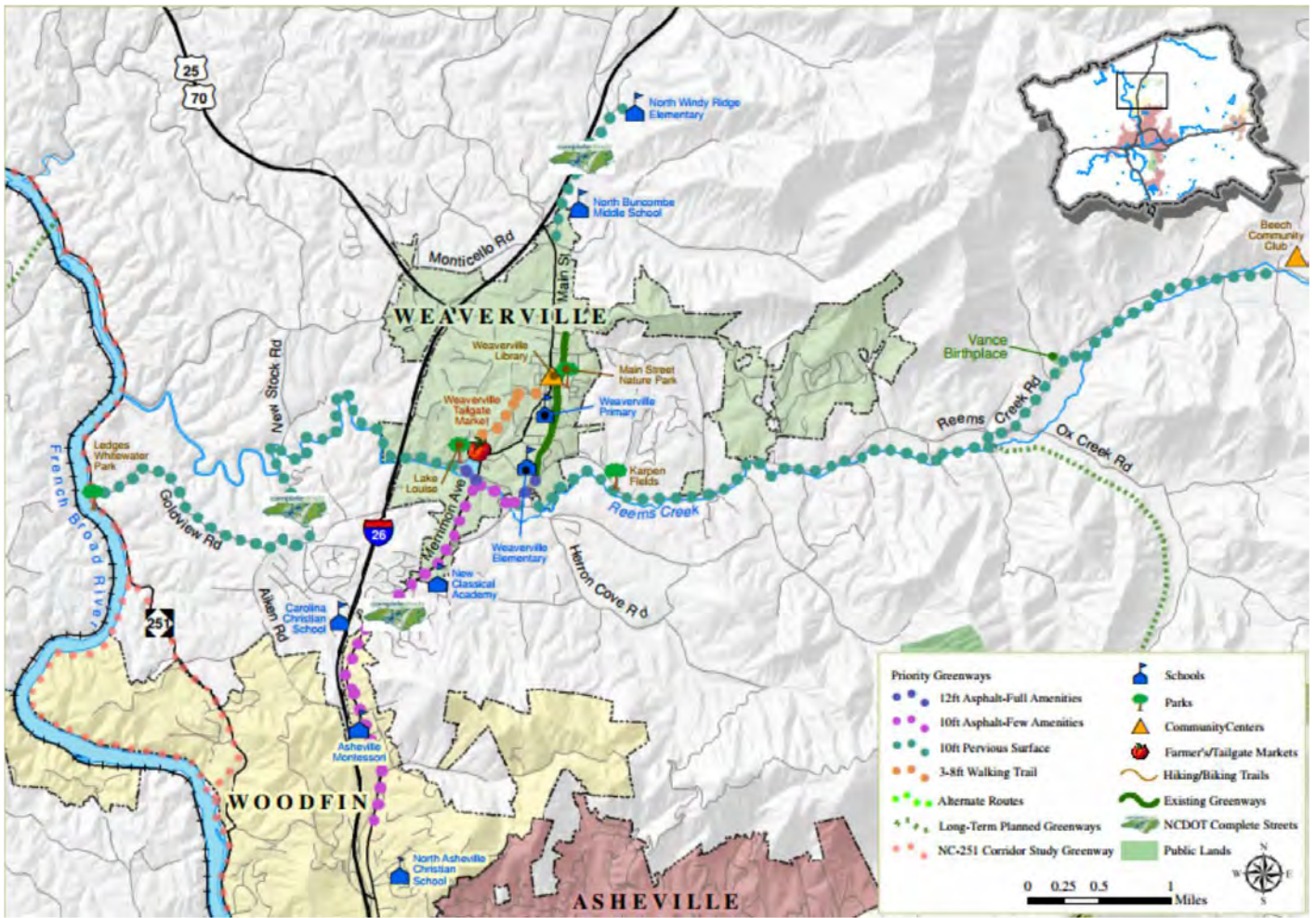
Since its inclusion in the Buncombe County Greenways Master Plan, the Reems Creek Greenway had a feasibility study completed in 2014 and Buncombe County has acquired federal funding from the French Broad River MPO to begin work on preliminary engineering in 2019 for a segment from the

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

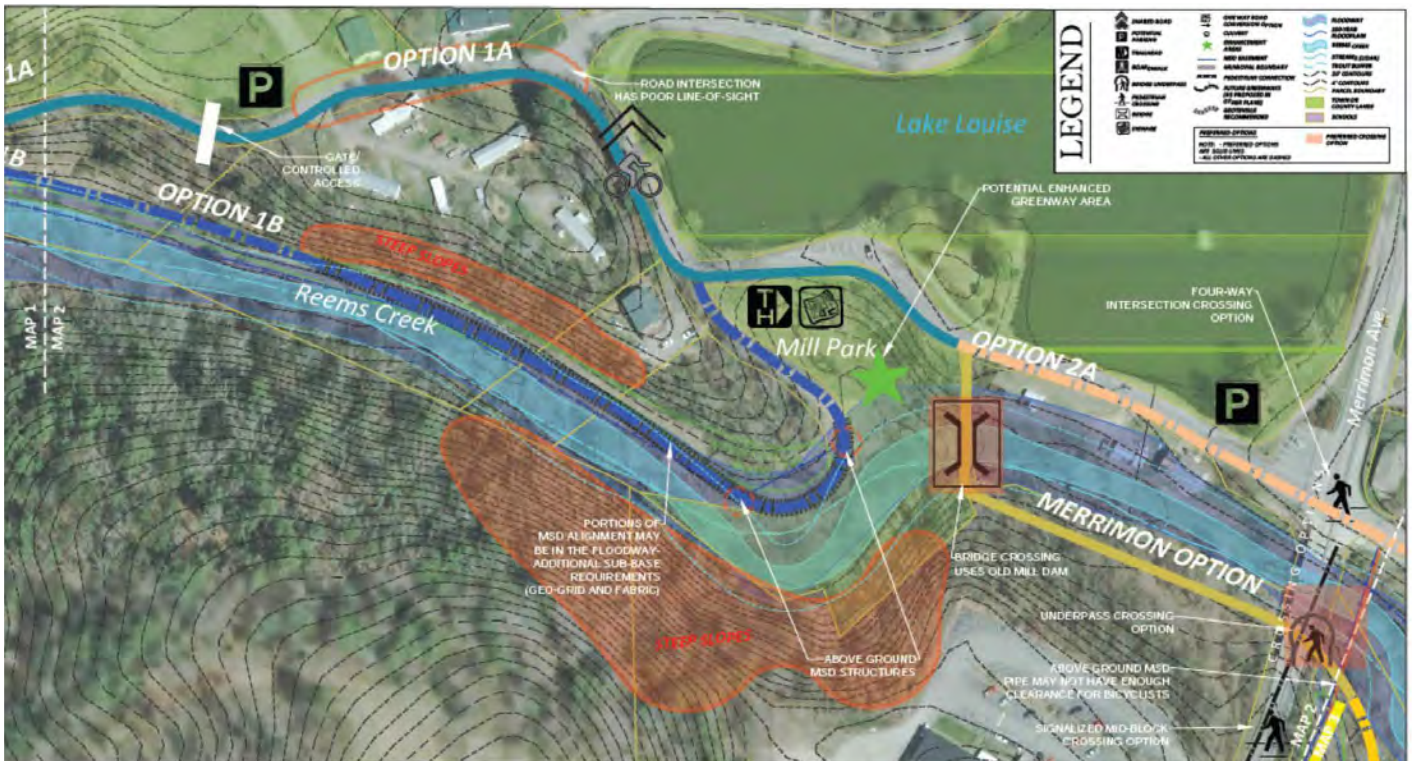
The Reems Creek Greenway will be a strategic addition to Lake Louise Park. It will provide enhanced pedestrian access to points east and west of the park while providing more recreational opportunities. The 2014 feasibility study analyzed various alignment options. Figure 8 below is taken from the Buncombe 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.

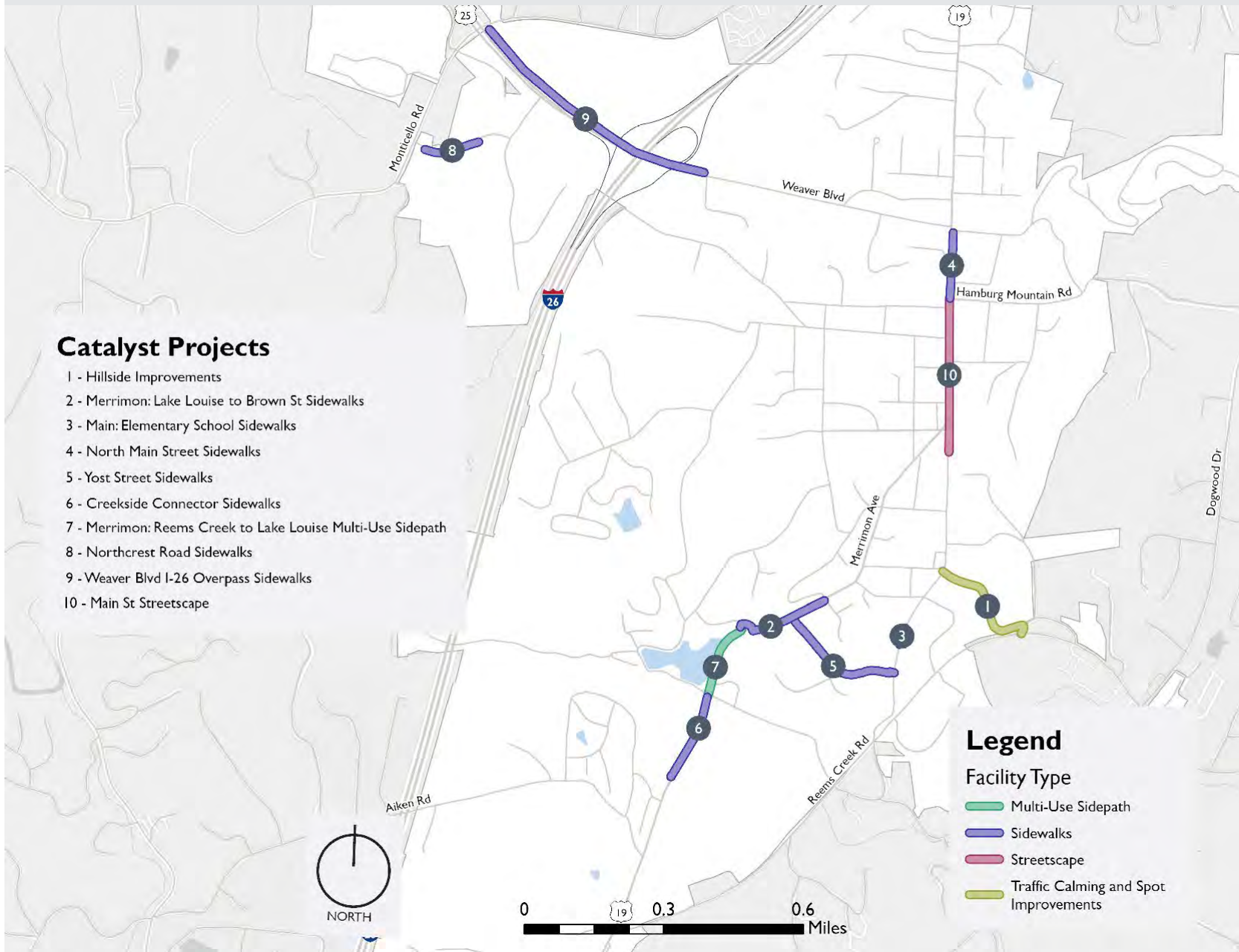
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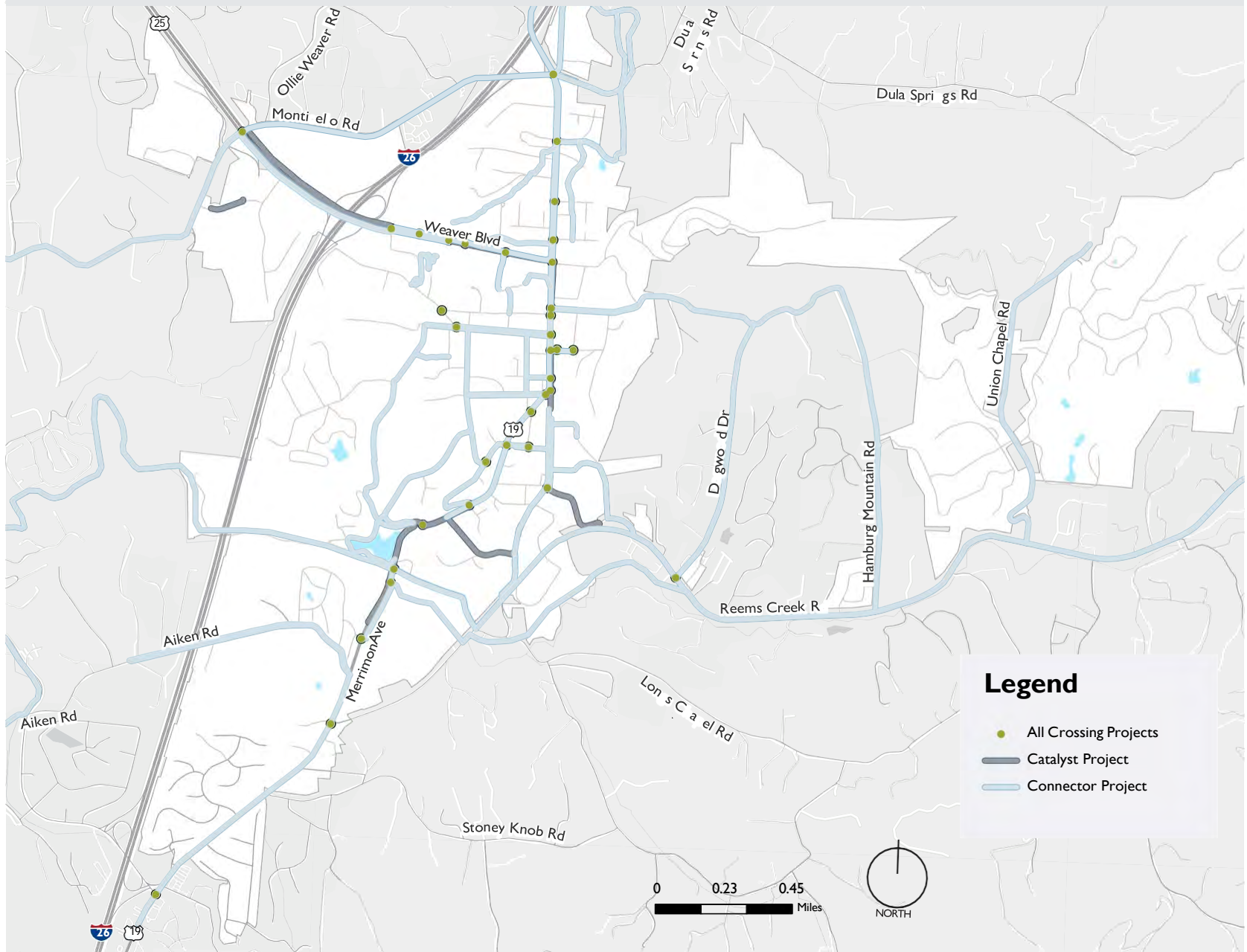
ACTIVE WEAVERVILLE
Town of Weaverville, NC

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

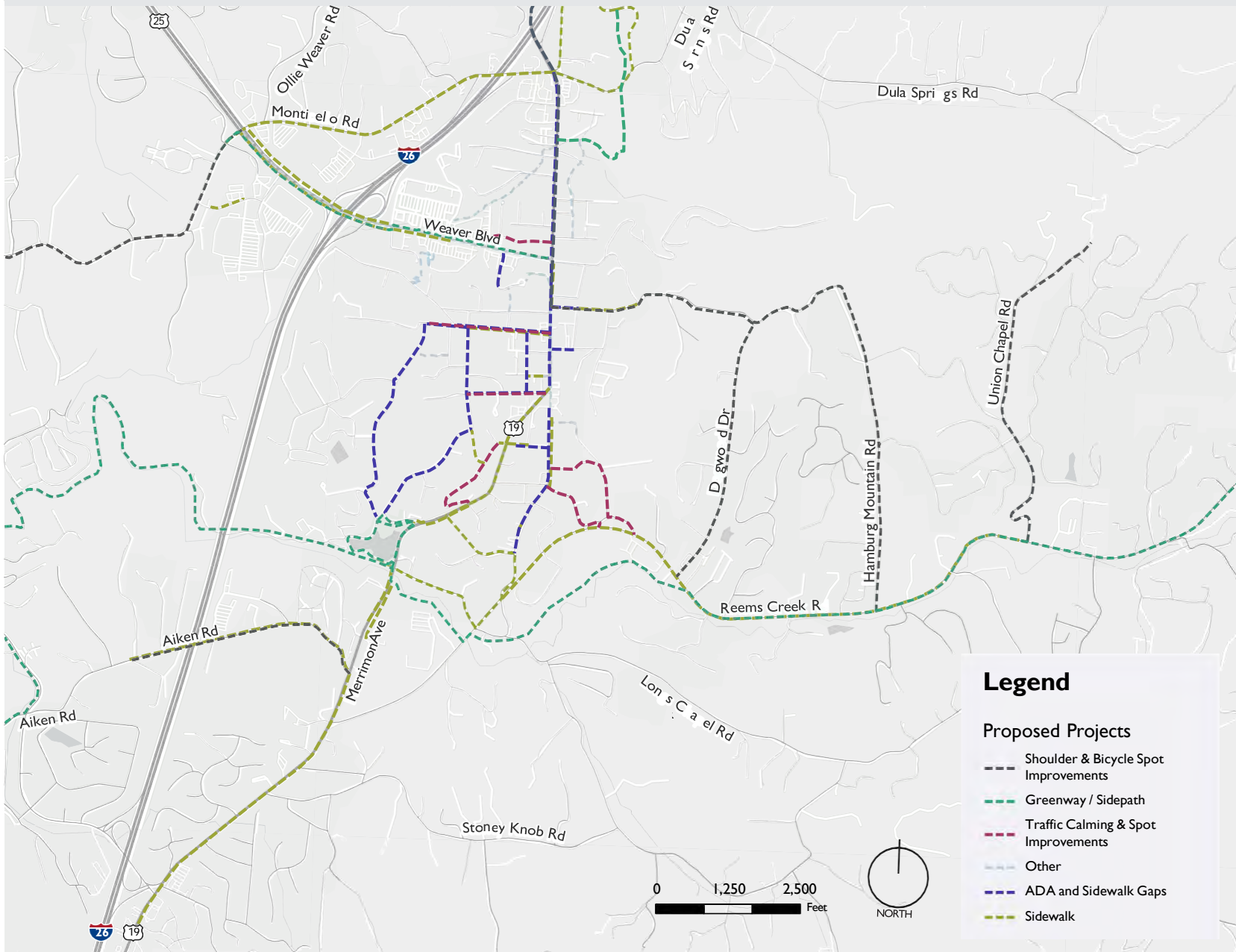
Map 9. Catalyst Projects for the Active Weaverville Pedestrian and Bicycle Network



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
✓₆₇ = 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

★	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 & Recreation Master Plan
★	2. Evaluation options for a police sub-station to serve the new hospital and the north and west areas of Town
★	3. Evaluate options for a new fire station to serve the south and east areas of the Town
✓	4. Evaluate and implement growth in public safety staffing for service provision in our growing community
✓	5. Establish a robust community engagement program to encourage community awareness of public safety efforts to maintain a sense of safety in the community
	6. Support expansion of medical services, pharmacies, and related services



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

★	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
★	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
★	3. Find additional funding and complete the stormwater rehabilitation and streambank stabilization project in the Main Street Nature Park
✓	4. Collaborate with NCDOT on options to provide a safe pedestrian crossing over Reems Creek on Merrimon Avenue
✓	5. Work with regional partners on feasibility of reestablishing a public transportation connection with City of Asheville
	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
	7. Improve pedestrian and cyclist connectivity
	8. Complete key on- and off-street pedestrian and bike connections identified in the Active Weaverville (“Bike-Ped”) Plan
	9. Collaborate on expansion of public utilities and infrastructure with regional partners



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

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



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

★	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
★	2. Improve community outreach and communication
★	3. Standardize public comment submission methods
✓	4. Engage different community areas and groups by holding public meetings in those communities
✓	5. Publish monthly Town Council and committee recaps
	6. Boost community engagement through Town Council meeting access and participation
	7. Develop a volunteer ambassador program to strengthen civil engagement





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



November 2025

Buncombe County Helene Recovery Plan



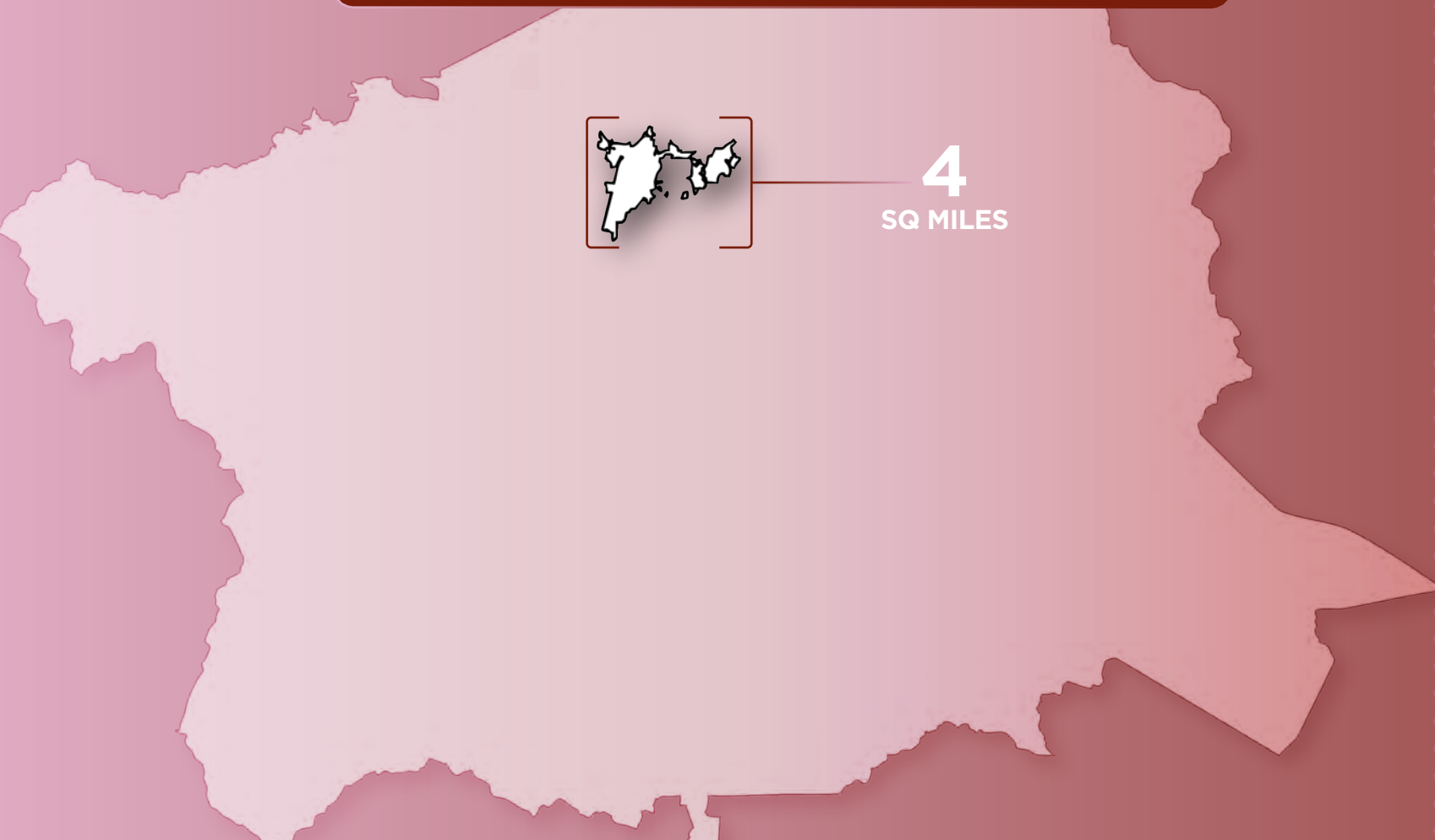
Town of Weaverville

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

GOVERNMENT Town Council	ANNUAL BUDGET \$17.7 MILLION	EMPLOYEES 90
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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.

Complexity Low	Cost High	Timing Short-term
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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.

Complexity Medium	Cost Low	Timing Short-term
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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.

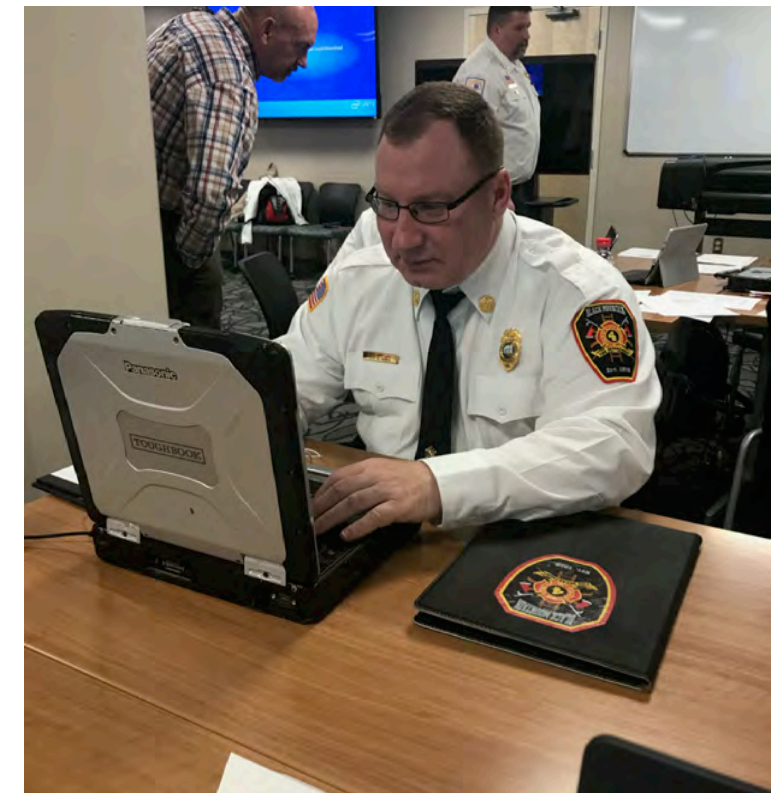
Activities & Deliverables

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.

Complexity Medium	Cost High	Timing Medium
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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

Complexity Medium	Cost Low	Timing Medium
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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.

Complexity High	Cost Medium	Timing Long-term
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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.

Complexity Low	Cost Medium	Timing Short-term
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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.

Complexity Medium	Cost Medium	Timing Short-term
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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)

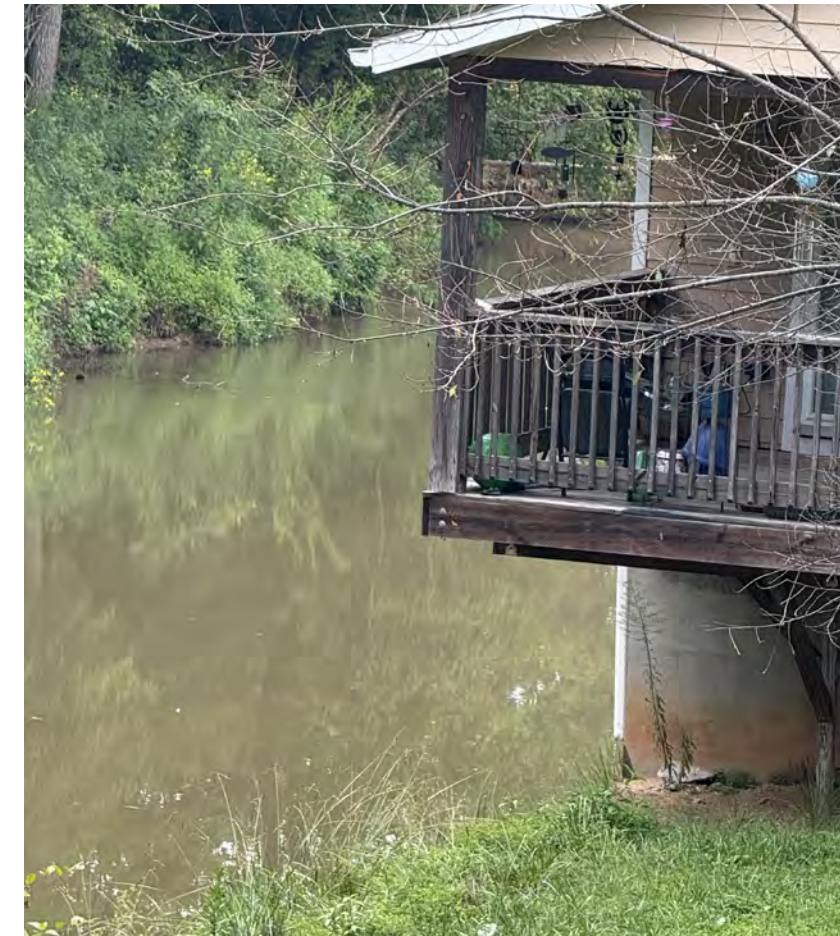
Activities & Deliverables

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



Project Lead:

Town of Weaverville and Private and Non-Profit Partners



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



Public Communication & Notification

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

Complexity Medium	Cost Medium	Timing Short-term
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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.

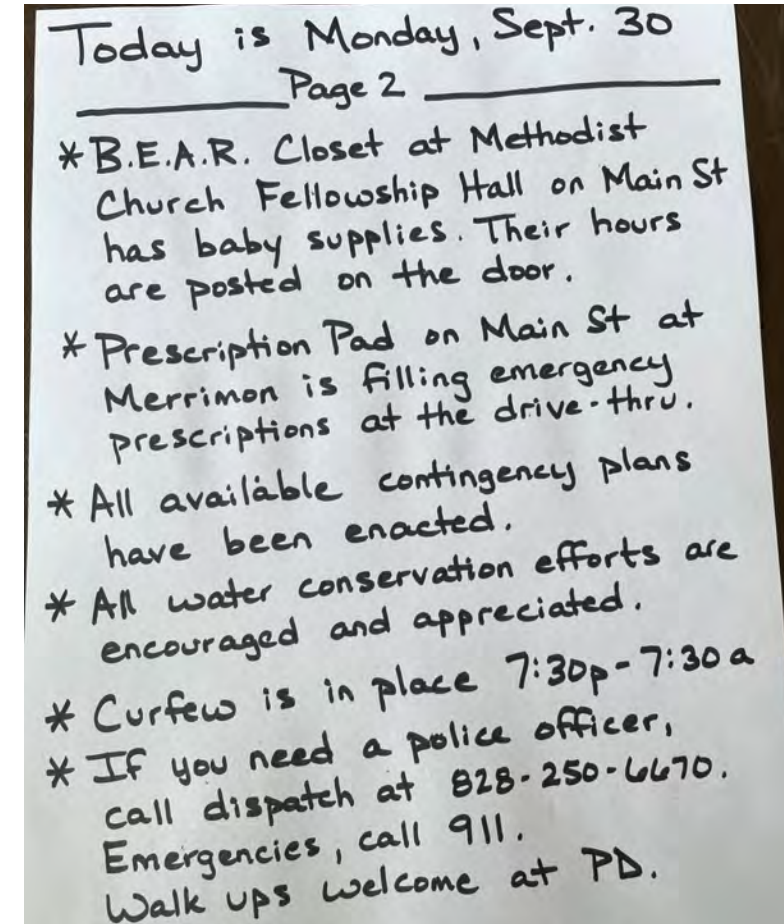
Activities & Deliverables

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.

Complexity Medium	Cost Medium	Timing Medium
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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.

Complexity Medium	Cost Low	Timing Short-term
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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.

Complexity Low	Cost High	Timing 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.

Complexity Low	Cost Low	Timing Short-term
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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.

Complexity Medium	Cost Medium	Timing Medium
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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:

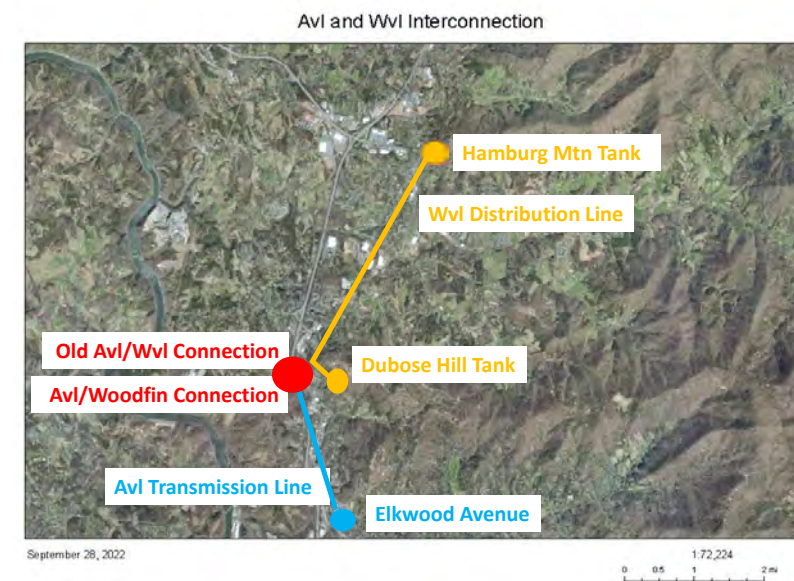
1. Initiate discussions between the three water providers, addressing areas of mutual agreement and concerns.
2. Identify a course of action for project design and construction, including initial cost estimates.
3. Negotiate an agreement between the jurisdictions on the project, including cost-sharing, 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.

Complexity Medium	Cost High	Timing Medium
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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.

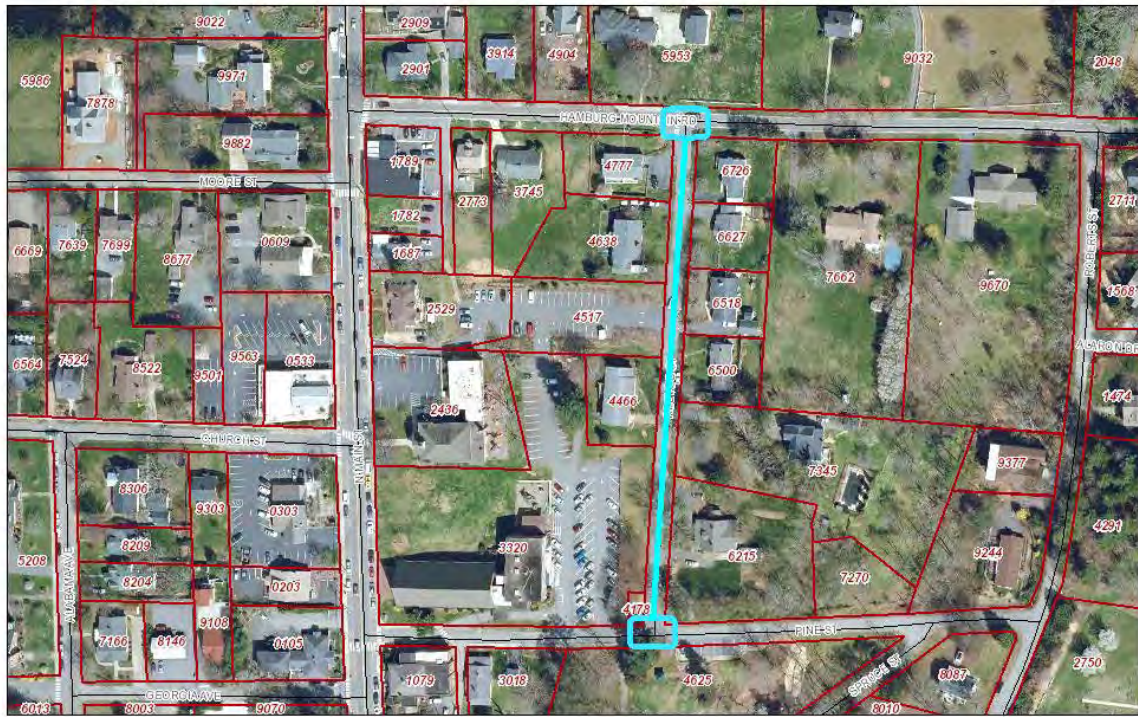
Other

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

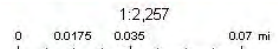
ATTACHMENT J

Reeves Street



August 2, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





ATTACHMENT J

Georgia Avenue



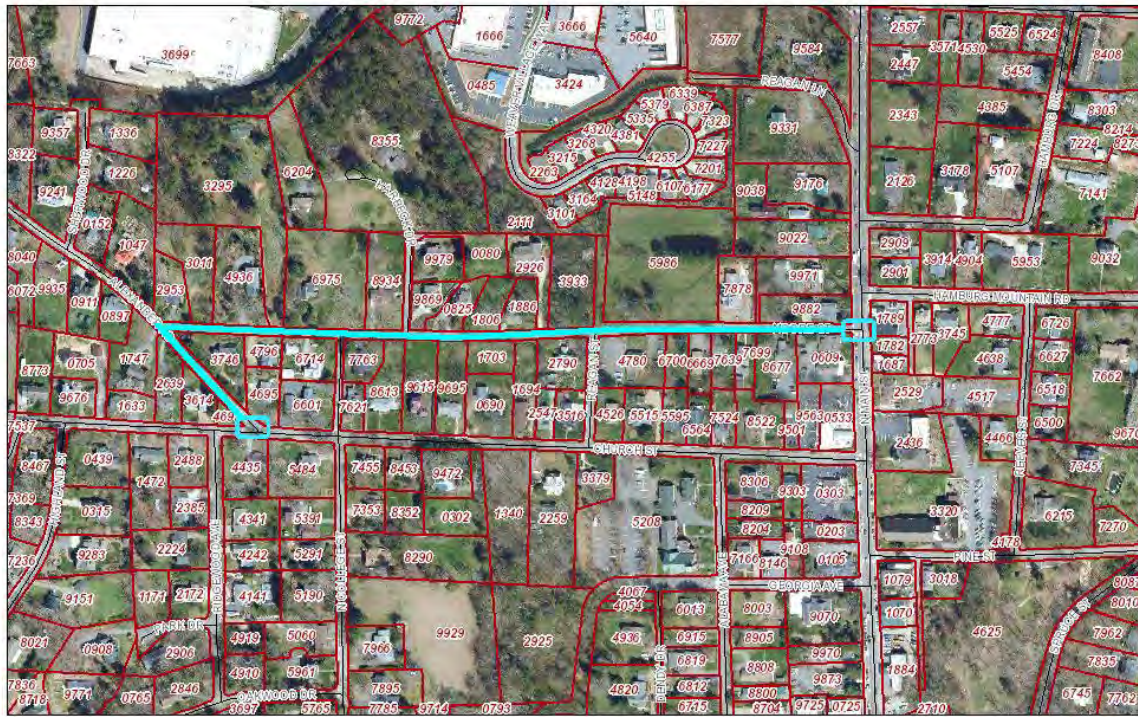
August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

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ATTACHMENT J

Moore Street and Alexander Road



August 3, 2022

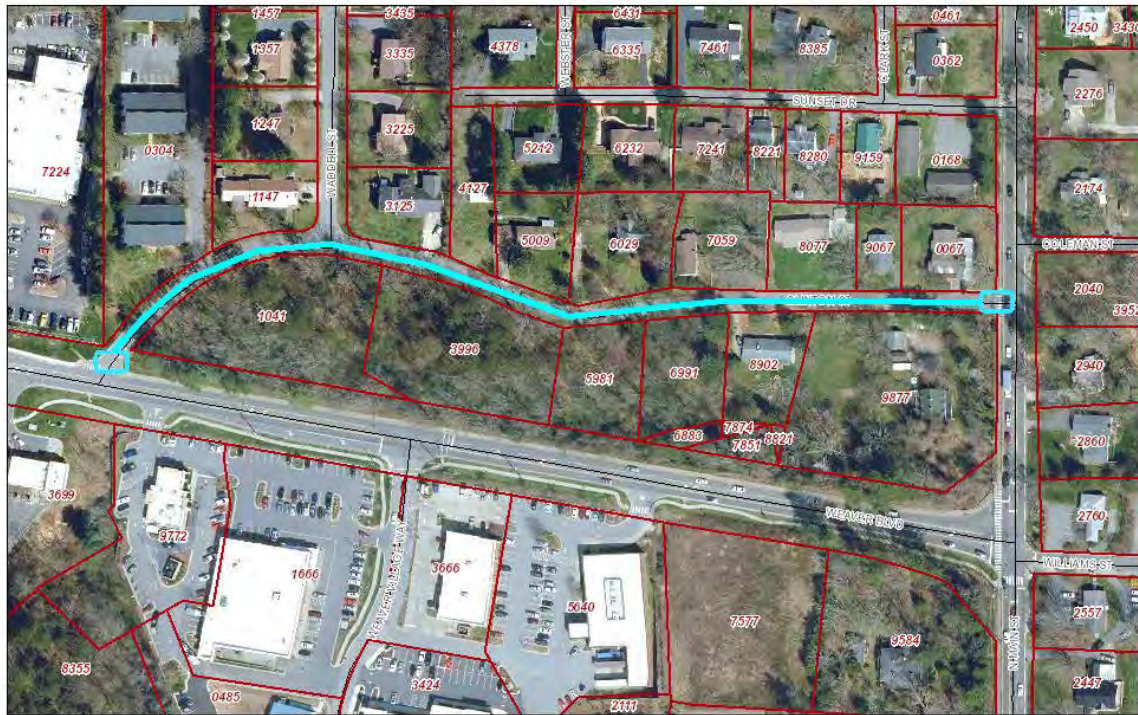
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-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



0 0.0375 0.075 0.15 mi

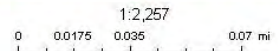
ATTACHMENT J

Clinton Street



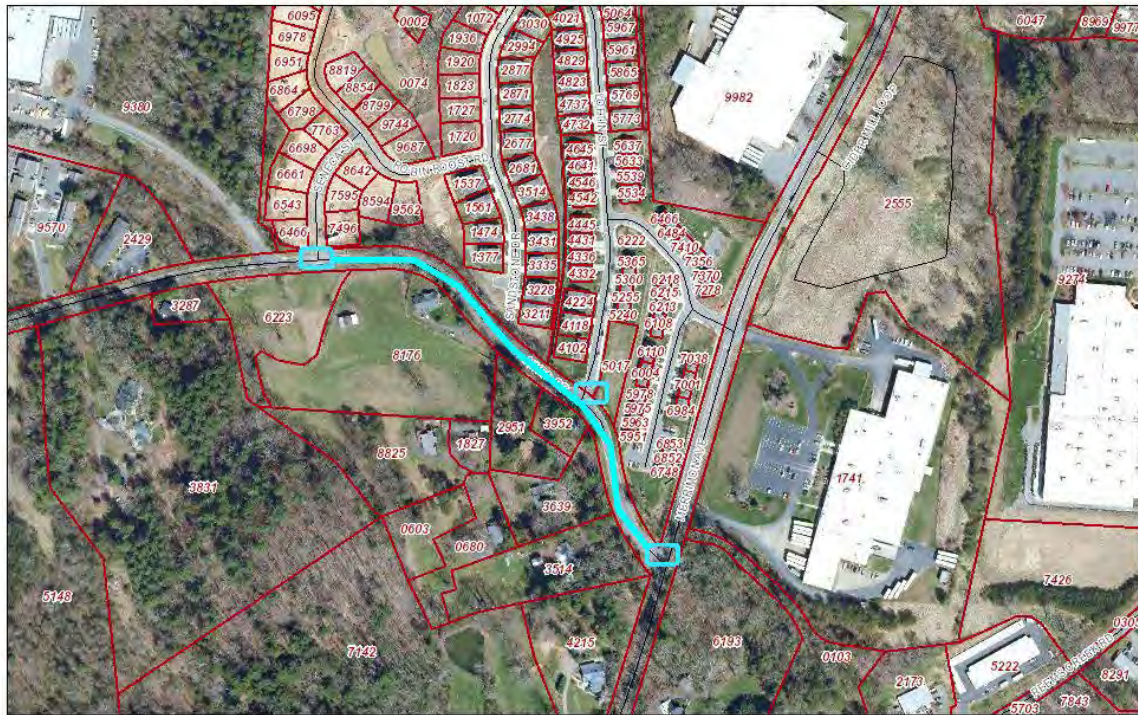
August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





ATTACHMENT J

Aiken Road



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



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0 0.0375 0.075 0.15 mi

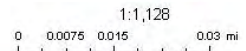
ATTACHMENT J

Alabama Avenue



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





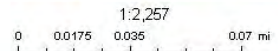
ATTACHMENT J

Park Avenue



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



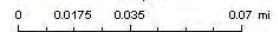
ATTACHMENT J



South College and Brown



September 14, 2022

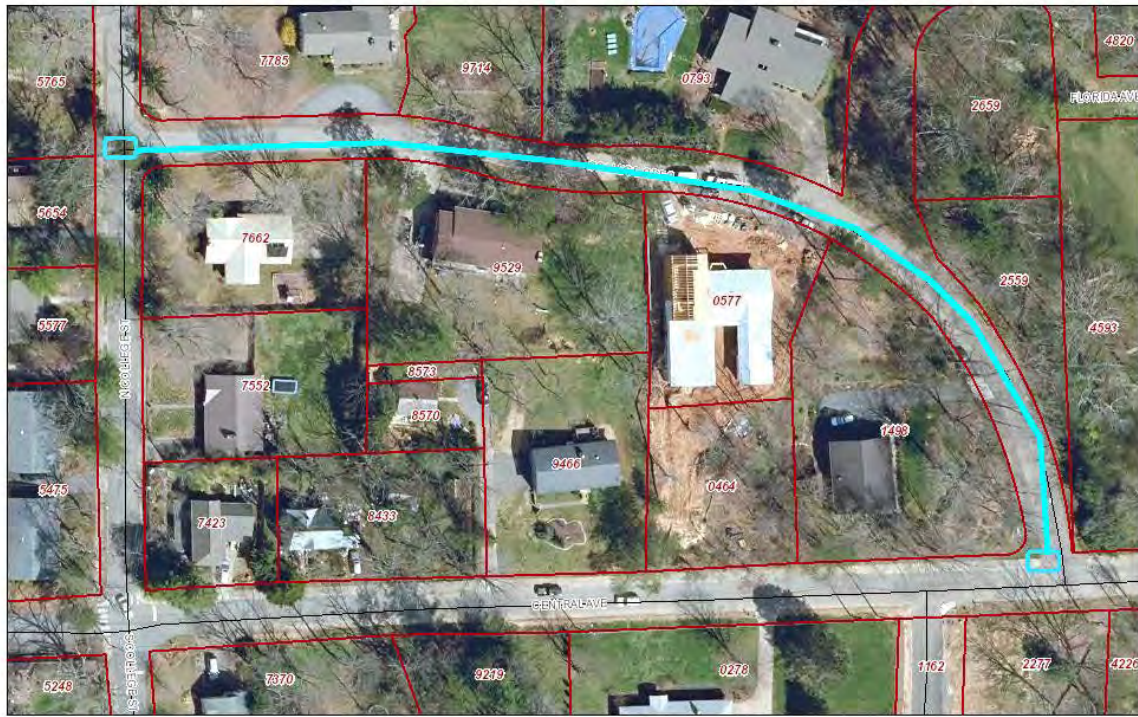
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-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

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
TOWN COUNCIL AGENDA ITEM

PUBLIC HEARING

Date of Meeting: Monday, April 27, 2026

Subject: Public Hearing: Text Amendment Related to Data Centers, Crypto Mining

Presenter: Planning Director

Attachments: Planning Board Recommendation, Proposed Text Amendment

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:

Town Council is asked to hold a public hearing on this matter.

**RECOMMENDED AMENDMENTS TO CHAPTER 20
REGARDING CRYPTO MINING, DATA CENTERS**

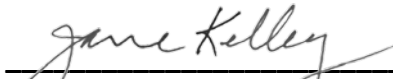


**Town of Weaverville
Planning Board**

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

On March 2, 2026, the Planning Board reviewed and, with a unanimous vote, recommend to Town Council the attached proposed text amendment which provides for clarification on the land use of crypto mining, data center. This favorable recommendation is based on the findings as stated herein.

The Planning Board has found that these proposed code amendments are consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments provide guidance on a land use that the ordinances currently do not consider.



Jane Kelley, Chair of the Planning Board
March 2, 2026

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 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
MISCELLANEOUS USES								
Noxious Uses	-	-	-	-	-	-	C	-



Town Council Regular Workshop Meeting & Planning Board Meeting Joint Meeting Minutes for February 9, 2026

The Town Council regularly scheduled workshop and Planning Board special-called meeting was jointly held on Monday, February 9, 2026, at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Mayor Deed Lawrence called the Town Council Workshop to order at 6:00 p.m.; Planning Board Vice Chair Michael Sollazzo called the Planning Board Special Called meeting to order at 6:00 p.m.

Town Council Present: Gary “Dee” Lawrence, John Chase, Peter McGuire, Jennifer Young, Phil Barnett, Mark Endries, and Andrew Nagle.

Planning Board Present: Michael Sollazzo, Donna Mann Belt, Jonathon Brown and Tom Flournoy. Planning Board Chair Jane Kelley was absent.

Staff Present: Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Planning Director James Eller, Fire Marshal Kile Davis, Planner Graham Crawford (serving as Planning Board Clerk), Town Clerk Tamara Mercer, and A/V Coordinator Lauren Ward.

2. Comprehensive Land Use Plan Update Project

A. Introduction and Overview of Comprehensive Land Use Plans

To exercise land use regulations a comprehensive land use plan must be adopted. Adoption and amendment of a comprehensive plan is a legislative decision and follows the process mandated for zoning text amendments set by G.S. 160D-601.

Assistant Manager Jackson provided an overview stating the current Comprehensive Land Use Plans was adopted by the Town Council in 2019 with a subsequent annual review by Town Council addressing the priorities and goals as provided in the action plan. She reviewed the process for adoption and the components which may be considered in the plan such as trends, future growth, goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction.

Jackson added that the proposed action plan table with priorities that has been reviewed annually, provides guidance to the Planning Board and staff on matters related to land use which have been deemed by the Town Council to be a priority. The Planning Board recommendations include the statements on whether or not something is consistent with the adopted comprehensive land use plan. This is one of the reasons that a comprehensive land use plan is so important.

B. Project to Update Weaverville's Comprehensive Land Use Plans

Planning Director Eller reviewed the steps, timeline, and overview of the project to update the 2019 version of the Town's comprehensive land use plan.

The action plan table with the various priority goals help to direct staff's focus for the next year and for longer-term goals in a two-year and three-year timeframe and is a key component to the comprehensive land use plan.

The next steps are to review the action plan table and establish priorities and make any other revisions to the table so that it can be included in the draft of the updated comprehensive land use plan. This draft will be reviewed by the Planning Board in a final draft format, after which those recommendations will be presented to Town Council. Town Council must hold a public hearing on the draft plan prior to discussion and adoption in the months to come.

C. Action Plan Table and Review of Updated Goals and Priorities

Mr. Eller said goals receiving priority #1 will become staff's higher priority, and as directed by Council should be accomplished within a one-year period. Priority #2 to implement in 24 months, and #3 to be addressed in a 36-month timespan.

The draft table included staff priorities and was reviewed with active conversation by both Town Council and the Planning Board.

Both Town Councilmembers and Planning Board members provided their rankings and ratings for the action plan by topic.

Further discussion ensued regarding a town throughfare analysis, timely enhancements for the new hospital facility and improved transportation mobility for emergency services and access routes, as well as long-term growth planning and main transportation routes to be coordinated with the French Broad River Metropolitan Planning Organization and NCDOT roadways. Events and special programs on Main Street were discussed noting concerns with emergency service calls and response times delays on streets and sidewalks and working with the Weaverville Business Association over these concerns and establishing emergency only lanes and access roads during events.

Staff will include the agreed upon goals and priorities chart in the proposed updated comprehensive land use plan.

3. Discussion on Proposed New Residential Districts – R-6 and R-10

Mr. Eller introduced the proposed draft for the two new family residential districts which would allow for single family development on smaller lots. The Planning Board recommendations for the R-6 and R-10 districts were provided in the materials, as was a staff report.

The public hearing on the proposed code amendment for the new districts was held on December 9, 2025.

Discussions on the topic included additional examples of residential development in the downtown area, downtown lot width, side setbacks, building code standards, flammable and fire-resistant materials, fire safety and public safety, higher-density residential units, costs and expenses, the real estate market, sidewalks and access, the permitting process, and review standards, conditional district permit process, versus permitted by-right zoning for multi-family housing. Other areas of concern were neighborhood character, and growth areas, one-way development entrances, ingress and egress access for emergency services. Included in the discussion was the private non-profit, Mountain Housing Opportunity as they develop

affordable community housing, old subdivision plats that allow development on smaller lots vs. new development.

Mayor Lawrence noted in a straw poll of members there was general consensus of Council in favor of R-6 district but can address appropriateness of R-10 in growth areas.

Staff was directed to place the proposed districts on the next agenda for possible Town Council action.

4. Resolution Concerning Growth Areas [postponed]

5. Other Land Use Topics for Discussion [postponed]

6. Review of Development Approval Processes [postponed]

7. ADJOURNMENT

Motion to adjourn the Council workshop at 8:19 p.m.

Moved by: Dee Lawrence

Aye: Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle

Carried unanimously. 7-0

Motion to adjourn the Planning Board at 8:19 p.m.

Moved by: Michael Sollazzo

Aye: Michael Sollozzo, Donna Mann Belt, Jonathan Brown, Tom Flournoy

Carried unanimously. 4-0

Gary D. Lawrence, Mayor

Tamara Mercer, Town Clerk

Jane Kelley, Planning Board Chair

Graham Crawford, Clerk to the Board



Town Council Regular Meeting Minutes for February 23, 2026

The Town Council regularly scheduled meeting was held on Monday, February 23, 2026, at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

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

Town Council Present: Gary "Dee" Lawrence, John Chase, Peter McGuire, Jennifer Young, Phil Barnett, Mark Endries, and Andrew Nagle.

Staff Present- Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Town Attorney Michael Frue, Planning Director James Eller, Public Works Director Angela Reece, Assistant Public Works Director Eric Cutshall, Water Treatment Plant Superintendent Randall Wilson, Finance Director Tonya Dozier, Town Clerk Tamara Mercer, Planner Graham Crawford, Community Center Manager Mike DeSerio, Police Chief Somer Oberlin, Interim Fire Chief Ken Briscoe, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Motion to approve the agenda as presented.

Moved by: Andrew Nagle

Aye: Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle

Carried unanimously. 7-0

3. Conflict of Interests Statement

Mayor Lawrence stated it is the duty of Town Councilmembers to avoid both conflicts of interest and appearances of conflicts. No member had any known conflict of interest or appearance of conflict with respect to any matters on the agenda for tonight's Town Council meeting.

4. Community Recognition – Rodney Edwards

Mayor Lawrence presented the Proclamation and Community Certificate to Mr. Rodney Edwards of Rodney's Auto Service upon his retirement.

5. Consent Agenda

Town Manager Harris briefly reviewed the consent agenda items and asked for approval on those items.

Motion to approve the consent agenda as presented.

Moved by: John Chase

Aye: Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle

Carried unanimously. 7-0

- A. Minutes of February 2, 2026 Meeting- approved as presented
- B. Monthly Tax Report, Refunds/Releases- approved as presented
- C. Budget Amendment Community Center and Police- approved as presented
- D. Board Appointments – Planning Board and Board of Adjustment- approved as presented
- E. Water Commitment Renewal – Northridge Farms- approved as presented
- F. Water Commitment Renewal – 75 Cole Road- approved as presented
- G. Road Closure/Social District Ordinances – WBA Shamrock Festival 3/15/26- approved as presented
- H. Renewal of Tailgate Market MOU- approved as presented

6. Town Manager's Report

Town Manager Harris provided his report on project updates and status, communications, and events calendar:

- Feb. 17th Community Conversations
- Duke Energy Improvements' Project
- Insurance Services Office (ISO) Inspection
- Countywide Fire Tax District
- I-26 Bridge Replacement Project
- Lead and Copper Rule Compliance
- Citizens Academy
- Stormwater Illicit Discharge Training
- Water Treatment Plant Projects Update
- Upcoming Town Meetings/Events

7. Public Comment

Ms. Darla LeTourneau, a Weaverville resident, addressed the annual budget process and requested more public input in the budget process to allow for additional opportunities for citizen engagement.

Mr. Alan Sheppard, a Weaverville resident addressed the new district zoning higher density standards and asked for clearer guidance.

Attorney Frue reviewed the online comments received by Hilary Hatch who was concerned with the R-12 development project located at 75 Cole Road with regards to vehicle traffic and environmental impact.

No others elected to speak, and Mayor Lawrence closed the public comment portion of the meeting.

8. Discussion & Action Items

A. Dry Ridge Historical Museum Presentation

Manager Harris noted Judy Craggs could not be at the meeting to present the Dry Ridge Museum Report but that it was included in the agenda packet and presentation slides were handed out.

B. Asheville Butterfly Trail – Weaverville Installation

Ms. Ruth Gonzalez and Phyllis Styles were present representing Bee City USA and the Asheville Butterfly Trail. They provided information concerning the Butterfly Trail project and the new Weaverville location at the Main Street Clock Lot. They explained the educational components of the program which engages the public and provides education concerning pollinators and wildlife conservation. Weaverville's butterfly species sculpture is the red-spotted purple butterfly, and the dedication for the installation is planned for Earth Day, April 22nd at the Main Street Clock lot.

C. Code Amendment–Chapter 20 New R-6 and R-10 Districts

Planning Director Eller reviewed the proposed draft for new R-6 and R-10 residential districts. The Planning Board's positive recommendations for the R-6 and R-10 districts were provided in the report. Eller noted that the public hearing was held on December 9, 2025, and the Town Council and Planning Board discussed these districts at their joint meeting on February 9, 2026. The code text amendment would create two new single-family residential districts and, if approved, could be implemented with map amendments and would not be an overlay district. Mr. Eller confirmed that these are development options that could be added to the Code. Mr. Eller stated that to implement an R-6 or R-10 district on a particular property, that a request for a map amendment would be submitted, that map amendment would be reviewed by the Planning Board, the Planning's Board's recommendation would be sent to Town Council for Town Council's review, and Town Council would hold a public hearing prior to any action being taken. Assistant Manager Jackson said these are traditional zoning districts, not an overlay district. As an example, just as an applicant for a residential development could request R-1, R-2, R-3, or R-12, these amendments would allow them to also consider R-6 or R-10.

Attorney Frue explained procedural examples for zoning requests for (CD) conditional districts and (SUP) special use permits. He reviewed spot zoning.

There was active discussion including Town Council's ability to review and negotiate zoning, fire safety and setbacks and lot dimensions, recent development examples and the process for permitting by-right and neighborhood characteristics. Mr. Eller reviewed the new legislation from the State concerning down-zoning a property's use and said we no longer have the ability to down-zone a property without consent of the property owner.

Councilmember McGuire said that he thought it could be a useful tool in the Code and was not against the proposal as it does not affect existing zoning but could be used in growth areas for housing such as by the hospital. This helps speed along development as needed for housing. He addressed risk, harm, and safety, noting that building code inspectors' regulations address fire retardant materials and they must be more stringent for fire retardant safety in higher density development. He was in favor of passing a motion to approve R-6 and R-10.

Motion to adopt the Ordinance Amending Code Chapter 20 to add new residential zoning districts identified as R-6 and R-10 as presented.

Moved by: Mark Endries

Aye: Peter McGuire, Dee Lawrence, Mark Endries, Phil Barnett, and Andrew Nagle

Nay: John Chase and Jennifer Young

Carried. 5-2

D. AdventHealth Hospital Planning Update

Councilmember Young provided the AdventHealth Hospital update with the latest artist rendering of the complex. She highlighted the six-story facility includes 129 patient care beds, physicians' services, emergency room, imaging center, cafe, etc. Councilmember Young also reviewed the intended tertiary center surgical suite, birth center and neonatal ICU facility and their amenities.

E. Town Council Operating Guidelines for High Quality Governance

Mayor Lawrence introduced the idea of adopting some Operating Guidelines for High Quality Governance that establish some strategic priorities to guide the work of Town Council and staff Mayor Lawrence requested members review the document for future consideration and adoption.

F. FY2026-2027 Budget – Town Council Priorities

Manager Harris noted the annual fiscal year budget timeline for upcoming budget schedule. Town Council to provide preliminary direction on budget priorities as the budget is developed. Topics of concern are employee recruitment and retention, and salaries, growth opportunities, capital projects and equipment need, resiliency and strategic planning, housing projects, and NCDOT projects. Mr. Harris requested the Council to provide their goals and priorities to the Manager's department. Staff will be addressing revenue projections as received from the County.

G. Quarterly Report Fire Department

Interim Fire Chief Briscoe provided the quarterly report for the Fire Department which included the Fire Marshal report, statistics on fire inspections, incidents report, fire prevention education, and staff training for the quarter.

H. Quarterly Report Police Department

Chief Oberlin reviewed the Police Department Quarterly Report including statistics on calls for service, incidents, larcenies, accidents, citations and warnings, Town violations and warnings, and arrests. She reviewed training and professional development of her staff and activities of interest Chief Oberlin also highlighted what they needed to get their Property and Evidence operations accredited through the International Association of Property and Evidence (IAPE).

9. Adjournment

Just prior to adjourning, Councilmember Barnett noted that the Weaverville Economic Development Committee (WEDAC) had compiled a list of top businesses and hiring companies in Weaverville.

There being no further business and without objections, Mayor Lawrence adjourned at 7:50 p.m.

Mayor

Town Clerk



Town Council Regular Workshop Minutes for March 09, 2026

Budget Workshop #1

The Town Council regularly scheduled workshop was held on Monday, March 9, 2026, at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

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

Town Council Present: Gary "Dee" Lawrence, Jennifer Young, Phil Barnett, Mark Endries, and Andrew Nagle. Absent: John Chase

Staff Present- Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Finance Director Tonya Dozier, Planning Director James Eller, Public Works Director Angela Reece, Assistant Public Works Director Eric Cutshall, Water Treatment Plant Superintendent Randall Wilson, Town Clerk Tamara Mercer, Planner Graham Crawford, Community Center Manager Mike DeSerio, Police Chief Somer Oberlin, Interim Fire Chief Ken Briscoe, PW Supervisor David Fisher, and A/V Coordinator Lauren Ward.

2. Pre-Budget Overview

Town Manager Harris reviewed pre-budget information with Town Council. Manager Harris noted that due to a delay from Buncombe County, the ad valorem revenue projections are not yet available. Harris indicated that he hoped to present that information at the March 23, 2026, Town Council meeting:

Presentation topics included:

- Budget Officer's statutory responsibility;
- current conditions and projections;
- buildings, infrastructure, and call service levels;
- current staffing levels and personnel growth by development;
- examples of supply chain, equipment delays, and entry level training timing;
- current and projected housing and population numbers;
- possible needed personnel growth by department;
- strategies to meet service delivery expectations with reduced financial impact;
- staffing level comparison among are jurisdictions;
- FY27 requested capital projects, equipment, and personnel;
- Town Manager focus areas; and
- Strategic Plan alignment.

Councilmember Nagle requested 2015 data on trends and population numbers.

3. Town Council Preliminary Input on Budget

It was noted that there will be a business personal property tax loss of about \$150,000 when ThermoFisher closes and there are virtually no costs to the town for services for that business. Other businesses have a much higher need for Town services, such as Walmart.

The impact of Maple Trace subdivision being annexed was discussed from a property tax revenue standpoint and from a water revenue perspective. It was noted that the Water Fund is a public enterprise fund and is separate from the General Fund.

Manager Harris explained that the approved COLA for last year was implemented with the same amount going to all employees and not a percentage increase to all salaries and noted that if continued it could lead to compression.

4. DISCUSSION & DIRECTION - Public Input on Budget

Councilmembers Nagle and McGuire said they were in favor of merit increase and expressed support of merit and retention-based raises and market hiring ranges in order to retain employees. Nagle indicated that he is opposed to cost-of-living adjustments (COLA). Councilmember McGuire noted that the hiring range within the pay plan needs to be examined for retention purposes and that raises may need to be implemented to keep in line with the market. He noted that salary increases also bind the Town for the future.

There was discussion on increasing public input opportunities during the budget deliberation process. It was noted that Town Manager Harris held a 'Community Conversations' session last month and the next one could focus on budget. There was general consensus to include public input during the upcoming Town Council budget sessions and for budget agenda items during regular meetings.

Mayor Lawrence invited the public in attendance to provide input.

Darla Letourneau, a Weaverville resident, recommended that the budget presentation be given to the public in order to educate the citizens and be geared towards understanding program costs in order to receive meaningful public engagement comments. She suggested utilizing bonds for big capital project items.

Jeff McKenna, a Weaverville resident, agreed with Ms. Letourneau and suggested using last year's budget as an example and tool to educate the public.

No one else elected to speak.

5. ADJOURNMENT

There being no other business and without objection, Mayor Lawrence adjourned the workshop at 7:55 p.m.

Mayor

Town Clerk



Town Council Regular Meeting Minutes

The Town Council regularly scheduled meeting was held on Monday, March 23, 2026, at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

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

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

Staff Present- Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Finance Director Tonya Dozier, Planning Director James Eller, Public Works Director Angela Reece, Assistant Public Works Director Eric Cutshall, Water Treatment Plant Superintendent Randall Wilson, Town Clerk Tamara Mercer, Planner Graham Crawford, Police Chief Somer Oberlin, Community Center Manager Mike DeSerio, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Mayor Lawrence asked with approval of the agenda with the following adjustments: remove the Metropolitan Sewerage District (MSD) board appointment from Consent Agenda Item C; add a closed session item under NCGS 143-318.11(a)(5) for instructing negotiating agents concerning the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; and add a discussion on the Coleman foot-bridge traversing Merrimon Avenue.

Motion to approve the adjusted agenda as referenced by Mayor Lawrence above.

Moved by: John Chase

Aye: Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle

Carried unanimously. 7-0

3. Conflict of Interests Statement

Mayor Lawrence stated it is the duty of Town Councilmembers to avoid both conflicts of interest and appearances of conflicts. No member had any known conflict of interest or appearance of conflict with respect to any matters on the agenda for tonight's Town Council meeting.

4. Community Recognition of Doug Dearth

Councilmember Young recognized Mr. Doug Dearth and read the Certificate of Appreciation presented to the Dearth family and his granddaughters in attendance. Highlights include Mr. Dearth's distinguished military career in International Intelligence Defense Agencies, service to the Town as an elected Town Council Member and on several Town boards and committees including the Planning Board, and tenure on the Metropolitan Sewerage District Board.

5. **Consent Agenda**

Manager Harris reviewed the consent agenda items.

Motion to approve and adopt the consent agenda as presented.

Moved by: Mark Endries

Aye: Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle

Carried unanimously. 7-0

- A. Monthly Tax Report, Refunds/Releases- approved as presented
- B. Budget Amendment- Police & Fire departments- approved as presented
- C. Board Appointments- (MSD item removed) alternate to LOSRC- approved as presented
- D. Capital Project Ordinance- Water- USACE Grant- approved as presented
- E. WTP Resiliency Project change Order #2- approved as presented
- F. Street Paving Project change Order #2- approved as presented
- G. Comprehensive Land Use Plan Update set Public Hearing- public hearing set for 4/27/26 at 6pm
- H. Code Amendment Chapter 20 Crypto Mining/Data Centers set Public Hearing – public hearing set for 4/27/26 at 6pm
- I. Proclamations Arbor Day and Earth Day- approved as presented
- J. Proclamation National Line Worker Appreciation- approved as presented and linemen at the meeting were presented with the Certificate of Appreciation
Councilmember Barnett discussed future growth and the Water Treatment Plant storage and future capacity in order to accommodate expected growth. Councilmember Endries added that as Mayor Lawrence is now appointed as an additional alternate delegate to the Land of Sky Regional Council Board, he will coordinate with the Mayor when Councilmember Young cannot attend.

6. **Town Manager's Report**

Town Manager Harris reviewed the following projects, reports and updates:

- Main Street Nature Park Stormwater Project
- MPO Grant for the Updated Reems Creek Greenway Feasibility Study
- Clock Lot and Butterfly Installation April 22nd
- Fire Chief Position Search Completed, Chief Ray Canafax begins April 20
- Public Works Certifications
- Invasive Plant Workday in Main Street Nature Park
- Arbor Day Program April 16th
- Countywide Fire Tax District
- Upcoming Calendar and Events

7. **Public Comment**

Online comments received and provided to the Town Council addressed the proposed Comprehensive Land Use Plan updates:

Jasmin Welter was concerned with the Active Weaverville bicycle and pedestrian plan, trail ways and greenways multi-use connectivity. She supports the Woodfin2Weaverville feasibility study, and a fitness and aquatic center for year-round community health.

Dominic Lopez was concerned with Reems Creek corridor development and environmental impacts and preserving natural resources in the watershed, transportation and traffic safety, and streambank and stormwater upgrades for the community.

In-person Citizen's Comments:

Bo Platt, a Weaverville resident, addressed increased need for Police Department and Fire Department expansion and said he was in favor of the purchase of lands for parks and recreation to accommodate growth as it is less costly to do it now. Mr. Platt said he was in favor of retaining staffing and salaries to maintain quality of service, and to consider more activities for middle school students such as a skate park for families.

Darla Letourneau, a Weaverville resident, said she supports the LIFT grant application and resolution for the private public partnership with the Balcrank facility. The space is idle and a re-purposed new multifamily use and sports facility is vital as a community hub and supports Strategic Goal #6.

Bernie Conrad, a Weaverville resident and property owner adjoining the State-owned Coleman footbridge, addressed said pedestrian bridge traversing Merrimon Avenue and provided a history of the Weaverville trolley line and historic bridge. Mr. Conrad was in favor of preservation of the bridge.

Erika Conrad Franzi, a Weaverville resident, continued to provide history of the area describing the State access point and usage as a foot bridge between the two properties, the current condition of the bridge, 70 years of no maintenance, and Helene impacts. The State plans to demolish but some in-perpetuity deed questions since the 1920s.

Michele Wood, a Weaverville resident, addressed the Community Center program events and recreational roles in the community providing a history of the Dry Ridge Museum. Ms. Wood is in favor of Dry Ridge Museum location and requests the Town maintain its support of the Dry Ridge Museum programs.

Judy Craggs, a Weaverville resident, and director of Dry Ridge Museum, provided an overview of the Museum's programs, the Weaverville 150-year Anniversary, local school participation, and past years' exhibits. Ms. Craggs is in favor of museum location at the Community Center and requests Town Council's continued support. She added she is in favor of the Coleman foot bridge preservation.

Al Root, a Weaverville resident, addressed the history of the Town and Town facilities. He expressed concern about whether Town facilities are adequate to handle the growth of employees needed to provide services, particularly the Police and Fire departments, the repurposing of spaces to adjust to usage at the Community Center, and suggested there is a need for a new Police Department space.

Grace Conrad, a Weaverville resident, said she agreed with the statements from Bernie Conrad and Erika Franzi.

Laird Ruth, a Weaverville resident, said she was in favor of an indoor pickleball facility for health benefits mental well-being and economic development.

Terri Lyng, an investor in Balcrank property, stated she was in favor of the resolution supporting the LIFT grant at the 'Ballcrank' project.

No one else elected to speak, and Mayor Lawrence closed the public comment period.

8. Discussion & Action Items

A. Public Safety- PSIP and CDE Presentations

Mr. Eric Grau, Buncombe County Information Technology Director, provided a review for the Public Safety Interoperability Partnership (PSIP) report. Mr. Grau reviewed IT software and upgrades agreement from 2024 and goals to improve public safety communication operations for the all-agency consortium. Updates, costs, and call center procedures and network functionality, as they provide support to all interfaces for Police Departments and Fire Departments in the 911

system were reviewed. Replacement of computer added dispatch (CAD), Mobile, RMS, JMS environments are expected to go live in two years. The infrastructure upgrades include the jail, criminal justice, warrants, and records management systems. Estimated Weaverville costs at 3.4% were reviewed and Mr. Grau said he will provide Weaverville with projected budgetary costs and contingency calculations from the county manager's office.

Mr. Oscar Wooten Director of Bureau of Identification reviewed Centralized Data Entry (CDE), cost matrix for time attending warrants, arrest law enforcement inquiries, activities, arrest process, invoicing, other services, agency charges, and expected costs for improved procedures for Town law enforcement.

B. LIFT Grant from Explore Asheville for Outdoor Pickleball Center

Councilmember Barnett requested Town Council support of a LIFT grant application to Explore Asheville in amount of \$3 million for the property located at 115 Reems Creek Road, locally known as “Balcrank”. WEDAC has identified this as an opportunity to develop a new amenity, housing an approximately 30,000 square foot indoor pickleball complex with 12 courts and an additional outdoor 12 court complex under a pavilion. Property owner Keith Davis is partnering with seven other investors to fund the indoor buildout of the complex. Investors seek partnership with the Town of Weaverville to help fund the outdoor portion.

A question-and-answer period ensued regarding membership, outdoor and indoor charges, reservations and costs, design aspects, sports audience mezzanine seating, funding, health benefits, tournaments, youth spaces and multi-generational usage. It was noted that the project supports Active Weaverville goals in the Reems Creek corridor.

Motion to adopt the proposed resolution supporting the project and approve the submission of a grant application to Explore Asheville under the current LIFT program in a maximum amount of \$3 million, and authorize staff, with the assistance of the WEDAC Foundation to develop that application for submittal for both the Phase 1 and Phase 2 of the grant process. [2026-3-23 Resolution of Support](#)

[of LIFT Grant Application - Outdoor Pickleball Center - March 2026.pdf](#) 

Moved by: Jennifer Young

Aye: Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle

Carried unanimously. 7-0

C. Coleman Bridge Condition and Preservation [Added]

Councilmember Nagle stated that the footbridge in question traverses his father-in-law and sister-in-law's property. Concerns addressed: the history of the structure, now a State-owned footbridge, poor structure condition, preservation and historical marker restoration, engineers' assessment for refurbishment, evaluation of clean-up and relocation, including next steps such as fundraisers. *There was consensus for Town staff to facilitate a meeting with NCDOT and to bring information back to Town Council's next meeting.*

D. FY2026-2027 Budget Information, Discussion, and Public Input

Finance Director Tonya Dozier presented the pre-budget revenue estimates, tax rate information, and available fund balance including details on revenue neutral property tax rates, Buncombe County fire tax estimates and calculations, sales tax revenue, and anticipated development growth. The Buncombe County property revaluations were delayed due to Helene disaster and the Buncombe County appraiser's timeline for releasing the updated tax rate information for budgeting purposes was discussed. The water rate revenues and water system development fees, utility tax revenues were noted as well as outside agency donation requests for consideration and for budgeting.

Manager Harris reviewed employee positions, estimations for COLA and merit projections, Town Council wish-lists, and goals and expectations were noted for Staff and follow-up.

Mayor Lawrence opened the floor for FY27 Budget Public Input with the following public input provided:

Ms. Darla Letourneau Weaverville resident addressed transparency and supports community engagement for the scheduled April 22nd Town Manager's budget presentation. She addressed the Comprehensive Land Use Plan revisions and suggested additional maps in support of the Reems Creek greenway and active Weaverville connectivity plan in order to start a process of investment in that plan. Growth strategy provides resources, housing units with regards to hospital impacts for housing, increased population and mapping development projections.

Manager Harris provided the upcoming meetings calendar for budget reviews.

E. Turkish Fir and Holiday Decoration Direction


The donated Turkish fir was redirected so discussion on that issue was not needed. Manager Harris reviewed options for a holiday tree decorating ceremony and location options for public opportunities during the holidays. *There was general consensus by Council requesting staff to bring back costs of purchasing a local cut evergreen tree Lot and some artificial tree options to stage at the Clock.*

F. [Mayor Removed item from Agenda due to length of meeting] Town Council Operating Guidelines for High Quality Governance

G. Amended & Restated Resolution Concerning Growth Areas

Planning Director Eller presented the proposed resolution concerning growth areas which was to be discussed at the joint meeting with the Planning Board held on February 9, 2026. At their meeting on March 2, 2026, the Planning Board discussed incorporating the new R-6 and R-10 zoning districts into the resolution and, with a unanimous vote, recommends the amendments to the resolution.

There was further Town Council discussion regarding growth areas and single-family R-10 residential versus R-12 multi-family zoning, citizens' opposition to multi-family developments, the Reems Creek corridor, and areas no longer zoned R-12, voluntary annexation requests, consistency and reasonableness, and Buncombe County zoning and zoning permitted by-right.

Motion to adopt the Amended and Restated Resolution Concerning Growth Areas and to include it in the Town's Comprehensive Land Use Plan with the following changes: strike R-12 district in growth area 1 and growth area 4, and add a provision that says R-12 zoning district is available only where high density multi-family residential development is deemed reasonable and appropriate after careful consideration.[2026-3-23 Amended and Restated Resolution re Growth Areas.pdf](#) 

Moved by: Mark Endries

Aye: Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle

Carried unanimously. 7-0

H. Public Works Quarterly Report

Director Reece presented the quarterly report regarding employee development training and certification, Water Treatment Plant production and distribution, stormwater and street improvement projects, sanitation and grounds maintenance, and a water cross-connection program beginning next month in compliance with state regulations. There will be an open-house event hosted at the Public Works facility at 15 Quarry Road on April 29th from 3-6 p.m.

9. Closed Session

At 9:28 p.m., there was a motion to enter closed session citing: N.C.G.S. 143-318.11(a)(3) – To consult with an attorney; N.C.G.S. 143-318.11(a)(6) – To consider confidential personnel matters; N.C.G.S. 143-318.11(a)(5) – To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

Moved by: John Chase

Aye: *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle*

Carried unanimously. 7-0

[CLOSED SESSION]

At approximately 10:29 pm there was a motion to exit closed session and reenter open session.

Moved by: Peter McGuire

Aye: *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle*

Carried unanimously. 7-0

Town Council returned from closed session at 10:29 p.m.

10. Amendment to Town Manager’s Employment Agreement

Motion increase Town Manager Harris' salary to \$152,500 and to include a lump sum retention bonus of \$2,500.

Moved by: Peter McGuire

Aye: *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle*

Carried unanimously. 7-0

11. Adjournment

There being no other business and without objection, motion to adjourn the meeting at 10:31 p.m.

Moved by: Dee Lawrence

Aye: *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle*

Carried unanimously. 7-0

Town Clerk

Mayor

Draft

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: April 27, 2026
SUBJECT: Monthly Tax Report
PRESENTER: Tax Collector
ATTACHMENTS: Monthly Tax Report Summary
TR-401G Net Collections Report for March 2026
RMV Refund/Release Report for March 2026

DESCRIPTION/SUMMARY OF REQUEST:

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

A summary of the monthly tax report is provided and shows that **99.42% of the Town's property taxes have been collected as of the end of March**. This totals \$4,823,851.63 out of the \$4,852,214.71 total tax levy (real property, personal property, and business personal property). At the end of March 2026 there was \$28,363.08 left to collect of the 2025 property taxes.

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

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

March 2026	Property Tax Levy Release/Refund	\$0.25
February 2026	Motor Vehicle Levy Release/Refund	\$6.59

COUNCIL ACTION REQUESTED:

The monthly report is provided for information only.

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

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

**Town of Weaverville
MONTHLY TAX REPORT
FY 2025-2026**

Tax Year 2025

Summary for YTD March 2026:

Original Billed Amts	\$	4,840,812
Abs Adj (Adjustments by Assessor)	\$	(4,749)
Bill Releases	\$	(31)
Discovery Levy	\$	7,674
Additional Levy	\$	8,510
Net Levy	\$	4,852,215
Total Current Year Collections	\$	4,823,852
% Collected		99.42%
Total Left to be Collected:	\$	28,363
Prior Years Tax Paid	\$	3,084
Prior Years Interest Paid	\$	262

TR-401G Net Collections Report

Report Parameters:

Date Sent to Finance Start: **Min - March 1, 2026** Date Sent to Finance End: **Max - March 31,** Abstract Type: **BUS,IND,PUB,REI,RMV**

Tax District: **WEAVERVILLE**

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

Tax Year: **2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004** Year For: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003** Collapse Districts: **N**

Default Sort-By: **Tax Year** Grouping: **Tax District,Levy Type**

Fiscal Year Activity from July 1, 20XX to March 31, 2026												Activity from March 1, 2026 to March 31, 2026			
Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Collection Fee Amt (\$)	Amt Collect. (\$)	% Coll.	% Uncoll.	Unpaid Balance (\$)	Amt Collect. (\$)	Abs. Adj (\$)	Bill Releases (\$)	Assessor Refunds (\$)	Additional Levy (\$)
TAX DISTRICT: WEAVERVILLE LEVY TYPE: Interest															
2025	0.00	0.00	0.00	0.00	0.00	0.00	5,610.05	0.00	0.00	0.00	1,989.25	0.00	0.00	0.00	0.00
2024	0.00	0.00	5,610.05	0.00	0.00	0.00	4,962.51	0.00	0.00	0.00	\$	-	0.00	0.00	0.00
2023	0.00	0.00	4,962.51	0.00	0.00	0.00	6,614.50	0.00	0.00	0.00	\$	-	0.00	0.00	0.00
2022	0.00	0.00	6,614.50	0.00	0.00	0.00	4,927.24	0.00	0.00	0.00	\$	-	0.00	0.00	0.00
2021	0.00	0.00	4,927.24	0.00	0.00	0.00	5,087.99	0.00	0.00	0.00	\$	-	0.00	0.00	0.00
2020	0.00	0.00	5,087.99	0.00	0.00	0.00	11,905.62	0.00	0.00	0.00	\$	-	0.00	0.00	0.00
2019	0.00	0.00	11,905.62	0.00	0.00	0.00	6,000.40	0.00	0.00	0.00	\$	-	0.00	0.00	0.00
2018	0.00	0.00	6,000.40	0.00	0.00	0.00	316.01	0.00	0.00	0.00	\$	-	0.00	0.00	0.00
		0.00	316.01	0.00	0.00	0.00	NA	0.00	0.00	0.00	NA	0.00	0.00	0.00	0.00

2022	3,986,151.82	1,317.96	4,202,743.20	2,148.86	0.00	3,990,509.98	3,989,349.10	99.96 %	0.04 %	\$ -	0.00	0.00	0.00
		735.06	3,990,084.16	0.00	0.00	0.00	99.97 %	99.97 %	0.03 %	\$ -	0.00	0.00	0.00
2021	3,717,652.88	6,296.91	36.26	14,153.16	3,728,407.71	3,725,480.86	99.92 %	99.92 %	0.08 %	\$ -	0.00	0.00	0.00
		726.57	3,726,207.43	2,934.84	0.00	3,373,041.19	3,372,017.69	99.97 %	1,023.50 %	\$ -	0.00	0.00	0.00
2020	3,354,216.35	6,680.68	71.80	22,850.56	3,374,173.97	71,719.36	71,719.36	100 %	0 %	\$ -	0.00	0.00	0.00
		2,156.28	3,374,173.97	2,726.76	0.00	66,539.41	66,539.41	100 %	0 %	\$ -	0.00	0.00	0.00
2013	73,342.49	0.00	1,623.13	0.00	82.56	82.56	82.56	100 %	0 %	\$ -	0.00	0.00	0.00
		0.00	71,719.36	0.00	0.00	24,550,931.98	24,550,931.98	99.85 %	37,590.83 %	\$ -	0.00	0.25	0.00
2012	68,037.63	0.00	1,498.22	0.00	64,129.84	64,129.84	64,129.84	100 %	0 %	\$ -	0.00	0.00	0.00
		0.00	66,539.41	0.00	0.00	0.00	0.00	0 %	0 %	\$ -	0.00	0.00	0.00
2011	82.56	0.00	0.00	0.00	82.56	82.56	82.56	100 %	0 %	\$ -	0.00	0.00	0.00
		0.00	82.56	0.00	0.00	0.00	0.00	0 %	0 %	\$ -	0.00	0.00	0.00
Sub.	24,534,351.74	25,864.09	3,412.15	64,129.84	24,588,522.81	24,550,931.98	24,550,931.98	99.85 %	37,590.83 %	\$ 60,908.15	0.00	0.25	0.00
		-778.09	24,550,153.89	19,317.47	0.00	0.00	0.00	0.15 %	0.15 %				
TAX DISTRICT: WEAVERVILLE LEVY TYPE: WEAVERVILLE TAX													
2019	49,954.82	0.00	193.07	0.00	49,761.75	46,267.22	46,267.22	92.98 %	3,494.53 %	\$ -	0.00	0.00	0.00
		0.00	46,267.22	0.00	0.00	0.00	0.00	0 %	7.02 %	\$ -	0.00	0.00	0.00
2018	1,576.57	0.00	3.29	0.00	1,573.28	914.17	914.17	58.11 %	659.11 %	\$ -	0.00	0.00	0.00
		0.00	914.17	0.00	0.00	205.59	205.59	145.15 %	41.89 %	\$ -	0.00	0.00	0.00
2017	771.97	0.00	566.38	0.00	0.00	0.00	0.00	70.60 %	60.44 %	\$ -	0.00	0.00	0.00
		0.00	145.15	0.00	0.00	0.00	0.00	0 %	29.40 %	\$ -	0.00	0.00	0.00
2016	217.62	0.00	2.56	0.00	215.06	168.06	168.06	78.15 %	47.00 %	\$ -	0.00	0.00	0.00
		0.00	168.06	0.00	0.00	0.00	0.00	0 %	21.85 %	\$ -	0.00	0.00	0.00
2015	201.36	0.00	8.59	0.00	192.77	160.43	160.43	83.22 %	32.34 %	\$ -	0.00	0.00	0.00
		0.00	160.43	0.00	0.00	0.00	0.00	0 %	16.78 %	\$ -	0.00	0.00	0.00
2014	2,126.15	0.00	6.29	0.00	2,119.86	72.85	72.85	3.44 %	2,047.01 %	\$ -	0.00	0.00	0.00
		0.00	72.85	0.00	0.00	0.00	0.00	0 %	96.56 %	\$ -	0.00	0.00	0.00
2013	570.35	0.00	0.00	0.00	570.35	15.57	15.57	2.73 %	554.78 %	\$ -	0.00	0.00	0.00
		0.00	15.57	0.00	0.00	0.00	0.00	0 %	97.27 %	\$ -	0.00	0.00	0.00
2012	316.30	0.00	111.58	0.00	204.72	204.72	204.72	100 %	0.00 %	\$ -	0.00	0.00	0.00
		0.00	204.72	0.00	0.00	0.00	0.00	0 %	0 %	\$ -	0.00	0.00	0.00
Sub.	55,735.14	0.00	891.76	0.00	54,843.38	47,948.17	47,948.17	87.43 %	6,895.21 %	\$ -	0.00	0.00	0.00
		0.00	47,948.17	0.00	0.00	24,675,389.43	24,675,389.43	99.82 %	44,746.55 %	\$ 62,999.63	0.00	0.25	0.00
Total	24,609,141.32	26,506.62	4,307.08	74,718.00	24,672,680.03	24,675,389.43	24,675,389.43	99.82 %	44,746.55 %	\$ 62,999.63	0.00	0.25	0.00
		-771.38	24,674,618.05	19,634.41	0.00	0.00	0.00	0.18 %	0.18 %				

Signature (Tax Collector) _____

District Refunds FY2026 July 2025 through June 2026

NCVTS Pending refund report Fiscal Year 2026

Mar-26		
Tax Jurisdiction	District Type	Net Change
BUN	COUNTY	(\$12,247.27)
CAS	CITY	(\$2,878.41)
CBF	CITY	(\$25.09)
CBM	CITY	(\$64.49)
CWV	CITY	(\$6.59)
CWO	CITY	(\$378.77)
FEB	FIRE	(\$52.02)
FEC	FIRE	(\$377.93)
FFA	FIRE	(\$344.84)
FFB	FIRE	(\$124.97)
FJU	FIRE	(\$141.00)
FLE	FIRE	(\$45.50)
FNB	FIRE	(\$53.57)
FRC	FIRE	(\$75.31)
FRE	FIRE	(\$88.55)
FRI	FIRE	(\$49.04)
FSK	FIRE	(\$311.59)
FSW	FIRE	(\$54.61)
FWB	FIRE	(\$268.76)
FWO	FIRE	(\$127.25)
IAD	SPECIAL	(\$41.33)
SAS	SPECIAL	(\$329.27)
FAS	SPECIAL	(\$3.56)
Total		(\$18,089.72)

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: April 27, 2026
Subject: Budget Amendment – Police
Presenter: Town Finance Director
Attachments: Budget Amendment Form

Description/Summary of Request:

As part of the Memorandum of Understanding between Buncombe County Schools and the Weaverville Police Department signed on January 28, 2026, the Town received **\$36,666.00** in April 2026 as reimbursement for SRO duties provided by the Weaverville Police Department during fiscal year 2025-2026. An additional smaller payment will follow.

The attached budget amendment is necessary in order to include these funds in the Fiscal Year 2025-2026 budget.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2025-2026

Town of Weaverville

What expense accounts are to be increased?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
010-430-431-12100	Police - Salaries & Wages	\$36,666.00

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

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
010-004-300-07050	Police Dept Grants	\$36,666.00

Justification: Please provide a brief justification for this budget amendment. *Reimbursement from Buncombe County for SRO duties performed by Police Department during fiscal year 2025-2026.*

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

Budget Ordinance Section 10:

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

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: April 27, 2026
SUBJECT: Board Appointments - MSD Board and Tree Board
PRESENTER: Mayor Lawrence
ATTACHMENTS: Tree Board Roster

COUNCIL ACTION REQUESTED:

In reviewing the municipal representation on the MSD Board it appears that most are elected officials. Town Council is asked to take action to appoint Town Councilmember Mark Endries to serve the unexpired term that ends on December 31, 2027, with the following motion suggested:

I move that Town Council appoint Mark Endries to serve as the Town's representative on the Metropolitan Sewerage District (MSD) Board for a term ending on December 31, 2027.

Concerning the Tree Board, there are two members whose appointments are due to expire in May, one regular seat vacancy to fill, and one alternate seat vacancy to fill. The Mayor recommends that Tree Board reappointments and appointment be made consistent with the following motion:

I move the approval of the following board reappointments and appointments:

Pauline Griffith - reappointment as a regular member of the Tree Board to serve a new three-year term ending May 2029

Andrew Shelton - reappointment as a regular member of the Tree Board to serve a new three-year term ending May 2029

Caleb Hudson – appointment as a regular member of the Tree Board to serve a new three-year term ending May 2029

Eleanor Mrozkoski – appointment as an alternate member of the Tree Board to serve an unexpired term ending May 2027

WEAVERVILLE TREE BOARD				
Regularly meets _1 st Wednesday of the month at 6 pm in Community Room/Council Chambers at Town Hall				
NAME AND POSITION	CONTACT INFORMATION	FIRST APPT	DATE OF APPT	TERM (3 YEARS)
Gary Harmon Regular Member	<i>Town Resident</i>	2024	January 2025	May 2024 – 2027
Pauline Griffith Regular Member	<i>Town Resident</i>	2024	April 2026	May 2026 - 2029
Russ Kantner Regular Member	<i>Town Resident</i>	2024	May 2024	May 2025-2028
Inger Stallman-Jorgensen Regular Member	<i>Town Resident</i>	2024	June 2024	June 2024 – May 2027
Patrice Sheehan Regular Member	<i>Outside Town limits</i>	2025	May 2025	May 2025 – 2028
Andrew Shelton Regular Member	<i>Town resident (this seat may reside outside town limits)</i>	2025	April 2026	May 2026 –2029
Caleb Hudson Regular Member	<i>Outside Town limits</i>	2024	April 2026	May 2026 – 2029
Eleanor Mrozkowski Alternate Member	<i>Outside Town limits (this seat may reside within Town limits)</i>	2026	April 2026	May 2024 – 2027
William Mobley Alternate Member	<i>Town Resident</i>	2025	January 2025	May 2025-2028
Scottie Harris Town Manager	828-484-7001 (direct line) sharris@weavervillenc.org			
Tamara Mercer Clerk/Board Sec.	828-484-7003 (direct line) tmercerc@weavervillenc.org			

Version April 2026

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: April 27, 2026
SUBJECT: Annual Presentation of Town Manager Delegated Policies
PRESENTER: Town Manager Harris
ATTACHMENTS: Index to Policy and Procedure Manual with Notations

DESCRIPTION/SUMMARY OF REQUEST:

In accordance with Section 6 of Article I of the Town's Personnel Policy, the Town Manager presents to Town Council the policies that have been adopted by the Town Manager as allowed by the Personnel Policy. The attached Policy and Procedures Manual Index shows the Town Manager delegated policies highlighted in orange.

Town Manager Harris reports that the procurement card policy was recently updated to remove a cap that has proven to be too restrictive.

There are several revisions to the Personnel Policy that the Town Manager will be bringing forward for Town Council consideration in the next month or two.

Some policies are under review for possible revisions and new policies are being considered, including guidelines for the use of AI appropriate for local government and the establishment of an incentive pay program as allowed by the Personnel Policy and. The incentive pay program is expected to incorporate some recognition for employee suggestions.

Copies of the adopted policies are available for review upon request.

COUNCIL ACTION REQUESTED:

No Town Council action is requested or needed.

**TOWN OF WEAVERVILLE
POLICY AND PROCEDURE MANUAL INDEX**

TAB	POLICY	ADOPTED BY	DATE
1	CODE OF ETHICS - EMPLOYEES	Town Council	12/21/1998
2	PERSONNEL POLICY	Town Council	6/17/2025
3	PAY PLAN	Town Council	6/17/2025
4	WORKPLACE VIOLENCE PREVENTION	Town Council	6/17/2019
5	HARASSMENT POLICY AND PROCEDURES	Town Council	6/17/2019
6	AMERICANS WITH DISABILITIES ACT COMPLIANCE POLICY AND PROCEDURES	Town Council	6/17/2019 4/27/2020
7	GRIEVANCE POLICY AND PROCEDURES	Town Council	6/17/2019 4/27/2020
8	FAMILY AND MEDICAL LEAVE POLICY	Town Council	6/17/2019
9	WORKERS' COMPENSATION POLICY	Town Council	6/17/2019
10	TRAVEL POLICY AND PROCEDURES	Town Council	6/17/2019
11	EMPLOYEE SUGGESTION PROGRAM	Town Council	2/25/2019
12	VOLUNTARY SHARED LEAVE PROGRAM	Town Manager	10/31/2023
13	ALCOHOL AND SUBSTANCE ABUSE AND DRUG-FREE WORKPLACE POLICY AND PROCEDURES	Town Manager	5/21/2019
14	EQUIPMENT AND VEHICLE USE POLICY	Town Manager	10/31/2023
15	INFORMATION TECHNOLOGY AND INTERNET USE POLICY	Town Manager	4/15/2019
16	SOCIAL MEDIA USE POLICY AND PROCEDURES	Town Manager	10/31/2023
17	RECYCLING AND RECYCLED PRODUCTS PURCHASING POLICY	Town Manager	6/3/2019
18	CUSTOMER SERVICE POLICY	Town Council Town Manager	4/16/2012 5/20/2024
19	FACILITY RENTAL - GENERAL USE AGREEMENT	Town Manager	11/7/2023
20	INTERNAL COMMUNICATIONS POLICY	Town Manager	3/8/2018
21	PROCUREMENT CARD PROGRAM	Town Manager	4/7/2026
22	ALTERNATIVE WORK SCHEDULES AND REMOTE WORK POLICY	Town Manager	11/7/2023
23	SAFETY PROGRAM	Town Manager	4/14/2020
24	TITLE VI CIVIL RIGHTS COMPLIANCE POLICY	Town Council	4/27/2020
25	PUBLIC ACCESS POLICY FOR TOWN BUILDINGS	Town Manager	9/22/2022

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: April 27, 2026

SUBJECT: Reimbursement Resolution – Vehicles, Equipment, and Fire Apparatus Purchases

PRESENTER: Finance Director Dozier

ATTACHMENTS: Proposed Reimbursement Resolution

COUNCIL ACTION REQUESTED:

Town Council action to adopt a reimbursement resolution to allow the Town to reimburse funds advanced for approved purchases of vehicles, equipment and fire apparatus from future loan proceeds.

I move the adoption of the Resolution Declaring Official Intent to Reimburse Vehicle, Equipment, and Fire Apparatus Purchase Expenditures Under United States Department of Treasury Regulations

DESCRIPTION/SUMMARY OF REQUEST:

Town Council has authorized the purchase of the following fire apparatus and all are currently ordered: Fire Engine with delivery expected in November 2026 - \$1,092,804; Fire Engine with delivery expected in May 2026 - \$1,052,346; and Rescue Truck with delivery expected in 2028 - \$1,367,741. An equipment loan will be needed in order to pay for these fire apparatus.

If Town Council were to authorize the purchase of vehicles and other equipment in the FY2027 budget, those vehicles and equipment could also be added to this financing.

One of the Fire Engines will have to be purchased prior to the loan closing and receipt of the proceeds, so a reimbursement resolution is needed in order to allow loan proceeds to reimburse the Town for those upfront expenditures.

Putting this reimbursement resolution in place will add an option for reimbursement that would not be allowed if the resolution is not adopted.

**TOWN OF WEAVERVILLE
RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE
VEHICLE, EQUIPMENT, AND FIRE APPARATUS PURCHASE EXPENDITURES
UNDER UNITED STATES DEPARTMENT OF TREASURY REGULATIONS**

WHEREAS, the Town of Weaverville has on order the following fire apparatus: Fire Engine with delivery expected in November 2026 - \$1,092,804; Fire Engine with delivery expected in May 2026 - \$1,052,346;

WHEREAS, the Town of Weaverville may authorize the purchase of vehicles and other equipment for its governmental operations;

WHEREAS, the Town of Weaverville is seeking financing options for the acquisition of vehicles, qualifying equipment, and fire apparatus in an amount and closing date to be determined; and

WHEREAS, one or more of the vehicles, equipment or fire apparatus purchases may occur prior to loan closing and receipt of the proceeds; and

WHEREAS, Town Council deems it to be necessary, desirable, and in the best interests of the Town to advance moneys from its funds on hand on an interim basis until the loan proceeds are available;

NOW, THEREFORE, BE IT RESOLVED by the Town Council (the "Town Council") of the Town of Weaverville, North Carolina (the "Town") as follows:

SECTION 1. The Town Council hereby finds, determines and declares the following:

(a) Section 1.150-2 of the Treasury Regulations (the "Regulations") prescribes specific procedures which will be applicable to certain bonds, notes or other debt obligations issued by or on behalf of the Town including, without limitation, a requirement that the Town declare its official intent to reimburse certain expenditures with proceeds of debt to be incurred by the Town prior to, or within sixty (60) days of, payment of the expenditures to be reimbursed.

(b) The Town intends to advance its own funds in order to pay certain capital costs (the "Original Expenditures") relating to the acquisition and equipping of vehicles, qualifying equipment, and fire apparatus (collectively the "Vehicles, Equipment, and Fire Apparatus").

(c) The Town reasonably expects to reimburse itself for the Original Expenditures from the proceeds of debt to be incurred by the Town.

(d) \$2,180,000 is the maximum principal amount of debt expected to be incurred for the purpose of paying the costs of the Vehicles, Equipment, and Fire Apparatus.

(e) This declaration of official intent is made pursuant to Section 1.150-2 of the Treasury Regulations to expressly declare the official intent of the Town to reimburse itself from the proceeds of debt to be hereinafter incurred by the Town for certain expenditures paid by the Town on or after the date which is sixty (60) days prior to the date hereof.

(f) The funds heretofore advanced or to be advanced by the Town to pay the Original Expenditures are or will be available only on a temporary basis, and do not consist of funds that were otherwise earmarked or intended to be used by the Town to permanently finance the Original Expenditures.

(g) All Original Expenditures to be reimbursed by the Town were paid no more than sixty (60) days prior to, or will be paid on or after the date of, this declaration of official intent, except with respect to certain amounts incurred before such 60-day period not exceeding 20% of the issue price of the proceeds of the debt to be hereinafter incurred which are expended for "preliminary expenditures" within the meaning of Section 1.150-2 of the Treasury Regulations (the "Preliminary Expenditures"). The Town understands that, except for the Preliminary Expenditures, such reimbursement must occur not later than eighteen (18) months after the latter of (a) the date the Original Expenditures were paid and (b) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the Original Expenditures were paid.

SECTION 2. This resolution shall take effect upon its adoption.

ADOPTED THIS the 27th day of April, 2026, by a vote of ___ in favor and ___ against.

GARY D. LAWRENCE, Mayor

ATTESTED BY:

TAMARA MERCER, Town Clerk

National Public Works Week Proclamation

May 17–23, 2026

“Rooted in Service, Powered by Community”

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of the Town of Weaverville; and

WHEREAS, our essential infrastructure, facilities, and services – including our 1.5 MGD water treatment plant and distribution system, 20+ miles of town streets, Lake Louise and Main Street Nature Parks, and vital sanitation services - could not be maintained or provided without the dedicated efforts of our local Public Works professionals. These front-line workers, managers, and specialized staff are responsible for rebuilding, improving, protecting Weaverville’s water supply, stormwater management systems, road networks, and public buildings, ensuring the safety, health, and quality of life for our citizens, and

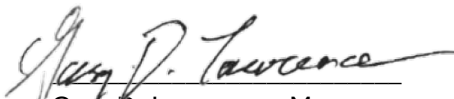
WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association; and

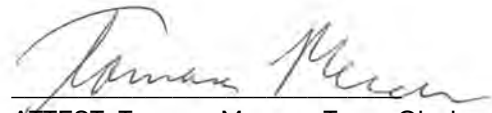
WHEREAS, it is in the public interest for the citizens, children, and civic leaders in Weaverville to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in our community; and

WHEREAS, the Town of Weaverville Public Works staff extend an invitation to our residents, neighbors, friends, family, and leaders to come to our first ever Public Works Department Open House, on Wednesday April 29, 2026, beginning at 3:00 p.m. at 15 Quarry Rd. to meet us and find out how we serve you.

NOW THEREFORE BE IT RESOLVED, I, **Gary D. Lawrence** do hereby designate the week of May 17–23, 2026, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals and to recognize the substantial contributions they make to protecting our health, safety, and advancing quality of life for all.

Adopted this, the 27th day of April 2026.


Gary D. Lawrence, Mayor


ATTEST: Tamara Mercer, Town Clerk



DRY RIDGE

Historical Museum

First Quarter Report 2026 **March 31, 2026**

- Visitors - 324
135% increase over 1st Quarter 2025
- Volunteer hours - 580
- Interactions on Google Business Profile - 203
- Kindergarten from Weaverville Primary - 84 students, 16 adults
- Coffee Talk/Oral history interview with Dale Pennell - 16
- New Showcases
 - Black History Month featuring the Hillside School
 - Local Churches and Family Bibles

Social media continues to grow on Facebook, in recent posts there has been a large increase in non-followers responding to our posts, 62.8% versus 37.2% followers, viewing current events as they look to the Museum to provide historical perspective. Our post on the Coleman Footbridge received over 12,000 views.

Although programs were limited during early voting, 3,612 voters visited the Community Center and a large majority of them viewed our Showcases with many positive comments.

Additional hours were added to our schedule during the Tailgate Market and Evening Events at the Community Center to attract visitors.

We thank the Town Council for their continued support and the Community for entrusting the Museum with their treasured family history and artifacts.

Respectfully submitted,
Judith Reagan Craggs, Chair



TOWN MANAGER'S REPORT *April 2026*

Mayor/Council,

Relief from Satellite Annexation Cap

Senators Julie Mayfield and Daniel Moffitt have sponsored a local bill that would remove the Town of Weaverville from the 10% satellite annexation cap found in NCGS 160A-58.1(b). This local bill was filed on April 22 as Senate Bill 811.

Dry Ridge Historical Museum – Historic Main Street Tour

The Dry Ridge Historical Museum will be hosting a tour of Historic Main Street Tour on Saturday, May 2, at 9:30 am. The beginning location is the Clock Lot and the public is invited to attend.

County Approval of Apartment Complex for 10 Silverwood Farms Road

A 168-unit apartment complex on the 10 Silverwood Farms Road property, to be known as Bleumont, has been approved by Buncombe County through a Special Use Permit that was issued on April 8. The permit indicates that they will have to add an inbound turning lane to Silverwood Farms Road to accommodate the anticipated traffic related to the development.

Advent Health

I attended the groundbreaking ceremony on March 26th. We were notified on March 30th that the CON (Certificate of Need) for the additional 129-bed request was not awarded to Advent. 95 beds were awarded to Mission/HCA and 34 Beds were awarded to Novant. Advent Health will hold a community engagement meeting forum 3-6pm at the Community Center on Monday May 18th.

Handicapped Parking Spaces on Main Street

C&T Paving began work on April 20th to increase the number of handicapped parking spaces on Main Street for better access to Town Hall, the Community Room, and the Weaverville Library. Currently there is one space in front of Town Hall and one space in front of the Library. This work will expand the parking spaces from 2 to 6 and will ensure that all spaces are ADA compliant. Thanks for your patience. This work does require temporary closures of small sections of sidewalk.



Speaking Events

My recent and upcoming speaking engagements include the following:

March 25th - HOA Board Meeting to give an update

April 22nd – Community engagement session regarding the budget

April 22nd – Butterfly Dedication at the Clock Lot

April 28th – Weaverville Business Association (WBA) Meeting

Dedication of Butterfly

The unveiling and dedication ceremony for the Red-Spotted Purple Butterfly that was installed at the Clock Lot was held on April 22nd. The Mayor and I spoke on behalf of the Town and there were many people to thank for their efforts in making this happen including: Phyllis Styles, Ruth Gonzalez, Judy Futch, and the Town's Public Works crew.



Main Street Nature Park – Summer Music Series

The Public Works crew has been working on repairing some minor damage to the stage and setting up the tent for the summer season. Staff has been actively working on scheduling the musicians for the summer music series which begins in June with the following scheduled:

June 6 – TBD (*several being considered*)

July 11 – Chronology Music - Jazz

August 8 – Chris Rosser – Singer/Songwriter

September 12 – Queen Bee and the Honey Lovers - Swing

LIFT Grant Application for Outdoor Pickleball Center

Councilmember Barnett successfully uploaded the Phase 1 LIFT grant application for the outdoor pickleball center at 115 Reems Creek Road on April 22. Prior to that a Memorandum of Understanding was signed with the property owner stating the mutual intent to enter into a long-term, no rent lease for this project. If the Town's application is approved to advance to Phase 2, Town Council will be asked to enter into a lease by the end of May so that the Town has control over the property that is the subject of the grant.

Countywide Fire Tax District

On April 21st the County Commissioners voted to adopt the single wide Fire Tax district. The tax rate hasn't been set yet for the new single wide tax district. We understand that the County Manager's proposed budget will include a recommended tax rate and that is expected to be presented on May 5. We are unsure at this time what County funding will look like for the budget in our North Buncombe Fire District.

Arbor Day Program and Tree Planting at Lake Louise

The Tree Board held their Arbor Day Celebration at Lake Louise on Thursday April 16th and planted a Carolina Silverbell, native to the southeastern region. We also celebrated the creativity and talent of our local youth as we showcased the poetry and artwork of the North Buncombe Middle and High School students, recognizing winners of the artwork and poetry contest. Student artwork and poetry is currently displayed at the Community Center all through the month of April.



Paving at Lake Louise

The paved walking trail has been completed and is now fully open to the public. C&T Paving will be working on milling and paving the section of Lakeshore Drive from Quarry Road to Merrimon Avenue. Milling of the street is scheduled for April 23 and paving is expected to start on April 27.

Upcoming Town Meetings/Events

- April 29 – Public Works Department Open House from 3-6pm [public is invited to attend]
- May 4 – Planning Board Meeting at 4pm
- May 6 – Tree Board Meeting at 6pm
- May 11 – Town Council Regular Workshop Meeting – Budget
- May 18 – Town Council Regular Meeting & Public Hearing on FY27 Budget
- May 25 – Town Offices Closed for the Memorial Day Holiday Observance

A handwritten signature in black ink that reads "Scottie Harris". The signature is written in a cursive style.

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

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: April 27, 2026
SUBJECT: Coleman Pedestrian Bridge – Update and Needed Decision
PRESENTER: Town Manager Harris and Town Council
ATTACHMENTS: GIS Map showing Coleman Pedestrian Bridge
Meeting Notes from March 31 NCDOT Teams Meeting
NCDOT Email dated April 2 and Budget Estimate

COUNCIL ACTION REQUESTED:

Town Council action on whether or not to accept transfer of ownership, repair, maintenance, and liability of the Coleman pedestrian bridge over Merrimon Avenue.

DESCRIPTION/SUMMARY OF REQUEST:

An NCDOT-maintained pedestrian bridge has been in place since 1909 to connect properties on either side of Merrimon Avenue that are now owned by the Conrad family. This NCDOT pedestrian bridge is scheduled for immediate removal by NCDOT due to identified hazards associated with the bridge and its current condition and legal concerns over spending taxpayer dollars on a bridge that is not open for a public transportation use.

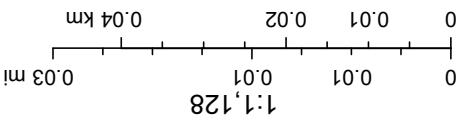
At Town Council’s meeting on March 23, Councilmember Nagle and the Conrad family requested that the Coleman pedestrian bridge that crosses over Merrimon between the Conrad family properties located on both sides of Merrimon Avenue not be removed.

A meeting between NCDOT representatives, the Conrad family, Town staff, and several citizens representing WEDAC was held on March 31. During that meeting the only option that NCDOT identified to save the bridge is full transfer of ownership, repair, maintenance, and liability to the Town of Weaverville. Meeting notes from that meeting are attached.

Town Manager Harris has also communicated with NCDOT Deputy District Engineer Chris Deyton on the matter. The attached email from Deyton dated April 2 indicated that NCDOT has estimated that the repairs to the bridge will cost at least \$37,682.22 and could exceed \$100,000.

The Town Attorney and Town Manager both recommend that Town Council not accept the transfer of this bridge for financial and legal liability reasons.

NCDOT has a meeting scheduled for April 28, 2026, to hear what action Town Council has taken on this matter, so the decision on this matter cannot be delayed.



Weaverville Bridge Information for Council

From Deyton, Christopher S <csdeyton@ncdot.gov>

Date Thu 4/2/2026 12:10 PM

To Scottie Harris <sharris@weavervillenc.org>

Cc Angela Reece <areece@weavervillenc.org>; Jennifer Jackson <jjackson@weavervillenc.org>; Anderson, Tim <twanderson@ncdot.gov>; Killough, Scott H <skillough@ncdot.gov>; Rice, Justin R <jrrice@ncdot.gov>

 1 attachment (11 KB)

Buncombe Bridge 75 Repair Estimate.xlsx;

Scottie,

We appreciate the Town's concerns regarding the damaged structure over US 19/23 Business. As we discussed, attached is an estimate for the immediate bridge repairs that are necessary. These repairs represent the minimum work required to maintain safety for the traveling public. It is difficult to project the future maintenance costs of this structure due to a number of contributing factors. The age of the bridge alone creates several potential deficiencies, including metal degradation, coating deterioration, rust, foundation concerns, and other issues commonly encountered with older structures. In addition, routine maintenance of the railing and deck will continue to be required and it is recommended the Town have structure inspections every two years on the bridge.

During discussions with the Attorney General's Office, an additional concern was raised regarding the interior bents being located within the clear recovery zone for motorists. After visiting the site, the Special Deputy Attorney General expressed significant concern about the proximity of the concrete foundations and timber columns to the travel lane. There is not sufficient distance between the interior bents and the roadway to install guardrail that would meet minimum deflection requirements. As a result, he was concerned with the safety risk associated with the bents not being properly shielded. And with the columns being timber there is a concern that if they are hit that the entire structure would be compromised.

Another concern that was expressed was about the Town of Weaverville assuming ownership of the bridge with this known condition. While NCDOT may have some degree of grandfathering regarding liability due to the structure remaining unchanged for decades under NCDOT ownership, the Town could incur liability by taking over responsibility with full knowledge of an obstruction within the clear recovery zone. He emphasized the importance of ensuring the Town is fully aware of this issue and have that risk vetted by their legal counsel. He stated that if he had reviewed this structure earlier, he would have recommended either removal of the bridge or installation of adequate shielding—which would be likely poured concrete barrier—so that errant vehicles would ride up and safely redirect rather than strike an interior bent. Such work would also require impact attenuators on both ends and curb-and-gutter with drainage due to the limited roadway width. Performing this work around the pier foundations would require great care, and costs could exceed \$100,000 for the work performed on both sides.

Another concern is the continued public safety issue if the Town Council decides to look at exploring the option of adding the bridge to their system without entering into a municipal

agreement with the NCDOT to formally obtain ownership. In that case, NCDOT would require a resolution from the Town acknowledging acceptance of liability during the period in which this option is being evaluated. As discussed in our meeting Tuesday, any delay in performing repairs or removal of the bridge poses continued risk to the traveling public.

If you need any additional information or supporting documentation for the council meeting, please do not hesitate to reach out. We would be glad to assist.

Thank you,

Chris Deyton, PE

Deputy Division Engineer

Division 13

North Carolina Department of Transportation

828 250 3023 Office

csdeyton@ncdot.gov

55 Orange Street

Asheville, NC 28801

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Bridge 100075

Material	Quantity	UOM	Rate	Total
Flooring 4x8x26	19	EA	\$109.76	\$2,085.44
Nailers 4x8x24	4	EA	\$90.50	\$362.00
Rails (Wheelguards, rails, retainer boards)	126	FT	\$10.25	\$1,291.50
Rail Posts and Blocks	10	EA	\$26.75	\$267.50
Timber Joists (6x12)	2	EA	\$117.89	\$235.78
Labor and Equipment (24 Hours)	1	Lump Sum	\$16,440.00	\$16,440.00
Temp. Traffic Control (Detour)	1	Lump Sum	\$15,000.00	\$15,000.00
Waste Disposal Fee	1	Lump Sum	\$500.00	\$500.00
Hardware	1	Lump Sum	\$1,500.00	\$1,500.00

Total: \$37,682.22

Bridge Discussion Meeting March 31, 2025 via TEAMS

Erika Conrad Franzi – Representing Property Owners

Linda and William Conrad – Parents of Erika Conrad – Owners of properties since 1980

Chuck Thornton – WEDAC- Retiree Community Member- Retired Engineer

Al Schlimm- WEDAC Retired

Bryson Shook – WEDAC – Financial Advisor

Bryson Shook – WEDAC – Finance advisor

Jennifer Jackson- Assistant Town Manager - Weaverville

Scottie Harris – Town Manager – Weaverville

Angela Reece – Public Works Director - Weaverville

Chris Deyton- Deputy Division Engineer Div 13- NCDOT

Scott Killough – Division 13 Engineer - NCDOT

Justin Rice – Division 13 Bridge Engineer- NCDOT

Erika – structure is historical in nature and was never intended for public use. Value today is cultural and historical but not functional. Not asking for an infinite delay because they understand state needs to move on. Asking for clearly defined window to explore paths that allow the bridge to remain in some form. Would like to understand what states specific concerns are for the bridge and would like to work toward a solution that balances safety with preservation.

Chris- the bridge that sits now does not provide any transportation needs. NCDOT cannot use state dollars to fix because its not a transportation structure. Bridge has been closed for a number of years and the trees falling on it from Helene has prompted a safety concern and removal. They have been working on larger projects during recovery and now are moving to the smaller projects so they are looking to remove the structure so that it is not a hazard for the traveling public.

Erika – understands that state \$ cannot be used for repairs but wanted to know what has changed since NCDOT has stopped maintaining it.

Chris- does not know what previous administrations and laws were and cannot speak to this. He advised he can only speak to issues now.

Erika- Recalled the state installing walking boards in the early 2000's and then closed in 2022. Understands position but wants to pose ideas to preserve it. Erika posed the following model ideas:

1. Partnership where state retains ownership, but where another entity (town) takes responsibility for stabilization or oversight.
2. Transferring ownership and responsibility and liability
3. Hybrid approach of the first two. Look at funding/engineering feasibility to a hybrid model.

*Bridge would not be used for public access and funds would be used to restore safety and access.

Erika asked if there is a path the state can take where they do not lose the structure

Chris – NCDOT cannot transfer ownership to a private owner but said If municipality assumed ownership and liability and plan to repair then they could transfer this. Cautioned that the town would assume liability and repair to the structure.

Chuck – stated recently they found where the state admitted ownership and recalled that the NCDOT has responsibility for maintenance of the structure. He stated he has some paperwork outlining this. Added that the structure of the bridge is not an issue and thinks the base structure is stable. Chuck stated that the bridge has been there since 1909 with a repair in the 1950's and another in the 1980's. Stated nothing has ever fell from the structure or hurt anyone but said the trees around it were the dangerous part. Stated this bridge is the only remaining history of this area where Weaverville was ahead of other places like Charlotte for public transportation. He would like to see it remain and feels it is valuable to new residents and generations.

Erika- stated there has been discussion of making this bridge a “gateway to Weaverville” landmark. Asked Chris if they see a path forward to the state continuing to own the bridge.

Chris- not at this time. Advised they intend to remove it but offered portions of it to the town for use as they determine. Cautioned that the silver paint may be lead paint and said that this would have to be remediated before the town could use it safely. Chris clarified this was governed by state and federal laws on exposure to the public.

Erika – restated the value of the bridge lies as it being an overpass and gateway to the town and feels that removing it and using the pieces would be the bottom of the desired outcomes. Clarified the state is not inclined to retain ownership of it and that there is a possibility for the town taking ownership of it. Asked for a window of time to come up with a plan.

Chirs- The biggest concern is the liability of the condition. Stated the broken pieces are a hazard and the liability is a “known hazard that has not been addressed”. He understands that the group wants to work with the Town but asked if Erika can do this in the next two weeks.

Erika- stated this was not an option (2 weeks) due to her traveling schedule but said 4 weeks would be better.

Mr. Conrad stated their travel schedule is an issue for timing and said the removal was a surprise. Asked for more time.

Chris- recalled when Helene came through 18 months ago they have a list of safety concerns to repair from the storm that they are working through to remedy.

Erika – stated they thought the bridge was not a priority but did not expect it to be removed.

Jennifer- advised the next available meeting for Town Council is April 27th and said that 4 weeks is very short as far as municipal jurisdiction is concerned and stated May 15th is a more appropriate date. Stated the Town Attorney needs to be involved in this decision because the proposal is an investment of time/money/ and materials into something that is not usable by the public. Jennifer advised she understands NCDOT needs to get this transferred or removed but asked if there was something that can be done to short it up to get it stable until a decision can be made.

Chris- stated this goes back to the issue of expending public dollars for it. He stated they are very concerned about extending the timeline due to the liability and hazard to the public.

Jennifer asked Chris if they could figure out who the Town needs to be speaking with would be helpful. Chris stated he would provide this information after he speaks with someone at the Attorney Generals Office for guidance.

Chuck – asked if NCDOT has any plans for Merrimon Ave. as far as widening. Asked if the bridge did get transferred to the town or a nonprofit what objections would NCDOT have as far as limitations on these types of activities (signage, lighting, banners etc.).

Chris- stated there are extensive rules regarding anything being placed on the bridge and said that there would need to be an encroachment agreement with NCDOT (depending on what and how). He stated the owner would need to have a plan in place and then would need to present this to NCDOT for an encroachment. Chris stated that there are no current plans to widen Merimon ave at this time.

Jennifer Jackson exited the meeting at 2pm.

Erika asked if the May 15th date is agreeable with NCDOT.

Scottie Harris – stated the next meeting date on April 27th – they could ask Council for direction to place on the May 15th meeting.

Al Schlimm stated the Town will want to know the costs involved and he and Erika asked NCDOT if they have anything prepared.

Chris- stated there has not been any full inspection of the bridge since it was closed several years ago.

Erika – asked again if NCDOT could make the issues safe to buy more time.

Mr. Conrad stated removal of the wood would eliminate a hazard of it falling. Erika clarified that she was only talking about making it safe and not restoration at this time. Mr. Conrad stated it has not been used as a bridge in the last “60 years”.

Chris stated the issue of leaving it without decking is that it makes it a secondary hazard. He said this is not a risk that NCDOT was willing to take on.

Erika- asked if NCDOT could look at the trees and roadway and stabilizing them on either side of the roadway all the way down to Aiken Rd.

Chris stated this was private property (vegetation v/s man made structures).

Erika – asked NCDOT if they could look at the whole corridor for safety and remediation that would give them enough time to come to a solution.

Chris – stated NCDOT has already identified this as a priority to remove for safety/liability.

Erika – stated there is a potential for other parties to assume ownership but Chris stated they do not do this outside of a municipality.

Angela- Asked Chris for clarification about the “plan” and Chris stated the town would need to have a safety and remediation plan in place before it could be transferred.

Scottie – asked about costs to transfer and Chris state there was no cost but another member in the group commented that the cost is the remediation of the bridge.

Chuck- asked how long would NCDOT be able to wait and Chris stated that the Attorney General’s office will give them guidance on any ability to wait. He said that the AG’s office is their legal council as far as risk of liability and public safety now that this has been identified. Chris stated they would look at the due diligence involved to determine risk/hazard to the public.

Erika – disagreed with Chris and asked if they could give the AG’s office their input and risk.

Chris – stated the AG’s office will not entertain other’s opinions of risk.

Erika raised the issue that she disagrees of the level of risk/concerns with NCDOT’s but wants the AG’s office to hear this. She stated she wants to see an outcome that does not removal of the bridge.

Chris stated they will tentatively set a meeting directly after the next Council meeting

Erika- meeting would only determine whether or not the town council would vote in favor or against accepting the bridge. Council to determine if they want to explore the options and fact finding and not whether or not they will or will not accept ownership of the bridge.

Chris clarified they do not know what kind of time they would have available to do the “exploring option” and stated they would like to have a meeting directly after to see what the Council is thinking.

Chuck- commented that the town will want to know the costs and lead paint remediation.

Erika- concerned there isn’t enough time to put this information together ahead of the April 27th Council meeting and said her participation is extremely limited and doesn’t know about others. She said they haven’t really had the time since they discovered the bridge was going to be removed to know if the state would entertain options like they have presented today.

Chris stated the the bridge engineer would be able to provide information on the bridge.

Scottie – recalled NCDOT’s position that the risk was not worth keeping the bridge but wanted to know if there were any estimates on the safety remediation of the bridge.

Chris clarified that they really weren’t looking at the “risk avoidance” but more at using public \$ to repair a structure that was not transportation linked.

Chris stated they will provide any information that the town needs.

Angela asked Chris to clarify that this structure is considered a bridge with a NC bridge ID number.

Chris clarified that this structure is similar to swinging bridges and the like and once they change definitions that the public dollars cant be used for it and this is why they “closed it”.

Angela clarified to the group that the Council would only be asked whether or not they wish to pursue ownership of the bridge at the April 27th meeting. She discussed the process of this and stated if Council did wish to pursue it then they would then direct staff how to

proceed. She stated that a meeting following this meeting would be ideal to relay this information to Chris so that they could make a decision if they would allow more time in the event Council was in favor. Scottie Harris concurred.

Chuck clarified that involving a third party is out of the question. Chris stated that a third party would need a very large bond in order to do this and it would be cost prohibitive. Chris clarified that anything across the roadway would require a bond (even if it was only a “gateway” as Erika mentioned).

The consensus was to meet again on April 28th at 1:30. Chris will send another invite.

Meeting ended at 2:44pm

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: April 27, 2026

SUBJECT: Weaverville Watershed Property – Emergency Access/Fuel Load Reduction

PRESENTER: Councilmember Endries

ATTACHMENTS: Relevant Maps and Photos

COUNCIL ACTION REQUESTED:

Possible Town Council action to authorize the Town Manager to enter into a cost-neutral salvage harvest agreement that meets the requirements of the North Carolina Land and Water Fund.

DESCRIPTION/SUMMARY OF REQUEST:

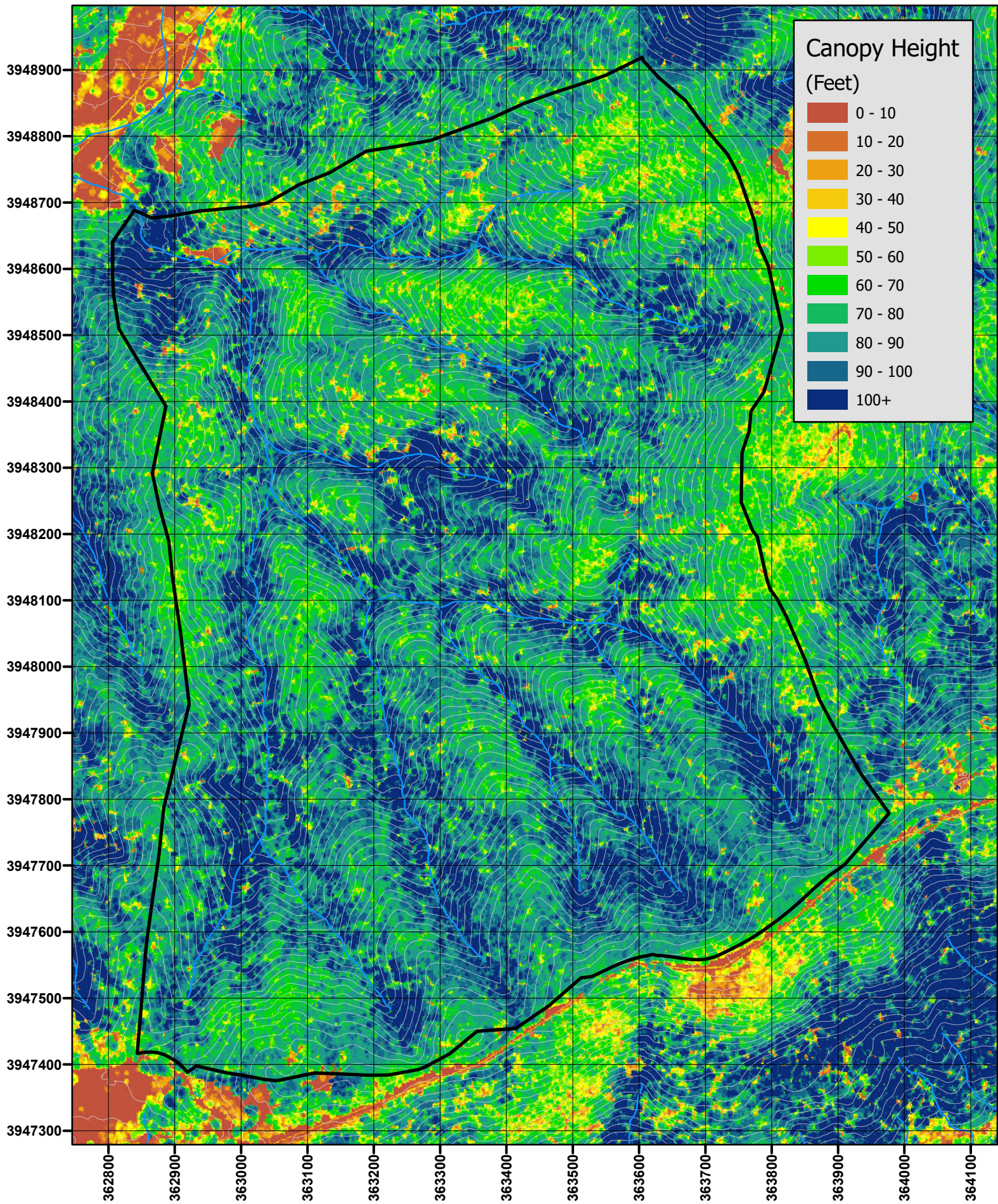
The Town owns approximately 300 acres off of Eller Cove Road and Elk Mountain Scenic Highway that used to serve as a watershed area for the Town’s public water supply. A conservation easement for this large, forested tract of land was granted in 2017 and that easement is now owned by North Carolina Land and Water Fund and monitored by Southern Appalachian Highlands Conservancy.

Tropical Storm/Hurricane Helene devastated this property in September of 2024 resulting in about 175 acres of tree blowdown. Trees are blocking many of the logging roads that would provide emergency access for fire or rescue operations. The downed trees are also added fuel load that will make any wildfire spread wider and more rapidly than in normal conditions.

Several state agencies have met with Councilmember Endries and Town staff to work at finding a solution to this problem. We have identified a cost-neutral cable-logging salvage harvest solution that would remove only the downed and damaged trees on the property utilizing a lighter footprint than standard logging operations. This solution would pay for itself, reduce current fuel loads on the property, open all existing roads and trails, and be a critical first step towards forest restoration on the property.

No cleanup action can be taken by the Town until North Carolina Land and Water Fund has agreed to the scope of work to be taken and that is currently under review. We are also working under a tight timeline in that the downed trees only have about a 2-year useful life, and we are approaching the end of that window (September 2026). Much after that 2-year mark the marketability of the timber is greatly reduced, which would eliminate a cost-neutral option.

Councilmember Endries and Town staff will be at tonight’s meeting to discuss a viable solution to clear the logging roads for better emergency access to the property and to remove some of the downed trees.

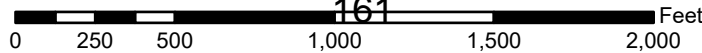


Town of Weaverville Watershed Field Map

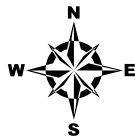
Map Created:
3/6/2026

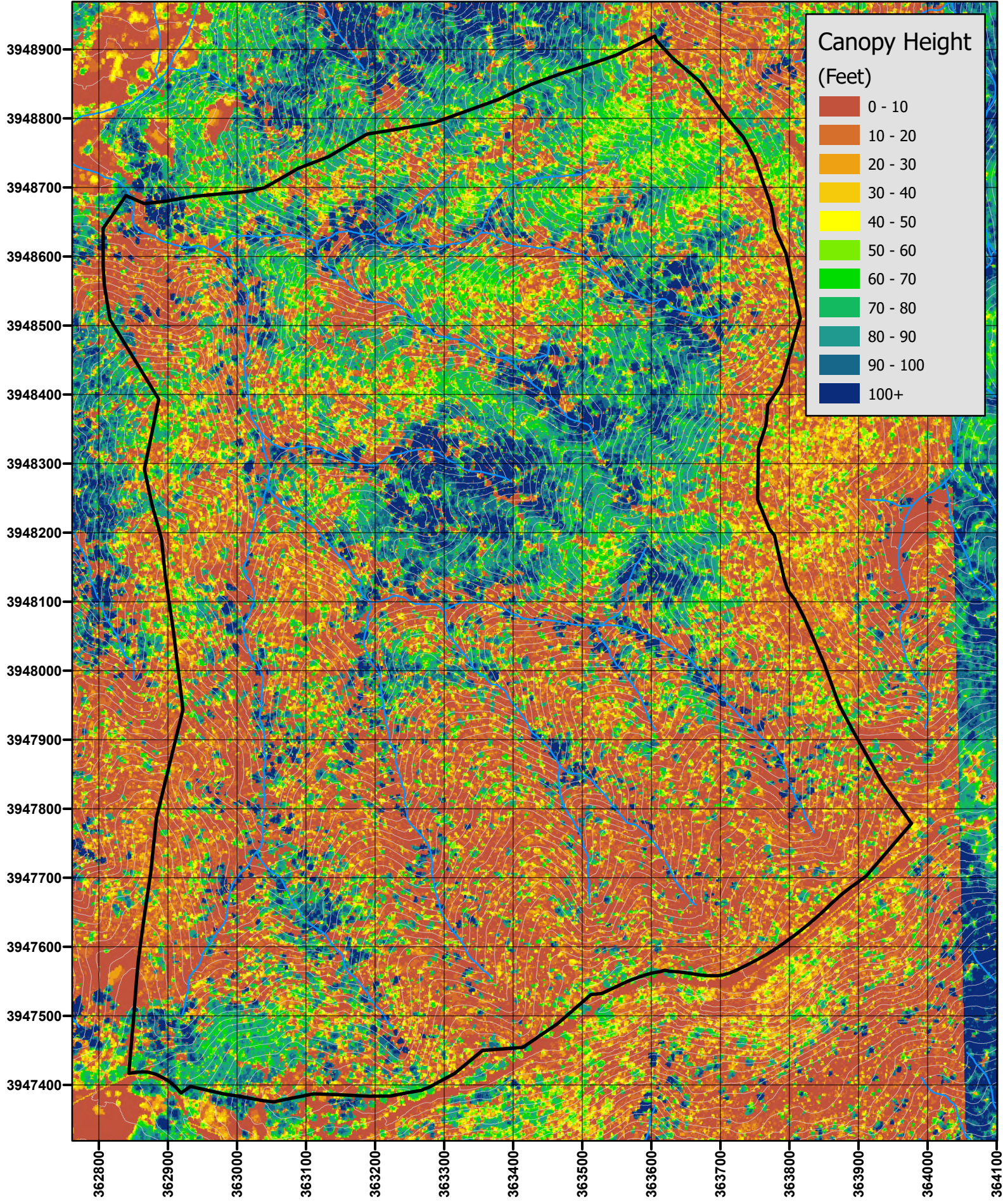
2017 Lidar Data

161



Contour Interval:
20ft
Elevation Range:
2400 ft - 3580 ft





Canopy Height (Feet)

- 0 - 10
- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- 50 - 60
- 60 - 70
- 70 - 80
- 80 - 90
- 90 - 100
- 100+

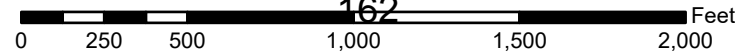
Town of Weaverville Watershed Field Map



Map Created:
3/24/2026

2025 Lidar Data

162



Contour Interval:
20ft
Elevation Range:
2400 ft - 3580 ft

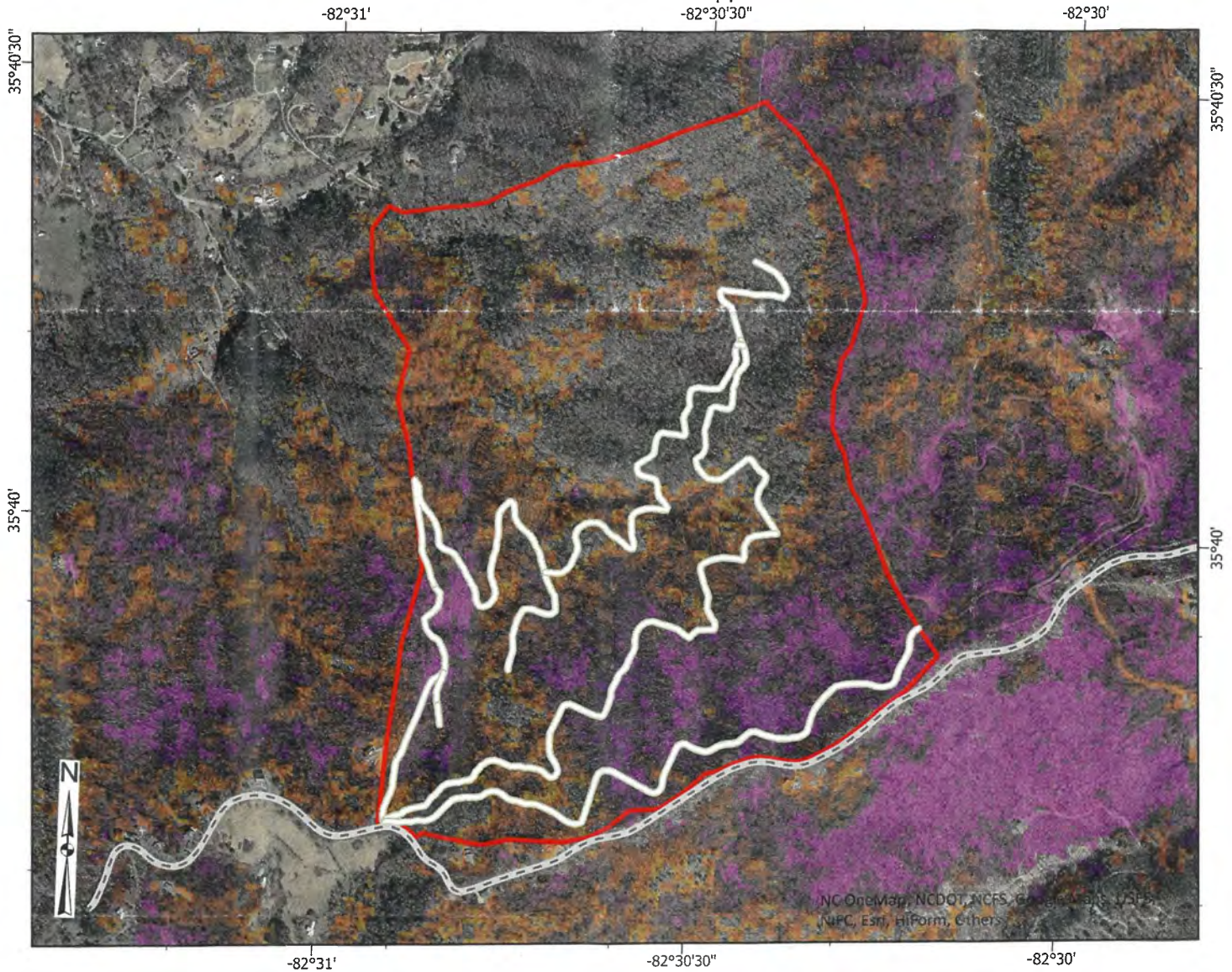




North Carolina Forest Service Helene Mitigation Map



This measurement is not a survey.
All boundaries and acres are approximate.



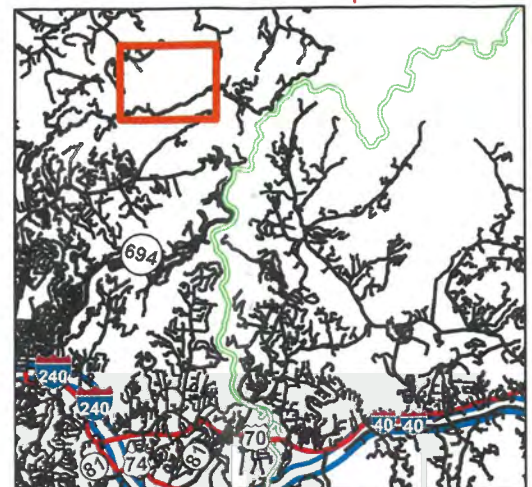
1 inch = 1,042 feet

Legend

- Elk_Mtn_Scn_Hwy
- Potential Road
- Weaverville_Watershed

Owner: Weaverville Watershed
 Lat: 35° 39.6676'
 Long: -82° 30.9034'
 County: Buncombe
 Total Acres: 309.82
 Drawn By: Coleman Enloe
 Date: 4/17/2026

Location Map





**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: April 27, 2026

SUBJECT: LOSRC Recommended Resolution Regarding HCA/Mission Hospital System

PRESENTER: Councilmember Young

ATTACHMENTS: Proposed Resolution
LOSRC Resolution adopted 3/25/2026

COUNCIL ACTION REQUESTED:

Town Council is asked to consider adopting a resolution similar to the one recently adopted by Land of Sky Regional Council (LOSRC) asking that HCA CEO Sam Hazen engage directly with stakeholders in Western North Carolina concerning the Mission Hospital system.

DESCRIPTION/SUMMARY OF REQUEST:

On March 25, 2026, the LOSRC Board of Delegates adopted a resolution requesting that HCA CEO Sam Hazen come to Western North Carolina and meet with elected officials, healthcare advocates, and other community leaders; be accountable for HCA's decisions; and engage in collaborative and transparent dialogue to develop a plan for long term, permanent improvement at Mission Hospital and the Mission Hospital system.

Member jurisdictions of LOSRC, including the Town of Weaverville, were asked to consider adopting similar resolutions and one is attached for Town Council's for review and possible adoption.

Councilmember Young will be at tonight's meeting to facilitate any discussion on the matter.

TOWN OF WEAVERVILLE
RESOLUTION ASKING HCA CEO SAM HAZEN TO ENGAGE DIRECTLY WITH
STAKEHOLDERS IN WESTERN NORTH CAROLINA

WHEREAS, Mission Health, which includes Mission Hospital in Buncombe County and five satellite hospitals in Transylvania, Macon, Jackson, Mitchell, and McDowell Counties, is the healthcare backbone of Western North Carolina; and

WHEREAS, Mission Hospital is the only Level I trauma center west of Charlotte and only tertiary care hospital in the 18 westernmost counties; and

WHEREAS, for profit, publicly-traded HCA bought nonprofit Mission Health in 2019 and quickly made significant changes, including reducing Mission Hospital staff by the hundreds, closing primary care practices, and reducing many services previously offered; and

WHEREAS, hundreds of long-serving and highly skilled nurses and physicians, as well as numerous physician practices, have left Mission Health and especially Mission Hospital; and

WHEREAS, due to these staffing reductions and other management decisions, Mission Hospital has been cited by the federal Centers for Medicare and Medicaid Services (CMS) for Immediate Jeopardy in 2021, 2024, 2025, and 2026; and

WHEREAS, Mission Hospital was found to have violated the federal Emergency Medical Treatment and Labor Act in 2024 and 2025; and

WHEREAS, other hospitals in the Mission Health system have also experienced regulatory censure, including Mission McDowell Hospital and Blue Ridge Regional Hospital in Spruce Pine being cited for Immediate Jeopardy in 2021 and 2023, respectively; and

WHEREAS, HCA has failed to provide sufficient resources and support for its staff, has failed to act on recommendations from nurses, and has created a culture in which doctors, nurses and staff are hesitant to raise quality of care concerns with management; and

WHEREAS, Mr. Sam Hazen, CEO of HCA, said at the time of purchase: "We are excited that Mission Health chose to be part of the HCA Healthcare family. We look forward to investing in western North Carolina and ensuring Mission Health's 133-year tradition of caring continues for years to come. This is a model partnership and one we hope will be replicated to benefit many similar communities."; and

WHEREAS, due to HCA's management, Mission Health's tradition of caring has been severely impaired; and

WHEREAS, HCA leaders, including Mission CEO Greg Lowe, have not met with community members at public forums or meaningfully engaged community stakeholders to discuss conditions at Mission Hospital; and

WHEREAS, HCA and Mission Hospital are not transparent or accountable to our community.

NOW THEREFORE, the Weaverville Town Council calls on Mr. Sam Hazen, as the leader of HCA, to come to Western North Carolina and meet with elected officials, healthcare advocates, and other community leaders, be accountable for HCA's decisions at Mission Health, and engage in a collaborative and transparent dialogue to develop a plan for long term, permanent improvement at Mission Hospital and throughout the Mission Health system.

ADOPTED THIS the 27th day of April, 2026.

ATTEST:

TOWN OF WEAVERVILLE

Tamara Mercer, Town Clerk

Gary D. Lawrence, Mayor

339 New Leicester Hwy., Suite 140
Asheville, NC 28806
p. 828.251.6622 | 800.727.0557
f. 828.251.6353 | w. landofsky.org



Resolution No. 01-2026

Resolution Asking HCA CEO Sam Hazen To Engage Directly With Stakeholders In Western North Carolina

WHEREAS, Mission Health, which includes Mission Hospital in Buncombe County and five satellite hospitals in Transylvania, Macon, Jackson, Mitchell, and McDowell Counties, is the healthcare backbone of Western North Carolina; and

WHEREAS, Mission Hospital is the only Level I trauma center west of Charlotte and only tertiary care hospital in the 18 westernmost counties; and

WHEREAS, for profit, publicly-traded HCA bought nonprofit Mission Health in 2019 and quickly made significant changes, including reducing Mission Hospital staff by the hundreds, closing primary care practices, and reducing many services previously offered; and

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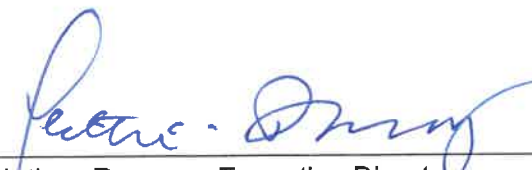
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Adopted by Land of Sky Regional Council on March 25, 2026.



Mayor Maureen Copelof, Board Chair

Attest:



Nathan Ramsey, Executive Director

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: April 27, 2026
SUBJECT: FY2026-2027 Budget – Information, Discussion and Public Input
PRESENTER: Town Manager Harris
ATTACHMENTS: Outside Agency Requests

COUNCIL ACTION REQUESTED:

Town Council is asked to continue any budget related discussions and provide direction to staff.

Topics could include: (1) what scenarios that Town Council would like for staff model and present, and (2) outside agency requests.

Public input will be allowed on the FY27 budget.

DESCRIPTION/SUMMARY OF REQUEST:

On April 13 Town Council talked about staff running several different scenarios. There hasn't been enough time to run them, which provides an opportunity for Town Council to clearly identify what staff should compile and present for discussion at your May 11 budget workshop.

Outside agency funding requests were received from the Weaverville Business Association, Senior Meals Program, and the Local Collective. Those requests are attached.

Town Manager Harris and staff will be at tonight's meeting to listen to any Town Council discussion and take note of any direction.

Weaverville Senior Dining & Wellness Program
First Baptist Church, Weaverville
P.O. Box 547
Weaverville, NC 28787

March 17, 2026

Town of Weaverville
Mayor Dee Lawrence, Vice Mayor John Chase & Council Members,
30 South Main Street
P.O. Box 338
Weaverville, NC 28787

Dear Mayor Lawrence, Vice Mayor John Chase, Council Member Jennifer Young, Council Member Mark Endries, Council Member Phil Barnett, Council Member Peter McGuire & Council Member Andrew Nagle,

The Weaverville Senior Dining & Wellness Program is requesting your support again this year to benefit our program. We operate Monday through Friday from 9:00 am to 12:45 pm in the Fellowship Hall of First Baptist Church, Weaverville. The Church has been so generous over the years to donate the space for us to use each week. We partner with Council on Aging of Buncombe County. We are one of four Senior Dining Programs in Buncombe County, but the only program that relies on donations to fund my salary as well as provide what we need to run the program each day. The meal is provided by state and federal grants through Council on Aging of Buncombe County.

We are so grateful for your generous donation of \$6000 annually over the last few years. It is great to know that our Senior Program is important to our Community. Our Program relies on donations from local Churches, Businesses and Individuals to operate and be successful.

Beginning March, 2025 through February of this year, our program alone served 5,470 meals to 91 unique individuals.. Many Senior Adults in Northern Buncombe County benefit from this daily program. (If they cannot drive, we can coordinate rides with Mountain Mobility if the individual lives within the designated areas of the county where they operate.) The Seniors enjoy a hot nutritious meal provided by the Moose Café (through our partnership with Council on Aging of Buncombe County), along with health and safety programs, low-impact exercise classes, line dancing, crafts, games, special programs, a few day trips each year, bingo and special music and fellowship with others.

This Program is so beneficial to our Senior Clients and we want to do all we can to insure that it continues! We are grateful to our Community for helping fund and support our program for over 40 years. It is my joy and pleasure to work with our wonderful group of Seniors each weekday.

Thank you again for your financial support over the past few years and your consideration to support us this year as well.

Sincerely,

Jennifer E. Hilliard, Director
Weaverville Senior Dining & Wellness Program
(501)c3 Tax ID # 56-0774902

*Thank you!
Jennifer*

**Proposal for Annual Funding Support
Weaverville Business Association (WBA)
Funding Request: \$60,000 annually
Submitted to: Weaverville Town Council**

Executive Summary

The Weaverville Business Association (WBA) respectfully requests **\$60,000 per year** in recurring funding from the Town of Weaverville to sustain and strengthen its capacity to deliver high-impact programming, business support, and community events. This request directly advances the Town's adopted **2026–2029 Strategic Plan**, with particular emphasis on **Policy Goals 3, 6, and 8**.

WBA functions as an efficient, cost-effective partner that activates downtown Weaverville, supports small businesses, fosters community connection, and amplifies the Town's communications and engagement efforts. Town investment in WBA is not duplicative—it is a strategic allocation that leverages volunteer leadership and private-sector coordination to achieve public goals at a fraction of the cost of municipal delivery.

Organizational Overview

The Weaverville Business Association is a nonprofit organization representing Weaverville area businesses and stakeholders. Its mission is to promote a vibrant, economically healthy, and community-oriented downtown through events, marketing, business coordination, and partnerships.

Signature programs include **Art in Autumn**, **Music on Main**, and the **Candlelight Stroll**, which together draw more than **13,000 annual attendees**, generate substantial local spending, and reinforce Weaverville's small-town character. Recently added events include the child-focused Summer Splash event in the Nature Park, and the St. Patrick's Day Festival. The WBA is also currently planning a new child-focused Easter event.

Funding Request

The WBA requests **\$60,000 annually** to support administrative and leadership capacity, including coordination, communications, event management, business engagement, and partnership development. This funding level is consistent with prior analysis (see attached) demonstrating that:

- WBA programming generates approximately **\$429,000 in annual direct incremental spending** in the local economy.
- The estimated **municipal replacement cost** for equivalent services exceeds **\$190,000 annually**.

Alignment with Town Policy Goals

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

The Town's Strategic Plan explicitly calls to **“Support the Weaverville Business Association and their events/programs”** as a top-priority initiative.

WBA directly advances this goal by:

- Activating downtown with **regular, well-attended events** that attract residents and visitors.
- Supporting a diverse mix of local businesses, artists, galleries, and food establishments.
- Enhancing Weaverville's identity as a distinctive, welcoming destination.
- Encouraging repeat visitation and longer dwell time in the downtown core.

WBA's work fulfills multiple Goal 3 initiatives, including downtown activation, support of local businesses, promotion of arts and culture, and preservation of community character—without requiring Town staffing or program duplication.

Policy Goal 6: Parks, Recreation, Special Events, & Community Vitality

The Strategic Plan identifies bringing the community together through **regular downtown events** as a core objective.

WBA serves as the Town's primary partner in this area by:

- Planning and executing inclusive, accessible community events that serve all ages.
- Activating public spaces and venues through arts, music, and seasonal programming.
- Expanding the Town's event calendar without adding operational burden to Parks & Recreation staff.

Town funding ensures continuity, quality, and growth of these events, strengthening community vitality while allowing municipal staff to focus on infrastructure, planning, and core services.

Policy Goal 8: Community Engagement and Communication

WBA functions as a **trusted communications bridge** between the Town, businesses, residents, and visitors.

Its role includes:

- Disseminating timely information about events, downtown and business initiatives, and public activities.
- Encouraging civic participation through partnerships, volunteer engagement, and shared messaging.
- Supporting the Town's objective to improve outreach and community awareness.

By funding WBA, the Town amplifies its engagement efforts through an established network that reaches audiences municipal channels may not consistently reach.

Fiscal Responsibility and Return on Investment

Investing \$60,000 annually in WBA capacity:

- Leverages private investment, sponsorships, and volunteer labor.
- Avoids significantly higher municipal replacement costs.
- Produces measurable economic and social returns.

This request represents a **strategic partnership**, not a subsidy—one that aligns resources with adopted Town priorities and delivers tangible community benefit.

Conclusion

The Weaverville Business Association is already delivering outcomes that directly advance the Town’s Strategic Plan. Formalizing annual support ensures stability, accountability, and continued success in achieving **Downtown Vibrancy (Goal 3)**, **Community Vitality through Events (Goal 6)**, and **Engagement and Communication (Goal 8)**.

A \$60,000 annual investment is fiscally prudent, strategically aligned, and community-centered.

The WBA respectfully requests approval of this funding allocation as part of the Town’s annual budget.

Respectfully submitted,
Fian Arroyo
President
Weaverville Business Association

Addendum

Economic Value of the WBA

Income Method: Incremental Economic Impact

Key assumptions (Moderate scenario, Year 1):

Attendance Assumptions (Year 1):

- Art in Autumn: 10,000 attendees
- Music on Main: 2,000 attendees
- Candlelight Stroll: 1,000 attendees

→ **Total Annual Attendance: 13,000**

- Out-of-town share: 50%
- Avg daytrip spend (per person): \$60
- Local incremental spend uplift: 10% of the same \$60
- Taxable share of spend: 85%
- Merchant gross margin proxy: 35%
- Town sales-tax equivalent: 0.5–1.0% of taxable sales (range)
- Horizon: 5 years, growth 2%/yr, discount 7%

Economic Impact Measure	Moderate Scenario (Year 1)
Direct Out-of-Town Spend	\$390,000
Local Incremental Spend	\$39,000
Total Direct Incremental Spend	\$429,000
Taxable Sales (85% of spend)	\$364,650

Proposal to the Town of Weaverville: Partnership to Support the Local Collective as an Entrepreneur Hub

Submitted by: The Local Collective, LLC

Owner/Operator: Adam Miller

Location: Weaverville, North Carolina

Date: 2/19/2026

1. Executive Summary

The Local Collective is a community-focused coworking space in Weaverville dedicated to supporting local entrepreneurs, freelancers, remote workers, and small businesses. This proposal outlines a partnership opportunity with the Town of Weaverville to strengthen the town's stated goal of developing an entrepreneur hub by expanding access to workspace, education, and community-driven business support.

Through targeted programs, discounted access, and collaboration with local organizations, The Local Collective aims to lower barriers to entrepreneurship, strengthen local business networks, and contribute to Weaverville's economic development.

We respectfully request the Town of Weaverville's support through financial assistance, sponsorship, program funding, or formal partnership recognition.

2. Background: The Local Collective and the Entrepreneur Hub Vision

The Local Collective was founded to provide a safe, inclusive, and collaborative environment for people building businesses and creative careers in Weaverville. The space serves:

- Early-stage entrepreneurs
- Freelancers and independent contractors
- Remote employees exploring independent work

Our vision is to have a strong support community among local entrepreneurs, which reduces the isolation felt by early-stage business owners. These entrepreneurs will find opportunities to collaborate, share resources, receive feedback, and generate leads while keeping their startup spending manageable and local. This will ensure their long-term success and set Weaverville apart as entrepreneur-friendly community.

3. Current Programs Supporting Entrepreneurs

3.1 Accessible Pricing and Community Access

To reduce barriers to entry for new entrepreneurs:

- First day pass of each month discounted to \$5 for all users.
- Membership rates intentionally set below regional market averages to ensure affordability for early-stage founders.

3.2 Mountain BizWorks Foundations Cohort Partnership

- Program: Free one-month coworking membership for participants and graduates of the Mountain BizWorks Foundations course.
- Purpose: Provide a collaborative workspace for cohort members to work between sessions, build relationships, and accelerate business development.
- Impact: Strengthens cohort outcomes, encourages peer accountability, and increases local business formation.

3.3 Meeting and Event Space for New Businesses

The space provides:

- Conference room rentals
- Event hosting for workshops, client meetings, and community events
- Launch events and meetups for new businesses to build their client base

This infrastructure supports entrepreneurs who otherwise lack access to professional meeting space.

4. Future Programs to Support Entrepreneurs When Funded

4.1 Entrepreneur Workshops and Skill-Building Events

The Local Collective plans to host regular workshops led by entrepreneurs, business coaches, and subject-matter experts on topics such as:

- Goal-setting and strategic planning
- Building systems and workflows for small businesses
- Managing ADHD and neurodiversity as an entrepreneur
- Financial literacy, bookkeeping, and cash flow management

These workshops will be open to members and the broader community at accessible price points.

4.2 Affordable A La Carte Business Services

The Local Collective offers business support services, including:

- Website setup and optimization
- Branding and marketing materials
- Content creation and SEO
- Bookkeeping and financial systems setup

Members receive discounted hourly rates, with affordable rates available to non-members, enabling startups to access professional services without large upfront costs.

4. Alignment with Town of Weaverville Economic Development Goals

The Local Collective directly supports the town's goals by:

- Increasing local business formation and survivability
- Retaining skilled workers and entrepreneurs in Weaverville
- Providing infrastructure that reduces startup costs
- Creating a visible hub for innovation, collaboration, and community events

This partnership would complement existing economic development initiatives and strengthen Weaverville's position as a small-business-friendly town.

5. Requested Support from the Town of Weaverville

We request consideration for annual program funding in full or in 2 phases:

Phase 1: Current Program Sponsorship (\$22,000)

- Funding to underwrite free memberships for Mountain BizWorks cohort participants
- Subsidy for discounted day passes

Phase 2: Future Program Sponsorship (\$28,000)

- Entrepreneur Workshops
 - Community/Networking Events
 - Member Business Services
 - Administration & Reporting
-

6. Budget and Funding Request

Program Area	Description	Annual Cost Estimate
Discounted Day Pass Program	Subsidizing ~\$10 per day pass for ~1,000 passes/year	\$10,000
Mountain BizWorks Free Memberships	12 cohorts x ~5 participants x 1 month Local membership (\$200 value)	\$12,000
Community Events & Meeting Space	Event setup, cleaning, utilities, and coordination	\$6,500
Entrepreneur Workshops	12 workshops x \$500 speaker stipend + \$250 marketing/materials	\$9,000
Member Business Services Discount	Revenue foregone from ~100 hours discounted consulting	\$7,500
Program Administration & Reporting	Scheduling, coordination, reporting to Town	\$5,000
Total Annual Program Cost		\$50,000

6.2 Requested Funding from the Town of Weaverville

We respectfully request **\$50,000 per year** in municipal support to underwrite these entrepreneur-focused programs.

Funding could be structured as:

- Annual economic development grant
- Sponsorship of specific programs (e.g., Foundations cohort memberships or workshop series)
- Pilot program funding for a 12–24 month evaluation period

6.3 Return on Investment for the Town

Town funding will support:

- 60+ early-stage entrepreneurs annually
 - 12+ educational events and workshops
 - 1,000+ subsidized day passes for residents and founders
 - Increased local business formation and retention
 - Visibility for Weaverville as a startup- and freelancer-friendly community
-

7. Community Impact and Metrics

The Local Collective will track and report on:

- Event participant and member satisfaction
- Number of businesses launched or supported
- Community partnerships formed
- Utilization of subsidized memberships and day passes
- Number of entrepreneurs served

These metrics will be used to monitor goals and optimize outputs for success, and can be shared with the Town of Weaverville to demonstrate return on investment and community benefit.

7. Long-Term Vision

With municipal partnership, The Local Collective aims to become a permanent anchor for Weaverville's entrepreneur ecosystem, including:

- Regular educational programming
 - Mentorship networks
 - Partnerships with local schools, nonprofits, and business organizations
 - A pipeline for residents to move from idea to sustainable business within the town
-

8. Conclusion

The Local Collective is committed to supporting Weaverville's entrepreneurs and strengthening the local economy. A partnership with the Town of Weaverville would amplify these efforts, reduce barriers to entrepreneurship, and establish Weaverville as a model small-town innovation hub.

We welcome the opportunity to discuss this proposal and explore a formal partnership.

Contact:

Adam Miller

Owner, The Local Collective

localcollective.wvl@gmail.com

(904) 316-8868

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: April 27, 2026
SUBJECT: Updated Comprehensive Land Use Plan – Possible Adoption
PRESENTER: Planning Director Eller
ATTACHMENTS: Proposed Resolution

COUNCIL ACTION REQUESTED:

Town Council is asked to consider adopting the updated Comprehensive Land Use Plan. The following motion is recommended:

I move that Town Council adopt the “Resolution to Adopt an Updated Comprehensive Land Use Plan for the Town of Weaverville” as presented.

DESCRIPTION/SUMMARY OF REQUEST:

The Planning Board and Town staff have been working on a thorough update to the Town’s Comprehensive Land Use Plan (CLUP). Town Council and the Planning Board recently discussed new priorities at its joint meeting on February 9, 2026

NCGS 160D-501 requires that amendments to the CLUP follow the same procedures as a text amendment, so a formal recommendation from the Planning Board and a public hearing are required prior to any action by Town Council.

On March 2, 2026, the Planning Board formally reviewed the new version of the CLUP and recommends that Town Council consider its adoption.

The public hearing on the proposed updated Plan was held earlier in tonight’s meeting. In addition, public comments were submitted and forwarded to Town Council.

The proposed updated Comprehensive Land Use Plan is lengthy and has been provided to Town Council as a separate document. Town Council and the public can access the document through the Town’s website, by calling Town Hall, or through this link: [Proposed Updated Comprehensive Land Use Plan – March 2026](#)

STRATEGIC PLAN ALIGNMENT	Goal 1 – Sustainable Growth & Development
FINANCIAL/BUDGET IMPACT	No direct budget impacts

**RESOLUTION TO ADOPT
AN UPDATED COMPREHENSIVE LAND USE PLAN
FOR THE TOWN OF WEAVERVILLE**

WHEREAS, the Town previously adopted comprehensive land use plans in 1991, 2007, 2012, and in 2019, and, beginning in 2025, undertook the work to update its comprehensive land use plan; and

WHEREAS, the resulting Comprehensive Land Use Plan outlines the technical studies that were conducted and the related findings, and establishes general goals, priorities and guidelines for the implementation of land use policy within the Town; and

WHEREAS, upon its adoption, the Comprehensive Land Use Plan shall be an advisory document which is consulted for all land use policy initiatives, and as required by law, so that land use decisions are not arbitrarily and capriciously made, but are reasonable and in the public interest; and

WHEREAS, the Planning Board was active its review and drafting of the Plan and, with a unanimous vote, the Planning Board recommends it for adoption; and

WHEREAS, on April 27, 2026, Town Council held a public hearing on the proposed updated Comprehensive Land Use Plan after proper notice was advertised; and

WHEREAS, Town Council now wishes to adopt the 2026 Comprehensive Land Use Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF WEAVERVILLE, NORTH CAROLINA, ACTING THROUGH ITS COUNCIL MEMBERS, that the Weaverville Town Council hereby adopts the attached **COMPREHENSIVE LAND USE PLAN**, effective immediately, repealing and replacing the Comprehensive Land Use Plan adopted in 2019.

ADOPTED this ____ day of _____, 2026.

GARY D. LAWRENCE, Mayor

ATTEST:

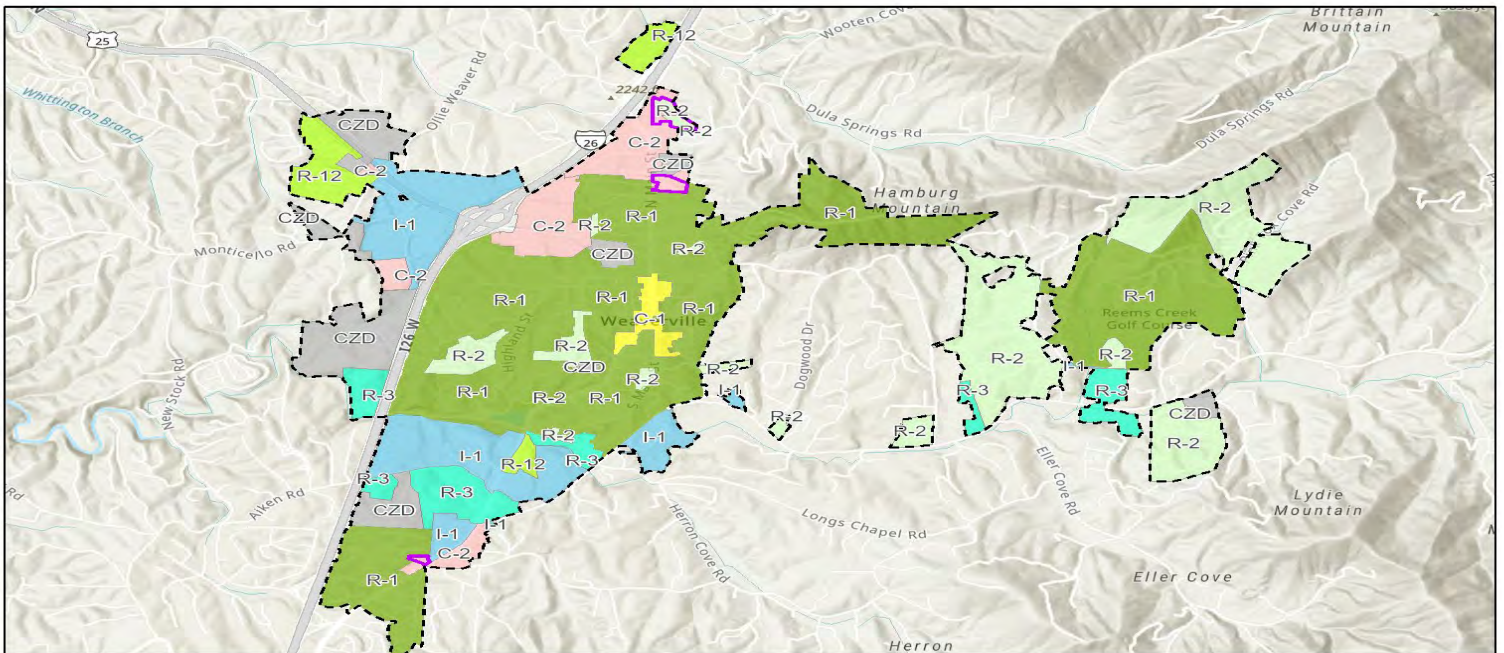
TAMARA MERCER, Town Clerk

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
- R-12
- C-ZD
- World_Hillshade

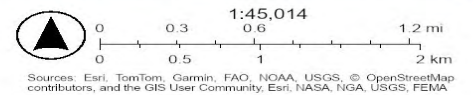


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TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: April 27, 2026
SUBJECT: Code Amendment – Ch. 20 – Crypto Mining and Data Centers
PRESENTER: Planning Director Eller
ATTACHMENTS: Proposed Ordinance
COUNCIL ACTION REQUESTED:

Town Council is asked to consider a Code Amendment that would include crypto mining and data centers within the definition of “noxious uses” in Code Section 20-1202.

Should Town Council wish to move forward and take action on one or both new residential districts, the following motion is suggested:

*I move the adoption of the **ORDINANCE AMENDING WEAVERVILLE TOWN CODE CHAPTER 20 CONCERNING CRYPTO MINING AND DATA CENTERS** as presented/as modified.*

DESCRIPTION/SUMMARY OF REQUEST:

The Planning Board reviewed and recommended Code amendments to include crypto mining and data centers within the definition of “noxious uses” so that the regulation of those uses could be clarified. Noxious uses are only allowed in the I-1 district with a conditional district approved by Town Council. This allows a full review of all considerations of these uses and approvals that may have conditions to them.

Staff recognizes that this is a new use that this proposed regulation is a starting point. Further study and recommendations are likely, including making sure that we are not capturing small-scale uses that would not have the negative impacts associated with larger-scale operations.

A public hearing on these Code amendments was held earlier in tonight’s meeting, so Town Council can take action on this matter tonight.

**ORDINANCE AMENDING WEAVERVILLE TOWN CODE CHAPTER 20
CONCERNING CRYPTO MINING AND DATA CENTERS**

WHEREAS, one of the current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, calls for a continuous review of the zoning regulations to ensure statutory compliance and consistency with stated goals;

WHEREAS, when new uses are encountered they should be enumerated and addressed by the Town’s land development regulations, and crypto mining and data centers present new uses;

WHEREAS, on 6 April 2026 the Planning Board reviewed current Code provisions and proposed code amendments to clarify the regulations pertaining to crypto mining and data centers and, with a unanimous vote, found those amendments to be consistent with the Town’s comprehensive land use plan, reasonable, and in the best interest of the public in that such amendment provides better clarity on how those uses are regulated;

WHEREAS, after proper notice the Town Council held a public hearing on 27 April 2026 in order to receive input from the public on these amendments;

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

1. The findings and recommendations of the Planning Board are hereby incorporated by reference and adopted by Town Council, including specifically a finding that the amendments approved herein are consistent with the Town’s adopted comprehensive land use plan and reasonable.
2. Code Sections 20-1202 is amended to amend the definition of “noxious uses” with the added language shown as underlined and deleted language, if any, as shown with strike-throughs:

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, 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.

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

ADOPTED THIS the ___ day of _____, 2026, by a vote of ___ in favor and ___ against.

GARY D. LAWRENCE, Mayor

ATTESTED BY:

TAMARA MERCER, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, April 27, 2026

Subject: Planning Department Report for the 1st Quarter of Calendar Year 2026

Presenter: Planning Director

Attachments: Planning Department Report – Q1, 2026

Description:

Attached you will find a report reflective of permits issued in January, February and March 2026 and Planning Board and Board of Adjustment activity during the same time.

Action Requested:

None



Planning Department Report – Q1, 2026

Total Zoning Permits Issued: 29

Residential:

Single family dwellings: 8 Internal upfit or accessory structure: 18

Commercial:

New Commercial: 0 Internal upfit or accessory structure: 3

Sign Permits: 2

Planning Board Activity

January: The Board reviewed and approved a revised major subdivision preliminary plan for the property commonly known as 6 Pleasant Grove Road. This revision increased the previously approved number of lots from 43 to 51. The Board also reviewed a proposed text amendment related to Session Law 2025-94 and offered a recommendation to Town Council regarding same.

February: February's regularly scheduled meeting was cancelled due to weather. The Board participated in a joint meeting with Town Council regarding the update of the comprehensive land use plan.

March: The Board reviewed a text amendment related to crypto mining, data centers and offered a recommendation to Town Council. The Board also reviewed and offered a unanimous favorable recommendation on the draft update of the comprehensive land use plan. The Board also offered an opinion on Town Council's resolution regarding growth areas to incorporate the newly adopted R-6 and R-10 zoning districts.

Board of Adjustment Activity

February: The Board held two meetings related to an appeal of an administrative decision which denied a zoning permit to construct a second primary structure on the parcel commonly known as 60 Highland Street. These meetings resulted in a modification of an administrative decision to allow for a second primary structure on the same parcel of land.

WEAVERVILLE COMMUNITY CENTER

QUARTERLY REPORT JANUARY - MARCH 2026

APRIL, 2026



PRIVATE RENTALS

April - June 2025

Resident	(29%)	\$4,281
Non Resident	(71%)	\$10,482
Total Quarter Rental Revenue		\$14,763

COMMUNITY PROGRAMS

A stylized, hand-drawn illustration of a building facade. The drawing uses simple lines and flat colors (tan, green, yellow, brown) to represent windows, doors, and architectural details. The style is reminiscent of a sketch or a graphic design element.

Over 30 different community programs occurring every month. Ranging in frequency from once a month to twice a week and varying in size from fifteen attendees to sixty. Classes are led by amazing volunteers, who have verbalized to us they intend to continue to do what they do. They love it and it's life giving to them.

NEW COMMUNITY PROGRAMS

UPDATES

- Life is an Improv Class
- WNC Repair Cafe
- Life Simplified Workshop



WEAVERVILLE COMMUNITY CENTER
hosts

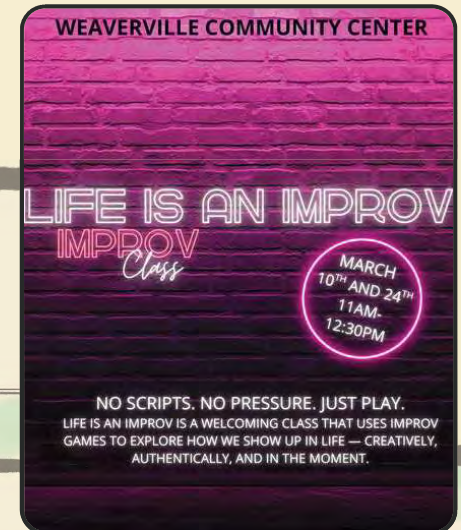
wnc
Repair Cafe

MARCH 19TH 5-8PM

Got something broken? Don't toss it—fix it!

The WNC Repair Café is a free community workshop where volunteer fixers help you repair everyday household items while teaching you how it's done. Save money, reduce waste, and keep useful items out of the landfill.

The poster features illustrations of hands using various tools: a wrench, a screwdriver, a paintbrush, and pliers.



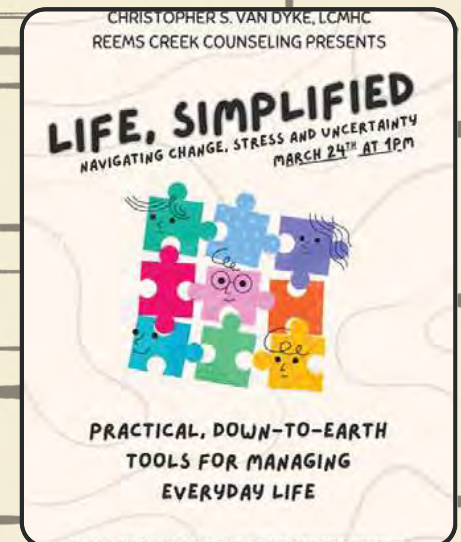
WEAVERVILLE COMMUNITY CENTER

LIFE IS AN IMPROV
IMPROV Class

MARCH
10TH AND 24TH
11AM-
12:30PM

NO SCRIPTS. NO PRESSURE. JUST PLAY.
LIFE IS AN IMPROV IS A WELCOMING CLASS THAT USES IMPROV GAMES TO EXPLORE HOW WE SHOW UP IN LIFE — CREATIVELY, AUTHENTICALLY, AND IN THE MOMENT.

The poster has a purple and pink background with a brick-like texture.



CHRISTOPHER S. VAN DYKE, LCMHC
REEMS CREEK COUNSELING PRESENTS

LIFE, SIMPLIFIED
NAVIGATING CHANGE, STRESS AND UNCERTAINTY
MARCH 24TH AT 12PM

PRACTICAL, DOWN-TO-EARTH
TOOLS FOR MANAGING
EVERYDAY LIFE

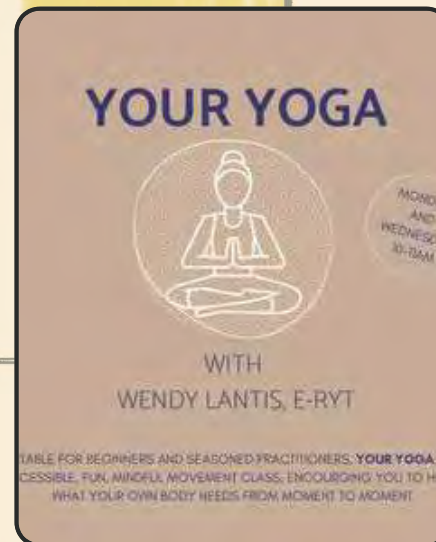
The poster features a central illustration of colorful puzzle pieces, some of which have faces and are holding hands.

COMMUNITY PROGRAMS
HIGHLIGHT

Wendy Lantis E-RYT
“Your Yoga”

Teaching for over 30 years

4 year anniversary of offering
classes at the Weaverville
Community Center



COMMUNITY EVENTS



"Imperfect Love"
"Love Stories"



Peggy's Bygone Blues
Chronology Music

PICKLEBALL UPDATE



- Updated Pickleball Signage
- Beginners clinic starts in May

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: April 27, 2026
Subject: Departmental Quarterly Report: Finance
Presenter: Town Finance Director
Attachments: Quarterly Report – 3rd Quarter FY 2026

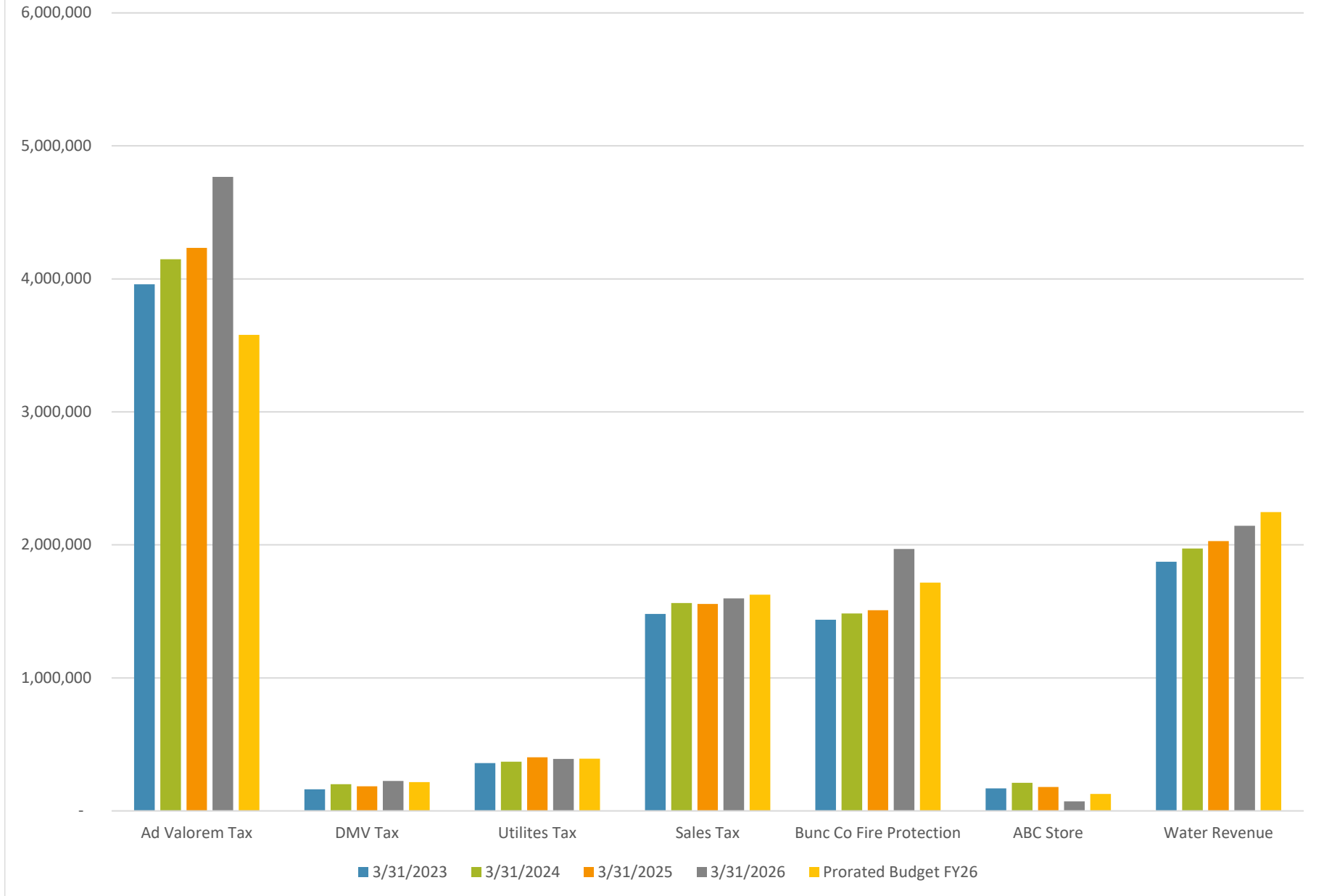
Description:

Attached please find the Finance Department’s quarterly report, with charts summarizing revenues and expenditures as of 3/31/2026, as well as updated summaries of the Water Treatment Plant Expansion Project, the Water System Resiliency Project, and the Helene Disaster Response & Recovery Project.

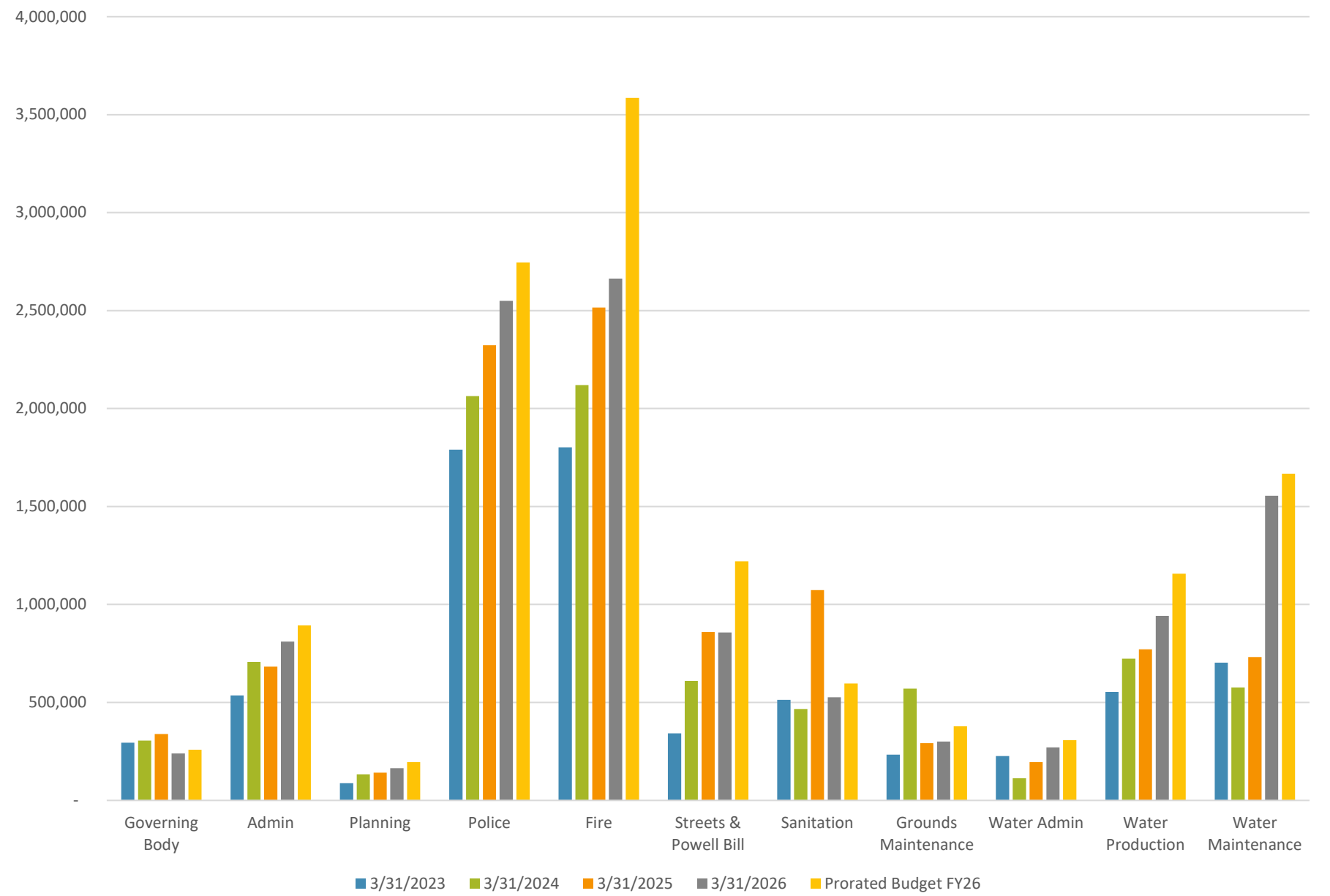
Council Action Requested:

No action requested.

YTD Revenue Analysis



YTD Expenditure Analysis



BUDGET REPORT BY FUND - REVENUE

Town Of Weaverville

Fiscal Year Start Date: 07/01/2025

FY 2025-2026

Current Period End Date: 03/31/2026

Ideal Remaining Percent: 25 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
Fund: 010 General Fund						
010-004-300-04010 Prior Year Tax Revenue	3,000.00	1,251.93	4,268.45	0.00	-1,268.45	-42
010-004-300-04020 Ad Valorem Tax Revenue	4,771,838.00	74,533.08	4,766,169.65	0.00	5,668.35	0
010-004-300-04025 Dmv Tax Revenue	288,513.00	25,237.59	224,970.57	0.00	63,542.43	22
010-004-300-04030 Tax Penalties & Interest	2,000.00	2,539.74	6,746.25	0.00	-4,746.25	-237
010-004-300-05010 Utilities Tax	522,594.00	123,043.18	390,841.13	0.00	131,752.87	25
010-004-300-05040 Beer & Wine Tax	19,000.00	0.00	0.00	0.00	19,000.00	100
010-004-300-05050 Powell Bill Distributions	164,000.00	0.00	168,002.03	0.00	-4,002.03	-2
010-004-300-05060 Local Govt Sales Tax	2,167,561.00	192,322.98	1,598,318.38	0.00	569,242.62	26
010-004-300-06040 Abc Store Distribution To Town	170,000.00	0.00	72,216.90	0.00	97,783.10	58
010-004-300-06045 Abc Store - Alcohol Education	5,837.55	0.00	5,837.55	0.00	0.00	0
010-004-300-06050 Abc Store - Police Dept Rev	4,169.68	0.00	4,169.68	0.00	0.00	0
010-004-300-07050 Police Dept Grants	4,240.50	0.00	4,240.50	0.00	0.00	0
010-004-300-07075 Nature Park Grants	10,000.00	0.00	10,000.00	0.00	0.00	0
010-004-300-07076 Public Works Grants	70,000.00	0.00	70,000.00	0.00	0.00	0
010-004-300-09015 Cell Tower Revenue	22,300.00	1,854.28	16,688.52	0.00	5,611.48	25
010-004-300-09020 Miscellaneous Revenue	12,000.00	811.10	19,769.02	0.00	-7,769.02	-65
010-004-300-09022 Contributions Community Center	1,400.00	0.00	1,400.00	0.00	0.00	0
010-004-300-09023 Contributions Town Admin	840.56	0.00	840.56	0.00	0.00	0
010-004-300-09028 Cops For Kids	7,237.90	5,000.00	12,237.90	0.00	-5,000.00	-69
010-004-300-09030 Interest Earned	276,061.00	-28,914.81	241,878.29	0.00	34,182.71	12
010-004-300-09031 Interest Earned Powell Bill	16,302.00	1,943.82	21,367.59	0.00	-5,065.59	-31
010-004-300-09040 Planning & Zoning Fees	20,000.00	1,950.00	8,875.00	0.00	11,125.00	56
010-004-300-09041 Facility Use Rental Fees	45,000.00	5,430.00	34,355.00	0.00	10,645.00	24
010-004-300-09043 Property Insurance Claims	83,891.73	0.00	83,891.73	0.00	0.00	0
010-004-300-09044 Parking Enforcement Fees	3,400.00	200.00	4,410.00	0.00	-1,010.00	-30
010-004-300-09050 Sale Of Property	16,000.00	5,530.00	15,450.00	0.00	550.00	3
010-004-300-09053 Fees In Lieu Of Paving	112,200.00	0.00	112,200.00	0.00	0.00	0
010-004-310-09900 Appropriated Fund Balance	2,730,857.46	0.00	0.00	0.00	2,730,857.46	100
General Fund Subtotal	11,550,244.38	412,732.89	7,899,144.70	0.00	3,651,099.68	32
Fund: 030 Water Fund						
030-004-300-08010 Water Revenue	2,996,505.00	234,380.95	2,144,510.17	0.00	851,994.83	28
030-004-300-08020 Miscellaneous Revenue	88,000.00	14,920.00	48,712.50	0.00	39,287.50	45
030-004-300-08030 Water Taps	26,250.00	4,000.00	12,825.00	0.00	13,425.00	51
030-004-300-08040 System Development Fees	190,600.00	16,500.00	207,625.00	0.00	-17,025.00	-9
030-004-300-08060 Fees For Msd Collection	86,990.00	7,293.23	65,208.32	0.00	21,781.68	25
030-004-300-09030 Interest Earned	122,299.00	68,469.19	103,662.13	0.00	18,636.87	15
030-004-310-09900 Appropriated Fund Balance	1,075,214.60	0.00	0.00	0.00	1,075,214.60	100
Water Fund Subtotal	4,585,858.60	345,563.37	2,582,543.12	0.00	2,003,315.48	44
Fund: 040 Nb Fire District Special Revenue Fund						
040-000-300-60010 Transfer From General Fund	2,049,452.00	0.00	0.00	0.00	2,049,452.00	100
040-004-300-07060 Fire Dept Grants	50,000.00	0.00	50,000.00	0.00	0.00	0
040-004-300-09026 Contributions Fire Dept	1,130.00	0.00	1,324.00	0.00	-194.00	-17
040-004-300-09043 Property Insurance Claims	232,500.00	0.00	232,500.00	0.00	0.00	0
040-004-300-09045 Fire Inspection Fees	1,000.00	0.00	600.00	0.00	400.00	40
040-004-310-09901 Appropriated Fund Balance	156,489.72	0.00	0.00	0.00	156,489.72	100
040-004-610-09900 Bunc Co Fire Protection	2,289,779.00	200,669.36	1,969,075.33	0.00	320,703.67	14
Nb Fire District Special Revenue Fund Subtotal	4,780,350.72	200,669.36	2,253,499.33	0.00	2,526,851.39	53

BUDGET REPORT BY FUND - REVENUE

Fiscal Year Start Date: 07/01/2025

Current Period End Date: 03/31/2026

Town Of Weaverville

FY 2025-2026

Ideal Remaining Percent: 25 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
Report Total Revenue	\$20,916,453.70	\$958,965.62	\$12,735,187.15	\$0.00	\$8,181,266.55	39

BUDGET REPORT BY DEPARTMENT - EXPENDITURE

Town Of Weaverville

Fiscal Year Start Date: 07/01/2025

FY 2025-2026

Current Period End Date: 03/31/2026

Ideal Remaining Percent: 25 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
Department: 320 Transfers						
030-004-320-60064 Transfer To Cip/Water Lines	100,000.00	0.00	0.00	0.00	100,000.00	100
Transfers Subtotal	100,000.00	0.00	0.00	0.00	100,000.00	100
Department: 411 Governing Body						
010-410-411-12100 Salaries & Wages	38,600.00	2,650.00	28,100.00	0.00	10,500.00	27
010-410-411-18100 Fica	2,953.00	202.72	2,149.65	0.00	803.35	27
010-410-411-19000 Professional Services	83,670.00	750.00	56,059.55	10,006.62	17,603.83	21
010-410-411-19500 Contract Labor	58,000.00	4,212.50	24,418.75	0.00	33,581.25	58
010-410-411-26000 Supplies / Materials	500.00	0.00	11.50	0.00	488.50	98
010-410-411-31000 Travel & Training	4,000.00	925.00	1,990.00	0.00	2,010.00	50
010-410-411-32100 Telephone/Internet	3,756.00	0.00	0.00	0.00	3,756.00	100
010-410-411-35100 Building Repair / Maintenance	12,000.00	-1,870.83	9,415.35	0.00	2,584.65	22
010-410-411-39100 Advertising	1,000.00	0.00	0.00	0.00	1,000.00	100
010-410-411-39200 News Letters	1,000.00	0.00	0.00	0.00	1,000.00	100
010-410-411-39300 Printing	600.00	0.00	400.00	0.00	200.00	33
010-410-411-39500 Dues & Subscriptions	500.00	0.00	0.00	0.00	500.00	100
010-410-411-39510 Community Promotions	74,840.56	-2,264.15	66,342.47	1,625.00	6,873.09	9
010-410-411-39520 Election Expenses	44,100.00	0.00	35,936.07	0.00	8,163.93	19
010-410-411-39530 Public Wi-Fi	18,000.00	1,500.00	13,890.00	4,500.00	-390.00	-2
010-410-411-40450 Insurance	801.00	0.00	406.68	0.00	394.32	49
Governing Body Subtotal	344,320.56	6,105.24	239,120.02	16,131.62	89,068.92	26
Department: 412 Administration						
010-410-412-12100 Salaries & Wages	517,470.00	40,193.06	369,815.95	0.00	147,654.05	29
010-410-412-18100 Fica	41,587.00	3,003.03	30,133.96	0.00	11,453.04	28
010-410-412-18200 Retirement	76,257.00	5,799.82	58,093.14	0.00	18,163.86	24
010-410-412-18210 401-K Match	28,874.00	2,238.76	22,437.00	0.00	6,437.00	22
010-410-412-18300 Health Insurance	68,478.00	4,676.09	45,382.44	0.00	23,095.56	34
010-410-412-19000 Professional Services	107,600.00	3,862.80	40,587.37	27,353.04	39,659.59	37
010-410-412-19500 Contract Labor	36,000.00	2,000.00	16,150.00	7,850.00	12,000.00	33
010-410-412-19600 Tax Collection Fees	95,437.00	1,566.50	95,543.68	0.00	-106.68	0
010-410-412-25000 Vehicle Supplies	6,500.00	500.00	5,956.33	0.00	543.67	8
010-410-412-26000 Supplies / Materials	28,000.00	2,603.83	17,741.17	1,399.60	8,859.23	32
010-410-412-31000 Travel & Training	14,000.00	1,955.30	10,375.52	0.00	3,624.48	26
010-410-412-32100 Telephone / Internet	20,258.00	1,947.87	15,076.77	0.00	5,181.23	26
010-410-412-32500 Postage	2,000.00	-401.00	1,237.98	0.00	762.02	38
010-410-412-33100 Utilities	7,018.00	1,158.88	4,927.52	0.00	2,090.48	30
010-410-412-35100 Building Repair / Maintenance	35,152.93	4,054.06	12,357.72	1,029.99	21,765.22	62
010-410-412-35200 Equipment Maintenance	5,000.00	465.42	3,023.51	0.00	1,976.49	40
010-410-412-35300 Vehicle Maintenance	500.00	0.00	90.00	0.00	410.00	82
010-410-412-39100 Advertising	500.00	0.00	0.00	0.00	500.00	100
010-410-412-39500 Dues & Subscriptions	4,600.00	579.00	3,863.36	0.00	736.64	16
010-410-412-39600 Bank Service Charges	15,000.00	630.44	10,912.80	0.00	4,087.20	27
010-410-412-39800 Esc Reimbursement	8,000.00	0.00	1,763.55	0.00	6,236.45	78
010-410-412-40450 Insurance	11,471.00	0.00	7,639.71	0.00	3,831.29	33
010-410-412-50100 Small Equipment	40,388.08	3,027.43	37,648.45	2,064.04	675.59	2
010-410-412-50500 Capital Equipment	20,000.00	0.00	0.00	0.00	20,000.00	100
Administration Subtotal	1,190,091.01	79,861.29	810,757.93	39,696.67	339,636.41	29
Department: 413 Planning						

BUDGET REPORT BY DEPARTMENT - EXPENDITURE

Town Of Weaverville

Fiscal Year Start Date: 07/01/2025

FY 2025-2026

Current Period End Date: 03/31/2026

Ideal Remaining Percent: 25 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
010-410-413-12100 Salaries & Wages	166,090.00	11,788.47	112,284.17	0.00	53,805.83	32
010-410-413-18100 Fica	12,706.00	901.23	8,583.95	0.00	4,122.05	32
010-410-413-18200 Retirement	23,834.00	1,701.07	16,202.59	0.00	7,631.41	32
010-410-413-18210 401-K Match	9,965.00	707.30	6,678.50	0.00	3,286.50	33
010-410-413-18300 Health Insurance	19,111.00	924.63	9,319.03	0.00	9,791.97	51
010-410-413-19000 Professional Services	10,000.00	385.42	4,557.37	0.00	5,442.63	54
010-410-413-25000 Vehicle Supplies	1,000.00	34.32	54.81	0.00	945.19	95
010-410-413-26000 Supplies / Materials	1,500.00	192.56	241.34	0.00	1,258.66	84
010-410-413-31000 Travel & Training	6,000.00	824.96	3,276.21	0.00	2,723.79	45
010-410-413-32100 Telephone / Internet	2,841.00	195.45	1,487.20	0.00	1,353.80	48
010-410-413-32500 Postage	1,000.00	401.00	401.00	0.00	599.00	60
010-410-413-35300 Vehicle Maintenance	2,000.00	0.00	10.00	0.00	1,990.00	100
010-410-413-39100 Advertising	1,500.00	0.00	412.24	0.00	1,087.76	73
010-410-413-40450 Insurance	1,728.00	0.00	473.01	0.00	1,254.99	73
010-410-413-50100 Small Equipment	1,500.00	0.00	0.00	0.00	1,500.00	100
Planning Subtotal	260,775.00	18,056.41	163,981.42	0.00	96,793.58	37
Department: 431 Police						
010-430-431-12100 Salaries & Wages	1,901,510.50	134,080.84	1,332,709.23	0.00	568,801.27	30
010-430-431-12500 Separation Allowance	51,626.00	3,360.44	39,014.74	0.00	12,611.26	24
010-430-431-18100 Fica	147,646.00	10,232.78	102,083.41	0.00	45,562.59	31
010-430-431-18200 Retirement	302,420.00	21,180.54	211,295.65	0.00	91,124.35	30
010-430-431-18210 401-K Match	93,919.00	7,461.42	68,079.88	0.00	25,839.12	28
010-430-431-18300 Health Insurance	285,614.00	22,682.70	219,937.01	0.00	65,676.99	23
010-430-431-18400 Retiree Health Insurance	34,788.00	1,689.16	23,843.94	0.00	10,944.06	31
010-430-431-19000 Professional Services	200,000.00	4,900.23	140,740.84	19,952.28	39,306.88	20
010-430-431-25000 Vehicle Supplies	65,690.00	1,326.31	33,851.31	0.00	31,838.69	48
010-430-431-26000 Supplies / Materials	16,000.00	939.04	14,741.54	0.00	1,258.46	8
010-430-431-26400 Alcohol Education & Prevention	22,838.11	0.00	12,306.91	0.00	10,531.20	46
010-430-431-26450 Abc Law Enforcement	17,914.95	0.00	2,787.93	0.00	15,127.02	84
010-430-431-26608 Cops For Kids	8,357.03	0.00	56.25	0.00	8,300.78	99
010-430-431-26900 Uniforms	17,300.00	2,463.65	17,060.98	0.00	239.02	1
010-430-431-31000 Travel & Training	20,000.00	709.81	17,627.48	0.00	2,372.52	12
010-430-431-32100 Telephone / Internet	33,863.00	2,842.29	22,486.61	0.00	11,376.39	34
010-430-431-32500 Postage	250.00	0.00	110.48	0.00	139.52	56
010-430-431-33100 Utilities	7,848.00	756.50	3,706.65	0.00	4,141.35	53
010-430-431-35100 Building Repair / Maintenance	34,114.99	934.83	2,793.97	7,746.13	23,574.89	69
010-430-431-35200 Equipment Maintenance	13,500.00	901.47	1,448.03	0.00	12,051.97	89
010-430-431-35300 Vehicle Maintenance	25,000.00	425.57	16,879.32	5,504.53	2,616.15	10
010-430-431-40450 Insurance	83,472.00	389.47	83,115.06	0.00	356.94	0
010-430-431-50100 Small Equipment	112,400.00	2,100.00	112,394.57	0.00	5.43	0
010-430-431-50300 Capital Improvements	49,290.19	2,707.04	5,007.04	9,889.40	34,393.75	70
010-430-431-50500 Capital Equipment	116,121.66	0.00	65,984.40	0.00	50,137.26	43
Police Subtotal	3,661,483.43	222,084.09	2,550,063.23	43,092.34	1,068,327.86	29
Department: 434 Fire						
040-430-434-12100 Salaries & Wages	2,295,335.00	143,843.44	1,382,765.66	0.00	912,569.34	40
040-430-434-12800 Relief Pay	57,778.00	1,877.00	30,258.50	0.00	27,519.50	48
040-430-434-18100 Fica	180,778.00	10,840.59	104,599.24	0.00	76,178.76	42
040-430-434-18200 Retirement	327,217.00	18,891.82	191,631.65	0.00	135,585.35	41
040-430-434-18210 401-K Match	103,767.00	5,464.98	56,137.40	0.00	47,629.60	46

BUDGET REPORT BY DEPARTMENT - EXPENDITURE

Town Of Weaverville

Fiscal Year Start Date: 07/01/2025

FY 2025-2026

Current Period End Date: 03/31/2026

Ideal Remaining Percent: 25 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
040-430-434-18300 Health Insurance	364,336.00	20,610.07	212,011.64	0.00	152,324.36	42
040-430-434-18400 Retiree Health Insurance	10,829.00	0.00	6,640.95	0.00	4,188.05	39
040-430-434-19000 Professional Services	53,270.00	3,164.69	46,349.06	3,616.55	3,304.39	6
040-430-434-19900 Contract Work	45,000.00	0.00	45,000.00	0.00	0.00	0
040-430-434-25000 Vehicle Supplies	39,151.00	3,291.85	24,589.77	4,761.36	9,799.87	25
040-430-434-26000 Supplies / Materials	14,130.00	1,449.72	13,271.03	0.00	858.97	6
040-430-434-26100 Medical Vaccinations	12,000.00	0.00	0.00	0.00	12,000.00	100
040-430-434-26150 Prevention Supplies	6,000.00	0.00	3,211.41	0.00	2,788.59	46
040-430-434-26260 Medical Equip & Supplies	13,500.00	0.00	2,945.29	0.00	10,554.71	78
040-430-434-26900 Uniforms	12,000.00	491.28	7,285.07	0.00	4,714.93	39
040-430-434-31000 Travel & Training	33,000.00	4,284.48	21,988.81	0.00	11,011.19	33
040-430-434-32100 Telephone / Internet	32,369.00	4,525.38	19,914.11	0.00	12,454.89	38
040-430-434-33100 Utilities	20,260.00	2,305.83	12,084.52	0.00	8,175.48	40
040-430-434-35100 Building Repair / Maintenance	51,880.00	989.61	5,965.90	26,424.18	19,489.92	38
040-430-434-35200 Equipment Maintenance	23,000.00	5,241.75	13,050.04	9,883.00	66.96	0
040-430-434-35300 Vehicle Maintenance	78,901.34	383.26	56,880.64	9,253.14	12,767.56	16
040-430-434-39500 Dues & Subscriptions	20,680.00	-5,853.93	14,597.48	4,164.62	1,917.90	9
040-430-434-40450 Insurance	120,081.00	0.00	116,469.52	0.00	3,611.48	3
040-430-434-50100 Small Equipment	204,535.00	47,481.58	155,813.54	32,138.00	16,583.46	8
040-430-434-50300 Capital Improvements	48,216.29	0.00	0.00	48,216.29	0.00	0
040-430-434-50500 Capital Equipment	612,337.09	23,988.30	120,097.74	0.00	492,239.35	80
Fire Subtotal	4,780,350.72	293,271.70	2,663,558.97	138,457.14	1,978,334.61	41
Department: 451 Streets						
010-450-451-12100 Salaries & Wages	261,099.00	21,117.70	195,044.07	0.00	66,054.93	25
010-450-451-18100 Fica	19,466.00	1,539.62	14,193.29	0.00	5,272.71	27
010-450-451-18200 Retirement	38,136.00	3,047.29	28,144.94	0.00	9,991.06	26
010-450-451-18210 401-K Match	11,346.00	854.05	8,135.37	0.00	3,210.63	28
010-450-451-18300 Health Insurance	45,940.00	3,959.48	34,215.53	0.00	11,724.47	26
010-450-451-19000 Professional Services	27,500.00	403.29	7,534.10	5,400.00	14,565.90	53
010-450-451-19500 Contract Labor	0.00	0.00	0.00	0.00	0.00	0
010-450-451-19900 Contract Work	16,920.00	0.00	-6,000.00	22,417.00	503.00	3
010-450-451-25000 Vehicle Supplies	13,800.00	227.37	6,139.87	0.00	7,660.13	56
010-450-451-26000 Supplies / Materials	40,000.00	2,554.03	22,234.74	0.00	17,765.26	44
010-450-451-26500 Safety Materials	4,000.00	250.00	851.15	1,117.56	2,031.29	51
010-450-451-26900 Uniforms	4,000.00	0.00	2,571.98	0.00	1,428.02	36
010-450-451-31000 Travel & Training	5,000.00	0.00	1,181.00	1,750.00	2,069.00	41
010-450-451-32100 Telephone / Internet	4,993.00	1,801.10	4,004.42	0.00	988.58	20
010-450-451-33100 Utilities	64,760.00	5,263.25	39,218.59	0.00	25,541.41	39
010-450-451-35100 Building Repair / Maintenance	6,000.00	0.00	5,057.93	0.00	942.07	16
010-450-451-35200 Equipment Maintenance	7,800.00	115.98	3,385.01	1,520.86	2,894.13	37
010-450-451-35300 Vehicle Maintenance	7,400.00	251.11	2,571.10	0.00	4,828.90	65
010-450-451-39410 Equipment Rental	2,500.00	0.00	304.86	0.00	2,195.14	88
010-450-451-39500 Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0
010-450-451-40450 Insurance	15,219.00	0.00	13,876.57	0.00	1,342.43	9
010-450-451-50100 Small Equipment	18,000.00	0.00	0.00	0.00	18,000.00	100
010-450-451-50300 Capital Improvements	545,575.72	14,234.14	14,234.14	377,271.01	154,070.57	28
010-450-451-50500 Capital Equipment	0.00	0.00	0.00	0.00	0.00	0
Streets Subtotal	1,159,454.72	55,618.41	396,898.66	409,476.43	353,079.63	30
Department: 459 Powell Bill						

BUDGET REPORT BY DEPARTMENT - EXPENDITURE

Town Of Weaverville

Fiscal Year Start Date: 07/01/2025

FY 2025-2026

Current Period End Date: 03/31/2026

Ideal Remaining Percent: 25 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
010-450-459-12100 Salaries & Wages	14,345.00	1,059.73	9,596.98	0.00	4,748.02	33
010-450-459-18100 Fica	1,097.00	74.54	672.01	0.00	424.99	39
010-450-459-18200 Retirement	2,059.00	152.93	1,384.92	0.00	674.08	33
010-450-459-18210 401-K Match	861.00	42.09	369.26	0.00	491.74	57
010-450-459-18300 Health Insurance	1,696.00	142.04	1,247.46	0.00	448.54	26
010-450-459-50300 Capital Improvements	447,535.35	447,535.35	447,535.35	0.00	0.00	0
Powell Bill Subtotal	467,593.35	449,006.68	460,805.98	0.00	6,787.37	1
Department: 471 Sanitation						
010-470-471-12100 Salaries & Wages	278,506.00	16,212.48	199,971.81	0.00	78,534.19	28
010-470-471-18100 Fica	23,355.00	1,196.97	14,770.06	0.00	8,584.94	37
010-470-471-18200 Retirement	41,436.00	2,339.46	28,856.01	0.00	12,579.99	30
010-470-471-18210 401-K Match	15,225.00	749.67	9,122.37	0.00	6,102.63	40
010-470-471-18300 Health Insurance	53,049.00	3,018.29	34,149.70	0.00	18,899.30	36
010-470-471-19000 Professional Services	14,000.00	177.71	5,655.02	3,340.54	5,004.44	36
010-470-471-19500 Contract Labor	0.00	0.00	0.00	0.00	0.00	0
010-470-471-19900 Contract Work	4,000.00	0.00	0.00	0.00	4,000.00	100
010-470-471-25000 Vehicle Supplies	36,000.00	2,122.68	10,077.63	0.00	25,922.37	72
010-470-471-26000 Supplies / Materials	21,200.00	977.01	17,695.44	0.00	3,504.56	17
010-470-471-26500 Safety Materials	7,000.00	250.00	1,471.94	598.82	4,929.24	70
010-470-471-26900 Uniforms	8,500.00	0.00	2,016.43	0.00	6,483.57	76
010-470-471-31000 Travel & Training	1,500.00	0.00	471.90	0.00	1,028.10	69
010-470-471-32100 Telephone / Internet	2,859.00	217.29	1,434.29	0.00	1,424.71	50
010-470-471-33100 Utilities	4,000.00	221.46	1,782.40	0.00	2,217.60	55
010-470-471-35100 Building Repair / Maintenance	6,000.00	0.00	5,293.91	0.00	706.09	12
010-470-471-35200 Equipment Maintenance	18,000.00	3,263.87	10,140.46	0.00	7,859.54	44
010-470-471-35300 Vehicle Maintenance	62,415.98	578.53	54,988.07	1,718.83	5,709.08	9
010-470-471-40100 Tipping Fees	83,000.00	6,612.40	54,736.55	0.00	28,263.45	34
010-470-471-40450 Insurance	47,871.00	0.00	42,216.26	0.00	5,654.74	12
010-470-471-50100 Small Equipment	10,000.00	0.00	4,756.52	3,448.49	1,794.99	18
010-470-471-50500 Capital Equipment	57,926.66	0.00	26,676.25	0.00	31,250.41	54
Sanitation Subtotal	795,843.64	37,937.82	526,283.02	9,106.68	260,453.94	33
Department: 473 Stormwater Management						
010-470-473-12100 Salaries & Wages	97,326.00	7,680.37	66,354.59	0.00	30,971.41	32
010-470-473-18100 Fica	6,593.00	572.87	4,466.12	0.00	2,126.88	32
010-470-473-18200 Retirement	14,119.00	1,221.32	9,374.18	0.00	4,744.82	34
010-470-473-18210 401-K Match	4,740.00	311.90	2,447.51	0.00	2,292.49	48
010-470-473-18300 Health Insurance	21,113.00	2,305.52	15,125.26	0.00	5,987.74	28
010-470-473-19000 Professional Services	10,000.00	750.00	2,248.25	3,229.00	4,522.75	45
010-470-473-19500 Contract Labor	3,000.00	0.00	0.00	0.00	3,000.00	100
010-470-473-26000 Supplies / Materials	3,000.00	487.00	741.50	0.00	2,258.50	75
010-470-473-31000 Travel / Training	2,000.00	488.00	770.50	0.00	1,229.50	61
010-470-473-35200 Equipment Maintenance	1,000.00	0.00	0.00	0.00	1,000.00	100
010-470-473-39500 Dues And Subscriptions	1,500.00	0.00	179.66	0.00	1,320.34	88
010-470-473-40450 Insurance	2,200.00	0.00	2,039.37	0.00	160.63	7
010-470-473-50300 Capital Improvements	397,010.00	0.00	268,161.00	125,224.00	3,625.00	1
010-470-473-50500 Capital Equipment	152,290.00	0.00	130,367.44	0.00	21,922.56	14
Stormwater Management Subtotal	715,891.00	13,816.98	502,275.38	128,453.00	85,162.62	12
Department: 612 Grounds Maintenance						
010-600-612-12100 Salaries & Wages	181,770.00	13,688.84	130,549.64	0.00	51,220.36	28

BUDGET REPORT BY DEPARTMENT - EXPENDITURE

Town Of Weaverville

Fiscal Year Start Date: 07/01/2025

FY 2025-2026

Current Period End Date: 03/31/2026

Ideal Remaining Percent: 25 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
010-600-612-18100 Fica	12,671.00	986.70	9,464.56	0.00	3,206.44	25
010-600-612-18200 Retirement	24,519.00	1,832.28	16,641.22	0.00	7,877.78	32
010-600-612-18210 401-K Match	7,589.00	498.95	5,552.34	0.00	2,036.66	27
010-600-612-18300 Health Insurance	29,560.00	2,307.77	19,441.35	0.00	10,118.65	34
010-600-612-19000 Professional Services	23,000.00	479.21	8,160.68	12,150.00	2,689.32	12
010-600-612-19500 Contract Labor	0.00	0.00	405.00	0.00	-405.00	0
010-600-612-19900 Contract Work	7,000.00	0.00	0.00	2,278.62	4,721.38	67
010-600-612-25000 Vehicle Supplies	9,000.00	71.16	2,735.62	0.00	6,264.38	70
010-600-612-26000 Supplies / Materials	32,000.00	510.38	21,671.21	5,131.71	5,197.08	16
010-600-612-26500 Safety Materials	2,500.00	250.00	751.09	598.84	1,150.07	46
010-600-612-26900 Uniforms	3,500.00	0.00	1,203.12	0.00	2,296.88	66
010-600-612-27000 Municipal Forestry Program	35,000.00	3,114.40	31,239.60	3,560.00	200.40	1
010-600-612-31000 Travel & Training	1,500.00	0.00	282.50	0.00	1,217.50	81
010-600-612-32100 Telephone / Internet	2,192.00	160.73	1,179.20	0.00	1,012.80	46
010-600-612-33100 Utilities	18,500.00	4,195.48	11,817.90	0.00	6,682.10	36
010-600-612-35100 Building Repair / Maintenance	3,500.00	0.00	1,297.90	0.00	2,202.10	63
010-600-612-35200 Equipment Maintenance	5,000.00	107.18	1,728.15	0.00	3,271.85	65
010-600-612-35300 Vehicle Maintenance	1,320.00	0.00	139.75	0.00	1,180.25	89
010-600-612-39410 Equipment Rental	3,000.00	150.60	1,170.47	0.00	1,829.53	61
010-600-612-40450 Insurance	9,605.00	0.00	8,990.72	0.00	614.28	6
010-600-612-50100 Small Equipment	1,500.00	0.00	0.00	0.00	1,500.00	100
010-600-612-50300 Capital Improvements	69,394.26	0.00	4,650.00	0.00	64,744.26	93
010-600-612-50500 Capital Equipment	21,222.00	0.00	21,222.00	0.00	0.00	0
Grounds Maintenance Subtotal	504,842.26	28,353.68	300,294.02	23,719.17	180,829.07	36
Department: 614 Community Center						
010-600-614-12100 Salaries & Wages	162,100.00	12,515.99	115,265.71	0.00	46,834.29	29
010-600-614-18100 Fica	11,554.00	956.63	8,809.68	0.00	2,744.32	24
010-600-614-18200 Retirement	23,548.00	1,806.05	16,632.78	0.00	6,915.22	29
010-600-614-18210 401-K Match	5,846.00	507.96	3,845.36	0.00	2,000.64	34
010-600-614-18300 Health Insurance	30,000.00	2,124.57	21,149.16	0.00	8,850.84	30
010-600-614-19000 Professional Services	12,980.00	409.25	10,131.02	0.00	2,848.98	22
010-600-614-26000 Supplies / Materials	17,230.20	751.21	5,923.62	0.00	11,306.58	66
010-600-614-31000 Professional Development	5,000.00	0.00	282.50	0.00	4,717.50	94
010-600-614-32100 Telephone / Internet	15,755.00	1,025.86	8,643.04	0.00	7,111.96	45
010-600-614-33100 Utilities	11,044.00	898.93	4,861.23	0.00	6,182.77	56
010-600-614-35100 Building Repair / Maintenance	26,900.00	1,369.10	11,671.74	7,408.87	7,819.39	29
010-600-614-35200 Equipment Maintenance	2,000.00	0.00	247.50	0.00	1,752.50	88
010-600-614-39510 Community Programs	26,400.00	4,429.15	17,215.14	0.00	9,184.86	35
010-600-614-40450 Insurance	6,149.00	0.00	4,812.50	0.00	1,336.50	22
010-600-614-50100 Small Equipment	33,991.21	0.00	0.00	4,499.00	29,492.21	87
Community Center Subtotal	390,497.41	26,794.70	229,490.98	11,907.87	149,098.56	38
Department: 711 Water Administration						
030-700-711-12100 Salaries & Wages	205,459.00	16,590.44	147,425.10	0.00	58,033.90	28
030-700-711-18100 Fica	12,248.00	1,227.08	8,410.03	0.00	3,837.97	31
030-700-711-18200 Retirement	25,353.00	2,394.03	16,544.71	0.00	8,808.29	35
030-700-711-18210 401-K Match	9,528.00	901.35	6,199.21	0.00	3,328.79	35
030-700-711-18300 Health Insurance	25,542.00	2,016.51	18,144.37	0.00	7,397.63	29
030-700-711-19000 Professional Services	56,000.00	2,891.14	16,359.99	23,608.52	16,031.49	29
030-700-711-25000 Vehicle Supplies	5,000.00	103.11	3,049.38	0.00	1,950.62	39

BUDGET REPORT BY DEPARTMENT - EXPENDITURE

Town Of Weaverville

Fiscal Year Start Date: 07/01/2025

FY 2025-2026

Current Period End Date: 03/31/2026

Ideal Remaining Percent: 25 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
030-700-711-26000 Supplies / Materials	12,500.00	1,385.12	9,888.52	0.00	2,611.48	21
030-700-711-26500 Safety Materials	1,200.00	0.00	0.00	0.00	1,200.00	100
030-700-711-26900 Uniforms	1,800.00	0.00	1,011.38	0.00	788.62	44
030-700-711-31000 Travel & Training	1,800.00	0.00	1,550.22	0.00	249.78	14
030-700-711-32100 Telephone / Internet	6,751.00	1,951.86	5,553.77	0.00	1,197.23	18
030-700-711-32500 Postage	16,799.00	1,773.52	11,868.26	0.00	4,930.74	29
030-700-711-35300 Vehicle Maintenance	4,000.00	0.00	1,769.82	0.00	2,230.18	56
030-700-711-39500 Dues & Subscriptions	7,000.00	0.00	6,869.00	0.00	131.00	2
030-700-711-40450 Insurance	15,509.00	0.00	12,755.37	0.00	2,753.63	18
030-700-711-50100 Small Equipment	4,000.00	0.00	3,357.66	0.00	642.34	16
Water Administration Subtotal	410,489.00	31,234.16	270,756.79	23,608.52	116,123.69	28
Department: 712 Water Production						
030-700-712-12100 Salaries & Wages	494,812.00	37,071.60	344,523.28	0.00	150,288.72	30
030-700-712-18100 Fica	37,383.00	2,752.70	25,541.88	0.00	11,841.12	32
030-700-712-18200 Retirement	69,876.00	5,349.43	49,714.72	0.00	20,161.28	29
030-700-712-18210 401-K Match	17,741.00	831.63	8,821.72	0.00	8,919.28	50
030-700-712-18300 Health Insurance	94,194.00	6,853.13	65,750.93	0.00	28,443.07	30
030-700-712-19000 Professional Services	45,000.00	586.99	31,109.02	6,139.25	7,751.73	17
030-700-712-19600 Water Testing / Maintenance	18,000.00	2,006.00	9,248.70	0.00	8,751.30	49
030-700-712-19900 Contract Work	6,000.00	650.00	2,770.83	0.00	3,229.17	54
030-700-712-20000 Chemicals	120,000.00	11,640.45	53,275.36	27,361.62	39,363.02	33
030-700-712-25000 Vehicle Supplies	5,000.00	132.87	2,378.20	0.00	2,621.80	52
030-700-712-26000 Supplies / Materials	12,000.00	866.35	8,959.10	0.00	3,040.90	25
030-700-712-26500 Safety Materials	1,500.00	185.34	635.34	0.00	864.66	58
030-700-712-26900 Uniforms	7,000.00	0.00	2,749.63	0.00	4,250.37	61
030-700-712-27001 Lab Supplies	30,000.00	4,556.45	18,330.47	2,218.73	9,450.80	32
030-700-712-31000 Travel & Training	10,000.00	280.00	6,354.03	0.00	3,645.97	36
030-700-712-32100 Telephone / Internet	7,442.00	2,333.41	4,969.69	0.00	2,472.31	33
030-700-712-33100 Utilities	145,000.00	9,781.33	76,569.34	47,239.08	21,191.58	15
030-700-712-34000 Sludge Removal	80,000.00	0.00	72,638.40	0.00	7,361.60	9
030-700-712-35100 Building Repair / Maintenance	30,000.00	0.00	12,704.84	11,051.20	6,243.96	21
030-700-712-35200 Equipment Maintenance	10,000.00	1,684.03	3,856.98	0.00	6,143.02	61
030-700-712-35300 Vehicle Maintenance	5,000.00	359.95	1,323.21	0.00	3,676.79	74
030-700-712-40450 Insurance	19,306.00	0.00	15,357.84	0.00	3,948.16	20
030-700-712-40900 Water Purchases	6,000.00	0.00	0.00	0.00	6,000.00	100
030-700-712-50100 Small Equipment	7,000.00	0.00	3,541.18	0.00	3,458.82	49
030-700-712-50500 Capital Equipment	264,677.31	0.00	121,139.27	83,594.92	59,943.12	23
Water Production Subtotal	1,542,931.31	87,921.66	942,263.96	177,604.80	423,062.55	27
Department: 713 Water Maintenance						
030-700-713-12100 Salaries & Wages	372,091.00	28,453.21	275,900.67	0.00	96,190.33	26
030-700-713-18100 Fica	28,312.00	2,156.71	20,400.32	0.00	7,911.68	28
030-700-713-18200 Retirement	53,108.00	4,222.70	38,850.06	0.00	14,257.94	27
030-700-713-18210 401-K Match	18,505.00	1,409.78	12,674.63	0.00	5,830.37	32
030-700-713-18300 Health Insurance	80,867.00	5,771.73	54,195.12	0.00	26,671.88	33
030-700-713-18400 Retiree Health Insurance	23,036.00	0.00	11,408.35	0.00	11,627.65	50
030-700-713-19000 Professional Services	35,000.00	9,368.59	16,761.63	3,229.00	15,009.37	43
030-700-713-19500 Contract Labor	11,320.00	0.00	5,400.00	0.00	5,920.00	52
030-700-713-19900 Contract Work	10,000.00	0.00	5,643.00	0.00	4,357.00	44
030-700-713-25000 Vehicle Supplies	27,859.32	635.29	16,018.96	1,426.96	10,413.40	37

BUDGET REPORT BY DEPARTMENT - EXPENDITURE

Town Of Weaverville

Fiscal Year Start Date: 07/01/2025

FY 2025-2026

Current Period End Date: 03/31/2026

Ideal Remaining Percent: 25 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
030-700-713-26000 Supplies / Materials	169,182.34	357.22	72,430.65	20,545.26	76,206.43	45
030-700-713-26500 Safety Materials	4,500.00	293.50	3,693.94	0.00	806.06	18
030-700-713-26900 Uniforms	10,760.00	0.00	2,613.46	0.00	8,146.54	76
030-700-713-31000 Travel & Training	4,400.00	238.99	1,636.11	0.00	2,763.89	63
030-700-713-32100 Telephone / Internet	8,118.00	405.35	3,226.85	0.00	4,891.15	60
030-700-713-33100 Utilities	31,000.00	4,017.42	19,832.13	0.00	11,167.87	36
030-700-713-35100 Building Repair / Maintenance	10,000.00	852.53	6,914.46	0.00	3,085.54	31
030-700-713-35200 Equipment Maintenance	15,000.00	0.00	7,523.51	0.00	7,476.49	50
030-700-713-35300 Vehicle Maintenance	6,900.00	654.99	2,842.60	0.00	4,057.40	59
030-700-713-39410 Equipmental Rental	1,200.00	0.00	304.87	0.00	895.13	75
030-700-713-39500 Dues & Subscriptions	1,800.00	0.00	270.00	0.00	1,530.00	85
030-700-713-40450 Insurance	18,644.00	0.00	13,399.90	0.00	5,244.10	28
030-700-713-50100 Small Equipment	18,500.00	1,479.66	6,858.05	0.00	11,641.95	63
030-700-713-50300 Capital Improvements	1,024,535.96	118,976.42	849,377.50	108,194.60	66,963.86	7
030-700-713-50500 Capital Equipment	238,565.67	0.00	106,305.38	0.00	132,260.29	55
Water Maintenance Subtotal	2,223,204.29	179,294.09	1,554,482.15	133,395.82	535,326.32	24
Department: 910 Debt Service						
030-910-910-60020 Usda Loan Payment-Waterline Ex	93,705.00	0.00	0.00	0.00	93,705.00	100
030-910-910-60030 Reserve For Bond Payment	210,529.00	0.00	9,764.40	0.00	200,764.60	95
Debt Service Subtotal	304,234.00	0.00	9,764.40	0.00	294,469.60	97
Department: 999 Other Funding Uses						
010-005-999-60434 Transfer To Fire Dept Cip	2,049,452.00	0.00	0.00	0.00	2,049,452.00	100
010-005-999-90000 Contingency	10,000.00	0.00	0.00	0.00	10,000.00	100
030-005-999-90000 Contingency	5,000.00	0.00	0.00	0.00	5,000.00	100
Other Funding Uses Subtotal	2,064,452.00	0.00	0.00	0.00	2,064,452.00	100
Report Total Expenditure	\$20,916,453.70	\$1,529,356.91	\$11,620,796.91	\$1,154,650.06	\$8,141,006.73	39

TOWN OF WEAVERVILLE
 CAPITAL PROJECT FUND
WATER TREATMENT PLANT EXPANSION PROJECT ESTABLISHED 6/28/2021

	BUDGETED	PAID IN FY 2021-2024	PAID IN FY 2025	3/31/2026 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:							
061-300-000-19005 CONSTRUCTION ADMIN	-	-	-	-	-	-	0%
061-300-000-19007 LEGAL SERVICES	-	-	-	-	-	-	0%
061-300-000-19008 ENGINEERING FEES	1,068,740.00	591,718.73	126,650.00	56,807.00	775,175.73	293,564.27	27%
061-300-000-19009 INTEREST ON INTERIM	-	-	-	-	-	-	0%
061-300-000-19900 CONSTRUCTION COST	18,634,000.00	-	-	-	-	18,634,000.00	0%
061-300-000-90000 CONTINGENCY	497,035.00	-	-	-	-	497,035.00	0%
TOTAL EXPENDITURE	20,199,775.00	591,718.73	126,650.00	56,807.00	775,175.73	19,424,599.27	96%
FINANCING SOURCE:							
061-000-300-60031 TRANSFER FROM WATER CAPITAL RESERVE	724,038.00	349,254.98	-	-	349,254.98	374,783.02	52%
061-000-300-60030 TRANSFER FROM WATER FUND	917,342.00	242,463.75	126,650.00	56,807.00	425,920.75	491,421.25	54%
061-000-300-60030 TRANSFER FROM WATER FUND - ARP	1,283,395.00	-	-	-	-	1,283,395.00	
061-000-300-60034 LOAN FROM GENERAL FUND	1,500,000.00	-	-	-	-	1,500,000.00	
061-000-300-60035 PROCEEDS FROM GRANT FUNDING	15,775,000.00	-	-	-	-	15,775,000.00	0%
TOTAL FINANCING SOURCE	20,199,775.00	591,718.73	126,650.00	56,807.00	775,175.73	19,424,599.27	96%

TOWN OF WEAVERVILLE
 CAPITAL PROJECT FUND
 WATER SYSTEM RESILIENCY PROJECT ESTABLISHED 4/24/2023

	BUDGETED	PAID IN FY 2023-2024	PAID IN FY 2025	3/31/2026 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING	
EXPENDITURE:								
063-300-000-19003	FIXTURES AND EQUIPMENT	1,196,400.00	20,417.98	266,674.72	287,092.70	909,307.30	76%	
063-300-000-19005	CONSTRUCTION ADMIN	-	-	-	-	-	0%	
063-300-000-19007	LEGAL SERVICES	-	-	-	-	-	0%	
063-300-000-19008	ENGINEERING FEES	98,500.00	42,250.00	13,750.00	13,792.00	69,792.00	29%	
063-300-000-19009	INTEREST ON INTERIM	-	-	-	-	-	0%	
063-300-000-19900	CONSTRUCTION COST	403,600.00	-	-	492,357.83	492,357.83	(88,757.83)	0%
063-300-000-90000	CONTINGENCY	-	-	-	-	-	0%	
TOTAL EXPENDITURE		1,698,500.00	62,667.98	280,424.72	506,149.83	849,242.53	849,257.47	50%
FINANCING SOURCE:								
063-000-300-60030	TRANSFER FROM WATER FUND	1,698,500.00	62,667.98	280,424.72	506,149.83	849,242.53	849,257.47	50%
TOTAL FINANCING SOURCE		1,698,500.00	62,667.98	280,424.72	506,149.83	849,242.53	849,257.47	50%

TOWN OF WEAVERVILLE
 GRANT PROJECT FUND
 HELENE DISASTER RESPONSE & RECOVERY - EST 11/18/2024

	BUDGETED	PAID IN FY 2025	3/31/2026 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING	
EXPENDITURE:							
051-300-000-19002	DEBRIS REMOVAL	3,107,713.00	738,674.00	480,326.08	1,219,000.08	1,888,712.92	61%
051-300-000-19003	DEBRIS MANAGEMENT SITE	60,000.00	90,000.00	30,000.00	120,000.00	(60,000.00)	0%
051-300-000-19005	EMERGENCY REPAIRS	107,713.00	281,547.12	184,995.90	466,543.02	(358,830.02)	0%
051-300-000-19500	WATER LINE REPAIRS	250,000.00	243,703.80		243,703.80	6,296.20	0%
051-300-000-19510	WATER SYSTEM REPAIRS	167,714.00	164,529.00		164,529.00	3,185.00	0%
051-300-000-19600	GRANT ADMINISTRATIVE SERVICES	15,000.00	7,763.06	10,425.81	18,188.87	(3,188.87)	0%
	TOTAL EXPENDITURE	3,708,140.00	1,526,216.98	705,747.79	2,231,964.77	1,476,175.23	40%
FINANCING SOURCE:							
051-000-000-07073	FEMA GRANT FUNDS	3,708,140.00	1,526,216.98	705,747.79	2,231,964.77	1,476,175.23	40%
	TOTAL FINANCING SOURCE	3,708,140.00	1,526,216.98	705,747.79	2,231,964.77	1,476,175.23	40%