

TOWN OF WEAVERVILLE**AGENDA**

Town Hall/Community Room
30 South MainStreet, Weaverville, NC 28787

July 13, 2026 at 6:00 pm
Town Council Regular Workshop
Meeting

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

- | | | | |
|----|--|----|---------------------------|
| 1. | Call to Order | | Mayor Lawrence |
| 2. | FY2026-2027 Budget | 2 | Town Manager Harris |
| | a. Legislative Updates | | |
| | b. Required Amendment to FY2026-2027 Budget Ordinance | 3 | |
| 3. | Northridge Farms Project | 8 | Assistant Manager Jackson |
| | a. Project Overview and Update | 9 | |
| | b. Private Streets vs. Public Streets | 24 | |
| | c. Greenway Connection | 35 | |
| 4. | Merchants Alley | 40 | Town Manager Harris |
| 5. | Closed Session | | Mayor Lawrence |
| | N.C.G.S. 143-318.11(a)(3) – To consult with an attorney and consider and give instructions on the handling of a claim; N.C.G.S. 143-318.11(a)(6) – To discuss confidential personnel matters | | |
| 6. | Adjournment | | Mayor Lawrence |

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: July 13, 2026
SUBJECT: FY2026-2027 Budget
PRESENTER: Town Manager Harris
ATTACHMENTS: Amended Budget Ordinance for FY2026-2027

COUNCIL ACTION REQUESTED:

Town Council is asked to consider adopting the attached Amended Budget Ordinance for FY2026-2027. An amended budget is necessary for legal compliance with legislation that was recently passed and signed into law in Raleigh.

The following motion is suggested:

I move the adoption of the Amended Budget Ordinance for Fiscal Year 2026-2027 for the General Fund and Special Revenue Fund

DESCRIPTION/SUMMARY OF REQUEST:

North Carolina legislation has been adopted in June and July that impacts the budget ordinance that Town Council adopted on June 8, 2026. The schedule of values based on the most recent real property reappraisal that was to be effective January 1, 2026, cannot be used until January 1, 2027, unless rates are set at the revenue neutral rate, which will result in a substantially reduced revenue than what was included in the adopted budget.

Town Manager Harris recommends that Town Council amend its budget pursuant to N.C.G.S. 159-15 to use the prior schedule of values and to set a tax rate of \$0.455 per \$100 in value to arrive at the tax revenue needed to balance the Town's general fund budget and provide for the operating and capital needs of the Town. The revisions within the budget ordinance are highlighted in the Amended Budget Ordinance.

Manager Harris thanks Town Council and the public for their patience and understanding during a budget year that has been full of changes.

TOWN OF WEAVERVILLE
AMENDED BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027
THE GENERAL FUND AND SPECIAL REVENUE FIRE FUND

WHEREAS, N.C.G.S. §159-8 requires that the Town of Weaverville appoint a Budget Officer to serve at the will of the governing body and Town Council has and hereby appoints the Town Manager to serve in such capacity; and

WHEREAS, in accordance with N.C.G.S. §159-10, departmental budget requests were submitted to the Budget Officer by February 16, 2026, and in accordance with N.C.G.S. §159-11, the Budget Officer submitted the budget message to the Mayor and Town Council on April 13, 2026, which included the tax rate calculated as 31 cents (\$0.31) per \$100 in valuation per the Buncombe County Tax Department's assessments; and

WHEREAS, in accordance with N.C.G.S. §159-12(a), the Budget Officer filed the proposed budget with the Town Clerk on April 14, 2026, and posted the same on the Town's website, and the Town Clerk caused a statement indicating that the proposed budget had been submitted to the governing body and was available for public inspection and that a public hearing on the budget was scheduled for May 18, 2026; and

WHEREAS, Town Council, in accordance with N.C.G.S. §159-12(b) and after proper notice under N.C.G.S. §159-12(a), held a public hearing on the proposed budget on May 18, 2026, providing the public with an opportunity to attend and provide comment; and

WHEREAS, Town Council carefully considered the anticipated revenues and expenditures necessary to provide for the provision of municipal services within the Town of Weaverville during the 2026-2027 fiscal year and adopt a Budget Ordinance on June 8, 2026, in accordance with N.C.G.S. §159-8 and based on the schedule of values from the Buncombe County real property reappraisal which was to be effective January 1, 2026;

WHEREAS, Session Law 2026-8 prohibits the use of the schedule of values resulting from Buncombe County's real property reappraisal until January 1, 2027, unless revenue neutral tax rates are adopted, which results in a substantially reduced revenue to the Town than the amount anticipated under the FY2026-2027 budget that Town Council adopted on June 8, 2026;

WHEREAS, Session law 2026-47 allows the Town to amend its previously adopted budget pursuant to N.C.G.S. §159-15 based upon the substantially different revenues than the amount anticipated;

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

Section 1. General Fund Revenues

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2026, and ending June 30, 2027:

GENERAL FUND REVENUES

Prior Year Tax Revenue	\$4,000
Ad Valorem Tax Revenue	\$5,941,733

DMV Tax Revenue	\$282,807
Tax Penalties & Interest	\$7,000
Utilities Franchise Tax	\$541,121
Beer & Wine Tax	\$20,000
Powell Bill Distributions	\$165,000
Local Government Sales Tax	\$2,205,679
ABC Store Distribution to Town	\$170,000
Cell Tower Revenue	\$22,300
Miscellaneous Revenue	\$14,000
Interest Earned	\$263,362
Interest Earned-Powell Bill	\$9,000
Zoning Inspections Fees	\$20,000
Facility Use Rental Fees	\$45,000
Parking Enforcement Fees	\$5,000
Sale of Property	\$16,000
Appropriated Fund Balance	<u>\$1,204,419</u>
TOTAL ESTIMATED GENERAL FUND REVENUES	\$10,936,421

Section 2. General Fund Appropriations

The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in accordance with the departmental units heretofore established for the Town:

GENERAL FUND APPROPRIATIONS	
Governance	\$309,444
Administration	\$1,232,192
Planning & Code Enforcement	\$266,981
Police Department	\$4,068,850
Public Works:	
Streets Division	\$703,247
Powell Bill Division	\$19,607
Sanitation Division	\$816,872
Stormwater Management Division	\$338,604
Grounds Maintenance Division	\$515,003
Recreation / Community Center	\$384,619
Debt Service	\$139,200
Transfer to Fire District Fund	<u>\$2,141,802</u>
TOTAL GENERAL FUND APPROPRIATIONS	\$10,936,421

Section 3. Special Revenue Fund – Weaverville Fire Department Revenue

A Special Revenue Fund was established in fiscal year 2021-2022 to account for North Buncombe Fire Tax revenue as well as all expenditures associated with the Town's fire department, as required by Buncombe County to remain eligible for fire tax revenue. It is estimated that the following revenues will be available in the Special Revenue Fund for the fiscal year beginning July 1, 2026, and ending June 30, 2027:

FIRE DISTRICT FUND REVENUES	
Buncombe County Fire Protection	\$2,970,755
Fire Fees	\$1,000
Transfer from General Fund	<u>\$2,141,802</u>
TOTAL FIRE DISTRICT FUND REVENUES	\$5,113,557

Section 4. Special Revenue Fund – Weaverville Fire Department Appropriations

The following amounts are hereby appropriated in the Special Revenue Fund for the operation of the Town's fire department and its activities for the fiscal year beginning July 1, 2026, and ending June 30, 2027:

FIRE DISTRICT FUND APPROPRIATIONS	
Fire Department	\$4,930,277
Debt Service	<u>\$183,280</u>
TOTAL FIRE DISTRICT FUND APPROPRIATIONS	\$5,113,557

Section 5. Grant Project Funds

A Grant Project Fund was established for the FEMA funds and OSBM funds related to Tropical Storm/Hurricane Helene to account for the funds received and spent by the Town on debris removal and other storm-related expenditures.

Section 6. Ad Valorem Property Taxes

An *ad valorem* property tax rate of 45.5 cents (\$0.455) per one hundred dollars (\$100.00) valuation of taxable property as established by Buncombe County is hereby levied and established as the official tax rate for the Town of Weaverville for fiscal year beginning July 1, 2026, and ending June 30, 2027.

Section 7. Fee and Rate Schedule

A fee schedule is adopted by separate ordinance to establish monies receivable by the Town of Weaverville for July 1, 2026, through June 30, 2027.

Section 8. Pay Plan and Position Classification Plan

Any Pay Plan or Position Classification Plan adopted by Town Council, and amendments, that are effective for fiscal year beginning July 1, 2026, and ending June 30, 2027, are hereby incorporated into this Budget Ordinance by reference.

Section 9. County Fire Revenue

The County's appropriation to the Town's Fire Fund Budget as approved in the County's FY2027 budget is \$2,970,755.

Section 10. Authorizations & Conditions

The Town Manager, serving as the Budget Officer for the Town of Weaverville, is hereby authorized to transfer appropriations as contained herein under the following conditions:

- A. This Budget Ordinance defines departments and divisions as follows:

General Fund and Fire Fund Departments:	Divisions:
Governance	
Administration	
Planning Department	
Recreation/Community Center	
Police Department	
Fire Department	
Public Works:	• Streets • Powell Bill • Sanitation • Stormwater Management • Grounds Maintenance

- B. The Budget Officer or their 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 their 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 their 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 their designee may not transfer any amounts between funds, except as a budget amendment approved by the Weaverville Town Council.

F. The Town Manager is hereby designated as the Deputy Finance Officer.

Section 11. Utilization of Budget Ordinance

The Budget Ordinance shall be the basis for the financial plan of the Town of Weaverville during the fiscal year beginning July 1, 2026, and ending June 30, 2027. The Budget Officer or their designee shall administer the budget. The accounting system shall establish records which are in consonance with this budget and this ordinance and the appropriate statutes of the State of North Carolina.

Section 12. Distribution and Documentation

Copies of this Budget Ordinance shall be furnished to the Town Clerk, the Budget Officer and the Finance Officer to be kept on file by them for direction in the collection of revenues and disbursement of Town funds.

DULY ADOPTED this the ____ day of July, 2026.

Gary D. Lawrence, Mayor
Town of Weaverville

ATTEST:

Angela L. Reece, Town Clerk

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

DATE OF MEETING: July 13, 2026

SUBJECT: Northridge Farms Project

PRESENTER: Assistant Town Manager Jackson

ATTACHMENTS: Site Plan showing Road Layout, Conditional District Ordinance, Various Maps and Photographs; Active Weaverville Committee Report

DESCRIPTION/SUMMARY OF REQUEST:

Forestar is the developer for the Northridge Farms Project and will be at tonight's meeting to provide Town Council with an update on their project.

They would also like to renew the conversation with Town Council concerning whether certain roads within Northridge Commons Shopping Center and through their development should remain private or be accepted by the Town into the public street system. The main roads through the shopping center include Northridge Commons Parkway and Northcrest Road. The developer submitted a request for the Town to take those roads into its public street system. A roundabout concept design is proposed to more efficiently flow traffic through the 4-way stop that is currently in place. They have also altered the crossing over Gill Branch from a bridge to a box culvert system, and that is shown on an attachment and in attached photographs.

Forestar is also requesting that the main roads to be built within Northridge Farms receive a public street commitment from the Town.

It will be good to get some consensus on whether this is something that Town Council would like to consider or whether you would prefer to have all of these roads remain private. If you would like to consider accepting the existing streets then the Public Works Director will work with the developer to establish a plan for assessing the condition of the streets and the related stormwater drainage system. A decision on the new streets is also needed so that the Town can coordinate with the developer on inspections to ensure that the streets are constructed to NCDOT standards.

The outcome of the street conversation could impact the public access through the project to the future Reems Creek Greenway that was contemplated in the development approval. The developer will be able to talk about what they are proposing as a greenway connection. The Active Weaverville Committee has studied the situation and offered a Position Statement which is attached.

ACTION REQUESTED:

Town Council discussion and direction on the public street commitment requests and the greenway connection.

 EAST BOUNDARY
 EAST ADJACENT
 EAST WETLAND
 EAST STREAM
 EAST STREAM BUFFER
 EXISTING BUILDING
 EXISTING SIDEWALK
 EXISTING PAVEMENT
 EAST CURB
 EAST MANHOLE
 EAST SANITARY SEWER
 EAST STORM DRAIN
 EAST WATER CLEAN OUT
 EAST WATER
 EAST WATER METER
 EAST FIRE HYDRANT
 EAST WATER VALVE
 EAST OVERHEAD UTILITIES
 EAST POWER POLE
 EAST UNDERGROUND UTILITIES
 EAST STORM DRAIN
 EAST CURB INLET
 EAST JUNCTION BOX
 EAST DROP INLET
 EAST TELES MANHOLE
 EAST UTILITY
 EAST MINOR CONTOUR
 EAST MAJOR CONTOUR
 NEW BUILDING
 NEW PAVEMENT
 NEW SIDEWALK
 NEW CONCRETE SIDEWALK
 NEW GRAVEL
 NEW CURB & GUTTER
 NEW DROP INLET
 NEW CURB INLET
 NEW JUNCTION BOX
 NEW HEADWALL
 NEW STORM PIPE
 NEW MINOR CONTOUR
 NEW MAJOR CONTOUR
 NEW RIGHT OF WAY
 NEW WATER DISTRIBUTION MAIN
 NEW MANHOLE
 NEW SEWER LINE
 NEW WALL (BY OTHERS)

PROPERTY ZONING: BUNCOMBE COUNTY - R-3
MINIMUM LOT SIZE: 10,000 SF (8,000 SF)
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS:
FRONT 10'
REAR 15'
SIDE 7'
MAXIMUM DENSITY ALLOWED: 12 UNITS PER ACRE
MAXIMUM UNITS ALLOWED: 1000
PROPOSED NUMBER OF UNITS: 588
PROPOSED DENSITY: 6.50 UNITS/ACRE UNITS PER ACRE

*ALL DIMENSIONS ARE FROM EDGE OF ASPHALT, FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

*ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DETAILS, SPECIFICATIONS, AND OTHER DEVELOPMENT ORDINANCES OF BUNCOMBE COUNTY.

SINGLE FAMILY
TOWNHOMES: 65
SINGLE FAMILY HOMES: 107
SUBTOTAL: 172
MINIMUM PARKING (2/UNIT): 344
PROVIDED PARKING: 361

MULTIFAMILY
CASITAS: 100 UNITS
APARTMENTS: 296 UNITS
SUBTOTAL: 396 UNITS
MINIMUM PARKING (1.25 / UNIT): 495
PROVIDED PARKING: 707

TOTAL UNITS: 568
TOTAL PARKING: 1068

~~26" WIDE ROAD WITH 18" ROLL VALLEY~~
~~24" WIDE ROAD WITH 18" ROLL VALLEY~~
~~26" WIDE ROAD WITH 24" CURB & GUTTER~~
~~26" WIDE ROAD WITH SHOULDER~~

EXISTING WETLAND (TYP) PER JUNE 7, 2022
DELINEATION BY COLE SURVEYING AND DESIGN, PA
(JURISDICTIONAL DETERMINATION: SAW-2022-02594)

EXISTING STREAM (TYP) PER JUNE 7, 2022
DELINEATION BY COLE SURVEYING AND DESIGN, PA
(JURISDICTIONAL DETERMINATION: SAW-2022-02594)

EXISTING 30FT VEGETATIVE STREAM BUFFER (TYP)

EXISTING FLOODWAY (TYP)

EXISTING 100-YEAR FLOOD HAZARD LIMIT (TYP)

PROPOSED DEVELOPMENT ENTRANCE SIGN
(TYP), DESIGN AND SPECIFICATION BY OTHERS

PROPOSED 45FT PRIVATE ROAD RIGHT OF WAY (TYP)

PROPOSED SECONDARY ENTRANCE
CONNECTION TO EXISTING ROADWAY

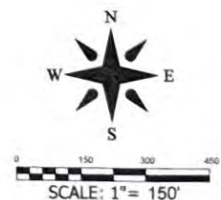
EXISTING SUBJECT
PROJECT BOUNDARY (TYP)

PROPOSED BRIDGE & ABUTMENTS,
DESIGNED & SPECIFICATION BY OTHERS

PROPOSED RETAINING WALL (TYP),
DESIGNED & SPECIFICATION BY OTHERS

PROPOSED BUILDING (TYP),
SEE ARCHITECTURAL PLANS FOR DETAILS

PROPERTY ADDRESS 9500 N. BRANCH RD.
BEHNS CHURCH, NC
PH NUMBER 870-210-8222 870-217-7362 870-217-5731
870-217-5731 870-217-7036 870-217-5800
PROPERTY SIZE 88.14 ACRES
ZONED REVIEW BUNCOMBE COUNTY
BUNCOMBE COUNTY BUNCOMBE COUNTY
STATIONARY REVIEW BUNCOMBE COUNTY
ZONING CLASSIFICATION BUNCOMBE COUNTY - R-3
PROPOSED DENSITY 1.50 UNITS/ACRE
PROPERTY OWNER FIRST VICTORY INC.
CONTACT TRACY KOWAL
ADDRESS 541 S. CALDWELL ST.
RIEVARD, NC 28132
EMAIL TRACY@FIRSTVICTORY.COM
PHONE (813) 684-1934
DEVELOPER FIRST VICTORY INC.
CONTACT TRACY KOWAL
ADDRESS 541 S. CALDWELL ST.
RIEVARD, NC 28132
EMAIL TRACY@FIRSTVICTORY.COM
PHONE (813) 684-1934
ENGINEER BROOKS ENGINEERING ASSOCIATES
CONTACT TRACY KOWAL
ADDRESS 15 ARLINGTON ST.
ASHEVILLE, NC 28801
EMAIL TRACY@BROOKSENGINEERING.COM
PHONE 813-220-4700
LANDSCAPE ARCH THE FINE LINE STUDIO, PLLC
CONTACT ANDREW CRISMANIAN
ADDRESS 500 N. WILSON ST.
ASHEVILLE, NC 28808
EMAIL BOB@THEFINELINESTUDIO.COM
PHONE (813) 474-6590



No.	REVISIONS/SUBMISSIONS	Date
1	BLANCOMB COUNTY SUBMITTAL	07-13-2023
2	PRICING SET	10-12-2023
3	MSD DOT FLOOD & DUKE SUBMITTAL	11-02-2023
4	STORM & ESC RESPONSE	12-21-2023

Revisions/submitals shown and a single response made to the owner.



FINAL DRAWING - FOR REVIEW
PURPOSES ONLY

Designed JHK	Reviewed JHK
Drafted LJH	Graded AS
Checked E.H.	AS NOTED Date 12-21-2023



Planning • Engineering • Surveying
• Environmental Services •

NORTHBRIDGE FARMS
RESIDENTIAL DEVELOPMENT
BUNCOMBE COUNTY
NORTH CAROLINA

Project No 591023	C-1.0
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ZONING COMPLIANCE PLAN

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DM

Doc ID: 036239930012 Type: CRP
Recorded: 01/11/2024 at 01:05:23 PM
Fee Amt: \$26.00 Page 1 of 12
Workflow# 0000859113-0003
Buncombe County, NC
Drew Reisinger Register of Deeds
BK **6377** PG **1342-1353**

PREPARED BY AND RETURN TO:

Jennifer O. Jackson, Weaverville Town Attorney
30 South Main Street, Weaverville, NC, 28787 ✓

**COUNTY OF BUNCOMBE
STATE OF NORTH CAROLINA**

**ORDINANCE ESTABLISHING THE CONDITIONAL DISTRICT
DESIGNATED AS CD-8 FOR THE NORTHRIDGE FARMS PROJECT**

WHEREAS, the property that is the subject of this ordinance includes the following and is hereinafter collectively referred to as the "Property":

BUNCOMBE CO. PIN	DEED REFERENCE	PROPERTY OWNER
9732-77-7382	Book 6337/Page 1301	DKF Development, LLC
9732-76-2936	Book 6337, Page 1301	DKF Development, LLC
9732-76-5731	Book 6307, Page 698	First Victory, Inc.
9732-76-5475	Book 6307, Page 698	First Victory, Inc.
9732-66-5806	Book 5098, Page 290	Danny C. Buckner
9732-78-9228	Book 1283, Page 312 Buncombe Co. File Nos. 23E1164 and 4E781	John Kilby and wife Kathy Kilby John Wesley Kilby and wife Shawn Kilby Matthew Bryan Kilby and wife Shara Kilby

WHEREAS, a voluntary annexation petition for the Property has also been submitted to the Town and the property owner/developer has consented to conditional district zoning;

WHEREAS, by contemporaneous adoption of an annexation ordinance by the Weaverville Town Council the Property is now located within the municipal jurisdiction of the Town of Weaverville;

WHEREAS, the Town of Weaverville has the authority pursuant to Chapter 160D of the North Carolina General Statutes to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and to

amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare;

WHEREAS, the development that is proposed for the Property is a residential development consisting of not more than 568 dwelling units in a variety of housing configurations, together with amenities, on +/-88 acres, and has vested rights pursuant to a Special Use Permit issued by Buncombe County for project ZPH2022-00038 on 10 February 2023, and with minor modifications approved by Buncombe County on 22 September 2023;

WHEREAS, some small lot sizes and housing configurations would have required conditional district zoning if the Town of Weaverville had original jurisdiction over the development approval;

WHEREAS, Section 20-3203 of the Code of Ordinances of the Town of Weaverville establishes the procedures and requirements for zoning property to conditional districts;

WHEREAS, the Planning Board of the Town of Weaverville has reviewed the project and submitted a favorable recommendation along with its statement finding the reasonableness of the project and consistency with the Comprehensive Land Use Plan in that it supports the existing land uses and the growth contemplated by the Comprehensive Land Use Plan;

WHEREAS, since the project has already achieved development approval with vested rights being both claimed and acknowledged, there is no substantial benefit of having a community meeting as required by Town Code Sec. 20-3203(e)(2), especially when a publicly noticed hearing was held by Buncombe County on 8 February 2023;

WHEREAS, after proper notice required by law, the Weaverville Town Council held a public hearing on this conditional district zoning on November 14, 2023, which was continued to November 20, 2023, in accordance with North Carolina law, at which time public input on this proposed district was taken;

WHEREAS, Town Council adopts the Planning Board’s findings that the conditional district is consistent with the Town’s Comprehensive Land Use and reasonable and hereby approves such project with the conditions set forth below; and

WHEREAS, as indicated by signatures below, the property owners and/or developers have consented to all conditions set forth herein, which are hereby bound to be reasonable and relevant, with such consent being shown on the Exhibit A;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEAVERVILLE THAT:

1. The zoning classification of the Property described hereinabove is designated as a conditional district known as CD-8 and is subject to compliance with the conditions

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set out herein. The official zoning map of the Town of Weaverville shall be amended to reflect this change upon the effective date of this ordinance.

2. The vested rights for the Property to be developed in accordance with the Special Use Permit issued by Buncombe County on 10 February 2023, with minor modifications approved by Buncombe County on 22 September 2023, is hereby acknowledged and all of the terms and conditions of that Special Use Permit are found to be necessary to ensure that the proposed use will conform to the requirements and spirit of the Buncombe County Zoning Ordinance and to the Town of Weaverville zoning regulations, not inconsistent therewith. Those conditions are set out as follows, including those conditions specifically set out in paragraph 6 of the Special Use Permit issued on 10 February 2023:
- a. Gill Branch Road is to be gated and is exit-only for resident use. Only Fire, Rescue, and Law Enforcement may use Gill Branch Road as an entrance onto the property. The owner/developer shall obtain Town Fire Marshal approval for the final design of the restricted access point. *[See paragraph 9 for substantive modifications to this condition.]*
 - b. All interior access roads leading to, and all parking lots serving the multi-story apartment buildings shall have a minimum road width and drive aisle of 24 feet, or as otherwise specified by the Town Fire Marshal.
 - c. The owner/development must submit a major subdivision application prior to submittal of permits for construction.
 - d. A maintenance easement shall be required around any retaining walls which cross over property lines within the development.
 - e. A NCDOT driveway permit is required for connection to Gill Branch Road (SR 1724).
 - f. The project must be constructed as depicted on and in substantial compliance with the County approved plans and all specifications and data thereon, copies of which should be maintained by the Town of Weaverville Planning Department, and include the following, with the most recently dated plans to govern:

Plan No.	Description	Date
	Survey	6/7/22
C101	Existing Conditions & Demolition Plan	12/21/22
C200	Master Site Plan	12/21/22
C201 and C202	Site Plans – West and East	12/21/22
C203	Preliminary Plat Plan	12/21/22
C300	Master Grading & Erosion Control Plan	12/21/22
C301 and C302	Grading & Erosion Control Plans – West and East	12/21/22
C303 – C308	Road Profile	12/21/22

C500	Master Storm Drainage Plan	12/21/22
C501 and C502	Storm Drainage Plan – West and East	12/21/22
C600	Master Water Plan	12/21/22
C700	Master Sewer Plan	12/21/22
A2.03.1	Floor Plan – Building Type 3 - Apartments	11/3/22
A2.04.1	Floor Plan – Building Type 5 – Apartments	11/3/22
A2.05.1	Floor Plan – Building Type 6 – Apartments	11/3/22
A3.01.01	Side & Front Elevations – Building Type 3 – Apartments	11/3/22
A3.01.02	Side & Rear Elevations – Building Type 3 – Apartments	11/3/22
A3.02.01	Side & Front Elevations – Building Type 5 – Apartments	11/3/22
A3.02.02	Side & Rear Elevations – Building Type 5 – Apartments	11/3/22
A3.03.01	Side & Front Elevations – Building Type 6 – Apartments	11/3/22
A3.03.02	Side & Rear Elevations – Building Type 6 – Apartments	11/3/22
A6.01	Floor Plan – Clubhouse	11/3/22
A6.03.01	Side & Front Elevation – Clubhouse	11/3/22
A6.03.02	Side & Rear Elevation – Clubhouse	11/3/22
A12.02.3	Maintenance/Car Wash – Elevations	11/3/22
A1.3	Front Elevations - Clement	11/6/20
A12.03	Front & Back Elevations – Clubhouse	
A201	Elevations – Duplex 1.1 Building	
A202	Elevations – Duplex 2.1 Building	
A204	Elevations – Duplex 3.1 Building	
A12.05.3	Side, Rear & Front Elevation – Garage G5	
A12.07.1	Floor Plan and Elevations – Trash Enclosure	
1A	Front Elevation and Roof Plan	12/18/20
C-0	Coversheet	7/13/23
C-1.0	Zoning Compliance Plan	7/13/23
C-1.1	Master Plan – North	7/13/23
C-1.2	Master Plan – South	7/13/23
C-1.3 – C-1.7	Preliminary Plats	7/13/23
C-1.8	Line and Curve Chart	7/13/23
C-2.0	Existing Conditions	7/13/23
C-3.0	Clearing & Grubbing/Demolition Plan – North	7/13/23
C-3.1	Clearing & Grubbing/Demolition Plan – South	7/13/23
C-3.2 – C-3.6	Mass Grading Plan	7/13/23
C-3.7 – C-3.11	Final Stabilization Plan	7/13/23
C-3.12 – C-3.15	Erosion Control Details	7/13/23
C-3.16	Erosion Control Notes	7/13/23
C-3.17	NCG01 Details	7/13/23
C-4.0 – C-4.4	Layout and Materials Plan	7/13/23
C-4.5 and C-4.6	Layout and Materials Details	7/13/23
C-4.7 – C-4.11	Road Profiles	7/13/23
C-5.0 – C-5.4	Grading Plan	7/13/23
C-5.5 – C-5.20	Stormwater Plan and Profiles	7/13/23
C-5.21	Stormwater Structure Table	7/13/23
C-5.22	Stormwater Pipe Chart	7/13/23
C-5.23 – C-5.25	Stormwater Details	7/13/23
C-5.26	ADS Stormtech MC-7200 Details	7/13/23

C-5.27	Stormwater Control Measure – SCM-1A Details	7/13/23
C-5.28	Stormwater Control Measure – SCM-1B Details	7/13/23
C-5.29	Stormwater Control Measure – SCM-2 Details	7/13/23
C-5.30	Stormwater Control Measure – SCM-3 Details	7/13/23
C-5.31	Stormwater Control Measure – SCM-4A Details	7/13/23
C-5.32	Stormwater Control Measure – SCM-4B Details	7/13/23
C-5.33	Stormwater Control Measure – SCM-4C Details	7/13/23
C-5.34	Stormwater Control Measure – SCM-4D Details	7/13/23
C-5.35	Stormwater Control Measure – SCM-4E Details	7/13/23
C-5.36	ADS Stormtech SC-740 Details	7/13/23
C-5.37	Stormwater Control Measure – SCM-5 Details	7/13/23
C- 6.0	Overall Water Extension Plan	7/13/23
C-6.1 – C-6.5	Water Plans	7/13/23
C-7.0	Overall Sewer Plan	7/13/23
C-7.1 – C-7.5	Sewer Plans and Profiles	7/13/23
C-7.6 – C-7.8	Sewer Details	7/13/23

It is acknowledged and agreed that the stormwater plans, profiles and details may change as required by Buncombe County, and that the utility plans may change as required by the public utility providers.

- g. Prior to commencement of land disturbance and construction activity the owner/developer shall submit a Site Plan Development permit for the entire project which must indicate the following:
 - i. Exact location of all buildings and accessory structures;
 - ii. Commercial lighting plan (demonstrating it meets the standards of the Buncombe County Zoning Ordinance [particularly Sec. 78-658 of the Buncombe County Zoning Ordinance] or the Town of Weaverville lighting regulations [Article VI of Town Code Chapter 20], whichever are less stringent);
 - iii. Buffering, landscaping, and parking lot landscaping (if required);
 - iv. Retaining walls (demonstrating that they meet the standards of the Buncombe County Retaining Wall Ordinance);
 - v. Easements and rights-of-way on the property;
 - vi. Approved E-911 road names (names to be approved by the Buncombe County Addressing Coordinator before submittal);
 - vii. Documentation addressing any other conditions of site development approval as ordered by the Buncombe County Board of Adjustment;
 - viii. Copies of approved permits from the US Army Corps of Engineers, the NC Department of Transportation, and the NC Department of Environmental Quality, where applicable; and
 - ix. The approval of the master site plan does not replace the requirement

of pulling individual site plan permits for each building or structures within the development.

3. All streets within the project shall be private unless the Town approves an application for public streets. In order to be eligible for inclusion in the Town's public street system, streets must be constructed to the public street standards as set out in Town Code Section 24-84 and procedures for approval as set out in Town Code Chapter 24 must be observed, including but not limited to Town Code Section 24-87, which requires an application for a public street commitment, and Town Code Sections 24-89 through 24-93. Even though development approval has already been given for the project through the issuance of a Special Use Permit, the provisions of Town Code Section 24-86 shall apply to the greatest extent possible.
4. The parking requirements and improvements shall be determined by the developer, but shall be adequate to accommodate the residential use of the property, with the understanding that parking on or along any Town- or NCDOT-maintained street or roadway is expressly prohibited.
5. Construction related vehicles must be parked on the property and not on any Town-maintained public streets or the shoulders of those public streets. All dirt, mud, construction materials, or other debris deposited on Town maintained public streets as a result of construction activities must be removed by the contractor or owner on a daily basis, pursuant to Town Code Section 22-48.
6. All outdoor lighting on the property shall comply with the outdoor lighting provisions of Article VI of Town Code Chapter 20, unless inconsistent with the Special Use Permit. A plan shall be submitted and approved as required by Town Code Sec. 20-3603.
7. Unless inconsistent with the Special Use Permit, one freestanding sign per entrance is allowed pursuant to Town Code Section 20-4106(c), as long as said sign is no larger than 50 square feet of surface area per side of sign, up to a maximum of 100 square feet of aggregate surface area. Unless inconsistent with the Special Use Permit, directional signs consistent with Town Code Section 20-4107(g) are allowed, and include directional signs which are not over six feet in sign height and which do not have a surface area greater than four square feet per side up to a maximum of eight square feet in aggregate surface area for all sides per sign. Notwithstanding anything herein to the contrary, signage required by federal or state laws or regulations is allowed.
8. Compliance with Buncombe County sedimentation and erosion control standards and with Buncombe County's stormwater regulations is required. All permitting and inspections on these issues will be conducted through Buncombe County.
9. Notwithstanding the provisions contained in paragraph 2.a. above, residential use of the Gill Branch Road access point is limited to those dwelling units, if any, to be constructed on the +/- 8.8 acre tract lying north of Gill Branch and labeled as

“Future Development”, but not by any resident of the dwelling units shown on the Master Plans dated 13 July 2023. With this provision the “exit only for resident use” language in paragraph 2.a. above is expressly eliminated except as directed by emergency officials.

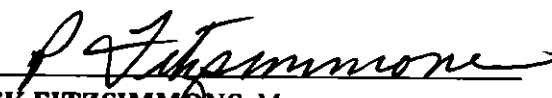
10. Onsite amenities shall be provided for the residents of the project as shown on the approved Site Plan. At a minimum, such amenities shall include or be substantially similar to the following:
 - a. Amenities shown on approved plans, including but not limited to play areas with commercial grade playground equipment, swimming pools, clubhouses, mail rooms, bicycle storage, covered picnic areas with tables and grilling areas, and dog park.
 - b. A publicly accessible bicycle and pedestrian pathway which traverses the Property and provides connectivity from the Northridge Commons Shopping Center, the Gill Branch Valley area, and the Northridge Farms development to Reems Creek and the Reems Creek Greenway that the Town plans to construct along Reems Creek and connect to Lake Louise Park, with the exact location and specifications of the pathway to be determined at a later time.
11. The project consists of the following sections of development: (1) an apartment complex, (2) townhouse buildings, (3) duplexes that are known as “casitas”, and (4) a single family lot subdivision. The preliminary site plan for each section of the project is subject to review by the Town in accordance with the applicable development review process for each section, but shall be approved if found to be compliant with the terms and conditions of this Conditional District Ordinance which incorporates the terms and conditions of the Special Use Permit, as amended, and as it may from time to time be amended by Town Council. Final plat review by the Town’s technical review committee is required prior to the issuance of any Town zoning permits.
12. For each section of development, a zoning permit required by Town Code Sec. 20-3110 shall be applied for within five years from the effective date of the Conditional District Ordinance. Upon request of the owner/developer, Town Council may, in its sole discretion, grant such extension as Town Council deems appropriate under the circumstances. Progress on the construction of the Project and the establishment of vested rights shall thereafter be governed by N.C. Gen. Stat. 160D-108.
13. Town Code Section 20-3203 shall govern the project including, but not limited, those provisions regarding issuance of zoning permits, modifications (in accordance with Town Code Section 20-1303), appeals, and final plat approval.
14. A duplicate copy of this Conditional Zoning Ordinance shall be recorded in the Buncombe County Register of Deeds, and shall be binding on the property owners, their heirs, successors, and assigns.
15. At least one building permit in each section of development within the project must

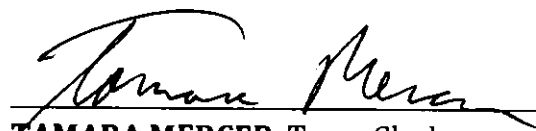
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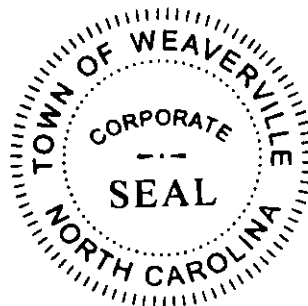
be obtained no later than 5 years from the date of this ordinance. Failure to obtain such building permits within the 5-year time frame shall render the conditional district null and void and the property shall automatically convert to an R-3 zoning designation. Upon request of the owner/developer, Town Council may, in its sole discretion, grant such extension as Town Council deems appropriate under the circumstances.

16. This ordinance, including the conditions contained herein, shall be enforced as provided in Article III of Part 1 of Chapter 20 of the Weaverville Town Code, and Chapter 160D of the N.C. General Statutes.
17. The Town Zoning Administrator is hereby authorized and directed to make the changes as herein enacted on the official zoning map with said Conditional District labeled as "CD-8" and to issue zoning permits for the improvements that are to be made in compliance with this Conditional District.
18. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, it will be up to Town Council to determine if the validity of the remaining portions of this ordinance is affected.
19. That all ordinances and clauses of ordinances contained within the Town's Code of Ordinance which are in conflict herewith, are hereby repealed to the extent of such conflict.
20. Except for the provisions contained in paragraph 9 and 10(b) which were not originally included in the Special Use Permit but have been agreed upon and approved, in the event that this Conditional District Ordinance conflicts with the Special Use Permit referenced herein, the terms of the Special Use Permit control, as it is the express intent of the parties to codify the vested rights from the Special Use Permit in this Conditional District Ordinance.
21. That this ordinance is effective immediately upon adoption.

ADOPTED THIS the 20th day of November, 2023, with a vote of 6 for and 0 against.


PATRICK FITZSIMMONS, Mayor


TAMARA MERCER, Town Clerk



Q

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, Morgan Sprinkles, a Notary Public of Buncombe County, North Carolina, certify that **TAMARA MERCER** personally came before me this day and acknowledged that she is the Town Clerk of the Town of Weaverville, a municipal corporation, and that by authority duly given, the foregoing instrument was signed in its name by the Mayor of the Town of Weaverville, and attested by herself as the Town Clerk..

Witness my hand and official seal, this the 4th day of December, 2023.

Morgan Sprinkles
Notary Public

My Commission Expires: 3/21/2026

[Notary Seal]

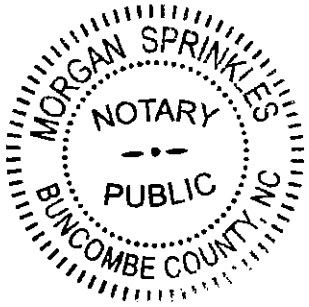


EXHIBIT A

CONDITIONAL DISTRICT CD-8 - NORTHRIDGE FARMS OWNER/DEVELOPER CONSENT TO CONDITIONS:

By signing below I acknowledge that I am the respective owner and/or developer of the property, and that I have read, agreed, and accepted the conditions set forth in this Ordinance.

OWNERS:

DANNY C. BUCKNER

JOHN E. KILBY

KATHY B. KILBY

JOHN WESLEY KILBY

SHAWN KILBY

MATTHEW BRYAN KILBY

SHARA KILBY

OWNER/DEVELOPERS:

DFK DEVELOPMENT, LLC



TRAVIS A. FOWLER, Managing Member

FIRST VICTORY, INC.



TRAVIS A. FOWLER, President

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DFK DEVELOPMENT, LLC**

DANNY C. BUCKNER

TRAVIS A. FOWLER, Managing Member

John Kilby dotloop verified
12/21/23 8:49 AM EST
TAGD-11ZB-H7C1-GWNI

JOHN E. KILBY

FIRST VICTORY, INC.

Kathy Kilby dotloop verified
12/21/23 8:53 AM EST
FBSG-BGHA-HUPQ-DDTD

KATHY B. KILBY

TRAVIS A. FOWLER, President

John Wesley Kilby dotloop verified
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OSRX-ZTB6-DIHP-YOGL

JOHN WESLEY KILBY

Shawn Kilby dotloop verified
12/20/23 12:41 PM EST
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SHAWN KILBY

Matthew Bryan Kilby dotloop verified
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MATTHEW BRYAN KILBY

Shara Kilby dotloop verified
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SHARA KILBY

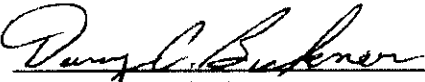
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SHAWN KILBY

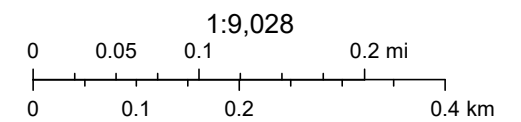
MATTHEW BRYAN KILBY

SHARA KILBY

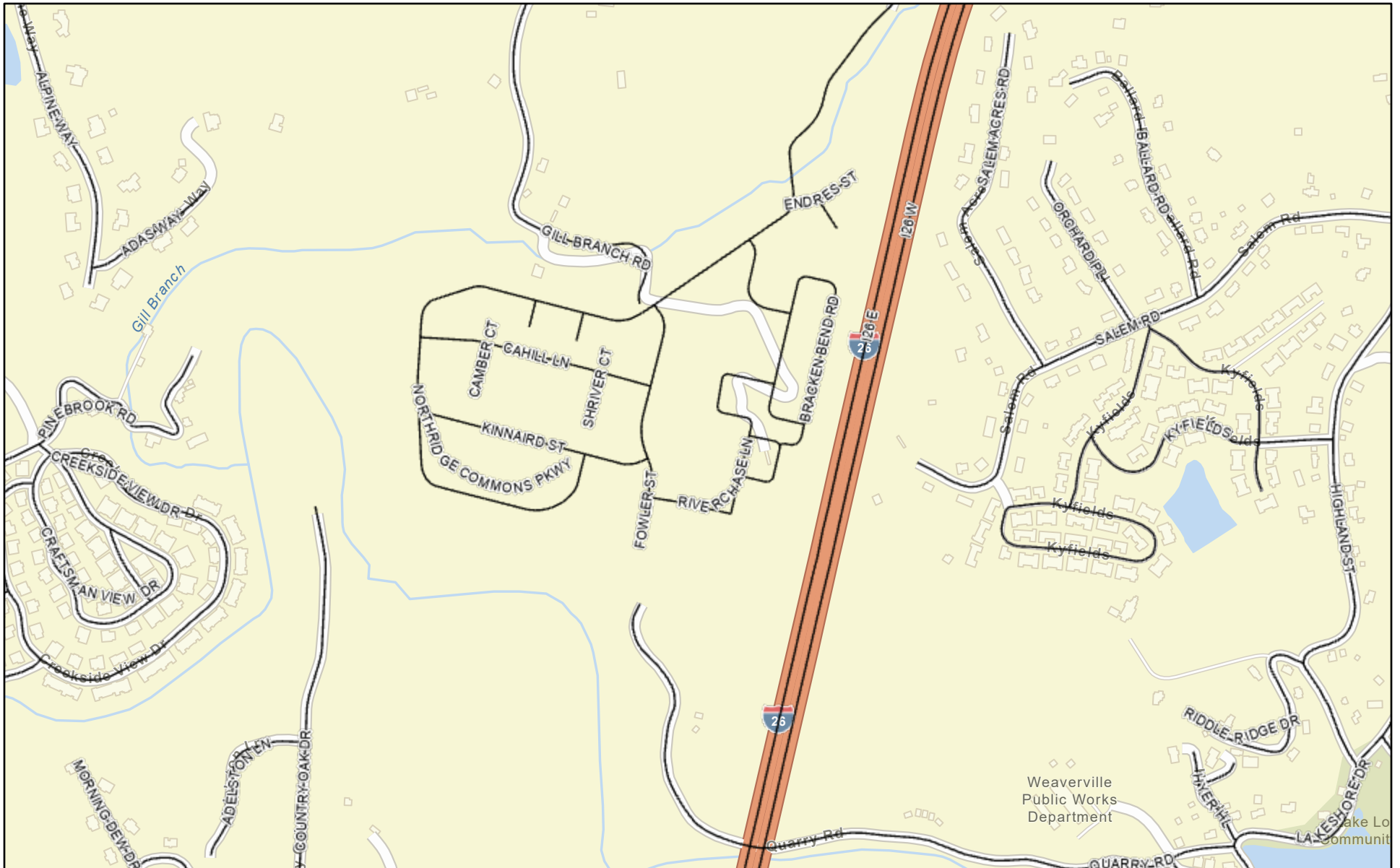
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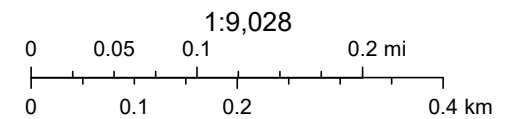
July 9, 2026



Buncombe County



July 9, 2026



**TOWN OF WEAVERVILLE
PUBLIC STREET COMMITMENT APPLICATION**

APPLICANT CONTACT INFORMATION	NAME	Travis Fowler / North Ridge Farming Commercial LLC	
	ADDRESS	542 S. Caldwell St Brevard, NC 28714	
	PHONE	888) 884-7934	
	EMAIL	Travis@FirstVictory.com	
APPLICANT TYPE	☒ DEVELOPER / NAME: NRF Commercial ☐ HOA / NAME: ☐ 50% OF PROPERTY OWNERS [COMPLETE 2ND PAGE]		
DEVELOPER/APPLICANT SIGNATURE:			DATE: 11/19/2024
HOA/APPLICANT SIGNATURE:			DATE:
SUBDIVISION NAME			
RECORDED PLAT	☐ NO ☒ YES - BOOK: 174 PAGE: 158		
STREETS LOCATED IN TOWN LIMITS	☐ NO ☒ YES		
NAME OF LEGAL OWNER OF STREET(S)	NRF Commercial		
MATERIALS SUBMITTED WITH APPLICATION	☒ Plat Showing Streets/Rights-of-Way ☐ Construction Specifications and Drawings (including cross-sections and details) ☐ No Materials Submitted		
SIDEWALKS?	☒ NO ☐ YES		
STORM DRAINAGE?	☒ NO ☐ YES		
THE FOLLOWING STREETS ARE PROPOSED FOR ACCEPTANCE:			
STREET NAME: Northridge Commons Parkway		☒ ENTIRE STREET	☐ PORTION (DESCRIBE)
FROM INTERSECTION OF 2,643		TO INTERSECTION OF	
LENGTH:	☒ FEET ☐ MILES	NUMBER OF HOUSES/BUSINESSES:	
STREET NAME: Northcrest Road		☒ ENTIRE STREET	☐ PORTION (DESCRIBE)
FROM INTERSECTION OF 1,107		TO INTERSECTION OF	
LENGTH:	☒ FEET ☐ MILES	NUMBER OF HOUSES/BUSINESSES:	
STREET NAME:		☐ ENTIRE STREET	☐ PORTION (DESCRIBE)
FROM INTERSECTION OF		TO INTERSECTION OF	
LENGTH:	☐ FEET ☐ MILES	NUMBER OF HOUSES/BUSINESSES:	
STREET NAME:		☐ ENTIRE STREET	☐ PORTION (DESCRIBE)
FROM INTERSECTION OF		TO INTERSECTION OF	
LENGTH:	☐ FEET ☐ MILES	NUMBER OF HOUSES/BUSINESSES:	
STREET NAME:		☐ ENTIRE STREET	☐ PORTION (DESCRIBE)
FROM INTERSECTION OF		TO INTERSECTION OF	
LENGTH:	☐ FEET ☐ MILES	NUMBER OF HOUSES/BUSINESSES:	

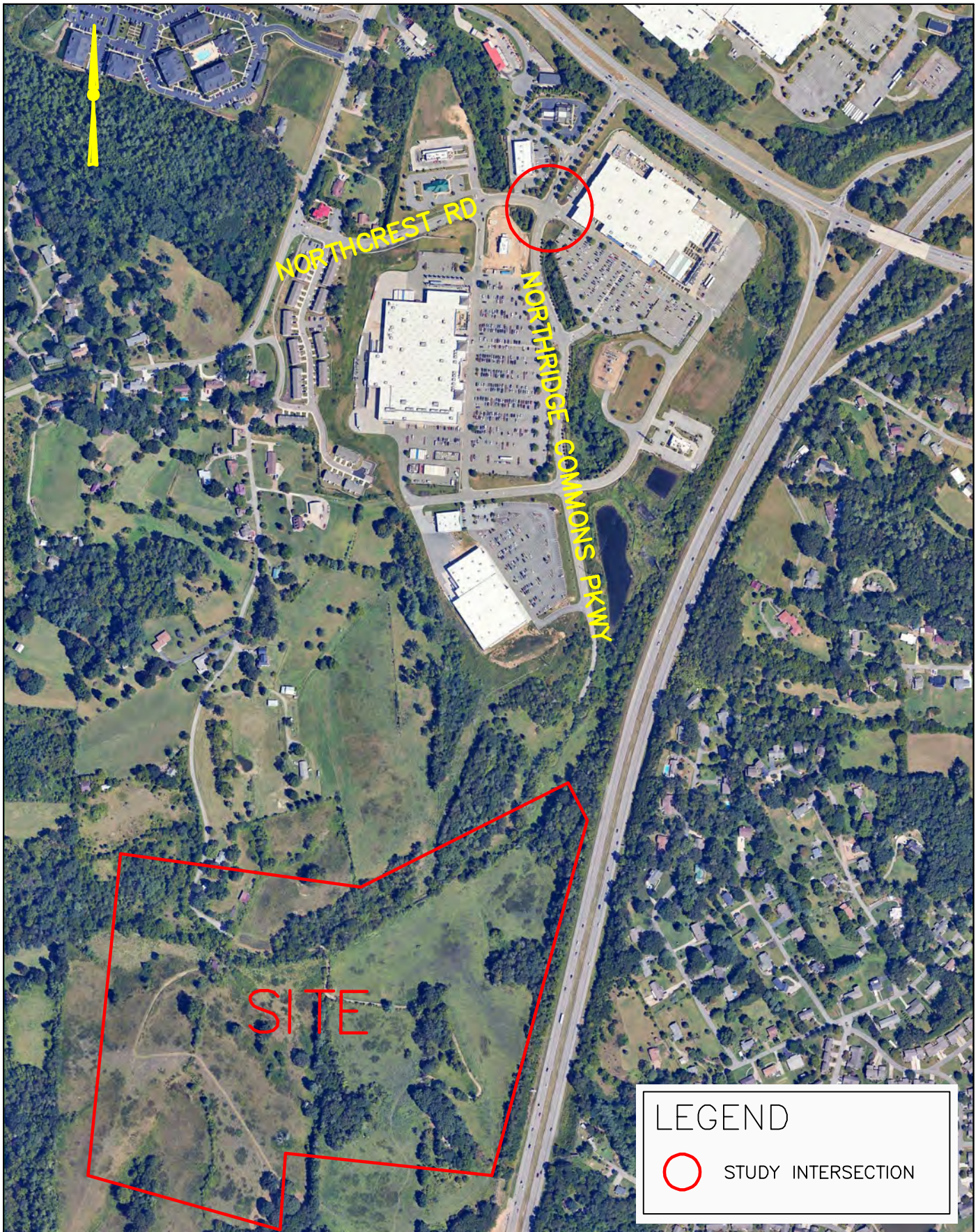
ONLY STREETS LOCATED WITHIN TOWN LIMITS CAN BE CONSIDERED.

DECISIONS REGARDING THE ACCEPTANCE OF PRIVATE STREETS INTO THE TOWN'S PUBLIC STREET SYSTEM ARE MADE IN THE SOLE DISCRETION OF TOWN COUNCIL. ACCEPTANCE INTO THE STREET SYSTEM MAY BE SUBJECT TO CONDITIONS INCLUDING SUPPLEMENTAL TESTING AND INSPECTION TO DETERMINE WHETHER TOWN STREET CONSTRUCTION STANDARDS WERE COMPLIED WITH AND REPAIR WORK TO BRING STREETS UP TO TOWN PUBLIC STREET STANDARDS.

PROPERTY OWNER/APPLICANT SIGNATURE(S): [ATTACH ADDITIONAL PAGE(S) IF NECESSARY]	
NAME: ADDRESS: CONTACT PHONE/EMAIL:	SIGNATURE: DATE:
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NAME: ADDRESS: CONTACT PHONE/EMAIL:	SIGNATURE: DATE:
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NAME: ADDRESS: CONTACT PHONE/EMAIL:	SIGNATURE: DATE:

OFFICIAL USE ONLY	SIGNATURE OF TOWN MANAGER/ADMINISTRATOR	DATE
APPLICATION RECEIVED		
STAFF REVIEW/RECOMMENDATION		
TOWN COUNCIL ACTION	☐ DENIED ☐ APPROVED ☐ WITH CONDITIONS	
COMMITMENT LETTER SENT		
CONDITIONS IMPOSED	SEE COMMITMENT LETTER ATTACHED	
TESTING/INSPECTION COMPLETE	DEADLINE:	
REPAIRS COMPLETE	DEADLINE:	
STAFF REPORT/RECOMMENDATION		
STREET PLAT PREPARED		
WARRANTY DEED PRESENTED		
TOWN COUNCIL ACTION ON ACCEPTANCE		
GUARANTY PROVIDED		
DEED EXECUTED/RECORDED		
ACCEPTANCE COMPLETE		







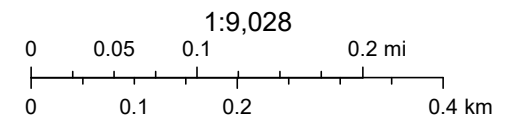




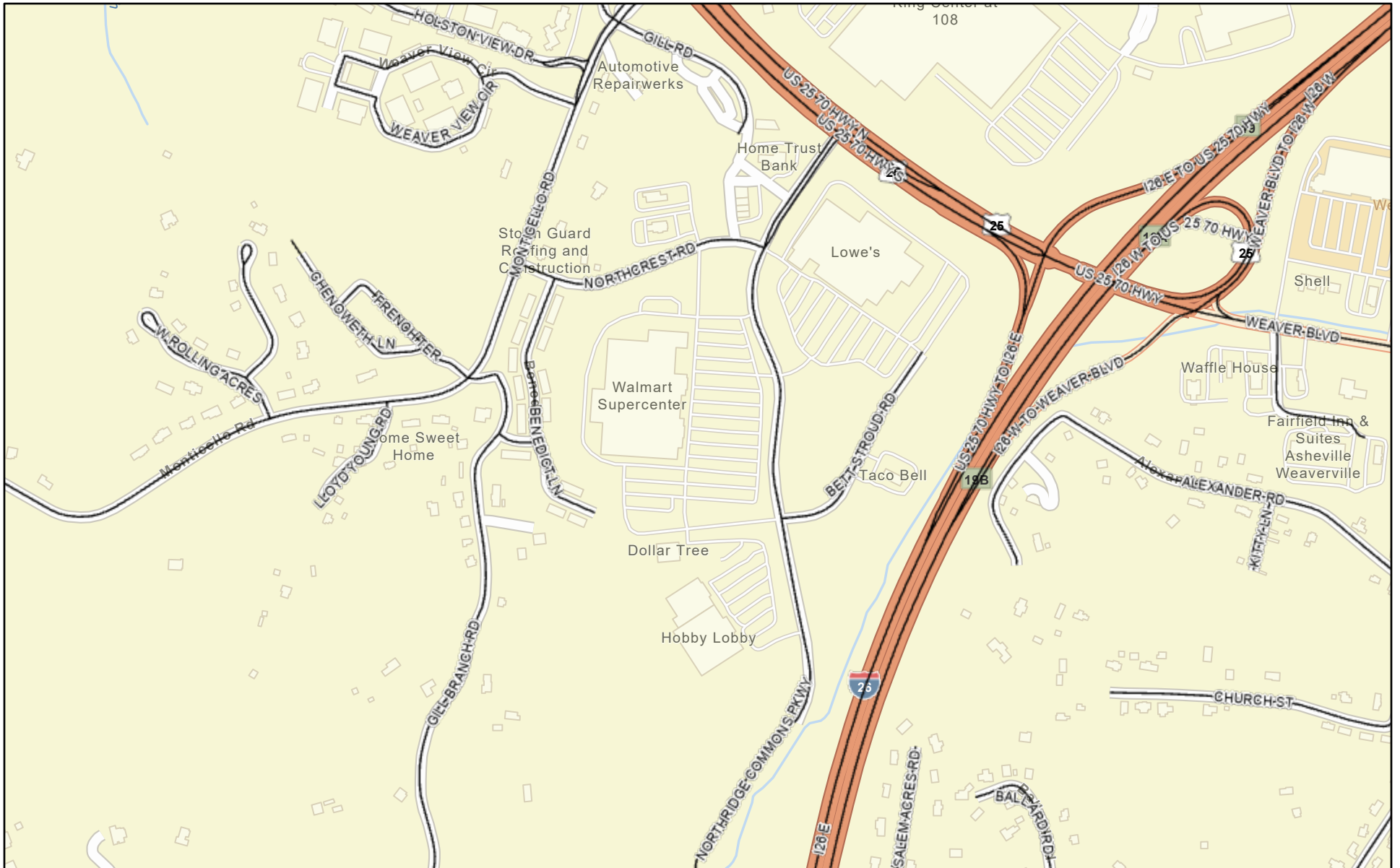
Buncombe County



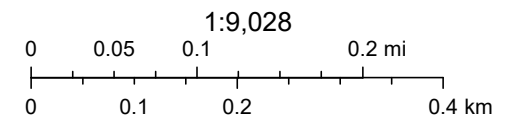
July 9, 2026



Buncombe County



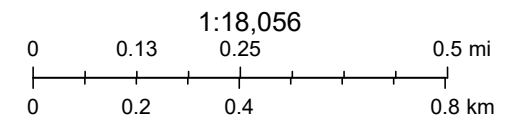
July 9, 2026



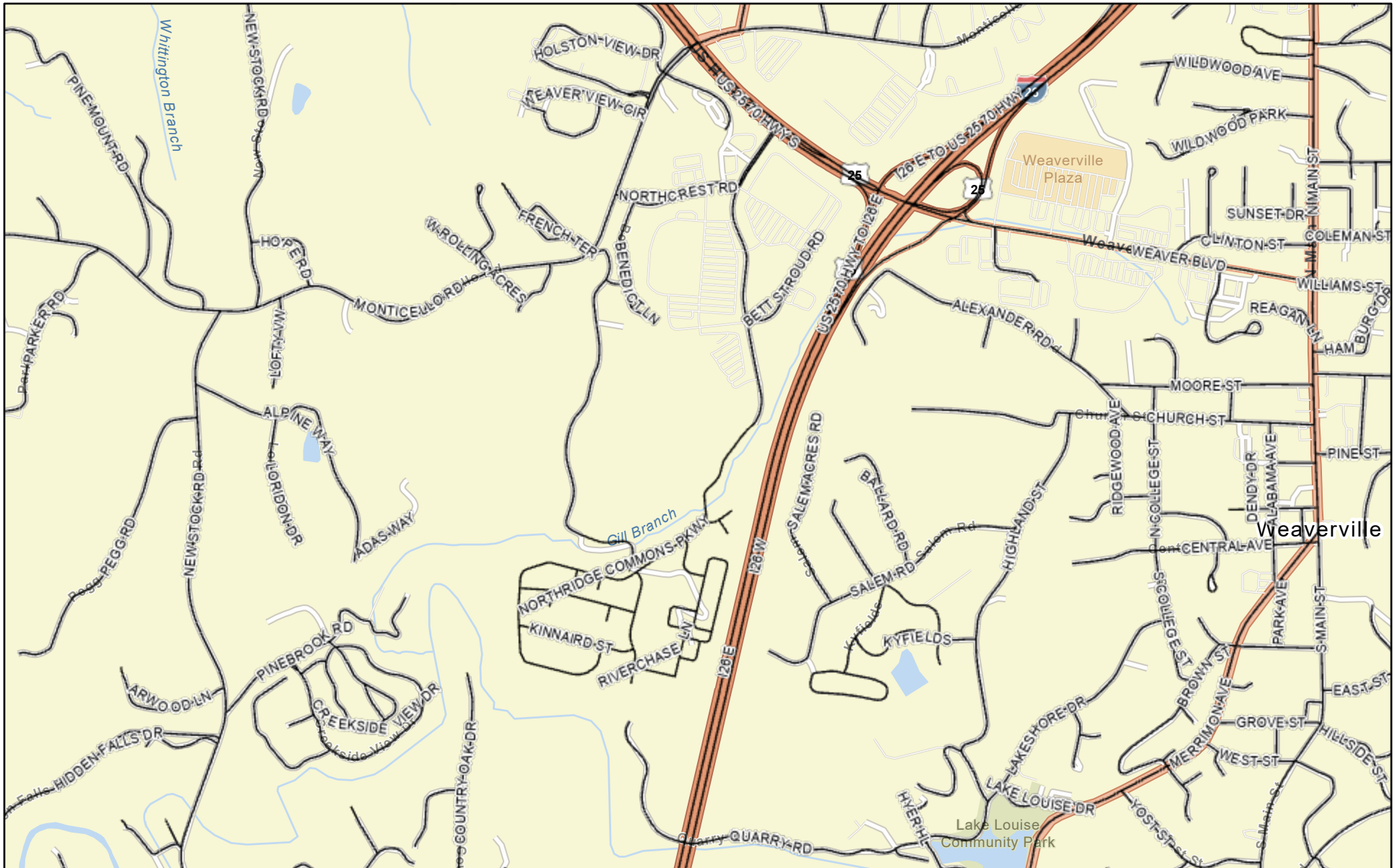
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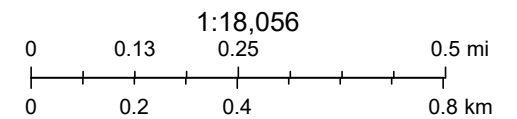
July 9, 2026



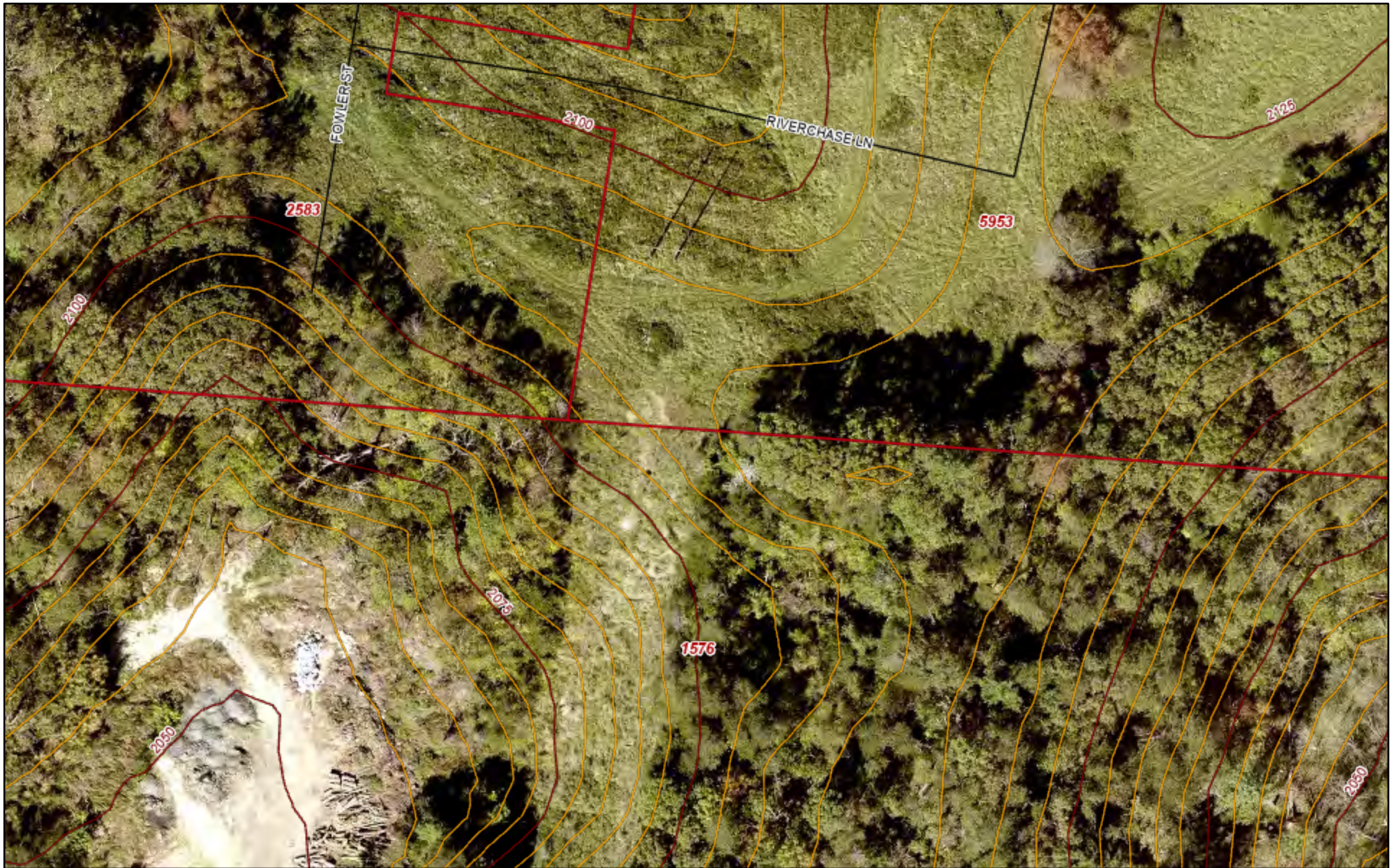
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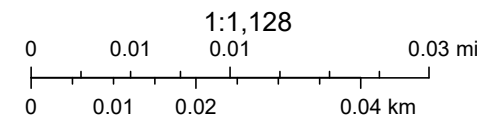
July 9, 2026



Buncombe County



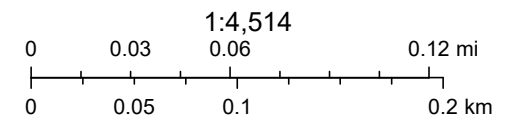
July 9, 2026



Buncombe County



July 9, 2026



Position Statement on Northridge Farms Development

Prepared by: Active Weaverville Committee

Date: April 2026

Active Weaverville is a volunteer, community-based group that advocates for safe, comfortable, and connected walking and bicycling options for people of all ages and abilities in the Town of Weaverville. This position statement responds to the Northridge Farms residential development currently under construction, and to the discussions about public access and multimodal connections through and beyond the site.

The following is grounded in the Town’s adopted *Active Weaverville Pedestrian and Bicycle Plan (2023)* and reflects community goals to improve safety, connectivity, and quality of life as Weaverville grows. It addresses the critical need for a high-quality east–west walking and bicycling transportation connection that links neighborhoods, parks, and commercial destinations – most notably Lake Louise and the Northridge Commons shopping area (Walmart, Lowe’s, and surrounding businesses).

Why Walking and Bicycling Matter

Anticipating Growth and Reducing Traffic Impacts

It comes as no surprise to anyone in the Town that Weaverville is experiencing steady residential and commercial growth, particularly in areas northwest of downtown near US 25/70, Monticello Road, and Weaver Boulevard. Northridge Commons serves not just local needs but is a commercial destination to all Northern Buncombe County and many parts of Madison and Yancey Counties.

These growth patterns will place increasing pressure on a small number of Weaverville’s corridors, many of which are already constrained, under state/NCDOT ownership with limited Town control, and difficult to widen for automobiles. Expanding high-quality walking and bicycling connections is one of the most cost-effective ways to reduce short car trips, manage congestion, and mitigate the traffic impacts of population growth. Providing realistic alternatives to driving is not optional; it is a necessary strategy for a town like Weaverville facing continued population growth with limited roadway expansion opportunities and challenging transportation funding realities.

Supporting Economic Development

Walkable and bikeable communities consistently outperform their peers economically. Safe walking and bicycling connections increase access to retail, services, and jobs. When people can comfortably walk or bike to shopping and restaurants, they visit more frequently, stay longer, and support local businesses.

In addition, high-quality multimodal infrastructure strengthens Weaverville’s appeal. Communities with connected sidewalks, greenways, and shared-use paths are increasingly recognized as

desirable places to live and invest – especially in Western North Carolina, where outdoor recreation and quality of life are central to the regional economy.

Enhancing Health, Environment, and Quality of Life

Walking and bicycling are foundational to community health. For older adults, safe walking environments are critical to aging in place. For children and families, they enable independence, recreation, and safer access to parks and destinations. Environmentally, transportation remains a major contributor to greenhouse gas emissions and local air pollution. Shifting even a modest share of short trips from driving to walking or bicycling delivers measurable benefits while aligning with broader sustainability goals.

Improving Safety for Everyone

Designing streets and connections that are safe for people walking and biking makes conditions safer for all users. Thoughtfully designed biking and walking facilities appeal to more people, reduce conflicts, and create clearer expectations for how people driving, walking, and biking should interact. In contrast, narrow sidewalks placed directly adjacent to vehicle travel lanes – particularly in high-growth or commercial areas – often fail to provide a safe or inviting experience.

The Importance of an East-West Connection

East-west connectivity is one of Weaverville’s most significant multimodal gaps. Today, many residents east or west of I-26 or US 25/70 must drive to reach destinations that are geographically close but functionally inaccessible without a car.

A multimodal connection from Northridge Farms to Town Property is a critical piece to unlocking the Town’s east-west connectivity challenge. In the short term, this connection will unlock Northridge Farms to the Town property along Quarry Rd and to the future Reems Creek Greenway. In the long term, this connection is a keystone in connecting Northridge Commons and Monticello Rd to Lake Louise, downtown, and central/east Weaverville. The connection through Northridge Farms is not only locally important – it is a foundational piece of the Town’s long-term multimodal vision of creating a connected network rather than isolated sidewalk segments.

What Active Weaverville Is Seeking

Active Weaverville strongly supports securing public access through or adjacent to the Northridge Farms site. However, access alone is not enough. The quality of the facility will determine whether it is truly usable by the broader community. We are advocating for a high-quality walking and bicycling connection that exceeds the currently allocated 5-foot sidewalk (per design plans available on the Buncombe County development website). A wider facility is designed to comfortably serve: children, older adults, people with disabilities, families with strollers, people using mobility devices, and people bicycling, including those who are not confident riding in traffic.

Facilities wider than 5 feet – such as a wider shared-use path or sidepath – are standard in state and federal design guidance. These facilities allow for two-way travel, passing, and mixed use

without conflict. They are essential to meeting the needs of all ages and abilities, a core principle of the Town's adopted Active Weaverville Plan. A narrow sidewalk paired with the expectation that bicyclists ride in the street does not meet this standard and will not deliver the safety, comfort, or mode shift the Town is striving for.

Northridge Farms Access Options

As decisions are made regarding Northridge Farms and public access, the Town faces three options.

Option 1: Do Nothing

The Town can choose not to pursue public access or multimodal improvements related to this development. In that case, residents of Northridge Farms will not be able to connect to a future pathway on Town property along Quarry Rd, nor will people from Lake Louise have access to Northridge Farms via a future Town-facilitated connection. This approach will maintain the current lack of east-west walking and biking connectivity, not supporting the goals of the Active Weaverville Plan.

Option 2: Public Access & Accept a 5-Foot Sidewalk

The Town can enter an agreement with the developer of Northridge Farms to ensure public access and accept a minimal sidewalk that technically provides access and meets Americans with Disabilities Act standards but does not function well for bicycling, passing, or users with varying abilities nor does it meet state or federal standards in terms of greenway or shared-use path design. While better than no connection, this option falls short of the Town's stated multimodal, safety, and accessibility goals and risks committing the Town to a substandard facility for decades.

Option 3: Public Access & Advocate for a High-Quality Multimodal Facility

The Town can enter into an agreement with the developer of Northridge Farms and actively advocate for and pursue a wider walking and bicycling connection that is safe, inclusive, and future-ready. The Active Weaverville Committee recommends a 10-12' paved multi-use sidepath that is adjacent to internal streets of the development and connects to the Town property at the southern end of the development. This option best aligns with the Active Weaverville Plan, supports anticipated growth, enhances access to key destinations, and delivers long-term value to residents, businesses, and visitors.

Conclusion

Active Weaverville strongly urges the Town to pursue Option 3. Growth presents challenges, but it also presents opportunities to build infrastructure that will shape Weaverville for generations. The decisions made now at Northridge Farms may unlock a connection that supports safety, health, economic vitality, and community life for the people of Weaverville for many years to come.

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

DATE OF MEETING: July 13, 2026
SUBJECT: Merchants Alley
PRESENTER: Town Manager Harris
ATTACHMENTS: GIS map, photograph taken July 7, 2026

ACTION REQUESTED:

Town Council support in renewed staff efforts in keeping Merchants Alley open and unobstructed for vehicle traffic and emergency access.

DESCRIPTION/SUMMARY OF REQUEST:

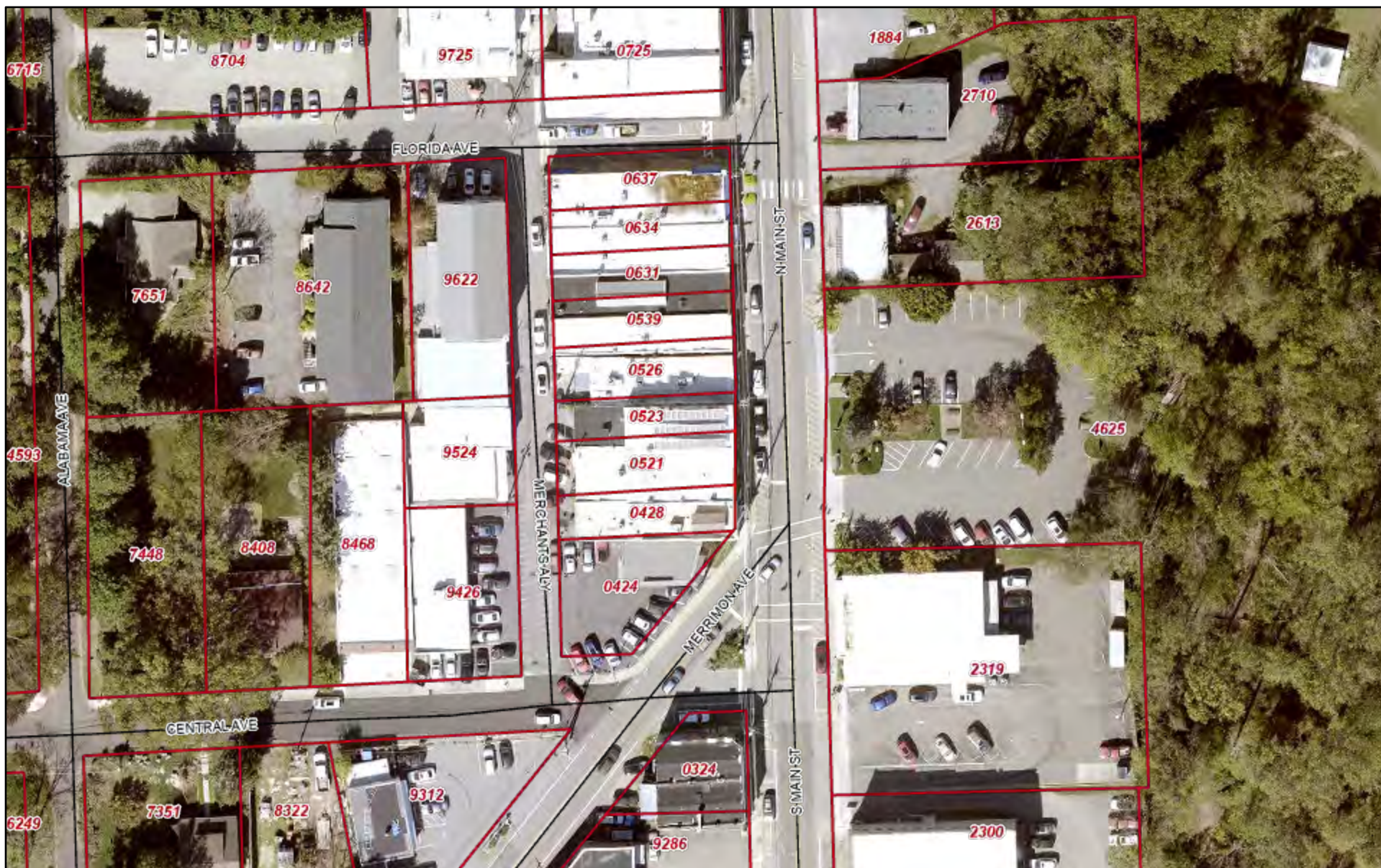
Merchants Alley is a Town street that runs parallel to Main Street and behind the businesses between the intersection of Merrimon and Main and Florida and Main (see map attached).

Many of the area businesses and their visitors park in the travelway of Merchants. Parked cars in this area routinely create obstructions to vehicle traffic. It is not uncommon for this parking to prevent through-traffic, normal operations of our sanitation trucks, and emergency access.

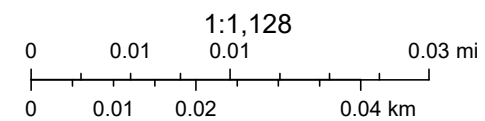
To properly manage this situation, the Town will be restriping the street to clearly show where parking is and is not allowed and having conversations with the area businesses to inform them of the changes. Once the street is restriped the Police Department will be enforcing the “no parking” areas with ticketing and, if necessary, towing.

There are business employee parking spaces that are still available in several of the downtown church parking lots for businesses to use and we will be working on solutions for a loading/unloading area to support the downtown businesses.

Buncombe County



July 10, 2026



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