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

TOWN COUNCIL AGENDA

Monday, July 27, 2026
Regular Meeting at 6:00 pm

Livestreaming of meeting via the "Live" Tab on the Town's YouTube Channel – Click this link: Youtube.com Weaverville NC government Live streams ; and Meeting recordings viewable under the "Videos" Tab
(unless technical difficulties are experienced)

		Pg #	*Presenter*
1.	**Call to Order**		Mayor Lawrence
2.	**Approval/Adjustments to the Agenda**		Mayor Lawrence
3.	**Conflict of Interests Statement**		Mayor Lawrence
4.	**Consent Agenda**		Town Manager Harris
	A. June 8, 2026, Town Council Workshop Meeting Minutes	2	
	B. Monthly Tax Report, Refunds/Releases	6	
	C. Budget Amendments – Police	12	
	D. Budget Amendments – Fire	14	
	E. ADA Transition Plan Update	16	
	F. Resolution Adopting Buncombe Madison Regional Hazard Mitigation Plan	17	
	G. Amendment to FY2027 Fee Schedule – Processing Fees for Electronic Pmts	19	
	H. Water Resiliency Project – Final Change Order	21	
	I. Dry Ridge Historical Museum Quarterly Report	24	
5.	**Town Manager's Report**	27	Town Manager Harris
6.	**General Public Comments** (see below for additional information)		Mayor Lawrence
7.	**Discussion & Action Items** (*marked items include public input)		
	A. Bicycle Safety and Lennie's Law	30	Councilmember Endries
	B. Woodfin/Weaverville Greenway Feasibility Study	34	Planning Director Eller
	C. Zoning Map Amendment – 21 Parker Cove Road – CZD to R-1	41	Planning Director Eller
	D. Quarterly Report – Planning	53	Planning Director Eller
	E. Quarterly Report – Community Center	55	Community Ctr Dir. DeSerio
	F. Quarterly Report – Finance	64	Finance Director Dozier
8.	**Other Brief Updates from Town Council on Committees and Project**		Mayor Lawrence
9.	**Adjournment**		Mayor Lawrence

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

Town Council Workshop Minutes – June 8, 2026

The Town Council regularly scheduled workshop was held on Monday, June 8, 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, Water Treatment Plant Superintendent Randall Wilson, Town Clerk Tamara Mercer, Planner Graham Crawford, Police Chief Somer Oberlin, Fire Chief Ray Canafax, Community Center Manager Mike DeSerio, and A/V Coordinator Lauren Ward.

2. Notable County and Legislative Updates

Town Manager Harris provided an update to the General Assembly legislation reviewing House Bill 1089 and Senate Bill 889 which pertain to local property tax authority. The County is working with their lobbyists and area representatives to have Buncombe County exempted from Senate Bill 889 through adoption of Senate Bill 474.

3. FY2027 Proposed Budgets- Discussion, Direction, and Possible Adoption

Town Manager Harris highlighted and summarized the General Fund, Fire and Water funds proposed:

- General Fund Budget = $10,932,421
- Fire Fund Budget = $5,113,557
- Water Fund Budget = $ 4,279,970
- Total Town Combined Budgets = $20,325,948
- Property Tax Rate (with 2026 schedule of values) = $0.32
- Use of General Fund Balance = $1.148M
- Water Rates = 5% Increase
- Use of Water Fund Balance = $663,568

Harris discussed the .32 cent tax rate, the added positions, the 3% COLA and health insurance increase. He reviewed the vehicle and equipment purchases and capital projects including:

- Waterline replacements
- WTP Claricone Pipe Insulation
- High Bluff Tank Backup generator
- Stormwater Improvements
- Playground Resurfacing

Further review included the salaries in the Fire and Police departments, holiday bonus and employee retention, Main Street lighted holiday tree, IT services costs, water engineering services.

Councilmember Barnett requested further consideration of outside agency contributions which included the Weaverville Business Association, senior meals, and Weaverville Economic Development Advisory Committee (WEDAC), and asked that each receive the same funding of $6,000. He added that WEDAC requested the increase due to organization projects. There was general consensus to increase the WEDAC funding to $6,000.

Further brief discussion included capital projects for the Fire Department and debt service for property acquisition and the Buncombe County fire tax district cost sharing formula.

Finance Director Dozier noted that the added WEDAC expenditure can be adjusted if Council wishes to consider the budget adoption. She reviewed the process as an added $4,000 to WEDAC through an appropriation to the fund balance.

> *Move to add $4,000 to WEDAC to make the total outside agency funding to WEDAC for FY2026-2027 $6,000 and add $4,000 to fund balance appropriation to balance.*
>
> *Moved by: Phil Barnett*
>
> ***Aye:*** *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, and Phil Barnett, and Andrew Nagle*
>
> **Carried unanimously. 7-0**

In response to Councilmember Endries question regarding the new positions, Harris said due to both past and anticipated growth for added responsibilities in the Finance, Police Department and Water Treatment Plant the positions requested address traffic shift needs, safety, hours of operation, and assignments when employees are out or on vacation.

> *Motion to adopt and approve the Town of Weaverville Fiscal Year 2026-2027 Budget Ordinance for the General Fund and Special Revenue Fire Fund with the adjustment to the WEDAC funding and the Fiscal Year Budget Ordinance for the Water Fund as presented.*
>
> *Moved by: Jennifer Young*
>
> ***Aye:*** *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, and Phil Barnett*
>
> ***Nay:*** *Andrew Nagle*
>
> **Carried. 6-1**

4. Proposed FY2027 Fee Schedules

Councilmember Young recommended amending the Public Works crew hourly rate from $35 to $45 to better reflect the costs.

Other discussion centered around cost for Town sponsored vs supported, supported services are contracted for personnel, WBA events and charges such as staff time.

> *Motion to adopt and approve the Fiscal Year 2026-2027 Fee Schedule Ordinance for General Fund and Special Revenue Fire Fund and the Fiscal Year 2026-2027 Fee Schedule Ordinance for the Water Fund, both with the Public Works hourly rate increased to $45.00 per hour.*
> *Moved by: Phil Barnett*
>
> ***Aye:*** *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle*
>
> **Carried unanimously. 7-0**

5. Proposed FY2027 Pay Plans

Although the Pay Plans are in development but are not ready for adoption, Manager Harris highlighted the living wage, recruitable wage in the marketplace, pay parity, COLA, comparisons of mid-range salaries and adjustments in departments to address compression issues. Recommended pay plans will be brought to Town Council at the June 22 meeting

6. Proposed Policy Amendments and Adopting Resolution

There was a question-and-answer period pertaining to employee sick time accumulation, payroll process, unpaid leave, and accounting practices.

Review of personnel policy amendments for harassment policy and procedures, workplace violence prevention, and a ratification to the grievance policy and procedures were clarified for Council consideration.

> *Move to adopt the Resolution which amends the Town's Personnel Policy, Harassment Policy and Procedures, Workplace Violence Prevention Policy and ratifies an amendment to the Grievance Policy and Procedures 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**

7. Town Council - Further Discussion and/ or Direction

Councilmember Young provided a spreadsheet calculation addressing the Town's costs in supporting the Weaverville Business Association events: Music on Main, Salute to Summer, Art in Autumn, the Candlelight Stroll, and St. Patrick's Day (discontinued event).

A brief discussion on Public Works crew overtime, Police Officer and Fire Department support costs, and actual charges for third party events and providing a projected costs statement for departmental support and actual costs of the prep and planning and implementation of services provided to events. There was agreement that the Town should provide cost information for transparency purposes even when no money is exchanged.

> *Motion that the Town provide statements to the WBA and other third parties with estimates of the Town's cost to support events for transparency purposes and then provide a post-event revised statement of actual event costs based on the fee schedule so that everyone can fully understand the true cost of events.*
>
> *Moved by: Jennifer Young*
>
> ***Aye:*** *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Phil Barnett, and Andrew Nagle*
>
> **Carried unanimously. 7-0**

Councilmember Barnett provided an update that a grant-funded economic analysis for Weaverville will begin July 1st, that the LIFT application grant for the outdoor pickleball center at the Balcrank facility at 115 Reems Creek Road was not approved but that the Balcrank facility is filled with recreation and entertainment.

8. ADJOURNMENT

There being no further business, and without objection, Mayor Lawrence adjourned the meeting at 7:08 p.m.

Mayor

Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: July 27, 2026

SUBJECT: Monthly Tax Report

PRESENTER: Tax Collector

ATTACHMENTS: Monthly Tax Report Summary
TR-401G Net Collections Report for June 2026
RMV Refund/Release Report for June 2026

DESCRIPTION/SUMMARY OF REQUEST:

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

A summary of the monthly tax report is provided and shows that **99.89% of the Town's property taxes have been collected as of the end of June**. This totals $4,846,660.26 out of the $4,852,214.52 total tax levy (real property, personal property, and business personal property). At the end of June 2026 there was $5,554.26 left to collect of the 2025 property taxes.

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

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

June 2026	Property Tax Levy Release/Refund	$8.05
June 2026	Motor Vehicle Levy Release/Refund	$27.35

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 June 2026:

Original Billed Amts	$	4,840,812
Abs Adj (Adjustments by Assessor)	$	(4,749)
Bill Releases	$	(32)
Discovery Levy	$	7,674
Additional Levy	$	8,510
Net Levy	$	4,852,215
Total Current Year Collections	**$**	**4,846,660**
% Collected		**99.89%**
Total Left to be Collected:	**$**	**5,554**
Prior Years Tax Paid	$	3,244
Prior Years Interest Paid	$	299

Date run: 7/7/2026 2:53:18 PM

TR-401G Net Collections Report

NCPTS V4

Data as of: 7/6/2026 11:52:25 PM

Report Parameters:

Date Sent to Finance Start: **Min - June 1, 2026**

Date Sent to Finance End: **Max - June 30, 2026**

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

Tax District: **WEAVERVILLE**

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

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

Year For: **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 June 30, 2026								Activity from June 1, 2026 to June 30, 2026			
Tax Year	Orig. Billed Amt ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)	Net Levy ($)	Amt Collect. ($)	Unpaid Balance ($)	Amt Collect. ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)
		Assessor Refunds ($)	Net Collections ($)	Additional Levy ($)	Collection Fee Amt ($)	% Coll.	% Uncoll.			Assessor Refunds ($)	Additional Levy ($)
TAX DISTRICT: WEAVERVILLE LEVY TYPE: Interest											
2025	0.00	0.00	0.00	0.00	0.00	6,392.43	0.00	$ 25.68	0.00	0.00	0.00
		0.00	6,392.43	0.00	0.00	NA	NA			0.00	0.00
2024	0.00	0.00	0.00	0.00	0.00	4,968.90	0.00	$ -	0.00	0.00	0.00
		0.00	4,968.90	0.00	0.00	NA	NA			0.00	0.00
2023	0.00	0.00	0.00	0.00	0.00	6,632.39	0.00	$ -	0.00	0.00	0.00
		0.00	6,632.39	0.00	0.00	NA	NA			0.00	0.00
2022	0.00	0.00	0.00	0.00	0.00	4,939.48	0.00	$ -	0.00	0.00	0.00
		0.00	4,939.48	0.00	0.00	NA	NA			0.00	0.00
2021	0.00	0.00	0.00	0.00	0.00	5,087.99	0.00	$ -	0.00	0.00	0.00
		0.00	5,087.99	0.00	0.00	NA	NA			0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	11,905.62	0.00	$ -	0.00	0.00	0.00
		0.00	11,905.62	0.00	0.00	NA	NA			0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	6,000.40	0.00	$ -	0.00	0.00	0.00
		0.00	6,000.40	0.00	0.00	NA	NA			0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	316.01	0.00	$ -	0.00	0.00	0.00
		0.00	316.01	0.00	0.00	NA	NA			0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	39.57	0.00	$ -	0.00	0.00	0.00
		0.00	39.57	0.00	0.00	NA	NA			0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	64.92	0.00	$ -	0.00	0.00	0.00
		0.00	64.92	0.00	0.00	NA	NA			0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	100.08	0.00	$ -	0.00	0.00	0.00

		0.00	100.08	0.00	0.00	NA	NA				0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	47.72	0.00	$	-	0.00	0.00	0.00
		0.00	47.72	0.00	0.00	NA	NA				0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	1,036.01	0.00	$	-	0.00	0.00	0.00
		0.00	1,036.01	0.00	0.00	NA	NA				0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	730.74	0.00	$	-	0.00	0.00	0.00
		0.00	730.74	0.00	0.00	NA	NA				0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	12.59	0.00	$	-	0.00	0.00	0.00
		0.00	12.59	0.00	0.00	NA	NA				0.00	0.00
Sub.	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**48,274.85**	**0.00**	**$**	**25.68**	**0.00**	**0.00**	**0.00**
		0.00	**48,274.85**	**0.00**	**0.00**	**NA**	**NA**				**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: LATE LIST PENALTY**										
2025	2,480.49	36.66	0.15	359.78	2,808.23	2,737.60	70.63	$	-	0.00	0.00	0.00
		6.71	2,744.31	4.77	0.00	97.48 %	2.52 %				0.00	0.00
2024	2,330.93	1.55	0.36	215.40	2,544.42	2,499.94	44.48	$	-	0.00	0.00	0.00
		0.00	2,499.94	0.00	0.00	98.25 %	1.75 %				0.00	0.00
2023	9,154.90	55.47	0.36	36.73	9,216.15	9,180.87	35.28	$	-	0.00	0.00	0.00
		0.00	9,180.87	80.35	0.00	99.62 %	0.38 %				0.00	0.00
2022	2,555.97	4.77	0.80	733.13	3,283.53	3,270.73	12.80	$	-	0.00	0.00	0.00
		0.00	3,270.73	0.00	0.00	99.61 %	0.39 %				0.00	0.00
2021	1,320.31	65.20	0.54	3,159.35	4,413.92	4,392.09	21.83	$	-	0.00	0.00	0.00
		0.00	4,392.09	0.00	0.00	99.51 %	0.49 %				0.00	0.00
2020	1,211.84	478.88	0.96	6,083.77	7,047.59	7,032.49	15.10	$	-	0.00	0.00	0.00
		0.00	7,032.49	231.82	0.00	99.79 %	0.21 %				0.00	0.00
Sub.	**19,054.44**	**642.53**	**3.17**	**10,588.16**	**29,313.84**	**29,113.72**	**200.12**	**$**	**-**	**0.00**	**0.00**	**0.00**
		6.71	**29,120.43**	**316.94**	**0.00**	**99.32 %**	**0.68 %**				**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: TAX**										
2026	0.00	15.39	19.85	6,266.75	6,231.51	191.02	6,040.49	$	34.82	0.00	8.05	3,493.43
		0.00	191.02	0.00	0.00	3.07 %	96.93 %				0.00	0.00
2025	4,840,811.56	4,748.78	31.80	7,673.58	4,852,214.52	4,846,660.26	5,554.26	$	824.45	0.00	0.00	0.00
		-4,833.67	4,841,826.59	8,509.96	0.00	99.89 %	0.11 %				0.00	0.00
2024	4,297,291.04	3,866.28	47.56	5,304.73	4,301,678.98	4,299,192.35	2,486.63	$	-	0.00	0.00	0.00
		437.67	4,299,630.02	2,997.05	0.00	99.94 %	0.06 %				0.00	0.00
2023	4,196,765.41	2,953.48	60.16	8,428.28	4,204,328.91	4,202,822.87	1,506.04	$	-	0.00	0.00	0.00
		0.00	4,202,822.87	2,148.86	0.00	99.96 %	0.04 %				0.00	0.00
2022	3,986,151.82	1,317.96	43.41	5,719.53	3,990,509.98	3,989,384.71	1,125.27	$	-	0.00	0.00	0.00
		735.06	3,990,119.77	0.00	0.00	99.97 %	0.03 %				0.00	0.00

2021	3,717,652.88	6,296.91	36.26	14,153.16	3,728,407.71	3,725,480.86	2,926.85	$ -	0.00	0.00	0.00
		726.57	3,726,207.43	2,934.84	0.00	99.92 %	0.08 %			0.00	0.00
2020	3,354,216.35	6,680.68	71.80	22,850.56	3,373,041.19	3,372,017.69	1,023.50	$ -	0.00	0.00	0.00
		2,156.28	3,374,173.97	2,726.76	0.00	99.97 %	0.03 %			0.00	0.00
2013	73,342.49	0.00	1,623.13	0.00	71,719.36	71,719.36	0.00	$ -	0.00	0.00	0.00
		0.00	71,719.36	0.00	0.00	100 %	0 %			0.00	0.00
2012	68,037.63	0.00	1,498.22	0.00	66,539.41	66,539.41	0.00	$ -	0.00	0.00	0.00
		0.00	66,539.41	0.00	0.00	100 %	0 %			0.00	0.00
2011	82.56	0.00	0.00	0.00	82.56	82.56	0.00	$ -	0.00	0.00	0.00
		0.00	82.56	0.00	0.00	100 %	0 %			0.00	0.00
Sub.	**24,534,351.74**	**25,879.48**	**3,432.19**	**70,396.59**	**24,594,754.13**	**24,574,091.09**	**20,663.04**	**$ 859.27**	**0.00**	**8.05**	**3,493.43**
		-778.09	**24,573,313.00**	**19,317.47**	**0.00**	**99.92 %**	**0.08 %**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: WEAVERVILLE TAX**									
2019	49,954.82	0.00	193.07	0.00	49,761.75	46,267.22	3,494.53	$ -	0.00	0.00	0.00
		0.00	46,267.22	0.00	0.00	92.98 %	7.02 %			0.00	0.00
2018	1,576.57	0.00	3.29	0.00	1,573.28	914.17	659.11	$ -	0.00	0.00	0.00
		0.00	914.17	0.00	0.00	58.11 %	41.89 %			0.00	0.00
2017	771.97	0.00	566.38	0.00	205.59	145.15	60.44	$ -	0.00	0.00	0.00
		0.00	145.15	0.00	0.00	70.60 %	29.40 %			0.00	0.00
2016	217.62	0.00	2.56	0.00	215.06	168.06	47.00	$ -	0.00	0.00	0.00
		0.00	168.06	0.00	0.00	78.15 %	21.85 %			0.00	0.00
2015	201.36	0.00	8.59	0.00	192.77	160.43	32.34	$ -	0.00	0.00	0.00
		0.00	160.43	0.00	0.00	83.22 %	16.78 %			0.00	0.00
2014	2,126.15	0.00	6.29	0.00	2,119.86	72.85	2,047.01	$ -	0.00	0.00	0.00
		0.00	72.85	0.00	0.00	3.44 %	96.56 %			0.00	0.00
2013	570.35	0.00	0.00	0.00	570.35	15.57	554.78	$ -	0.00	0.00	0.00
		0.00	15.57	0.00	0.00	2.73 %	97.27 %			0.00	0.00
2012	316.30	0.00	111.58	0.00	204.72	204.72	0.00	$ -	0.00	0.00	0.00
		0.00	204.72	0.00	0.00	100 %	0 %			0.00	0.00
Sub.	**55,735.14**	**0.00**	**891.76**	**0.00**	**54,843.38**	**47,948.17**	**6,895.21**	**$ -**	**0.00**	**0.00**	**0.00**
		0.00	**47,948.17**	**0.00**	**0.00**	**87.43 %**	**12.57 %**			**0.00**	**0.00**
Total	**24,609,141.32**	**26,522.01**	**4,327.12**	**80,984.75**	**24,678,911.35**	**24,699,427.83**	**27,758.37**	**$ 884.95**	**0.00**	**8.05**	**3,493.43**
		-771.38	**24,698,656.45**	**19,634.41**	**0.00**	**99.89 %**	**0.11 %**			**0.00**	**0.00**

Signature (Tax Collector) _____

District Refunds FY2026
July 2025 through June 2026

NCVTS Pending refund report Fiscal Year 2026

Jun-26

Tax Jurisdiction	District Type	Net Change
BUN	COUNTY	($10,069.45)
CAS	CITY	($2,466.20)
CBF	CITY	($79.32)
CBM	CITY	($1,035.42)
CMT	CITY	($102.56)
CWV	CITY	($27.35)
CWO	CITY	($215.63)
FEB	FIRE	($79.96)
FEC	FIRE	($220.25)
FFA	FIRE	($91.59)
FFB	FIRE	($30.79)
FJU	FIRE	($22.04)
FLE	FIRE	($91.89)
FNB	FIRE	($116.77)
FRE	FIRE	($10.92)
FRI	FIRE	($22.54)
FSK	FIRE	($205.12)
FSW	FIRE	($55.71)
FUH	FIRE	($9.02)
FWB	FIRE	($173.08)
FWO	FIRE	($69.20)
IAD	SPECIAL	($42.37)
SAS	SPECIAL	($327.46)
FAS	SPECIAL	($5.88)
Total		**($15,570.52)**

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

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

Description/Summary of Request:

A portion of each quarterly distribution the Town receives from the ABC Store must be allocated to Alcohol Education and Law Enforcement activities. For the quarter ending 6/30/2026 the Town received **$2,415.00** for Alcohol Education and **$1,725.00** for Law Enforcement.

As part of the Memorandum of Understanding between Buncombe County Schools and the Weaverville Police Department signed on January 28, 2026, the Town received an additional **$36,666.00** in June 2026 as reimbursement (second half) for SRO duties provided by the Weaverville Police Department during fiscal year 2025-2026.

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?

Account	Account Description	Transfer Amount
010-430-431-26400	Police – Alcohol Ed & Prevention	$2,415.00
010-430-431-26450	Police – ABC Law Enforcement	$1,725.00
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?

Account	Account Description	Transfer Amount
010-004-300-06045	ABC Store – Alcohol Education	$2,415.00
010-004-300-06050	ABC Store – Police Dept Revenue	$1,725.00
010-004-300-07050	Police Dept Grants	$36,666.00

Justification: Please provide a brief justification for this budget amendment. *ABC Store distribution for Q4 FY 2026; Reimbursement (2nd half) 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

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

Description/Summary of Request:

Last year, one of the Fire Department's engines caught fire while responding to a call and was deemed a total loss. The Town received insurance proceeds of $232,500.00 to be put towards the cost of a replacement engine that will soon be ready for pickup. The total cost of the new engine is $1,054,994 which leaves a remaining balance of **$822,494.** A budget amendment is needed to fund this amount from the Fire's Fund Balance. When the second engine on order is ready in the fall, the Town will be financing one or both and may choose to reimburse the Fire Fund Balance with loan proceeds.

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

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2026-2027

Town of Weaverville

What expense accounts are to be increased?

Account	Account Description	Transfer Amount
040-430-434-50500	Fire – Capital Equipment	$822,494

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

Account	Account Description	Transfer Amount
040-004-310-09901	Fire – Appropriated Fund Balance	$822,494

Justification: Please provide a brief justification for this budget amendment. *To cover remaining cost of replacement fire engine after total loss and insurance claim.*

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: July 27, 2026

SUBJECT: ADA Transition Plan Update

PRESENTER: Assistant Town Manager Jackson

ATTACHMENTS: None

DESCRIPTION/SUMMARY OF REQUEST:

On June 22, 2020, Town Council adopted an ADA Transition Plan in order to improve the Town's ADA accessibility within its facilities and parks, and along our sidewalks.

All of the action items that were identified in the Transition Plan have been fully completed and those measures have increased the ADA accessibility of the Town facilities.

During FY 2026 several handicapped parking spaces along Main Street were added or reconfigured for compliance. This included two spaces in front of Town Hall that provides better access to Town Hall and the Community Room, two spaces in front of the Weaverville Public Library and two near the Library. The four spaces that are providing better access to the Library came as a result of a call expressing concern about the adequacy of handicapped parking near the County's Public Library on Main Street.

The Town did receive a couple of calls concerning private businesses, who were both encouraged to review their accessibility to try to address the concerns.

For FY2026-2027 we will be working on improvements to the front doors of Town Hall and the Community Room to provide better ADA accessibility. The elevator that runs from the Police Department to the Community Room hallway has some costly repair issues that will need to be evaluated and staff recommendations provided to Town Council.

A persistent problem that we have in the downtown area is the continued use of tables, chairs, signs, and sometimes pets, on the sidewalks that obstruct the free and clear walkway of the sidewalk. Staff will be engaging with the downtown business to remind them of the ADA requirements to keep the sidewalks clear for pedestrians of all levels of mobility.

COUNCIL ACTION REQUESTED:

No Council action is requested at this time.

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, July 27, 2026

Subject: Buncombe – Madison Regional Hazard Mitigation Plan

Presenter: Planning Director

Attachments: Link to Regional Hazard Mitigation Plan
Proposed Resolution

Action Requested:

Town Council review and adoption of the "Buncombe – Madison Regional Hazard Mitigation Plan" with the following motion proposed motion:

> *I move that we adopt the Resolution Adopting the Buncombe-Madison Regional Hazard Mitigation Plan.*

Description:

Natural hazards, such as hurricanes, floods, and landslides, are a part of the world around us. Their occurrence is natural and inevitable, and there is little we can do to control their force and intensity. We must consider these hazards to be legitimate and significant threats to human life, safety, and property.

The Buncombe County and Madison County regions are vulnerable to a wide range of natural hazards such as hurricanes, landslides, winter storms, severe thunderstorms, and floods. It is also vulnerable to human-caused hazards, such as cyber threats and terrorism. These hazards threaten the life and safety of residents in the Buncombe-Madison Region and have the potential to damage or destroy both public and private property, disrupt the local economy, and impact the overall quality of life of individuals who live, work, and vacation in the region.

While the threat from hazardous events may never be fully eliminated, there is much we can do to lessen their potential impact upon our community and our citizens. By minimizing the impact of hazards upon our built environment, we can prevent such events from resulting in disasters. The concept and practice of reducing risks to people and property from known hazards is generally referred to as *hazard mitigation*. This Plan contains the findings and mitigation strategies and plan that will help in mitigating hazards in our area.

Link to Plan: **https://buncombeconc.portal.civicclerk.com/event/3622/files/attachment/7980**

STRATEGIC PLAN ALIGNMENT	Goal 2 – Emergency Preparedness & Community Resilience
FINANCIAL/BUDGET IMPACT	No direct budget impacts for adoption of Plan

TOWN OF WEAVERVILLE
RESOLUTION ADOPTING THE
BUNCOMBE MADISON REGIONAL HAZARD MITIGATION PLAN

WHEREAS, the Town of Weaverville is vulnerable to an array of hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the Town of Weaverville desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the Weaverville Town Council to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the Weaverville Town Council to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the Town of Weaverville; and

WHEREAS, the Town of Weaverville, in coordination with Buncombe and Madison Counties and the participating municipalities within those Counties, has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

WHEREAS, the North Carolina Emergency Management and the Federal Emergency Management Agency have reviewed the Buncombe Madison Regional Hazard Mitigation Plan for legislative compliance and has approved the plan pending the completion of local adoption procedures;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Weaverville hereby:

1. Adopts the Buncombe Madison Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

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

_____
GARY D. LAWRENCE, Mayor

ATTESTED BY:

_____
ANGELA L. REECE, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	July 27, 2026
SUBJECT:	FY2027 Fee Schedule Amendments – Processing Fees for Electronic Payments
PRESENTER:	Finance Director Dozier
ATTACHMENTS:	Proposed Fee Schedule Amendment

COUNCIL ACTION REQUESTED:

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

> *I move that the Section 6 of the FY2027 Fee Schedule for the General Fund be amended to add processing fees for electronic payment fees associated with facility rentals as presented.*

DESCRIPTION/SUMMARY OF REQUEST:

The Town is migrating to a new software platform for facility rentals beginning August 1. Most deposits and rental fees are paid electronically and there are processing fees for those electronic payments that need to be passed on to renters.

The proposed amendment would add a provision to Section 6 of the Fee Schedule to acknowledge the processing fees, establish the current direct vendor fee of 3.25% plus $0.25 per transaction, and allow for the automatic update of the Fee Schedule should changes be made to the fees charged by the vendor.

Unauthorized Removal of Traffic Related Signs (*including signs, traffic cones, caution tape, barriers, barrels, etc.)*	**$300**
Road/Park Closure Violations (*using streets, sidewalks, parks areas that have been closed)*	**$300**
Hourly Charges for Equipment/Personnel	**See Section 1**

Section 6. Facility Use Fees

For purposes of this section, "Weekday" is Monday through Thursday, "Weekend" is Friday, Saturday and Sunday, "Resident" is any person residing within the municipal limits of the Town of Weaverville.

		Resident, Nonprofit, and Employee Rates	**Non-Resident and Commercial Rates**
Community Center Albert Weaver Room	Deposit	**$500**	**$500**
	Weekday Hourly	**$25**	**$100**
	Weekend Hourly	**$50**	**$150**
	Daily Max	**$500**	**$1,500**
Community Center Multipurpose Room	Deposit	**$100**	**$100**
	Weekday Hourly	**$10**	**$50**
	Weekend Hourly	**$25**	**$75**
	Daily Max	**$250**	**$750**
Community Center Whole Building	Deposit	**$500**	**$500**
	Rate	**$750**	**$2,000**
Town Hall Community Room	Deposit	**$100**	**$100**
	Weekday Hourly	**$10**	**$20**
	Weekend Hourly	**$20**	**$30**
	Daily Max	**$100**	**$200**
Processing Fees for Electronic Payments			
Direct vendor fees charged through electronic payment vendors - These fees shall automatically be updated should changes be made to the fees charged by vendor and the Town Manager is authorized to amend the adopted Fee Schedule to reflect such changes.			
RecDesk - Facility Rental Fees and Deposits			**3.25% plus $0.25 per transaction**

Section 7. General Provisions

a. Unless otherwise provided, the charge provided for violations is for each separate and distinct violation and is assessed daily if the violation is continuing in nature. Additional civil penalties may be assessed pursuant to Town Code or other applicable law.

b. If fees listed in the fee schedule differ from a fee assessed in the Weaverville Code of Ordinances or differ between sections within this fee schedule, the higher applies.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: July 27, 2026

SUBJECT: WTP Resiliency Project – Final Change Order

PRESENTER: Public Works Director Reece

ATTACHMENTS: Change Order No. 5

COUNCIL ACTION REQUESTED:

Town Council action to approve Change Order No. 5 as presented, with the following suggested motion:

> *I move the approval of Change Order No. 5 to the TP Howard Contract as presented.*

DESCRIPTION/SUMMARY OF REQUEST:

TP Howard has been working at the Water Treatment Plant on the resiliency projects that include the installation of the backup generator at the raw water intake and the chlorine gas conversion.

As this project is nearing completion the contractor and engineer have established an updated date of substantial completion of September 11, 2026. Change Order No. 5 adjusts that date and the Final Payment date but does not change the contract price. 125 days have had to be added to the contract term to account for supply chain issues, etc.

The Public Works Director and Town Manager recommend the approval of this change order.

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 5

Date of Issuance: 7/22/26	Effective Date:
Owner: Town of Weaverville	Owner's Contract No.:
Contractor: T.P. Howard's Plumbing Co., Inc.	Contractor's Project No.: UT25-424
Engineer: WithersRavenel	Engineer's Project No.: 22-0112
Project: Weaverville Raw Water Generator Placement and Chlorine Conversion	Contract Name:

The Contract is modified as follows upon execution of this Change Order:

Description: Schedule adjustment to account for material/equipment delays

Attachments: *[List documents supporting change]* N/A

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
	[note changes in Milestones if applicable]
Original Contract Price:	Original Contract Times:
	Substantial Completion: 5/9/26
$ 1,818,568.00	Ready for Final Payment: 6/8/26
	days or dates
[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 4:	[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 4:
	Substantial Completion: 5/9/26

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

$ $9,180.00	Ready for Final Payment: 6/8/26 ____ days
Contract Price prior to this Change Order: $ 1,827,748.00	Contract Times prior to this Change Order: Substantial Completion: 5/9/26 ____ Ready for Final Payment: 6/8/26 days or dates
[Increase] [Decrease] of this Change Order: $ 0.00	[Increase] [Decrease] of this Change Order: Substantial Completion: 125 Days Ready for Final Payment: 125 Days
Contract Price incorporating this Change Order: $ 1,827,748.00	Contract Times with all approved Change Orders: Substantial Completion: 9/11/26 Ready for Final Payment: 10/11/26

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: Carolyn Hawkins	By:	By:
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Director of Water/Wastewater Treatment	Title:	Title: Senior Project Manager
Date: 7/22/26	Date:	Date: 7/22/26

Approved by Funding Agency (if applicable)

By: _____ Date:

Title: _____

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: July 27, 2026

SUBJECT: Dry Ridge Historical Museum Report

PRESENTER: Museum Board Chair Judy Craggs

ATTACHMENTS: Quarterly Report and Board Roster

DESCRIPTION/SUMMARY OF REQUEST:

Judy Craggs serves as the Board Chair of the Dry Ridge Historical Museum. Ms. Craggs and has provided the attached quarterly report and Board information. She will be at tonight's meeting to answer any questions that Town Council might have on the Museum's recent activities.

DRY RIDGE
Historical Museum

Second Quarter Report 2026
June 30, 2026

- Visitors - 344
- Volunteer hours - 644
- Evening Event - Rodney's Garage - 90
- Coffee Talks
  - Weaverville History 1920-1985 - 38
  - George Washington and the Nascent Revolution - 32
- Historic Downtown Tour - 23 Private Tour - 4
- Museum Tour - Lakeside Pointe Seniors - 30
- Museum/Showcase Tour AB Emblem
- New Showcases
  - Declaration of Independence
  - Native American Pottery and Artifacts
- 250th Anniversary Displays in Museum of NC signers of the Declaration of Independence
- Display in Museum of the Anna Ramsey Collection of Cherokee clothing and baskets
- Updated display of the Hillside School and Church

The Museum was opened extra hours prior to Storytelling and other evening events in the Community Center

New Officers were elected in March 2026
Judy Reagan Craggs - Chair
Patty Savage - Co-Chair
Louise Root - Secretary
Margaret Brigman - Treasurer

Bill and Wilma Penland were elected to the Museum Board
Sally Smith and Mazie Hamilton are currently inactive members of the Board

We thank the Town Council and the Staff of the Community Center for their continuing support of the Museum.

Respectfully submitted,
Judy Reagan Craggs - Chair

DRY RIDGE HISTORICAL MUSEUM

2026-27 BOARD MEMBERS

Judy Reagan Craggs - Chair

Patty Savage - Co-Chair - Showcases

Louise Root - Secretary

Margaret Brigman - Treasurer

Lenda Sprague - Volunteer Coordinator

Libby Slovenkay - Coffee Talks/Events

Nancy Weaver

Wilma Penland

Bill Penland

Amelia Weaver - Associate member - Communications

Inactive: Sally Smith, Mazie Hamilton
Emeritus: Jan Lawrence

TOWN MANAGER'S REPORT
July 2026

Mayor/Council,

Music In the Park
The July 11th Music in the Park concert was canceled due to weather but the jazz band, Chronology, will be playing during one of the Music on the Knoll events in the Fall/Winter. The next Music in the Park concert is scheduled for August 8th and will feature Chris Rosser.

Weaverville Fire Department Updates
The Office of State Fire Marshal (OSFM) officially notified the fire department that they maintained their Class 2 rating within the town limits and Class 3 rating in the North Buncombe Fire District (see attached news release).

The new engine has arrived at the Asheville service shop for Atlantic (the Pierce fire truck manufacture local shop). Some equipment is being mounted and the truck should be arriving at the Station in the coming weeks.

Community Conversations
I will be holding a Community Conversations session in the Community Room at Town Hall on Tuesday, August 18th at 6pm. This is a time for me to hear from our community members, answer questions, and have some discussion on the topics and issues affecting our citizens and community.

NCLM Municipal Finance Summer Series
I completed the last webinar class for this series on July 14th, a series of 6 finance classes.

Conflict Resolution Training

We offered conflict resolution training to our staff during the week of July 13th. These sessions were facilitated by an outside consultant and built upon previous sessions that included work on communications and emotional intelligence. Approximately 35 members of our team participated in this training opportunity.

FEMA Update

All FEMA submitted projects have now been obligated for funding. A Recovery Transition Meeting (RTM) is scheduled for July 30th to review the projects, discuss grant requirements, and work on the transition from FEMA to North Carolina Emergency Management (NCEM). We are close to being ready to close out the grant project ordinance that was adopted for all of the FEMA monies.

Human Resources Director Position

We had over 20 applications for the new HR Director position. There were many well-qualified applicants and we moved 5 forward to first-round interviews. Three applicants were asked to participate in a second-round interview on July 24th that included a question/answer section, role play, and written assignment. Next steps are underway and we hope to be able to make an announcement soon.

Congressman Edwards Visit

Staff met with Congressman Edwards at the Water Treatment Plant on Friday July 24th. We were able to show him our facility and the work that is in progress right now and talk to him about the upcoming expansion project and other Town needs.

Speaking and Teaching Events

My recent speaking and teaching engagements include the following:

July 28th – Scheduled to speak at the WBA meeting

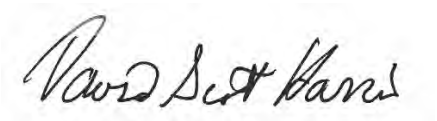
August 19th – Scheduled to speak at AB Tech Ferguson Auditorium in regards to Advent Health Weaverville Campus Certificate of Need for 92 beds

Tree Board – Tree Giveway

The Tree Board has been able to provide the community with some free trees for planting in our community. Board members have been at the last two Tailgate Markets and will continue to give away trees until they are out.

Upcoming Town Meetings/Events

August 3 – Planning Board Meeting at 4pm
August 8 – Music in the Nature Park at 6pm
August 10 – Town Council Regular Workshop Meeting at 6pm
August 18 – Community Conversations with the Manager at 6pm
August 24 – Town Council Regular Meeting at 6pm



Respectfully submitted,
Scottie Harris, Town Manager

OSFM
NC DEPT OF INSURANCE
STATE FIRE MARSHAL

BRIAN TAYLOR
STATE FIRE MARSHAL

For Immediate Release **Contact: Shannon Bullock (919) 647-0000**

June 24, 2026

Fire District Receives New Rating After Inspection

State Officials Award New District Rating

RALEIGH - State Fire Marshal Brian Taylor announced today that the following Fire Districts completed their routine inspection and received the listed rating, on listed effective dates. The inspection, conducted by officials with the State Fire Marshal (OSFM), is required on a regular basis as part of the North Carolina Response Rating System (NCRRS). Among other things, the routine inspections look for proper staffing levels, sufficient equipment, proper maintenance of equipment, communications capabilities and availability of a water source.

District	Type	Rating	Effective
N Buncombe	Rural	3/9E	10/01/2026
Weaverville	Municipal	2	10/01/2026

The NCRRS rating system ranges from one (highest) to 10 (not recognized as a certified fire department by the state), with most rural departments falling into the 9S category. While lower ratings do not necessarily indicate poor service, a higher rating does suggest that a department is overall better equipped to respond to fires in its district. Higher ratings can also significantly lower homeowners insurance rates in that fire district.

State Fire Marshal Brian Taylor extends his congratulations to Ray Canafax for the commendable performance of the Weaverville Fire Department and the dedicated efforts of its team. "The residents of N Buncombe and Weaverville fire district(s) can take comfort in knowing this highly capable team of firefighters from the Weaverville Fire Department is safeguarding them and their belongings in the event of an emergency," Brian stated. OSFM inspections are designed to assess various aspects of fire departments, including equipment, training, and emergency response capabilities, contributing to the overall effectiveness of fire services in North Carolina. State law mandates inspections by OSFM officials for departments serving districts with 100,000 people or fewer.

-OSFM-

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: July 27, 2026

Subject: Bicycle Safety and Lennie's Law

Presenter: Councilmember Endries

Attachments: Information Sheet on the Bicycle Safety Zone Act "Lennie's Law"; Proposed Resolution of Support

Action Requested:

Town Council discussion and feedback on whether there is support for Lennie's Law or not and possible action to adopt a supporting resolution. If appropriate, the following motion could be considered:

> *I move that we adopt the RESOLUTION SUPPORTING THE LEONARD ANTONELLI AND JACOB HILL BICYCLE SAFETY ZONE ACT OF 2025 ("LENNIE'S LAW")*

Description:

Councilmember Endries is the Town's representative on the French Broad River Metropolitan Planning Organization (MPO). There has been recent MPO discussion concerning bicycle safety and a proposed law that would create bicycling safe zones ("Lennie's Law").

Multiple municipalities across our region are considering adoption of a resolution supporting the concept of bicycle safety zones. This proposal emerged following the deaths of two bicyclists on NC 251 (Riverside Drive) in Madison County and seeks to provide additional tools to improve safety on road corridors with significant bicycle activity.

The concept would allow designated roadways with high levels of bicycle use to be identified as bicycle safety zones, within which enhanced penalties could be applied for certain traffic violations, such as speeding. Similar in concept to school zones and highway work zones.

Councilmember Endries will present this item for Town Council discussion and to get feedback from Town Council on this issue so that he can properly represent the Town in any MPO votes on the matter.

Leonard Antonelli and Jacob Hill Bicycle Safety Zone Act of 2025
Aka: *Lennie's Law*

To honor the lives of Leonard Antonelli (Lennie, 27) and Jacob Hill (Jake, 32) - who tragically lost their lives on July 1st, 2025 when a commercial vehicle crossed the center line on a weekly group cycling ride near Asheville, NC on a popular cycling route - this bill proposes a simple solution to encourage and enforce stricter adherence to posted speed limits on popular cycling routes in North Carolina.

Similar to school zones with reduced speed limits and higher penalties for speeding, **Lennie's Law** proposes to designate certain popular cycling routes as **Bicycle Safety Zones** with higher penalties for speeding.

Local and State officials shall make road designations based on data of cycling related accidents and feedback from cycling groups in communities. Once a stretch of road is designated as a Bicycle Safety Zone, new signage should be put up along the route utilizing the existing "share the road" sign with this additional signage:

Bicycle Safety Zone
Fines Higher for Speeding
Next 15 Miles

This simple, cost effective measure will raise awareness of cyclists on the road and impose a greater penalty for disobeying posted speed limits - a leading cause of cyclist/vehicle related accidents.

It's time we had safer places to ride in Western North Carolina, and Lennie's Law is one easy piece of legislation that will move us further down the road in honor of two young cyclists who should still be riding today.

TOWN OF WEAVERVILLE
RESOLUTION IN SUPPORT OF THE LEONARD ANTONELLI AND JACOB HILL BICYCLE SAFETY ZONE ACT OF 2025 ("LENNIE'S LAW")

WHEREAS, the Town of Weaverville is committed to promoting the safety, health, and well-being of all residents and visitors, including those who utilize public roadways for cycling and other forms of active transportation; and

WHEREAS, Western North Carolina is home to a vibrant and growing cycling community, with many roadways serving as popular and heavily trafficked cycling routes;

WHEREAS, on July 1, 2025, Leonard Antonelli ("Lennie", age 27) and Jacob Hill ("Jake", age 32) were tragically killed, while Griffin Tichenor was injured, when a commercial vehicle crossed the center line and struck them during a weekly group cycling ride near Woodfin, North Carolina; and

WHEREAS, this tragic crash underscores the urgent need for enhanced roadway safety measures to protect cyclists and prevent future loss of life; and

WHEREAS, the proposed Leonard Antonelli and Jacob Hill Bicycle Safety Zone Act of 2025, also known as "Lennie's Law," seeks to establish designated Bicycle Safety Zones on popular cycling routes across North Carolina, where stricter enforcement of posted speed limits and increased penalties for violations would apply; and

WHEREAS, "Lennie's Law" proposes a practical, cost-effective approach—modeled after school zone safety measures—that is non-invasive to private property owners and existing roadways, including the installation of clear signage designating bicycle safety zones to increase driver awareness and accountability; and

WHEREAS, data consistently identify excessive speed as a leading contributing factor in vehicle-cyclist collisions, and enhanced enforcement mechanisms can play a critical role in reducing such crashes; and

WHEREAS, local leaders and advocates have expressed support for the concept of bicyclist safety zones as a proactive step toward improving roadway safety; and

WHEREAS, regional partners, including the French Broad Metropolitan Planning Organization and the North Carolina Department of Transportation, are actively evaluating strategies to improve safety along key corridors further demonstrating the need for coordinated action; and

WHEREAS, the Town of Weaverville recognizes that safer roadways benefit all users, including motorists, cyclists, and pedestrians, and contribute to a more livable, connected, and resilient community;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weaverville that:

1. The Town of Weaverville formally expresses its strong support for the establishment of a law that increases awareness and consequences for speeding on designated roadways that meet prescribed criteria for bicycle safety; and
2. The Town supports collaboration with state and regional agencies to identify and designate appropriate Bicycle Safety Zones within and near Weaverville, based on data, community input, and demonstrated need; and

3. The Town encourages the North Carolina General Assembly to adopt this legislation to enhance cyclist safety through the establishment of Bicycle Safety Zones and increased penalties for speeding violations within those zones; and
4. The Town honors the memory of Leonard Antonelli and Jacob Hill and recognizes this legislation as a meaningful step toward preventing future tragedies, and
5. This resolution shall become effective upon adoption.

ADOPTED this _____ day of _____, 2026.

TOWN OF WEAVERVILLE

ATTEST:

_____

Gary D. Lawrence, Mayor

_____

Angela L. Reece, Town Clerk

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	Monday, July 27, 2026
Subject:	Woodfin – Weaverville Greenway Feasibility Study
Presenter:	Planning Director
Attachments:	Link to Feasibility Study, Resolution, Executive Summary and Maps

Description:

In 2024, the French Broad River Metropolitan Planning Organization began evaluating how to connect the planned Beaverdam Creek Greenway in Woodfin with the planned Reems Creek Greenway in Weaverville. Although the two greenways are only about four miles apart, the area between them includes steep terrain and busy roadways that make safe, comfortable walking and bicycling connections challenging today.

A multidisciplinary project team, including representatives from the Towns of Woodfin and Weaverville, Buncombe County, and NCDOT Division 13, worked collaboratively to study potential options for a future greenway connection. Both communities have experienced growth in recent years, adding approximately 6,000 new residents, which has increased demand for safe, convenient alternatives to driving for everyday trips and recreation.

Planning now allows both towns to position themselves for future project funding through NCDOT's State Transportation Improvement Program (STIP) and to coordinate with roadway projects in early planning stages. While construction of a Woodfin-to-Weaverville greenway is still years away, this feasibility study lays the groundwork for a future multi-use path that supports daily travel and recreational use.

https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:2dd6ad7b-dceb-480f-9e36-2228e54ed73a?viewer%21megaVerb=group-discover

Action Requested:

Adoption of resolution supporting Woodfin – Weaverville Greenway Feasibility Study.

WOODFIN » WEAVERVILLE

GREENWAY FEASIBILITY STUDY

EXECUTIVE SUMMARY

INTRODUCTION

In 2024, the French Broad River Metropolitan Planning Organization began evaluating how to connect the planned Beaverdam Creek Greenway in Woodfin with the planned Reems Creek Greenway in Weaverville. Although the two greenways are only about four miles apart, the area between them includes steep terrain and busy roadways that make safe, comfortable walking and bicycling connections challenging today.

A multidisciplinary project team, including representatives from the Towns of Woodfin and Weaverville, Buncombe County, and NCDOT Division 13, worked collaboratively to study potential options for a future greenway connection. Both communities have experienced growth in recent years, adding approximately 6,000 new residents, which has increased demand for safe, convenient alternatives to driving for everyday trips and recreation.

Planning now allows both towns to position themselves for future project funding through NCDOT's State Transportation Improvement Program (STIP) and to coordinate with roadway projects in early planning stages. While construction of a Woodfin-to-Weaverville greenway is still years away, this feasibility study lays the groundwork for a future multi-use path that supports daily travel and recreational use.

WHAT IS THE W2W GREENWAY FEASIBILITY STUDY?

The Woodfin to Weaverville (W2W) Greenway Feasibility Study explores how to create a continuous, multi-use path connecting Woodfin's planned Beaverdam Creek Greenway with Weaverville's planned Reems Creek Greenway. Rather than selecting a final design, the study focuses on identifying feasible corridor options, key constraints, and important considerations that will guide future decision-making and implementation.

By establishing a shared vision and realistic path forward, the study helps both communities prepare for this complex, long-term project. Early coordination with regional partners and NCDOT also positions Woodfin and Weaverville to take advantage of future funding opportunities, particularly as improvements to I-26 or Weaverville Road advance.

WHY THIS PROJECT? WHY NOW?

Over the past decade, more than a dozen pedestrian, bicycle, and transportation plans have been completed in and around Woodfin and Weaverville, including the Buncombe County Greenway Master Plan and the Hellbender Regional Trail. These efforts consistently identify a missing link between the two communities, but questions of feasibility have persisted. At the same time, residents have expressed a strong desire to travel between Woodfin and Weaverville without relying on a motorized vehicle. As preliminary designs for A-0010AA and the express design for Weaverville Highway/Merrimon Avenue advance, feasibility and community preferences have become important enough to warrant a more formal study to document needs, desires, and possibilities.

Several timely factors make now the right moment to study this connection:

- Planned and programmed transportation projects identified through the STIP
- Anticipated widening of Interstate 26
- Ongoing and planned multimodal improvements along Riverside Drive
- Use of NCDOT's Complete Streets policy, which supports integrating bicycle and pedestrian facilities into roadway projects

The W2W Feasibility Study brings these planning efforts and opportunities together, focusing on how to realistically advance a greenway connection that aligns with local priorities and future investments.

A TALE OF TWO CORRIDORS

Two primary north–south corridors frame the study area: Interstate 26 (I-26) and Weaverville Road (US-19 Business). Neither corridor currently provides dedicated space for people walking or biking, but both may undergo improvements, though timing and funding are uncertain. These potential projects create opportunities to incorporate a multi-use sidepath as part of larger transportation investments.

Advancing a greenway connection in coordination with an NCDOT roadway project is advantageous, as a sidepath could be included in overall project costs. Each corridor presents distinct opportunities and trade-offs. Weaverville Road offers direct access to businesses, neighborhoods, and destinations along a relatively short route, but widening the roadway would affect parking, driveways, and adjacent properties.

A sidepath adjacent to an interstate, in this case I-26, is a less common facility but is increasingly used in similar settings and could provide a continuous connection between the two towns with appropriate separation, buffering, and access points to surrounding neighborhoods and Weaver Boulevard (SR 1725).

Rather than selecting a single solution prematurely, this study evaluates both corridors to better understand feasibility, trade-offs, and long-term potential.

LOOKING AHEAD

The W2W Greenway Feasibility Study does not mark the end of the process, but is an important first step. By identifying realistic options, building consensus among partners, and aligning local goals with future transportation investments, the study helps ensure Woodfin and Weaverville are prepared to act when funding and implementation opportunities arise. The result is a clearer path toward a connected greenway that supports mobility, recreation, economic vitality, and quality of life for the region.

Figure 1. What Comes Next?

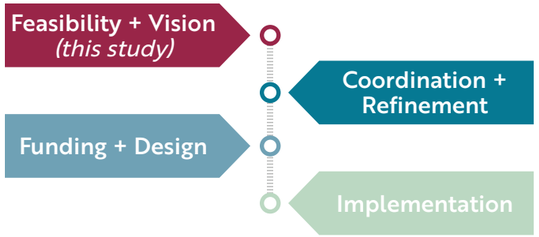


Figure 2. Partnerships Make it Happen

PARTNERSHIPS MAKE IT HAPPEN

The French Broad River Metropolitan Planning Organization (FBRMPO) launched this study in 2025 with the Town of Woodfin, the Town of Weaverville, Buncombe County, and NCDOT. Collaborations such as this are critical to the success of multi-jurisdictional projects such as W2W.

ALTERNATIVE A: I-26 PARALLEL MULTI-USE TRAIL

Includes segments 23, 26, 28, and 30

This alternative begins in Woodfin on I-26 near Old Beaverdam Creek Road, at the eastern end of the future Beaverdam Creek Greenway, and extends north for approximately 4.61 miles running parallel to the east side of the Interstate, terminating near Weaver Boulevard in Weaverville.

In addition to the primary paved multi-use path, several connection points would provide access to nearby commercial destinations and residential neighborhoods along Weaverville Road. This alternative is intended to be pursued in conjunction with NCDOT's planned widening of the I-26 corridor. The pros and cons associated with Alternative A are described below.

ALTERNATIVE A PROS

- Opportunity to coordinate planning and construction with an NCDOT STIP project currently in the early planning stages
- Potential eligibility for funding through NCDOT's Complete Streets program
- Potentially fewer direct impacts to commercial parking areas and residential properties compared to Alternative B
- Potentially reduced effects on businesses and adjacent properties compared to on-street alternatives
- Potential to connect to commercial growth areas in Weaverville near Weaver Boulevard
- Opportunity to serve as a regional connection for daily travel between Weaverville, Woodfin, while also connecting with Asheville's greenway network

ALTERNATIVE A CONS

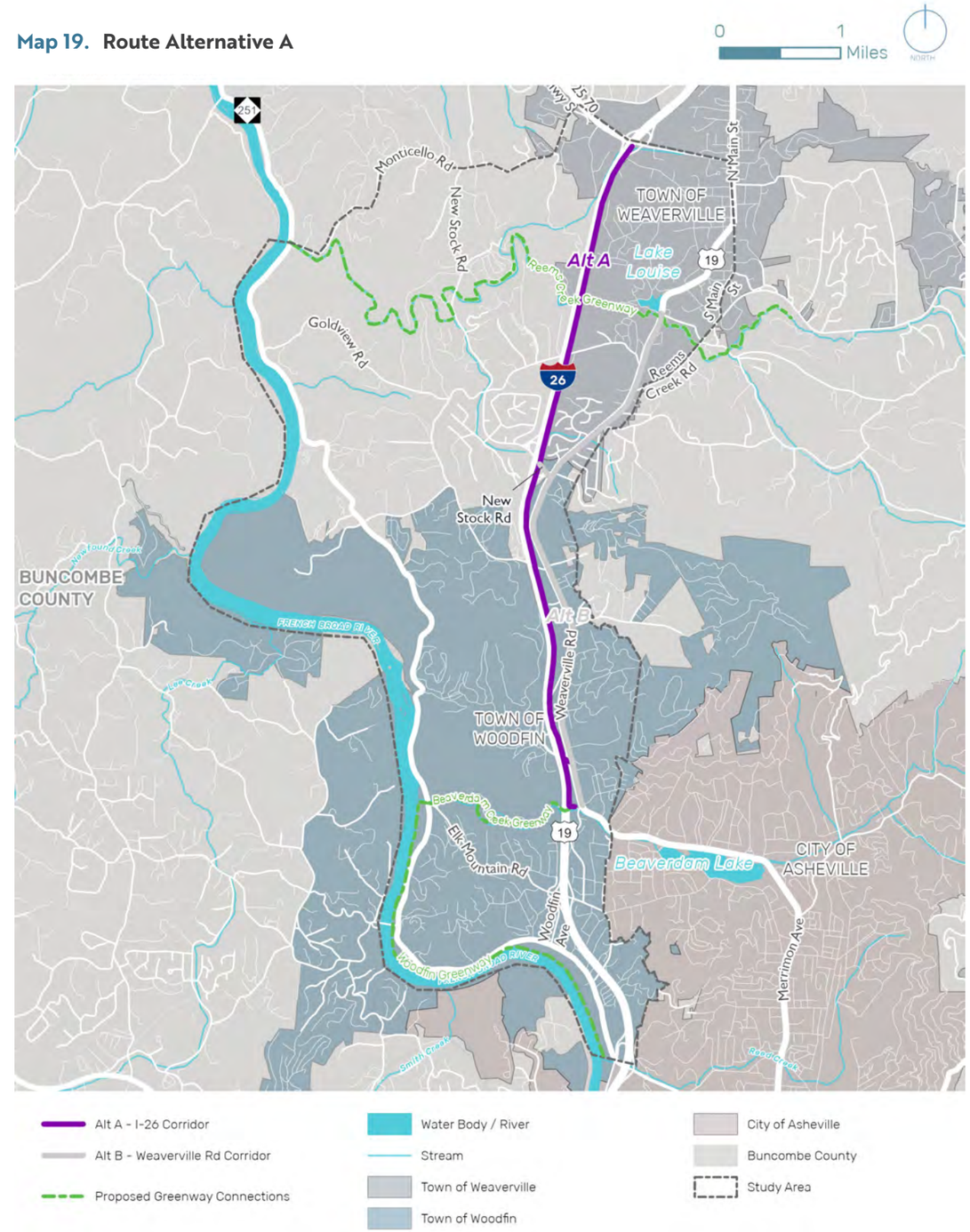
- Potentially less desirable user experience compared to more community-oriented corridors
- Would require supplemental connections that may not be included in the NCDOT STIP project scope
- May add cost to an NCDOT project due to the need for additional structures such as bridges and retaining walls

Image 29. I-26 Shoulder

Image Source: WNC Mountain Realty Group

A gravel shoulder, guardrail, and adjacent wooded area illustrate the physical space and context for a potential multi-use path paralleling the interstate.

Map 19. Route Alternative A



ALTERNATIVE B: WEAVERVILLE ROAD SIDEPATH

Includes segments 1, 2, 4, 6, 8, and 10

This alternative would connect in Woodfin at the intersection of Weaverville Road and Senator Reynolds Boulevard, which serves as the terminus of the planned Beaverdam Creek Greenway. From there, the route would extend north as a sidepath along the east side of Weaverville Road for approximately 3.65 miles, connecting in Weaverville at Lake Louise Park and the planned Reems Creek Greenway.

This alternative would follow an established roadway corridor that includes a mix of residential and commercial uses. The pros and cons associated with Alternative B are summarized below.

ALTERNATIVE B PROS

- Direct access to numerous commercial destinations, neighborhoods, and community amenities along Weaverville Road
- Opportunity for a well-designed, separated sidepath to enhance the character of the corridor and provide a positive user experience

ALTERNATIVE B CONS

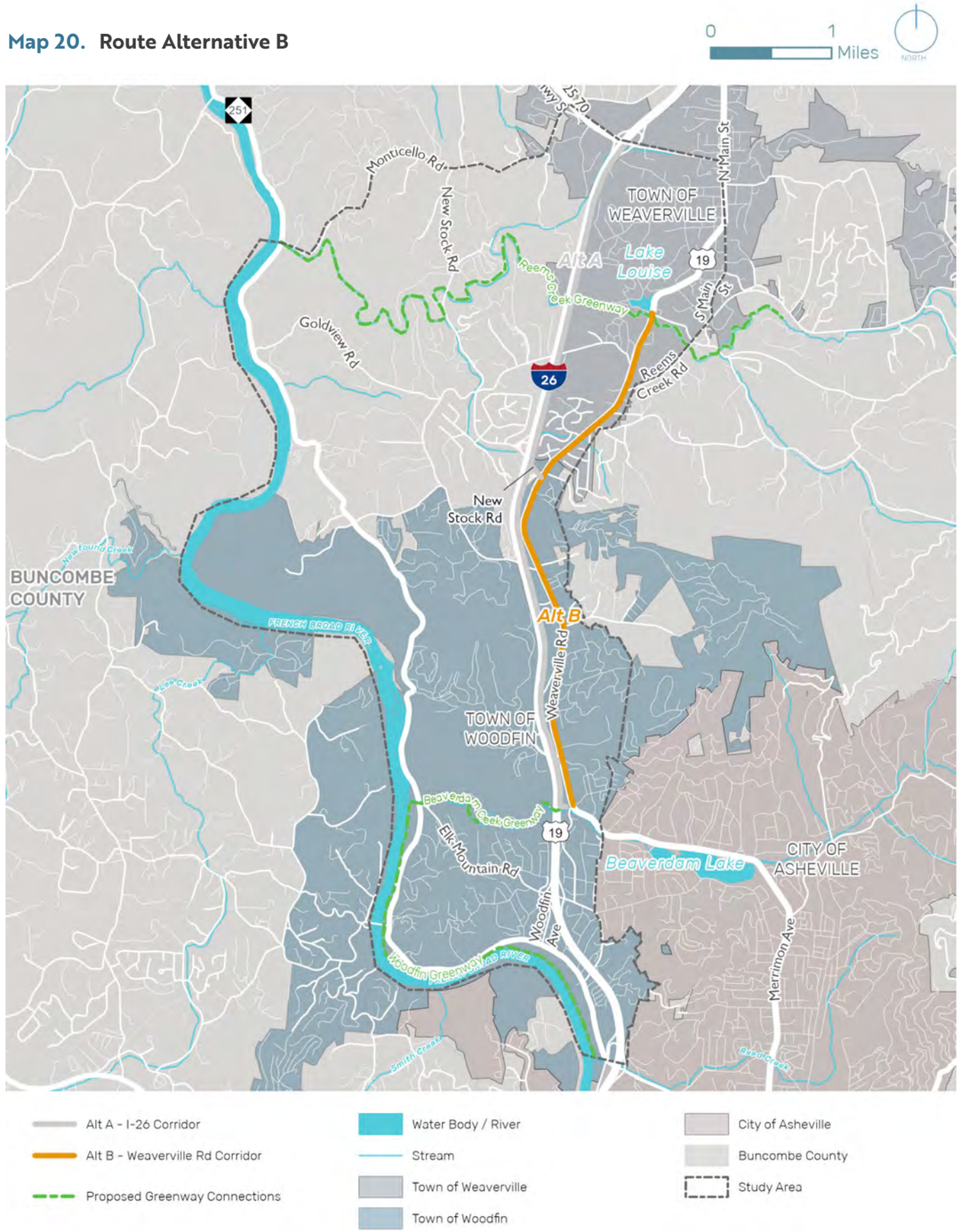
- Would require retrofitting a sidepath along existing roadway and drainage infrastructure
- Potentially significant impacts to existing commercial parking areas and some residential properties, which could affect business operations and residential access
- Existing conditions along Weaverville Road include safety concerns and frequent access points, which introduce potential conflicts with vehicles and require careful design to mitigate risks
- Topographic challenges, including areas where retaining walls may be required, particularly closer to Weaverville
- Numerous driveway crossings present ongoing safety and operational challenges for trail users
- Potential conflicts with overhead utility lines
- Potential impacts to Wagner Branch Creek

Image 30. Weaverville Road in Woodfin

Image Source: WNC Mountain Realty Group

A two-lane roadway with grassy shoulders, adjacent creek, and overhead utilities illustrates the physical context and constraints for a potential sidepath along the corridor.

Map 20. Route Alternative B



ALTERNATIVE C: COMBINATION OF I-26 TRAIL AND WEAVERVILLE ROAD SIDEPATH

Includes segments 23, 26, 8, and 10

Alternative C represents a combination of Alternatives A and B. The southern portion of the route would follow I-26, paralleling the Interstate north from Woodfin to the New Stock Road interchange. At this point, the route would transition east to follow Weaverville Road north to Lake Louise Park and connect with the planned Reems Creek Greenway. The combined alignment is approximately 3.89 miles in length.

This alternative is intended to balance the feasibility and efficiency of the I-26 corridor with the access and community connectivity offered by Weaverville Road. The benefits and challenges associated with Alternative C are summarized below.

ALTERNATIVE C PROS

- Businesses along Weaverville Road in the southern portion would experience fewer impacts, as this segment would parallel I-26
- Ability to access commercial destinations and residential neighborhoods along the northern portion of Weaverville Road
- Reduced number of driveway crossings compared to a full Weaverville Road sidepath
- Terminates at Lake Louise Park, a key destination and desired endpoint

ALTERNATIVE C CONS

- Portions of the route may not be eligible for NCDOT funding
- Segments along Weaverville Road could require significant retaining walls, increasing construction costs

Image 31. Weaverville Road in Weaverville

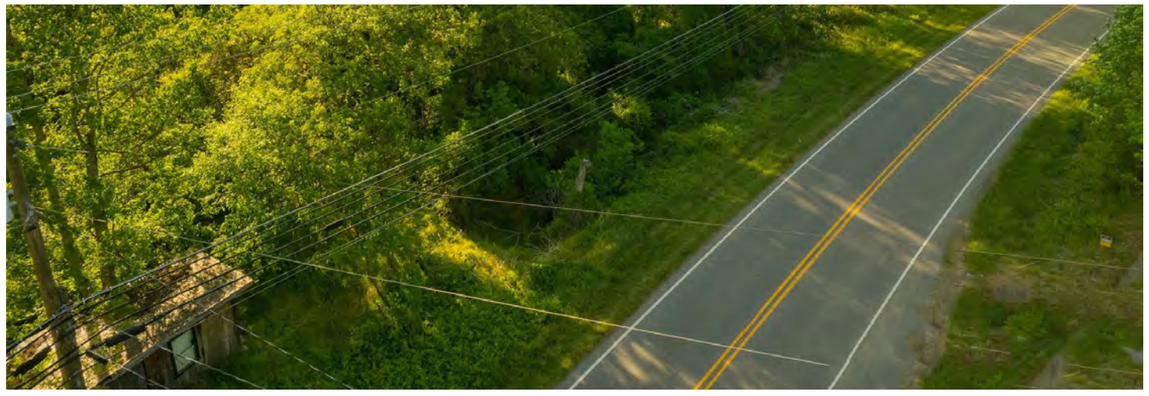
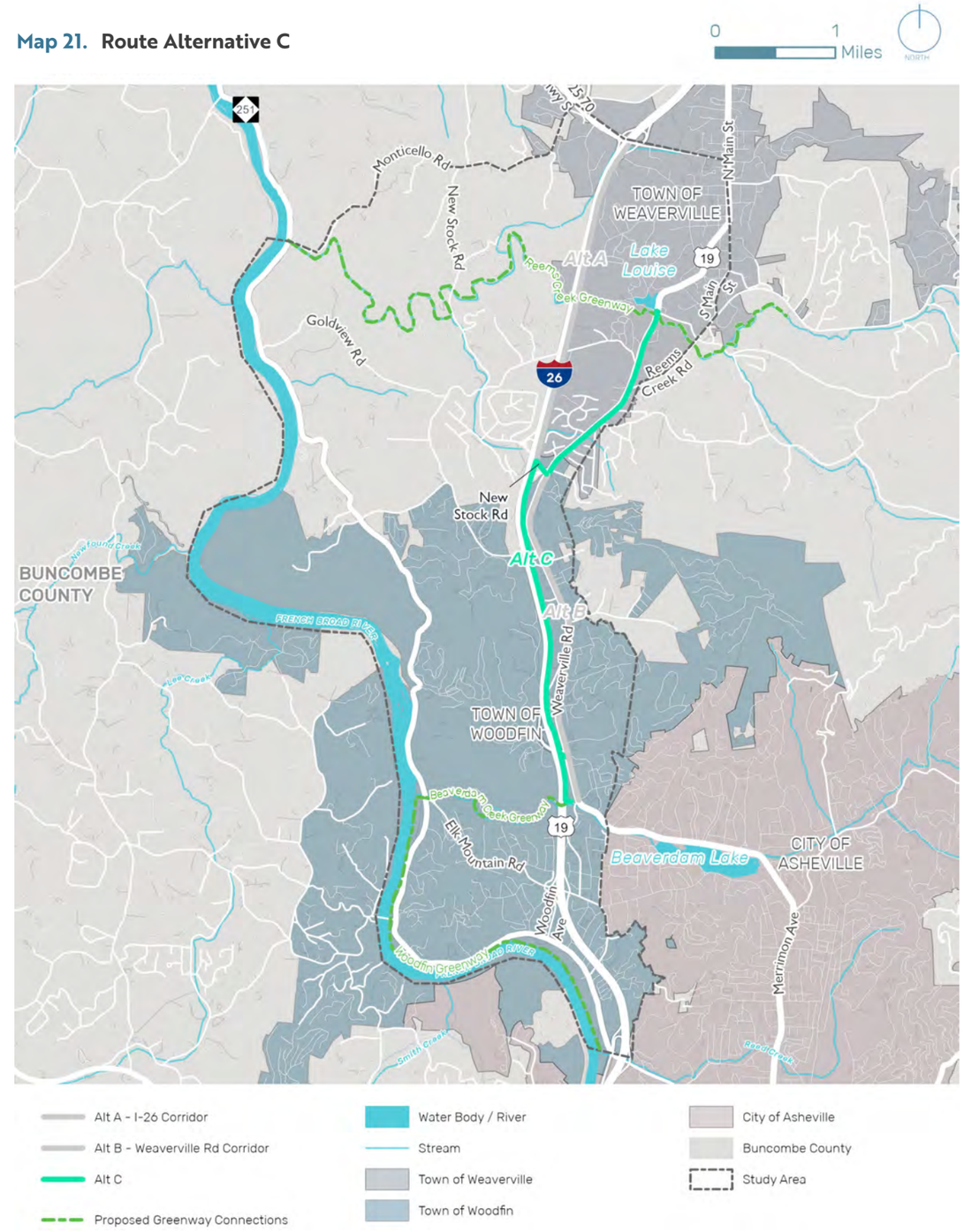


Image Source: WNC Mountain Realty Group

A two-lane roadway with grassy shoulders, adjacent creek, and overhead utilities illustrates the physical context and constraints for a potential sidepath along the corridor.

Map 21. Route Alternative C



TOWN OF WEAVERVILLE
RESOLUTION SUPPORTING THE
WOODFIN-WEAVERVILLE GREENWAY FEASIBILITY STUDY

WHEREAS, in 2024, the French Broad River Metropolitan Planning Organization (MPO) began evaluating how to connect the planned Beaverdam Creek Greenway in the Town of Woodfin with the planned Reems Creek Greenway in the Town of Weaverville; and

WHEREAS, a multidisciplinary project team, including representatives from the Towns of Woodfin and Weaverville, Buncombe County, and NCDOT Division 13, have worked collaboratively to study potential options for a future greenway connection to provide for safe, convenient alternatives to driving for everyday trips and recreation within an area that includes steep terrain and busy roadways;

WHEREAS, the Woodfin-Weaverville Greenway Feasibility Study was developed and, if adopted, will allow both towns to position themselves for future project funding through NCDOT's State Transportation Improvement Program (STIP) and to coordinate with roadway projects in early planning stages;

WHEREAS, while construction of a Woodfin-to-Weaverville greenway is still years away, this Feasibility Study lays the groundwork for a future multi-use path that supports daily travel and recreational use;

NOW, THEREFORE, BE IT RESOLVED, that the Weaverville Town Council hereby supports the adoption of the Woodfin-Weaverville Greenway Feasibility Study by the French Broad River Metropolitan Planning Organization.

ADOPTED this 27th day of July, 2026.

TOWN OF WEAVERVILLE

ATTEST:

_____
Gary D. Lawrence, Mayor

_____
Angela L. Reece, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	July 27, 2026
SUBJECT:	Zoning Map Amendment – 21 Parker Cove – CZD to R-1
PRESENTER:	Planning Director
ATTACHMENTS:	Zoning Map Amendment Application, Conditional District Ordinance, GIS Map

COUNCIL ACTION REQUESTED:

The property owner for 21 Parker Cove Road is seeking the elimination of the conditional district which governs 21 Parker Cove Road and a map amendment from conditional zoning to R-1 zoning.

Town Council is asked to offer any initial thoughts on this proposed zoning map amendment and to forward the proposed amendment to the Planning Board for review and comment.

DESCRIPTION/SUMMARY OF REQUEST:

Town Council adopted a conditional district ordinance for 21 Parker Cove Road on February 24, 2025, that provides for the development of 45 residential units on the property in a unique configuration. The property owner has abandoned that particular development and has requested a map amendment from conditional zoning to R-1 zoning.

Town ordinances dictate that zoning map amendments involving a conditional district be presented to Town Council for an initial review. Initial considerations by Town Council is intended to provide Town Council with the opportunity to express preliminary thoughts related to the map amendment and any comments made are advisory only and shall not serve as a final determination on the matter.

This language was likely crafted to address map amendments to conditional districts rather than away from conditional districts, but staff wanted to offer an opportunity for Town Council to provide upfront comments if that is desired.

TOWN OF WEAVERVILLE APPLICATION FOR A ZONING MAP OR TEXT AMENDMENT

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

OWNER/APPLICANT NAME: 21 Parker Cove LLC APPLICATION DATE:

PHONE NUMBER: 631 384 1510 MAILING ADDRESS: P.O. Box 254 Sapphire NC 28774

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

- [x] The Zoning Map
- [ ] The text of the Zoning Ordinance (Chapter 20 Planning and Development)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: 21 Parker Cove Rd.

PIN: 9752-44-2568 LOT AREA (acres): 8.87ac

CURRENT ZONING DISTRICT: CD PROPOSED ZONING DISTRICT: R1

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:

- [ ] Total acreage
- [ ] Current owner(s) and date of survey
- [ ] Property location relative to streets
- [ ] North arrow
- [ ] Existing easements, rights of way, or other restrictions on the property
- [ ] Areas located within the floodplain
- [ ] Adjoining property owners, addresses, and Buncombe County PINs

---

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 TO AMEND:

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

JUSTIFICATION OF PROPOSED AMENDMENT(S):

TOWN OF WEAVERVILLE APPLICATION FOR A ZONING MAP OR TEXT AMENDMENT

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

Application Fee Based Upon Size of Property

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

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

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

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

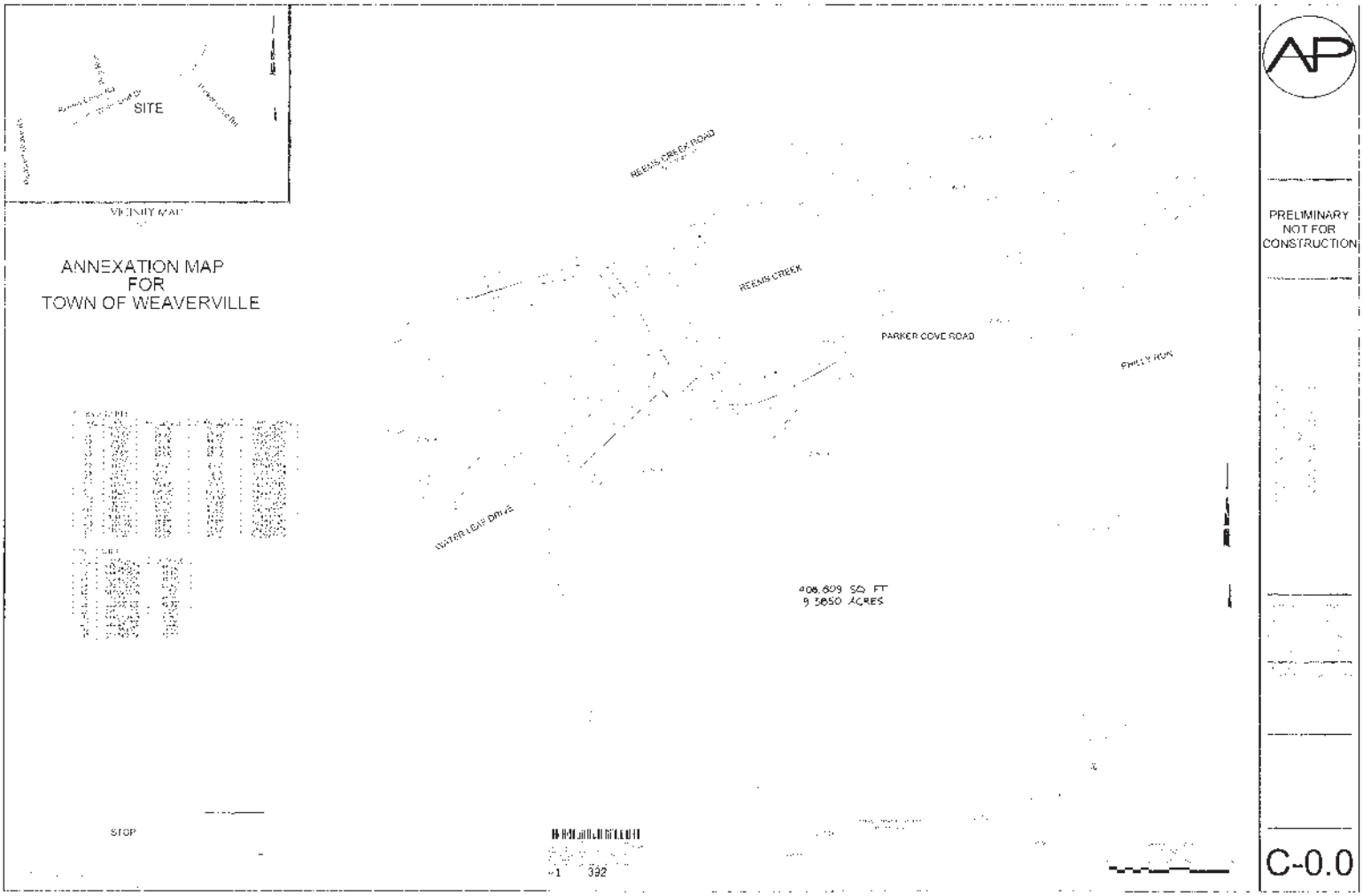
REZONING FEE SCHEDULE:

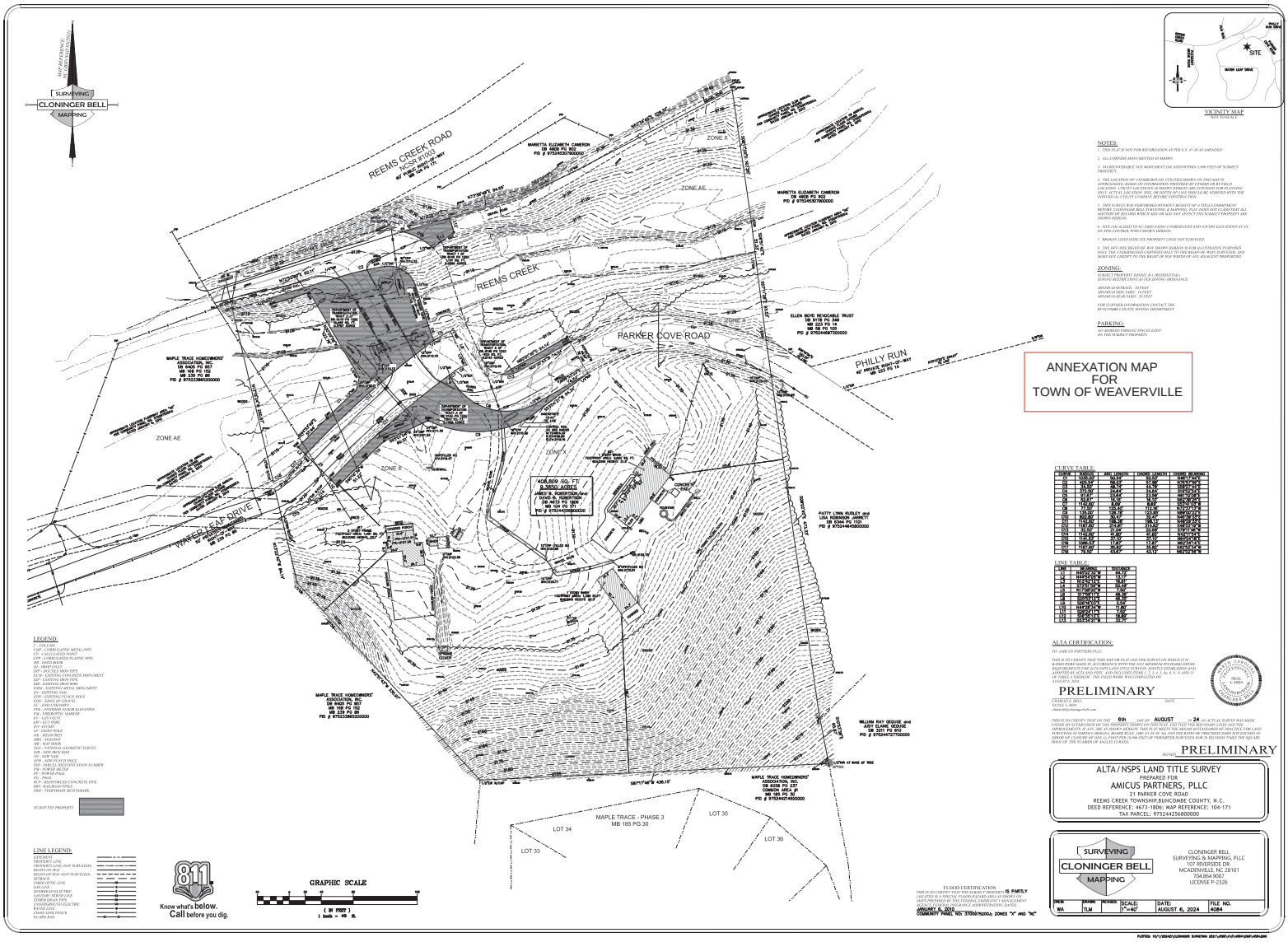
< 1 acre	$250.00
1-3 acres	$500.00
4-9 acres	$750.00
10 + acres	$1,000.00

Text Amendment
Fees..... $500.00

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

The Town of Weaverville NORTH CAROLINA


SITE
VICINITY MAP
ANNEXATION MAP
FOR
TOWN OF WEAVERVILLE
REEMS CREEK ROAD
REEMS CREEK
PARKER COVE ROAD
PHILLY RUN
WATER LEAF DRIVE
406,609 SQ. FT.
9.3850 ACRES
STOP
1 392
PRELIMINARY
NOT FOR
CONSTRUCTION
C-0.0



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING PURPOSES ONLY. THE LOCATION OF UTILITIES SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. SITE LOCALIZED TO NC GRID NAD83 COORDINATES AND NAVD88 ELEVATIONS AT AN ON SITE CONTROL POINT SHOWN HEREON.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

SUBJECT PROPERTY ZONED: R-1 (RESIDENTIAL)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

MINIMUM SETBACK: 20 FEET
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 30 FEET

FOR FURTHER INFORMATION CONTACT THE BUNCOMBE COUNTY ZONING DEPARTMENT.

PARKING:

NO MARKED PARKING SPACES EXIST ON THE SUBJECT PROPERTY.

ANNEXATION MAP
FOR
TOWN OF WEAVERVILLE

CURVE TABLE:

CURVE #	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	8°04'37"	32.92'	32.90'	N84°14'24"E
C2	8°04'37"	32.92'	32.90'	N84°14'24"E
C3	8°04'37"	32.92'	32.90'	N84°14'24"E
C4	8°04'37"	32.92'	32.90'	N84°14'24"E
C5	8°04'37"	32.92'	32.90'	N84°14'24"E
C6	8°04'37"	32.92'	32.90'	N84°14'24"E
C7	8°04'37"	32.92'	32.90'	N84°14'24"E
C8	8°04'37"	32.92'	32.90'	N84°14'24"E
C9	8°04'37"	32.92'	32.90'	N84°14'24"E
C10	8°04'37"	32.92'	32.90'	N84°14'24"E
C11	8°04'37"	32.92'	32.90'	N84°14'24"E
C12	8°04'37"	32.92'	32.90'	N84°14'24"E
C13	8°04'37"	32.92'	32.90'	N84°14'24"E
C14	8°04'37"	32.92'	32.90'	N84°14'24"E
C15	8°04'37"	32.92'	32.90'	N84°14'24"E
C16	8°04'37"	32.92'	32.90'	N84°14'24"E
C17	8°04'37"	32.92'	32.90'	N84°14'24"E
C18	8°04'37"	32.92'	32.90'	N84°14'24"E
C19	8°04'37"	32.92'	32.90'	N84°14'24"E
C20	8°04'37"	32.92'	32.90'	N84°14'24"E
C21	8°04'37"	32.92'	32.90'	N84°14'24"E
C22	8°04'37"	32.92'	32.90'	N84°14'24"E

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N75°13'23"W	83.13'
L2	N75°13'23"W	83.13'
L3	N75°13'23"W	83.13'
L4	N75°13'23"W	83.13'
L5	N75°13'23"W	83.13'
L6	N75°13'23"W	83.13'
L7	N75°13'23"W	83.13'
L8	N75°13'23"W	83.13'
L9	N75°13'23"W	83.13'
L10	N75°13'23"W	83.13'
L11	N75°13'23"W	83.13'
L12	N75°13'23"W	83.13'
L13	N75°13'23"W	83.13'
L14	N75°13'23"W	83.13'
L15	N75°13'23"W	83.13'
L16	N75°13'23"W	83.13'
L17	N75°13'23"W	83.13'
L18	N75°13'23"W	83.13'
L19	N75°13'23"W	83.13'
L20	N75°13'23"W	83.13'
L21	N75°13'23"W	83.13'
L22	N75°13'23"W	83.13'

LEGEND:

T - CATLOG
CMP - CORRUGATED METAL PIPE
CPP - CONCRETE PIPE
CPP - CORRUGATED PLASTIC PIPE
IMI - INSIDE MONR
IPF - IRON PIPE
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EMI - EXISTING IRON WIRE
EPM - EXISTING PLASTIC MONUMENT
EV - EXISTING VAL
EPW - EXISTING PUNCH HOLE
EU - EXISTING UTILITY
EU - EXIS UNKNOWN
FFE - FINISHED FLOOR ELEVATION
FM - FIREHOPTIC MARKER
GV - GAS VALVE
GW - GAS WELL
INV - INVERT
LP - LIGHT POLE
MB - MAILBOX
MBS - MAILBOXES
MB - MAT BOOK
NGS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON WIRE
NP - NEW PIPE
NPH - NEW PUNCH HOLE
PID - PARCEL IDENTIFICATION NUMBER
PP - POWER POLE
PP - POWER POLE
PU - PALN
RCP - REINFORCED CONCRETE PIPE
RBS - RAILROAD SPIKE
TBM - TEMPORARY BENCHMARK

NCSOT FEE PROPERTY

LINE LEGEND:

GASCMENT
PROPERTY LINE
PROPERTY LINE (NOT PLAT/DEED)
RIGHTS OF WAY
RIGHTS OF WAY (NOT SURVEYED)
SETBACK LINE
FARE WITIC LINE
GAS LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
STORM DRAIN PIPE
UNDERGROUND ELECTRIC
TELEPHONE
FIBER LINE FIOUS
GUARD RAIL

ALTA CERTIFICATION:

TO: AMICUS PARTNERS,PLLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS , AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 11 AND 13 OF TABLE A THEREIN. THE FIELD WORK WAS COMPLETED ON AUGUST 6, 2024.

PRELIMINARY

CHARLES T. BELL
NCPLS L-4696
charlie@cloningerbell.com
DATE

THIS IS TO CERTIFY THAT ON THE 6th DAY OF AUGUST 24 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT AND THE BOUNDARIES AND THE IMPROVEMENTS SHOWN ARE ACCURATE AS DETERMINED BY THE SURVEY. THE RATIO OF PRECISION OF THE LAND INFORMATION IS GREATER THAN ONE IN 10,000 FEET. THE NO. 0 DENOTES RATIO OF PRECISION GREATER THAN ONE IN TEN THOUSAND FEET. THE ERROR OF CLOSURE OF ONE (1) FOOT PER 14,000 FEET OF PERIMETER SUPPLIED NOR IN RECOVERY THREE THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED PRELIMINARY

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
AMICUS PARTNERS, PLLC
21 PARKER COVE ROAD
REEMS CREEK TOWNSHIP, BUNCOMBE COUNTY, N.C.
DEED REFERENCE: 4673-1806; MAP REFERENCE: 104-171
TAX PARCEL: 975244256800000

SURVEYING
CLONINGER BELL
MAPPING

CLONINGER BELL
SURVEYING & MAPPING, PLLC
707 RIVERSIDE DR
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

DRW.	DWNG.	REVISED	SCALE:	DATE:	FILE NO.
WA	TLM		1"=40'	AUGUST 6, 2024	4084

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN FLOOD ZONE "AE" AND PARTLY IN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE ADMINISTRATION, DATED JANUARY 6, 2010 AND COMMUNITY PANEL NO. 3700970200J. ZONES "X" AND "AE"

Doc ID: 036850130006 Type: CRP
Recorded: 05/23/2025 at 09:32:08 AM
Fee Amt: $51.00 Page 1 of 6
Workflow# 0000925285-0003
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 6494 PG 1171-1176

NON-STANDARD FILING

PREPARED BY AND RETURN TO:
Michael C. Frue, 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-10 FOR 21 PARKER COVE ROAD

WHEREAS, +/- 9.385 acres of property located at 21 Parker Cove Road which is shown on the proposed Annexation Map which is attached hereto and incorporated herein by reference, and which currently bears Buncombe County Parcel Identification Number 9752-44-2568, is owned by the James B. Robertson Estate and/or the Blanche R. Robertson Marital Trust, with William B. Crawford servings as the Executor of the Estate and the Successor Trustee for the Trust; and

WHEREAS, a petition requesting conditional district zoning on property located at 21 Parker Cove Road was submitted to the Town of Weaverville on or about 10 September 2024 with a voluntary annexation petition; and

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

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; and

WHEREAS, the proposed development is a single family residential development consisting of 45 lots on +/- 9.385 acres in a clustered development configuration and the Town's Code of Ordinances requires that a conditional district be created where the residential setbacks required by Weaverville Code Sec. 20-3206 are not observed; and

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; and

WHEREAS, the Planning Board of the Town of Weaverville has reviewed the project and submitted a finding that the proposed development is consistent with the Comprehensive Landu Use Plan but unreasonable due to the density as proposed was too high and that the small lot configuration that was proposed for the project is not consistent with the other residential uses within the area; and

WHEREAS, the property owner held a community meeting on 19 November 2024 as required by Town Code Sec. 20-3203(e)(2) and after proper notice, and provided a report to Town Council; and

WHEREAS, a public hearing on the requested conditional district and R-2 was held during a meeting of Town Council on 21 January 2025 at 6:00 p.m., after due notice by mailing, posting the property, and publication on 9 January 2025 and 16 January 2025, and a written comment period beginning on 30 December 2024;

WHEREAS, at the public hearing the residents of Weaverville and the surrounding area were given an opportunity to be heard on any questions regarding the desirability of the proposed conditional district and R-2 zoning;

WHEREAS, the property owner/developer has amended its proposed development and conditional district request in order to address the concerns raised by the Planning Board and the public for more consistency with R-2 zoning; and

WHEREAS, Town Council finds that the conditional district as amended is consistent with the Comprehensive Land Use Plan for all of the reasons noted by the Planning Board, and reasonable and in the public interest in that the residential proposed development is single family in natural, which is compatible with the current uses and zoning of several properties within the area including properties within the Town and just outside its municipal limits, and that open space and tree preservation is provided; and

WHEREAS, as indicated by signatures below, the property owner has consented to all conditions set forth herein, which are hereby found to be reasonable and relevant;

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

1. The zoning classification of that certain real property shown on that Annexation Map recorded in Book 1 at Page 392, Buncombe County Registry, and which currently bears Buncombe County Parcel Identification Number 9752-44-2568 is designated as a conditional district known as CD-10 and is subject to compliance with the conditions 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 following conditions shall apply:
    a. The project shall be constructed in substantial compliance with the Rezoning Plan dated 27 January 2025, and the data shown thereon, a copy of which is attached

hereto and hereafter referred to as the "Approved Site Plan".

b. The maximum allowed number of residential lots in the project is 27, which is a density of 2.87 lots per acre.

c. The accessory structures shown on the Approved Site Plan are to be detached garages. No secondary dwelling/accessory dwelling unit is allowed to be constructed on any lot and the garages are not allowed to be converted into secondary dwellings/accessory dwelling unit. In other words, only one residence is allowed per lot.

d. The undeveloped property and/or open spaces shown on the Approved Site Plan shall not be eligible for subdivision.

e. All driveways/streets within the project shall be private. Said private driveways/streets shall be constructed to standards set forth in the North Carolina Department of Transportation subdivision road minimum construction standards, as required by Weaverville Code Sec. 24-83.

f. The number of off-street parking spaces provided 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 Water Leaf Drive is expressly prohibited.

g. Construction related vehicles must be parked on the property and not on the public streets or the shoulders of those public streets. All dirt, mud, construction materials, or other debris deposited on the public streets as a result of construction activities must be removed by the contractor or owner on a daily basis, pursuant to Code Section 22-48.

h. All outdoor lighting on the property shall comply with the outdoor lighting provisions of Code Section 20-3324. A plan shall be submitted and approved as required by Sec. 20-3603.

i. All signs shall comply with the provisions of Code Section 20-4104. Notwithstanding anything herein to the contrary, signage required by federal or state is allowed.

j. All landscape buffers shown on the Approved Site Plan must be maintained or installed. The 100-foot buffer to the south must be undisturbed with existing trees and shrubbery maintained. Maintenance of the undisturbed area can include the removal of trees that are deemed dangerous, but must be replaced. Landscaping that is installed must comply with the list of recommended species that is maintained by the Town's Planning Department. A landscaping plan meeting the requirements of Town Code Sec 20-3403 must be submitted and approved in conjunction with a zoning permit application. If any revisions to the landscaping are required in order to comply with environmental ordinances administered by Buncombe County, approval of such revisions shall not be unreasonably withheld by the Town. Any landscaping required by the plan shall be maintained in accordance with Sec. 20-3404(e).]

k. 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.

l. Compliance with all applicable floodplain regulations is required.

m. This project is subject to a final review by the Town's technical review committee prior to issuance of any permits.

n. Zoning permits required by Sec. 20-3110 shall be applied for within two 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 NCGS 160D-108.

o. Code Section 20-3203 shall continue to govern the project including, but not limited, to those provisions regarding issuance of zoning permits, modifications (in accordance with Code Section 20-1303), appeals, and final plat approval.

p. Property owner/developer agrees to convey an easement to the Town of Weaverville for the purposes of the construction, installation, and maintenance of a greenway for public use. Said easement is to be a minimum of 30 feet in width on each side of Reems Creek with the exact locations to be determined prior to the completion of the project.

3. This ordinance shall be recorded in the Buncombe County Register of Deeds, and shall be binding on the property owner, their successors and assigns.

4. The conditional district zoning will be valid until amended or repealed.

5. 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.

6. 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-10" and to issue a zoning permit for the improvements that are to be made in compliance with this Conditional District.

7. 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.

8. 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.

9. This ordinance shall be effective immediately upon adoption.

ADOPTED THIS the 24th day of February, 2025, with a vote of 6 for and 0 against.

PATRICK FITZSIMMONS, Mayor

TAMARA MERCER, Town Clerk

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, Morgan S Wild, a Notary Public of Buncombe County, North Carolina, certify that **TAMARA MERCER** personally came before me this day and acknowledged that he 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 himself as the Town Clerk..

Witness my hand and official seal, this the 17 day of March, 2025.

Notary Public

My Commission Expires: 9/11/2029

[Notary Seal]

MORGAN S WILD NOTARY PUBLIC MADISON COUNTY, NC

OWNER/DEVELOPER CONSENT TO CONDITIONS: By signing below I acknowledge that I am the respective owner and developer of the property, and that I have read, agree, and accept the conditions set forth in this Ordinance.

OWNER:

DocuSigned by:
William B. Crawford
2BC0A4F3A5AF...

WILLIAM B. CRAWFORD, Individually, as Executor of the JAMES B. ROBERTSON ESTATE, and as Successor Trustee of the BLANCHE R. ROBERTSON MARITAL TRUST

DEVELOPER:

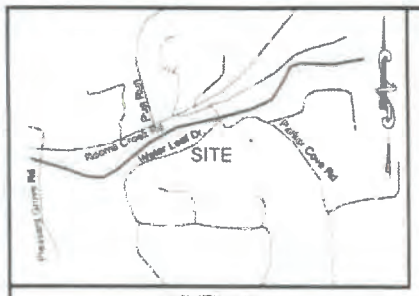
GREEN STREET CAPITAL PARTNERS, LLC

_____, **Managing Member**

AMICUS PARTNERS, PLLC

_____, **Managing Member**

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording.



VICINITY MAP

REZONING PLAN DATA TABLE	
Site Address	81 Parker Cove Rd, Weaverville, NC 28787
Jurisdiction	Town of Weaverville
Parcel ID(s)	9782414960000
Deed Reference	DB 4675; Page 1006
Map Reference	MB 104; Page 171
Total Acreage	8.395 acres
Total Square Feet	408,000 sq. ft
Survey Prepared By	Chesinger Bell Surveying and Mapping PLLC
Date Surveyed	08-18-2024
Principal Use(s)	Residential/Sustainable Development
Existing Zoning District	RI – Buncombe County
Proposed Zoning District	CD – Town of Weaverville
Common Open Space (C.O.S)	3.87 Acres
Tree Save/Passive Open Space (P.O.S)	1.7 Acres
Impervious Area	1.27 Acres (13.5% total site area)
Total Number of Units	27 Single Family Detached
Total Density	3.27 units/acre

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

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

LEGEND:

AP Arbrook Partners, PLLC

Firm License # P-1197
2925 Sardis Drive
Suite 200
Matthews, NC 28105
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.838.8875

PRELIMINARY NOT FOR CONSTRUCTION

FOR
GREENSKEEP CAPITAL PARTNERS, LLC
2925 SENNA DRIVE, SUITE 101
MATTHEWS, NC 28105

Project number
Date
Drawn By
Checked By

Revisions

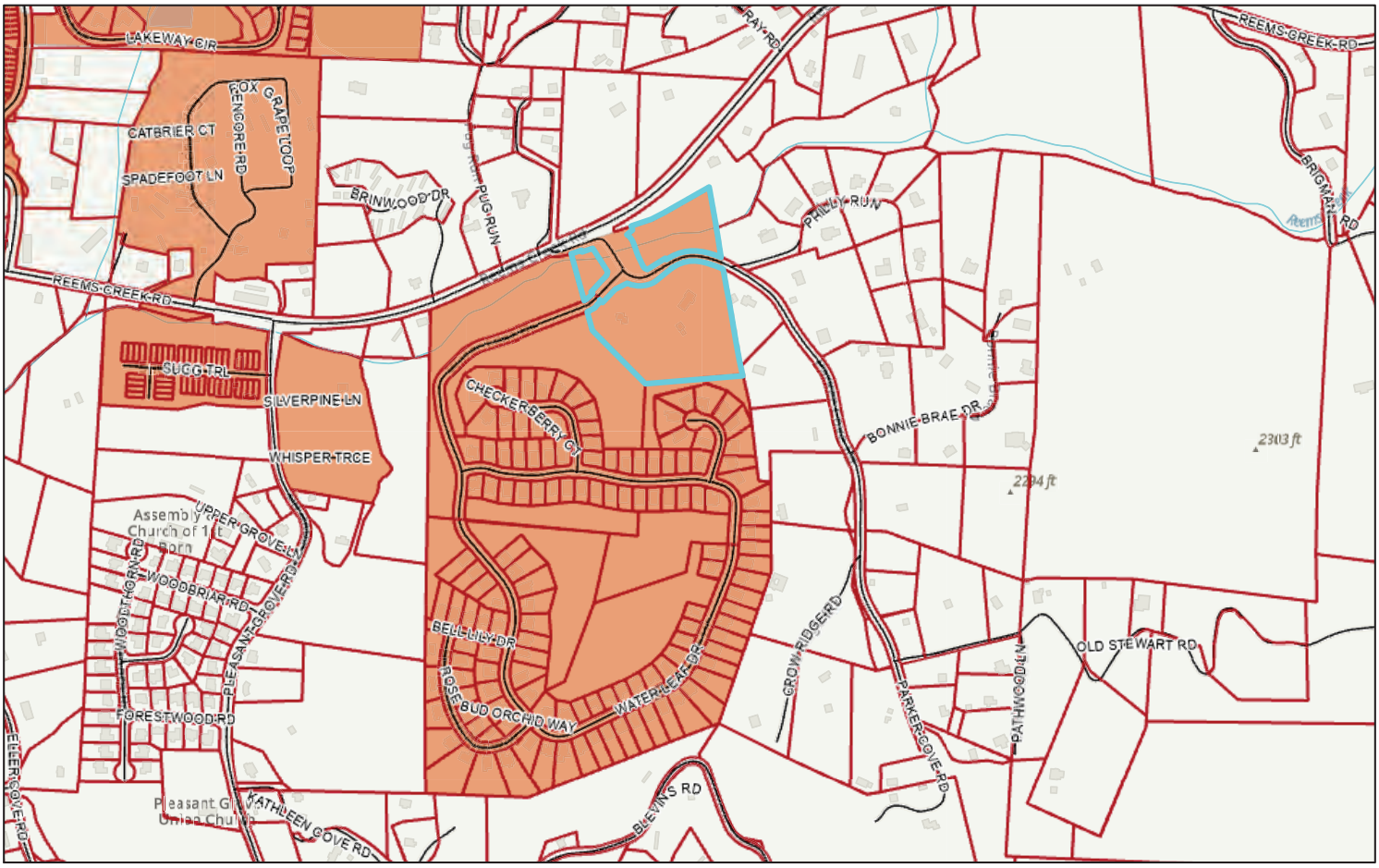
Rezoning Plan

Sheet No.

RZ-1

6

Buncombe County



July 22, 2026

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, July 27, 2026

Subject: Planning Department Report for the 2nd Quarter of Calendar Year 2026

Presenter: Planning Director

Attachments: Planning Department Report – Q2, 2026

Description:

Attached you will find a report reflective of permits issued in April, May, and June 2026 and Planning Board and Board of Adjustment activity during the same time.

Action Requested:

None

Planning Department Report – Q2, 2026

Total Zoning Permits Issued: 31

Residential:
Single family dwellings: 4 **Internal upfit or accessory structure: 19**

Commercial:
New Commercial: 1 **Internal upfit or accessory structure: 3**

Sign Permits: 4

Planning Board Activity

April: Reviewed Zoning Map Amendment for 5 and Unaddressed Reagan Lane.
May: Reviewed and provided recommendation Zoning Map Amendment for 5 and Unaddressed Reagan Lane.
June: Reviewed Zoning Text Amendment related to Mobile Vendors.

Board of Adjustment Activity

April: Reviewed board educational material.

WEAVERVILLE COMMUNITY CENTER

QUARTERLY REPORT APRIL - JUNE 2026

JULY, 2026

PRiVATE RENTALS

April - June 2026

Resident	**(44%)**	**$5,076**
Non Resident	**(56%)**	**$6460**
Total 4th Quarter Rental Revenue:		**$11,536**

* *Annual Budget Expectations $45,000*
Annual Revenue $45,891

COMMUNITY CENTER FACILITY UPDATES

- **Deep Cleaned Floors**
- **Deep Cleaned Chairs**
- **Doors Adjusted**
- **Kitchen sink repaired**

COMMUNITY PROGRAMS

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.

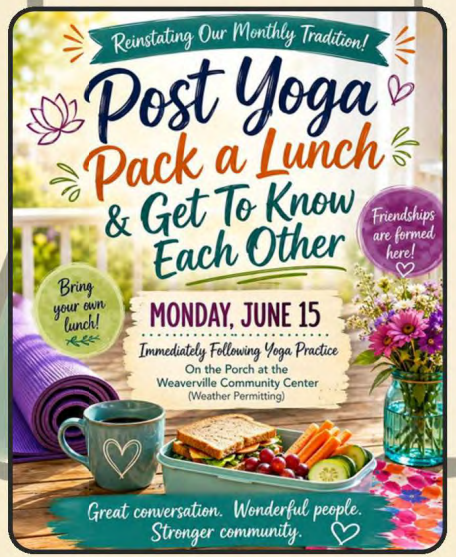
NEW COMMUNITY PROGRAMS

UPDATES

- Pilates and Prayer
- Yoga Mingle and Lunch
- Retirement Clarity Workshop
- Mother's Day Latin Social
- First Chirps (Music Together)

ASHWORTH FINANCIAL GROUP

Retirement Clarity Workshop



COMMUNITY PROGRAMS

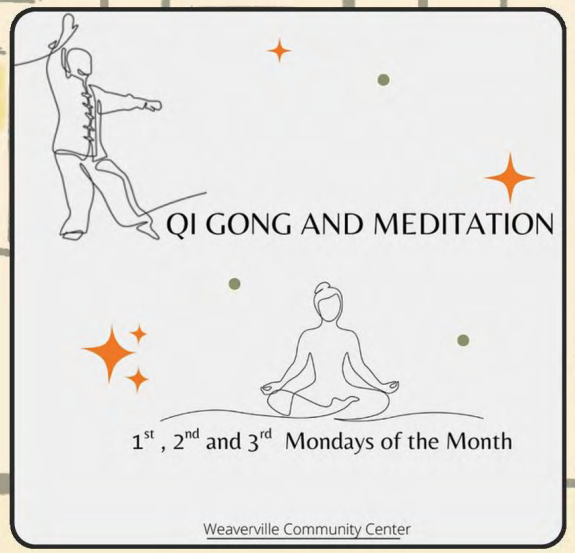
HIGHLIGHT

David Ezra LMFT

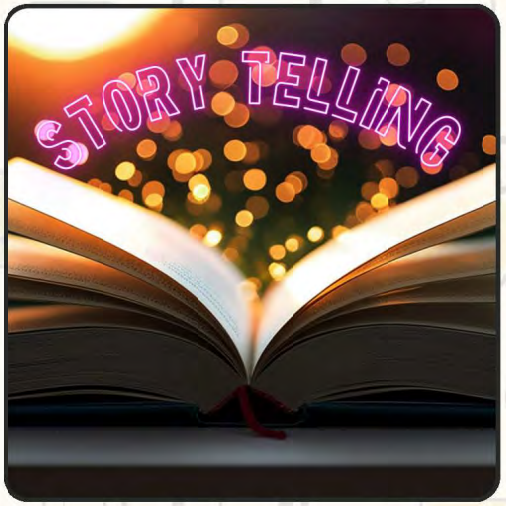
Qi Gong

-Teaching Qi Gong for over 20 years and Meditation for over 30 years

-3 years of offering classes at the Weaverville Community Center



COMMUNITY CENTER EVENTS



Adam Booth

Jennifer Armstrong

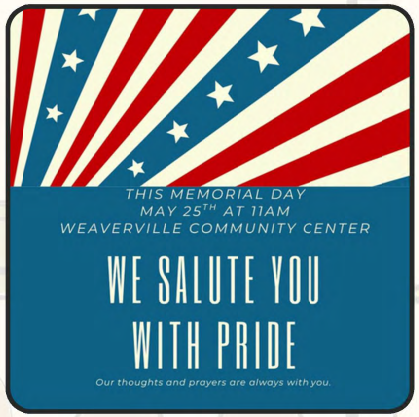
Storytellers Workshop
Graduate Showcase

Artisan Players Spring
Performance

PICKLEBALL UPDATE

- **Free Monthly Pickle Ball Clinic continues until Fall.**
- **Basketball Court fence extended behind backboard.**

Town Events



Memorial Day

Arbor Day

Music in the Park: My New Favorite Band

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	July 27, 2026
Subject:	Departmental Quarterly Report: Finance
Presenter:	Town Finance Director
Attachments:	Quarterly Report—4th Quarter FY 2026

Description:

Fiscal Year 2025-2026 has closed out but the financial statements are currently under audit and not yet available for review. The auditors will be on site the week of August 3-7 to conduct their work and will report their findings at a later date.

Attached you will find a summary of fiscal year 2025-2026 revenues showing budgeted to actual with a comparison to the prior year, as well as other highlights for this past fiscal year and updated summaries of the Water Treatment Plant Expansion Project, the Water System Resiliency Project, the Water System Improvements Project (USACE), and the Helene Disaster Response & Recovery Project.

Council Action Requested:

No action requested.

TOWN OF WEAVERVILLE

Finance Dept. Year-End FY 2025 - 2026

	FY26 Budget	Actual (Projected)	$ Variance	% Variance	Incr/(Decr) FY25
Ad Val Taxes	$4,771,838	$4,849,218	$77,380	1.6%	12.5%
DMV Tax	$288,513	$310,600	$22,087	7.7%	3.5%
Utilities Tax	$522,594	$561,300	$38,706	7.4%	3.7%
Sales Tax	$2,167,561	$2,068,440	($99,121)	(4.6%)	1.0%
Bunc Co Fire Tax	$2,289,779	$2,315,405	$25,626	1.1%	3.6%
ABC Store	$170,000	$167,224	($2,776)	(1.6%)	(53.6%)
Interest Income	$414,662	$505,830	$91,168	22.0%	(19.4%)
Water Revenue	$2,996,505	$2,977,385	($19,120)	(.6%)	4.9%
System Dev Fees	$190,600	$295,625	$105,025	55.1%	12.2%
Total			**$238,975**		

Other Highlights of FY 2025-2026:

- Approximately **$869,400** spent on **capital items/projects** (not including Capital Project and Grant Funds):
  - $253,400 in Fire Department for radios, one vehicle (chevy truck), side by side, and a training workstation
  - $226,610 in Police for four vehicles, security camera, carport, and building upgrades
  - $254,370 in Public Works for a new Ventrac mower ($33,900), one vehicle ($54,680), leaf vacuum ($130,370), Kubota RTV ($21,220) and partial remodel in the Public Works building ($14,200)
  - $135,020 in the Water Department for one vehicle and upgrades to the security system and fire system
  - $914,260 for the Waterline Replacement project near Stoney Knob
- Paving program: **$590,295** spent on paving, **$302,700 unspent** (will re-appropriate)
- Powell Bill funds received: **$168,002**

- Cell Tower revenue received: $22,251
- Total Revenue from Community Center rental fees: $45,891
- Total Parking Enforcement Fees collected: $5,100
- **Grant Funds Received**:
    - Arbor Day Foundation / Truist Charitable Fund: **$35,000**
    - Community Foundation of WNC: $**10,000** for Removal of Invasives
    - Office of State Fire Marshals: **$50,000** used for FD Radios
    - Community Foundation of WNC / Pigeon River Fund: **$35,000** for Nature Park Stormwater Project
    - Division of Water Resources / NCDEQ: **$180,000** for Nature Park Stormwater and Streambank Stabilization Project
    - Police SRO Reimbursement from Buncombe County: **$73,332**
    - Office of State Budget and Mgmt (OSBM): **$135,863** for Raw Water Intake storm damage not covered under FEMA
- **Technological upgrades** in the Finance Department during 2025-2026:
    - Accounting software upgrade
        - Mobile work orders
        - Employee Self Service portal
        - Electronic time sheets with payroll integration
    - New credit card system with electronic receipt submission

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	6/30/2026 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	60,660.75	779,029.48	289,710.52	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	60,660.75	779,029.48	19,420,745.52	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	60,660.75	429,774.50	487,567.50	53%
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	60,660.75	779,029.48	19,420,745.52	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	6/30/2026 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	16,292.00	72,292.00	26,208.00	27%
063-300-000-19009	INTEREST ON INTERIM	-	-	-		-	-	0%
063-300-000-19900	CONSTRUCTION COST	403,600.00	-	-	1,147,017.78	1,147,017.78	(743,417.78)	0%
063-300-000-90000	CONTINGENCY	-	-	-		-	-	0%
TOTAL EXPENDITURE		1,698,500.00	62,667.98	280,424.72	1,163,309.78	1,506,402.48	192,097.52	11%
FINANCING SOURCE:								
063-000-300-60030	TRANSFER FROM WATER FUND	1,698,500.00	62,667.98	280,424.72	1,163,309.78	1,506,402.48	192,097.52	11%
TOTAL FINANCING SOURCE		1,698,500.00	62,667.98	280,424.72	1,163,309.78	1,506,402.48	192,097.52	11%

TOWN OF WEAVERVILLE
CAPITAL PROJECT FUND
WATER SYSTEM IMPROVEMENTS PROJECT (USACE) ESTABLISHED 3/26/2026

		BUDGETED	6/30/2026 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:						
060-300-000-19008	DESIGN / ENGINEERING FEES	258,000.00	100,000.00	100,000.00	158,000.00	61%
060-300-000-19900	CONSTRUCTION COST	1,075,333.00	-	-	1,075,333.00	100%
TOTAL EXPENDITURE		1,333,333.00	100,000.00	100,000.00	1,233,333.00	92%
FINANCING SOURCE:						
060-000-300-60030	TRANSFER FROM WATER FUND	1,333,333.00	100,000.00	100,000.00	1,233,333.00	92%
TOTAL FINANCING SOURCE		1,333,333.00	100,000.00	100,000.00	1,233,333.00	92%

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

		BUDGETED	PAID IN FY 2025	6/30/2026 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	186,491.68	468,038.80	(360,325.80)	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	11,847.44	19,610.50	(4,610.50)	0%
TOTAL EXPENDITURE		3,708,140.00	1,526,216.98	708,665.20	2,234,882.18	1,473,257.82	40%
FINANCING SOURCE:							
051-000-000-07073	FEMA GRANT FUNDS	3,708,140.00	1,526,216.98	708,665.20	2,234,882.18	1,473,257.82	40%
TOTAL FINANCING SOURCE		3,708,140.00	1,526,216.98	708,665.20	2,234,882.18	1,473,257.82	40%

Project #	Category	Title	Process Step	Best Available Cost	Received by Town
963389	A - Debris Removal	Weaverville, Town of - PPDR Debris 100% Companion Project to 813925	Obligated	$5,183.00	$5,183.00
963581	A - Debris Removal	Weaverville, Town of - 90% ROW (Companion Project to 100% ROW 759567)	Obligated	$179,548.42	$179,548.42
759567	A - Debris Removal	Expedited Debris	Obligated	$598,206.70	$598,206.70
813925	A - Debris Removal	Weaverville, Town of - PPDR Debris - 90%	Obligated	$81,343.40	$81,343.40
813930	A - Debris Removal	Weaverville, Town of - Waterway Debris - 90%	Obligated	$488,405.05	$488,405.05
962785	B - Emergency Protective Measures	90% FS Companion - 800922	Obligated	$31,000.00	$31,000.00
800922	B - Emergency Protective Measures	Weaverville EMP	Obligated	$605,095.33	$605,095.33
797905	C - Roads and Bridges	Weaverville Township wide Roads	Obligated	$52,488.93	$52,488.93
817940	C - Roads and Bridges	Weaverville culvert	Obligated	$93,517.94	$93,517.94
797907	E - Buildings and Equipment	Weaverville Buildings/Fences	Obligated	$59,989.96	$59,989.96
798031	F - Utilities	Water Line Break in the Town of Weaverville	Obligated	$234,826.69	$234,826.69
797912	F - Utilities	Raw Water Pump Station/Reems Creek GC, Weaverville	Obligated	$76,479.86	$76,479.86
797911	G - Parks, Recreational Facilities, and Other Items	Lake Louise Park, Weaverville	Obligated	$107,994.09	$107,994.09
1069359	Z - Management Costs	Weaverville, Town of PA Management Costs	Obligated	$131,935.79	Pending
			TOTAL	$2,746,015.16	$ 2,614,079.37