

**Town of Weaverville
Planning Board
Regular Monthly Meeting
Monday, August 3, 2026, 4:00pm
Town Hall Council Chambers
Agenda**

		Pg#	
1.	Call to Order		Chair Kelley
2.	Adoption of Agenda		Chair Kelley
3.	Approval of Minutes – 6/1/26 Regular Meeting Minutes....	2	Board Clerk Crawford
4.	Zoning Map Amendment – 21 Parker Cove Road.....	5	Planning Director Eller
5.	Zoning Text Amendment – Parking Requirements Session Law 2026-39.....	26	Planning Director Eller
6.	Other Business	34	Planning Director Eller
	• Session Law 2026-22 – Satellite Annexation..... • Buncombe/Madison RHM Plan..... • Woodfin/Weaverville Greenway Feasibility Study... • Next Meeting: September 8 due to Labor Day.....		
7.	Adjournment.....		Chair Kelley

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Monday, August 3, 2026

Subject: Minutes

Presenter: Board Clerk

Attachments: Minutes from the June 1, 2026 Meeting of the Board

Description:

Attached you will find proposed minutes from the June 1, 2026 meeting of the Board.

Action Requested:

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

Planning Board Meeting Minutes

June 1, 2026

The Planning Board of the Town of Weaverville met for a regularly scheduled monthly meeting at 4:00 pm on Monday, June 1, 2026, within the Council Chambers at the Weaverville Town Hall, 30 S Main St., Weaverville, NC.

1. Call to Order

Chair Kelley called the meeting to order at 4:00 pm.

Planning Board members present: Chair Jane Kelley, Vice Chair Michael Sollazzo, Jonathan Brown, Donna Mann Belt, Tom Fournoy, Alternate Fred Borth, Alternate Brent Koenig

Planning Board members absent: None

Staff present: Planning Director James Eller, Assistant Town Manager Jennifer Jackson, Planner Graham Crawford

2. Adoption of Agenda

Fournoy moved to adopt the agenda as presented. The motion carried 5-0.

3. Approval of Minutes – 5/4/2026 Regular Meeting Minutes

Sollazzo moved to approve the minutes for the 5/4/2026 Regular Meeting. The motion to adopt the minutes carried 5-0.

4. Zoning Text Amendment – Mobile Vendors

The zoning text amendments before the board at this meeting are an effort to address one of the stated goals that has a high priority designation from the recently updated and adopted Comprehensive Land Use Plan. The stated goal is to implement regulations related to mobile vendors.

Director Eller presented the board with proposed text amendments that largely removes the word “food” from the additional standards that currently apply to “Mobile Food Vendors” (Sec. 20-3315), as well as amends the definition of “Mobile food vendor” as shown below. By doing so the applicability of the ordinance will expand the ordinance’s applicability to all mobile vendors.

Mobile food vendor. Any mobile food unit, pushcart or motor vehicle, including all machines designed or intended to travel over land by self-propulsion or while attached to any self-propelled vehicle, which is purposed for the sale for consumption of food, and beverages, or any other retail items. The sale of alcoholic beverages shall not be permitted by any mobile food vendor absent the issuance of the requisite special event permit.

The board expressed unanimous support for these amendments and considered them to be forward-looking.

Sollazzo moved to approve the zoning text amendment with one spelling correction noted. The motion carried 5-0.

5. Other Business

Director Eller updated the board on the recently filed Senate Bill 811 which removes the 10% cap on satellite annexations for the Town of Weaverville. For reasons unknown the status of the bill has remained unchanged since the last Planning Board meeting in May.

Assistant Manager Jackson made the board aware of an upcoming substantial text amendment to the Code of Ordinances in Chapter 20 - Planning and Development. These changes will address stormwater regulations as the town's intergovernmental agreement with Buncombe County is ending and the permitting, inspections and enforcement of those regulations will soon become the town's responsibility.

6. Adjournment

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

Graham Crawford, Clerk to the Board

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Monday, August 3, 2026

Subject: Zoning Map Amendment – 21 Parker Cove – CZD to R-1

Presenter: Planning Director

Attachments: Section 20-1504 and Section 20-1505, Zoning Map
Amendment Application, Conditional District Ordinance, GIS
Map

Description:

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

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

Action Requested:

The Board asked to review and offer a recommendation to Town Council as per Sections 20-1504 and 20-1505.

Sec. 20-1504. Procedure for approval of zoning map amendments.

Except for petitions for a conditional zoning which must follow the procedures set out in Code section 20-3203, proposed zoning map amendments may be initiated by town council, the planning board, the board of adjustment, town staff, any owner of a legal or equitable interest in land located within the town, or any resident of the town.

Development regulations shall be adopted, amended, or repealed, in accordance with a comprehensive plan and pursuant to the following procedures:

- (a) *Initial review by town council.* All proposed map amendments involving conditional districts or overlay districts shall be presented to town council for initial review. Initial consideration 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.
- (b) *Planning board review and comment.* The planning board shall review and comment on all proposed development regulations and amendments thereto as set out in Code section 20-1505.
- (c) *Hearing with mailed and posted notice.* Before adopting, amending, or repealing any ordinance or development regulation authorized by G.S. 160D, the governing board shall hold a legislative hearing. Notice of the legislative hearing shall be provided as follows:
 - (1) *Mailed notice.* The owners of affected parcels of land and the owners of all parcels of land abutting that parcel of land shall be mailed a notice of the hearing on a proposed zoning map amendment by first-class mail at the last addresses listed for such owners on the county tax abstracts. For the purpose of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor. This notice must be deposited in the mail at least ten but not more than 25 days prior to the date of the hearing. If a zoning map amendment is being proposed in conjunction with an annexation petition, separate hearings on the zoning map amendment and the annexation must be held.
 - (2) *Notice for large-scale zoning map amendments.* The first-class mail notice required by subsection (1) above is not required if the zoning map amendment proposes to change the zoning designation of more than 50 properties, owned by at least 50 different property owners, and the town elects to use the expanded published notice provided for in this subsection. In this instance, the town may elect to make the mailed notice provided for subsection (1) or, as an alternative, elect to publish the notice of the hearing as required by G.S. 160D-601, provided that each advertisement shall not be less than one-half of a newspaper page in size. The advertisement is effective only for property owners who reside in the area of general circulation of the newspaper that publishes the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent property tax listing for the affected property, shall be notified according to the provisions of subsection (1) above.
 - (3) *Posted notice.* When a zoning map amendment is proposed, the town shall prominently post a notice of the hearing on the site proposed for the amendment or on an adjacent public street or highway right-of-way. The notice shall be posted within the same time period specified for mailed notices of the hearing. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required but the town shall post sufficient notices to provide reasonable notice to interested persons.
 - (4) *Optional communication requirements.* When a zoning map amendment is proposed, a zoning regulation may require communication by the person proposing the map amendment to neighboring property owners and residents and may require the person proposing the zoning map amendment to report on any communication with neighboring property owners and residents.

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- (5) *Citizen comments.* If any resident or property owner in the town submits a written statement regarding a proposed amendment, modification, or repeal to a zoning regulation, including a text or map amendment that has been properly initiated as provided in G.S. 160D-601, to the town clerk at least two business days prior to the proposed vote on such change, the town clerk shall deliver such written statement to the governing board. If the proposed change is the subject of a quasi-judicial proceeding under G.S. 160D-705 or any other statute, the town clerk shall provide only the names and addresses of the individuals providing written comment, and the provision of such names and addresses to all member of the board shall not disqualify any member of the board from voting.
 - (6) *Governing board statement and action.* Town council shall adopt plan consistency and reasonableness statements as required by G.S. 160D-605 and Code section 20-1506, prior to taking action on proposed zoning map amendments.
 - (7) *Ordinance adoption.* A development regulation adopted pursuant to G.S. Chapter 160D shall be adopted by ordinance.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-1505. Planning board review and comment.

- (a) *New development regulations.* The planning board shall review and comment upon a proposed development regulation, including the full text of such regulations and any proposed zoning maps associated with the regulations. The planning board may hold public meetings and legislative hearings in the course of preparing the regulation. Upon completion, the planning board shall make a written recommendation regarding adoption of the regulation to the governing board. The governing board shall not hold its required hearing or take action until it has received a recommendation regarding the regulation from the planning board. Following its required hearing, the governing board may refer the regulation back to the planning board for any further recommendations that the board may wish to make prior to final action by the governing board in adopting, modifying and adopting, or rejecting the regulation. The governing board is not bound by the recommendations, if any, of the planning board.
- (b) *Development regulation and zoning map amendments.* Subsequent to initial adoption of a any development regulation, all proposed amendments to the development regulation or zoning map shall be submitted to the planning board for review and comment. Upon completion, the planning board shall make a written recommendation regarding adoption of the regulation to the governing board. The governing board shall not hold its required hearing or take action until it has received a recommendation regarding the regulation from the planning board. Following its required hearing, the governing board may refer the regulation back to the planning board for any further recommendations that the board may wish to make prior to final action by the governing board in adopting, modifying and adopting, or rejecting the regulation. If no written report is received from the planning board within 90 days of referral of the amendment to the board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board.
- (c) *Plan consistency.* When conducting a review of proposed zoning text or map amendments pursuant to G.S. 160D-604 and this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement

describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

- (d) *Reasonableness statement for rezonings.* When conducting its review of proposed zoning map amendments, the planning board shall, as part of its plan consistency statement or separately, provide a statement analyzing the reasonableness of the proposed rezoning. Such analysis should consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If the zoning map amendment qualifies as a large scale rezoning the analysis of reasonableness may address the overall rezoning.
- (e) *Separate board required.* Notwithstanding the authority to assign duties of the planning board to the governing board as provided in G.S. Chapter 160D, the review and comment required by this section shall not be assigned to the governing board and must be performed by the planning board.

(Ord. of 5-24-2021(1), § 5)

**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: P.O. Box 254

PHONE NUMBER: 631 384 1510

MAILING ADDRESS: Sapphire NC 28774

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



The Zoning Map



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

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: 21 Parker Cove Rd.

PIN: 9752-44-2568

LOT AREA (acres): 8.87 ac

CURRENT ZONING DISTRICT: CD

PROPOSED ZONING DISTRICT: R1

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:



Total acreage

Current owner(s) and date of survey

Property location relative to streets

North arrow

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

Areas located within the floodplain

Adjoining property owners, addresses, and Buncombe County PINs

APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 TO AMEND:

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

JUSTIFICATION OF PROPOSED AMENDMENT(S):

TOWN OF WEAVERVILLE APPLICATION FOR A ZONING MAP OR TEXT AMENDMENT

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

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

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

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 serving 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 Land 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.

P. Fitzsimmons
PATRICK FITZSIMMONS, Mayor

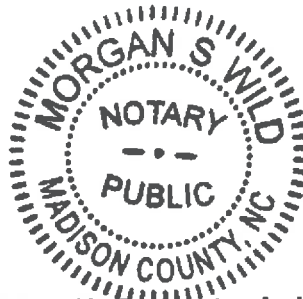
Tamara Mercer
TAMARA MERCER, Town Clerk
STATE OF NORTH CAROLINA

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.

Morgan S Wild
Notary Public
My Commission Expires: 9/11/2029
[Notary Seal]



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
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

[Signature]
Managing Member

AMICUS PARTNERS, PLLC

[Signature]
Managing Member

government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording.

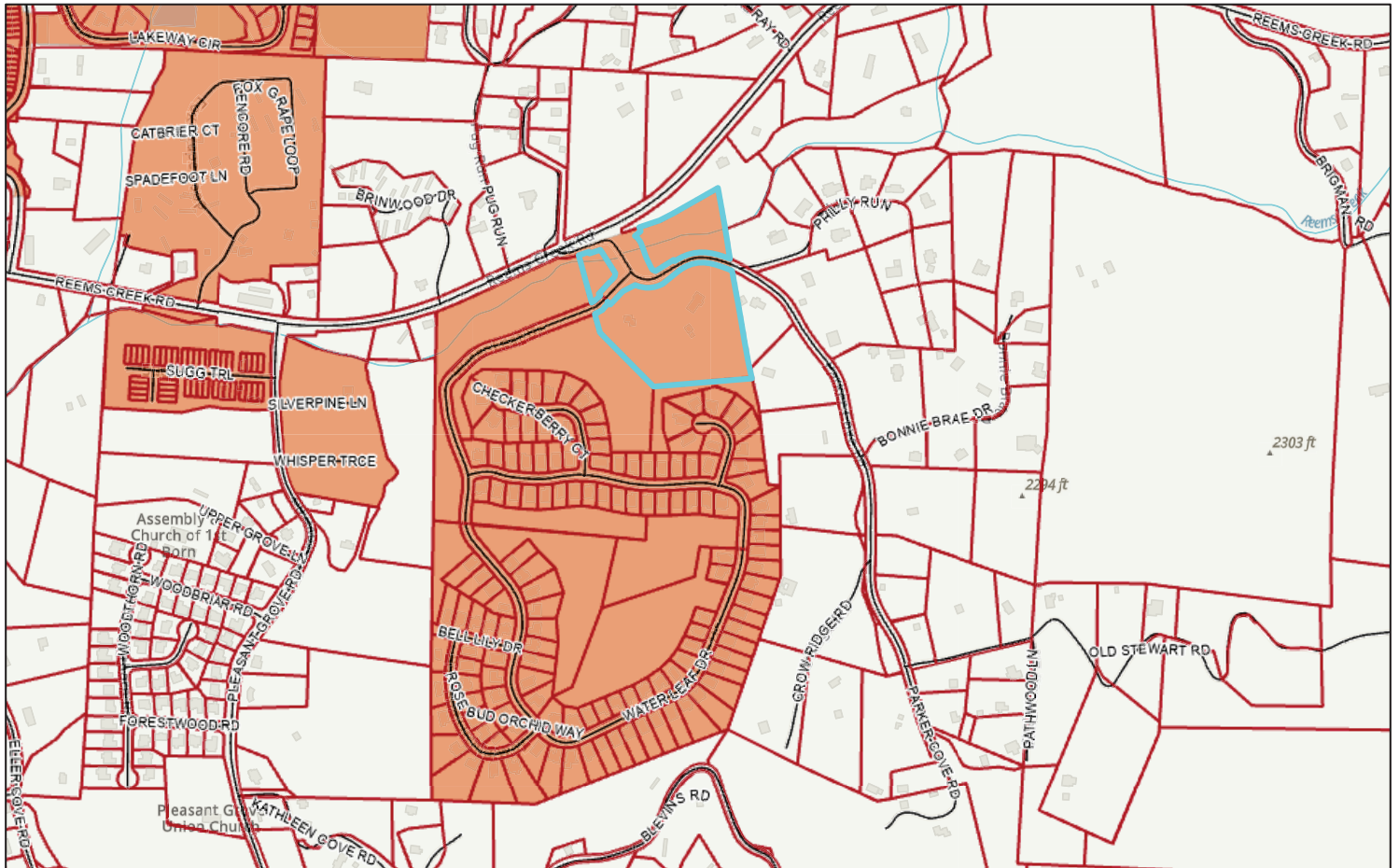
Rezoning Plan

RZ-1

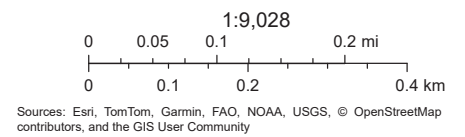
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Buncombe County



July 22, 2026



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

WHEREAS, on October 23, 2023, Town Council adopted a resolution concerning identified growth areas and has amended it several times, and the Planning Board on March 2, 2026, voted to recommend several changes to the resolution regarding R-6, R-10 and R-12 and their desirability within the growth areas;

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

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

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

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

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

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

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

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

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

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

These uses are most consistent with the following zoning districts: R-1, R-2, R-3, R-6, C-2, and conditional district zoning.

5. Consistent with Town Council's prior discussions and consensus, the following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and Future Land Use Map, and may be desirable within **Growth Area 2 [Monticello Road West Area]**:

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

These uses are consistent with the following zoning districts: R-1, R-2, R-3, R-6, C-2, and conditional district zoning.

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

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

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

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

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

These uses are consistent with the following zoning districts: R-1, R-2, R-3, R-6, C-2, and conditional district zoning.

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

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

These uses are most consistent with the following zoning districts: R-1, R-2, R-3, R-6, C-2, and conditional district zoning.

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

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

These uses are most consistent with the following zoning districts: R-1, R-2, R-6, C-2, and conditional district zoning, and any neighborhood commercial or light commercial district.

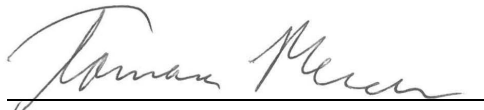
10. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 6 [US Highway 25/70 Corridor]**:

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

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

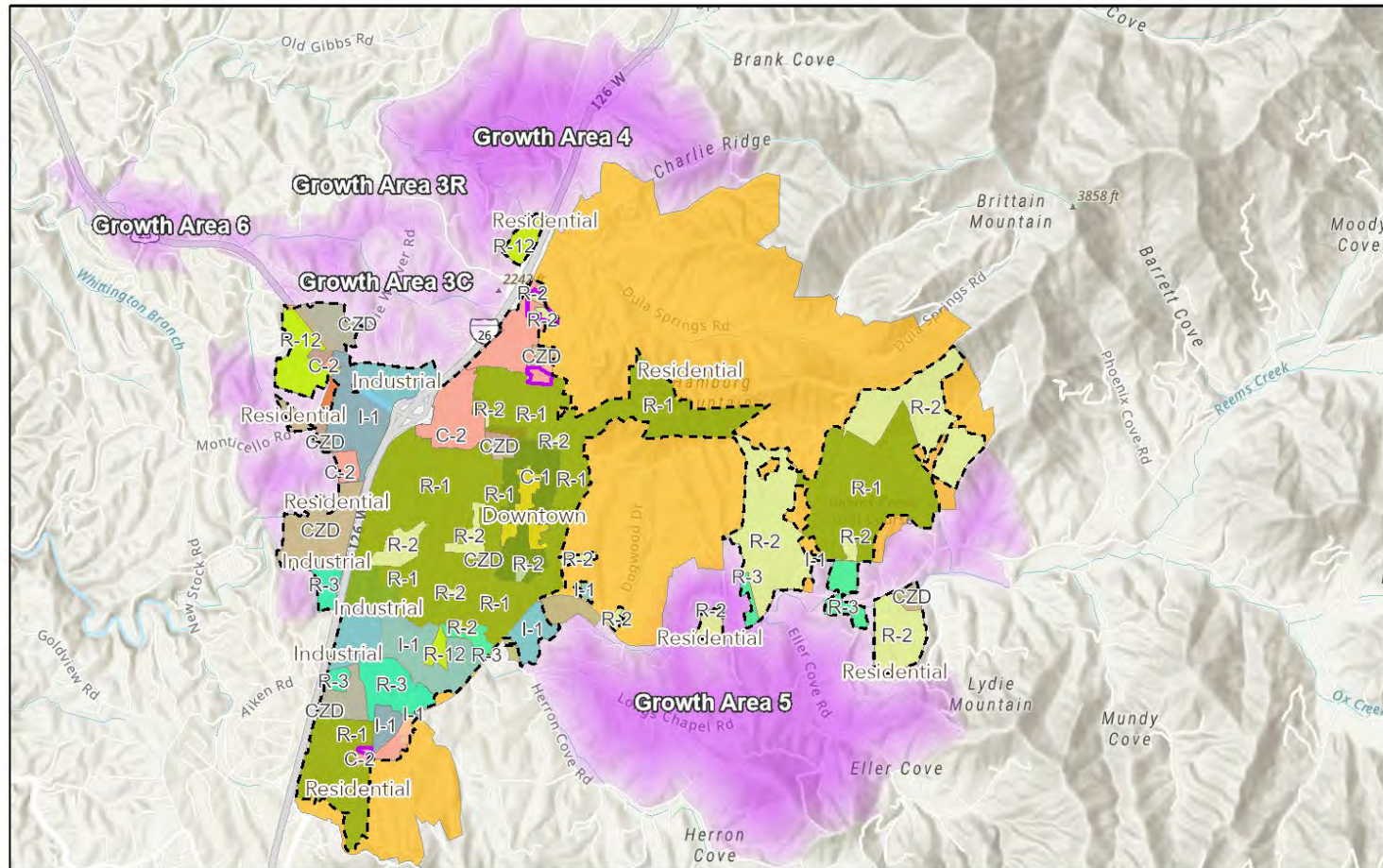
11. An R-10 zoning district is available only where high density single-family residential development on small lots is deemed reasonable and appropriate after very careful consideration.
12. An R-12 zoning district is available only where large-scale multi-family residential development is deemed reasonable and appropriate after very careful consideration.
13. The Town is willing to support compatible development within these growth areas by considering approval of public water requests for such development if current or anticipated capacity is available and such approval is in the best interest of the Town and/or its water system.
14. Town Council's recommended procedure for approvals is for property owners to present voluntary annexation petitions either prior to or simultaneously with a water request and zoning request. Some deviations from this recommendation are anticipated in situations where a property is ineligible for municipal annexation or where provision of municipal services will prove difficult.
15. Nothing herein is binding on the Town of Weaverville and the review and approval of all annexation petitions, land use applications, and water extension or commitment requests will be made in Town Council's discretion following procedures as required by North Carolina law and local ordinance.
16. The Town's Comprehensive Land Use Plan is hereby automatically amended to include this amended and restated resolution concerning growth areas.

ADOPTED this the 23rd day of March, 2026.


TAMARA MERCER, Town Clerk

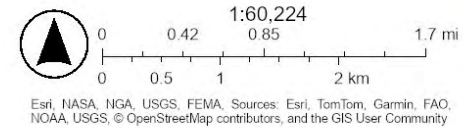

GARY D. LAWRENCE, Mayor

Town of Weaverville Zoning



9/30/2025, 11:07:17 AM

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



TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Monday, August 3, 2026
Subject: Text Amendment Related to Parking Requirements
Presenter: Planning Director
Attachments: Session Law 2026-39, Proposed Text Amendments

Description:

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

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

The attached proposed text amendment eliminates Section 20-3501 Off-street parking from the land use regulations but does not affect other applicable parking regulations found within Chapter 28, Article III.

Action Requested:

Staff is seeking a recommendation from the Board to Town Council on the proposed text amendment related to the town's parking requirements.

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

SESSION LAW 2026-39
HOUSE BILL 162

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

The General Assembly of North Carolina enacts:

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

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

"§ 160D-702. Grant of power.

...

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



...."

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

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

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

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

...

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

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

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

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

...

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

...

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

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

...."

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

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

PART III. EFFECTIVE DATE

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

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

s/ Rachel Hunt
President of the Senate

s/ Destin Hall
Speaker of the House of Representatives

s/ Josh Stein
Governor

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

Sec. 20-3501. Off-street parking.

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

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

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

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

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

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

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

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

TOWN OF WEAVERVILLE
PLANNING BOARD AGENDA ITEM

Date of Meeting: Monday, August 3, 2026
Subject: Other Business
Presenter: Planning Director
Attachments: Session Law 2026-22, Buncombe Madison Regional Hazard Mitigation Plan, Woodfin/Weaverville Greenway Feasibility Study

Description:

Senate Bill 811 – Satellite Annexation Percentage

On June 25, 2026 the General Assembly enacted Session Law 2026-22 which, in part, removed the cap on satellite annexations for the Town of Weaverville.

Buncombe Madison Regional Hazard Mitigation Plan

On July 27, 2026 Town Council adopted the Buncombe Madison Regional Hazard Mitigation Plan. This plan will also be adopted by both counties and the municipal jurisdictions contained therein in the coming months.

Woodfin/Weaverville Greenway Feasibility Study

On July 27, 2026 Town Council adopted a resolution of support for the newly completed Woodfin/Weaverville Greenway Feasibility Study. The study is expected to be adopted by the French Broad River Metropolitan Planning Organization in the coming months.

Action Requested:

No action requested as these items are presented for information.

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025**

**SESSION LAW 2026-22
SENATE BILL 811**

AN ACT REMOVING THE CAP ON SATELLITE ANNEXATIONS FOR THE TOWNS OF BAILEY AND WEAVERVILLE AND THE CITY OF CHERRYVILLE; REMOVING CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE CITIES OF MOREHEAD CITY AND WASHINGTON, THE TOWNS OF KERNERSVILLE, RED OAK, VASS, AND WAYNESVILLE, AND THE VILLAGE OF WALNUT CREEK; AND LIMITING CERTAIN POWERS OF THE VILLAGE OF WALNUT CREEK.

The General Assembly of North Carolina enacts:

TOWNS OF BAILEY AND WEAVERVILLE/CITY OF CHERRYVILLE SATELLITE ANNEXATION CAP REMOVAL

SECTION 1. G.S. 160A-58.1(b) reads as rewritten:

"(b) A noncontiguous area proposed for annexation must meet all of the following standards:

...

- (5) The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed ten percent (10%) of the area within the primary corporate limits of the annexing city.

This subdivision does not apply to the Cities of Archdale, Asheboro, Belmont, Cherryville, Claremont, Concord, Conover, Durham, Elizabeth City, Gastonia, Greenville, Hickory, Kannapolis, Kings Mountain, Locust, Lowell, Marion, Mount Airy, Mount Holly, New Bern, Newton, Oxford, Randleman, Roanoke Rapids, Rockingham, Saluda, Sanford, Salisbury, Shelby, Southport, Statesville, and Washington and the Towns of Ahoskie, Angier, Apex, Ayden, Bailey, Belville, Benson, Bladenboro, Bridgeton, Bunn, Burgaw, Calabash, Carthage, Catawba, China Grove, Clayton, Columbia, Columbus, Cramerton, Creswell, Dallas, Dobson, Four Oaks, Franklin, Franklinton, Franklinville, Fuquay-Varina, Garner, Godwin, Goldston, Granite Quarry, Green Level, Grimesland, Harrisburg, Holly Ridge, Holly Springs, Hookerton, Hope Mills, Huntersville, Jamestown, Kenansville, Kenly, Knightdale, Landis, Laurel Park, Liberty, Lillington, Louisburg, Madison, Maggie Valley, Maiden, Mayodan, Maysville, Middlesex, Midland, Mocksville, Morrisville, Mount Pleasant, Nashville, North Wilkesboro, Norwood, Oak Island, Oakboro, Ocean Isle Beach, Pembroke, Pine Level, Pollocksville, Princeton, Ramseur, Ranlo, Richlands, Rockwell, Rolesville, Rutherfordton, Shallotte, Siler City, Smithfield, Spencer, Spring Lake, Stanley, Stem, Stovall, Surf City, Swansboro, Taylorsville, Troutman, Troy, Vass, Wallace, Warsaw, Watha, Waynesville, Weaverville, Weldon, Wendell, West Jefferson, Wilson's Mills, Windsor, Wingate, Yadkinville, Youngsville, and Zebulon."



CITY OF MOREHEAD CITY DEANNEXATION

SECTION 2.(a) The following described property, identified by Carteret County Parcel Identification Number, is removed from the corporate limits of the City of Morehead City: 638714442765000, 638714440096000, and 638714444512000.

SECTION 2.(b) This section has no effect upon the validity of any liens to the City of Morehead City for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the City of Morehead City.

SECTION 2.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

CITY OF WASHINGTON DEANNEXATION

SECTION 3.(a) The following described property is removed from the corporate limits of the City of Washington:

Lying and being in the City of Washington, County of Beaufort, State of North Carolina and more particularly described as follows:

Beginning at a Control Corner labeled B1 on the map referred to below. Said control corner having North Carolina Grid Coordinates of N=666,344.07 and E=2,582,231.42 and running thence from said beginning point so located the following courses and distances, North 35° 46' 30" East 128.65 feet to a point, thence North 84° 10' 28" East 59.63 feet to a point, thence South 63° 47' 08" East 56.33 feet to a point, thence North 19° 21' 41" East 223.92 feet to a point, thence North 00° 55' 13" East 414.62 feet to a point, thence North 19° 42' 31" West 48.15 feet to a point, thence North 55° 10' 39" West 44.75 feet to a point, thence North 87° 30' 41" West 288.92 feet to a point, thence North 27° 03' 31" West 1,036.94 feet to a point, thence North 67° 05' 44" East 131.14 feet to a point, thence South 35° 17' 53" East 3.86 feet to a point, thence North 49° 51' 07" East 2.25 feet to a point, thence North 47° 57' 16" West 295.08 feet to a point, thence North 63° 37' 38" East 14.47 feet to a point in the Southern right-of-way line of Airport Road, thence with the Southern right-of-way line of Airport Road, South 49° 49' 13" East 121.22 feet to a point, thence South 51° 00' 29" East 101.41 feet to a point, thence South 56° 21' 17" East 76.97 feet to a point, thence South 61° 06' 31" East 92.61 feet to a point, thence South 66° 19' 34" East 83.55 feet to a point, thence South 71° 11' 39" East 88.68 feet to a point, thence South 73° 28' 33" East 152.89 feet to a point, thence South 73° 44' 12" East 128.90 feet to a point, thence South 73° 50' 07" East 148.39 feet to a point, thence South 73° 42' 27" East 120.39 feet to a point, thence South 73° 37' 54" East 100.97 feet to a point, thence South 28° 19' 06" East 83.84 feet to a point in the Western line of Market Street Extension, thence South 09° 24' 28" West 319.41 feet to a point, thence South 03° 03' 58" West 1,044.50 feet to a point, thence South 65° 06' 55" West 2.27 feet to a point, thence South 65° 06' 55" West 392.70 feet to a point indicated by the letter A1 on that certain survey referred to below, thence North 24° 53' 05" West 111.53 feet to the Control Corner labeled B1 on the survey referred to below and this being all of that 18.93 acre tract or parcel of land as shown on that certain survey by Sorrell Land Surveying, Inc., dated May 2, 2023. Reference is herein made to survey for a more complete and adequate description of the subject property.

SECTION 3.(b) This section has no effect upon the validity of any liens of the City of Washington for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the City of Washington.

SECTION 3.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

TOWN OF KERNERSVILLE DEANNEXATION

SECTION 4.(a) The following described property, identified by Forsyth County Tax Property Identification Number, is removed from the corporate limits of the Town of Kernersville: 6896-04-9921.

SECTION 4.(b) This section has no effect upon the validity of any liens of the Town of Kernersville for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Town of Kernersville.

SECTION 4.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

TOWN OF RED OAK DEANNEXATION

SECTION 5.(a) The following described property, identified by Nash County Parcel Identification Numbers, is removed from the corporate limits of the Town of Red Oak: 382110465092 and 382115547627.

SECTION 5.(b) This section has no effect upon the validity of any liens of the Town of Red Oak for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Town of Red Oak.

SECTION 5.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

TOWN OF VASS DEANNEXATION

SECTION 6.(a) The following described property, identified by Moore County Tax Property Identification Numbers, is removed from the corporate limits of the Town of Vass: 950300365918, 950300363850, 950300362794, and 950300361693.

SECTION 6.(b) This section has no effect upon the validity of any liens of the Town of Vass for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Town of Vass.

SECTION 6.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

TOWN OF WAYNESVILLE DEANNEXATION

SECTION 7.(a) The property identified by Haywood County Parcel Identification Number 8604-93-8795, also known as 86 Magellan Drive, is removed from the corporate limits of the Town of Waynesville.

SECTION 7.(b) This section has no effect on the validity of any liens of the Town of Waynesville for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Town of Waynesville.

SECTION 7.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

VILLAGE OF WALNUT CREEK DEANNEXATION

SECTION 8.(a) The following described property, as identified by Wayne County Tax Parcel Identification Numbers, is removed from the corporate limits of the Village of Walnut Creek:

PARCEL A:

The portion of Parcel No. 3536159662 lying north of Dollard Town Road (State Road No. 1727), being approximately 1 acre and more particularly described in the deed to Diamond Poultry Farms, Inc. (now Sleepy Creek Farms, Inc.), dated November 7, 1961, and recorded in Deed Book 559, Page 134, of the Wayne County Registry.

PARCEL B:

Parcel No. 3536267029, including the right-of-way of Dollard Town Road (State Road No. 1727), being approximately 19 acres and more particularly described in the deed to Sleepy Creek Farms, Inc., dated August 26, 1996, and recorded in Deed Book 1552, Page 890, of the Wayne County Registry.

PARCEL C:

Parcel No. 3536370039, being approximately 23 acres and more particularly described in the deed to Goldsboro Milling Company, dated September 9, 1980, and recorded in Book 993, Page 280, of the Wayne County Registry.

SECTION 8.(b) This section has no effect upon the validity of any liens of the Village of Walnut Creek for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Village of Walnut Creek.

SECTION 8.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

LIMIT CERTAIN POWERS OF THE VILLAGE OF WALNUT CREEK

SECTION 9.(a) Chapter 55 of the 1977 Session Laws is repealed.

SECTION 9.(b) Notwithstanding the provisions of G.S. 160D-202, or any other provision of law, the Village of Walnut Creek shall not exercise any powers granted to cities in Chapter 160D of the General Statutes in any area beyond its contiguous corporate limits.

SECTION 9.(c) The relinquishment of jurisdiction by the Village of Walnut Creek over the area beyond its contiguous corporate limits shall become effective on the date this section becomes law; provided, however, the Village's development regulations and powers of enforcement shall remain in effect in that area until the time provided in G.S. 160D-202(h).

SECTION 9.(d) Notwithstanding subsection (c) of this section or any other provision of law to the contrary, any acquisition, conveyance, transfer, or acceptance of real property or interest in real or personal property by the Village of Walnut Creek occurring prior to the effective date of this section is hereby ratified, validated, confirmed, and approved in all respects as if the Village of Walnut Creek had possessed full legal authority to undertake such action at the time it occurred.

EFFECTIVE DATE

SECTION 10. Except as otherwise provided, this act is effective when it becomes law.

In the General Assembly read three times and ratified this the 25th day of June, 2026.

s/ Rachel Hunt
President of the Senate

s/ John R. Bell, IV
Presiding Officer of the House of Representatives

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

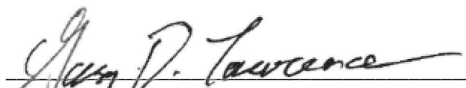
WHEREAS, the Town of Weaverville, in coordination with Buncombe and Madison Counties and the participating municipalities within those Counties, has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

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:

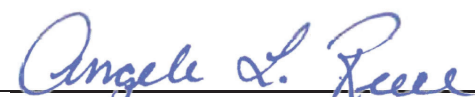
1. Adopts the Buncombe Madison Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

ADOPTED THIS the 27th day of July, 2026, by a vote of 7 in favor and 0 against.



GARY D. LAWRENCE, Mayor

ATTESTED BY:



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?

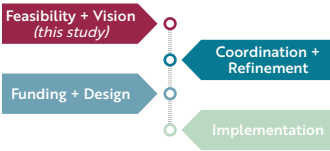


Figure 2. Partnerships Make it Happen



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

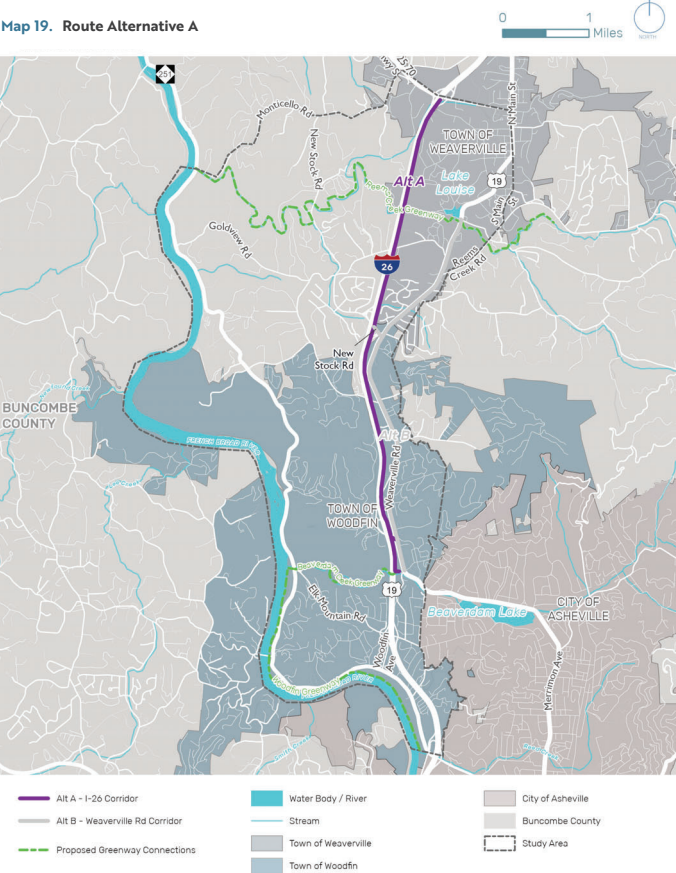
- » Potentially less desirable user experience compared to more community-oriented corridors
- » Would require supplemental connections that may not be included in the NCDOT STIP project scope
- » May add cost to an NCDOT project due to the need for additional structures such as bridges and retaining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

Image 29. I-26 Shoulder



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

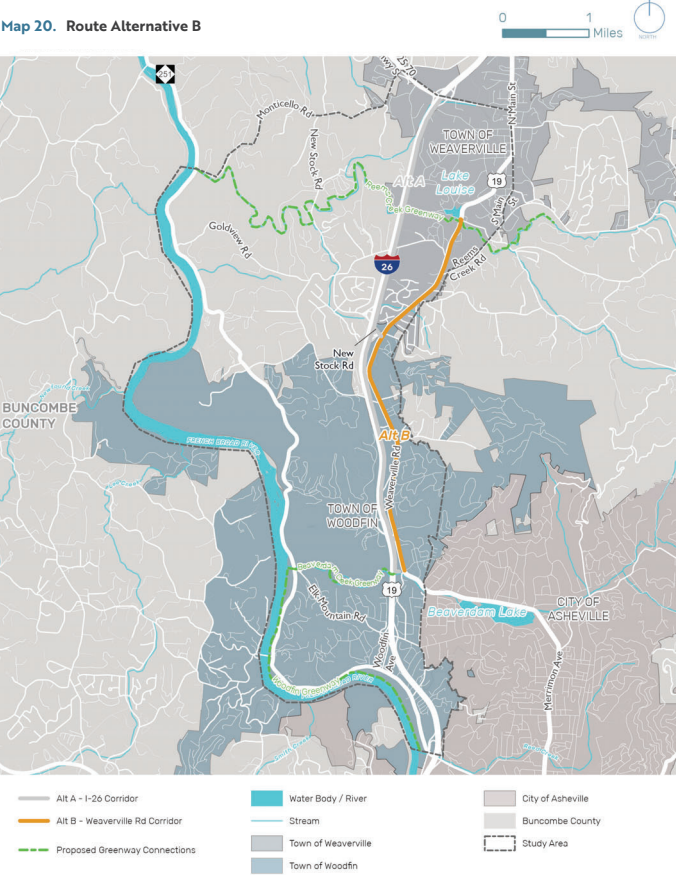
- » Would require retrofitting a sidepath along existing roadway and drainage infrastructure
- » Potentially significant impacts to existing commercial parking areas and some residential properties, which could affect business operations and residential access
- » Existing conditions along Weaverville 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



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

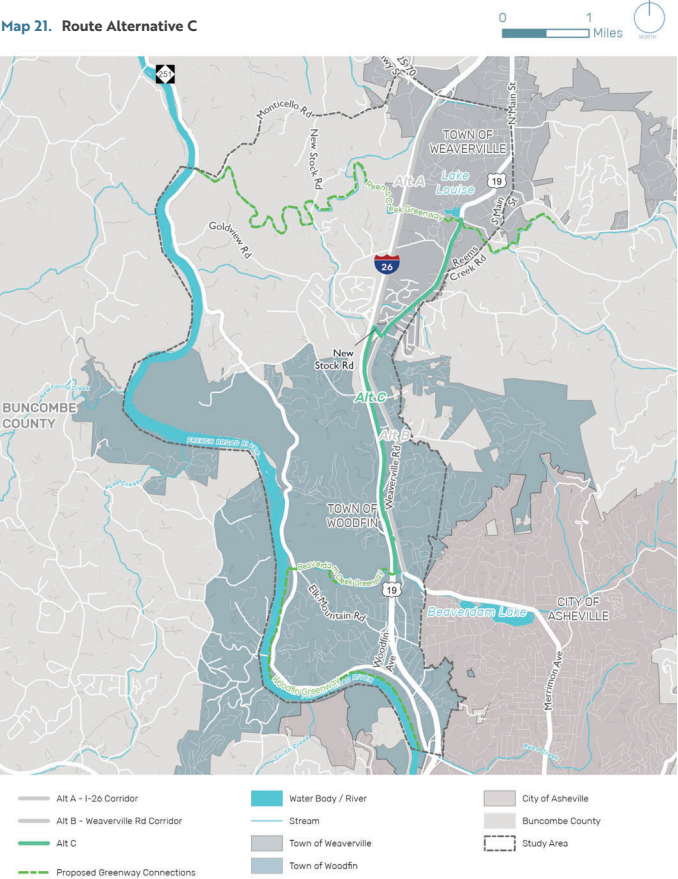
- » Portions of the route may not be eligible for NCDOT funding
- » Segments along Weaverville Road could require significant retaining walls, increasing construction costs

Image 31. Weaverville Road in Weaverville



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;

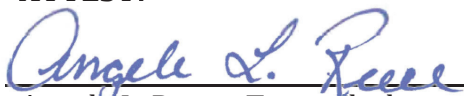
WHEREAS, the Woodfin-Weaverville Greenway Feasibility Study was developed and, if adopted, will allow both towns to position themselves for future project funding through NCDOT's State Transportation Improvement Program (STIP) and to coordinate with roadway projects in early planning stages;

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.

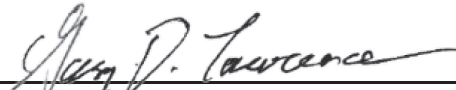
ADOPTED this 27th day of July, 2026.

ATTEST:



Angela L. Reece, Town Clerk

TOWN OF WEAVERVILLE



Gary D. Lawrence, Mayor