

*Town of Weaverville*

# COMPREHENSIVE LAND USE PLAN



*2019*

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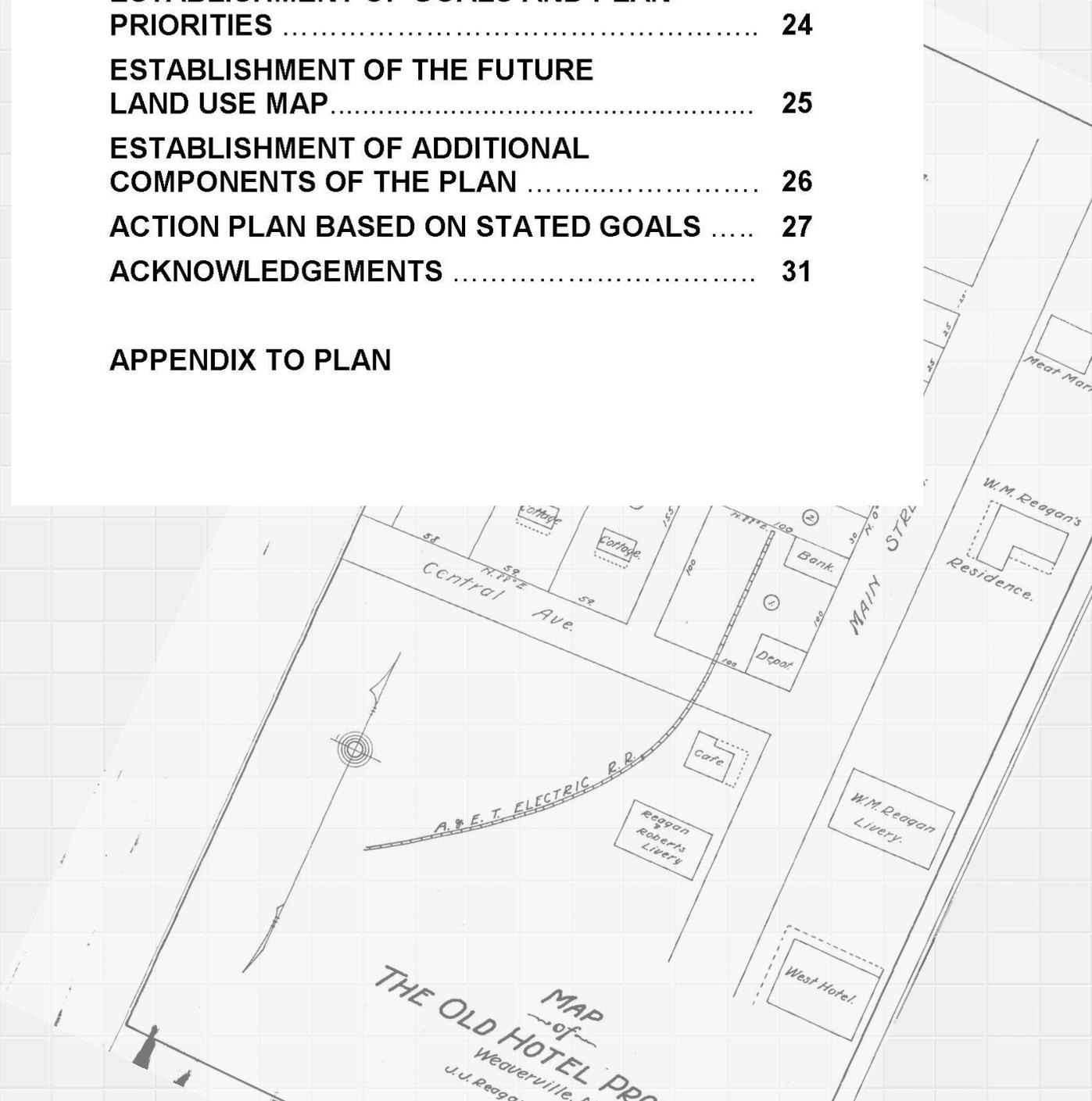
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# INTRODUCTION

Town ordinances related to land use are generally enacted under the town’s traditional police power authority which focuses on public health and safety. However, some land use regulation attempts to control land use by designating certain areas of desirable locations for non-nuisance land use. Since this typically does not flow directly from concerns over public health and safety, it requires specific enabling authority. In addition, it requires a “comprehensive” or interdisciplinary collection of background studies tied together in a sensible fashion in order to demonstrate to the court the relation between the regulations and proper police power objectives.

For towns and cities the specific enabling authority for land use regulation is found in Article 19 of Chapter 160A of the North Carolina General Statutes. Section 160A-383(a) specifically states that “[z]oning regulations shall be made in accordance of a comprehensive plan.” Much of the legislative responsibilities that town council has concerning land use regulations are required to be consistent with the town’s “comprehensive plan.”

Following the implementation of zoning, the Town of Weaverville adopted its first land use plan on May 16, 1983. This plan, consisting of 28 pages of maps and text, was developed in conjunction with the Land-of-Sky Regional Council to “examine existing development patterns and to indicate a desirable arrangement for future land uses.” In response to continued and evolving growth in and around the Town, further versions of the land use plan were adopted in 1991, 2007, and 2012, each taking into account the change in demographics, development pressures and the desires of the citizens of the Town.

With the 2012 plan suggesting a comprehensive review every five years, an update was undertaken beginning in 2018 with the goal of surveying the totality of the circumstances and creating a plan reflective of the current development experience and the vision of the Town of Weaverville in years to come.

# ADOPTION AND AMENDMENTS

This Comprehensive Land Use Plan was adopted by the Weaverville Town Council and, in accordance with North Carolina law, shall serve as a policy guide for the Town in its future decisions related to land use through its established priorities, goals and plan for implementation. This Plan shall be automatically amended upon Town Council's adoption of amendments to the Town's land use regulations (including specifically the subdivision and zoning regulations and zoning map), adoption of or amendments to other plans directly or indirectly related to land use, or upon direct action taken by Town Council to amend or update this Plan.

Adopted by the Weaverville Town Council on this the 15th day of July, 2019.

  
Derek K. Hunninghake, Town Clerk

  
Allan P. Root, Mayor

# WHAT IS A COMPREHENSIVE LAND USE PLAN?

A “comprehensive land use plan” is an interdisciplinary collection of background studies tied together in a sensible fashion in order to demonstrate to the court the relation between land use regulations and proper police power objectives.

Through the use of technically sound background studies, this comprehensive land use plan examines the social, economic and physical aspects of a community’s growth and is comprehensive in time, scope, and geography. The findings and policies contained in this document have been based on a reasonable technical foundation and the technical studies are themselves reasonably scientific and accurate. This plan includes written findings and goals governing community growth and development.

NCGS § 160A-383(e) indicates that a “comprehensive plan” includes development ordinances (such as zoning regulations, zoning map, and subdivision regulations) and any other officially adopted plan that is applicable.

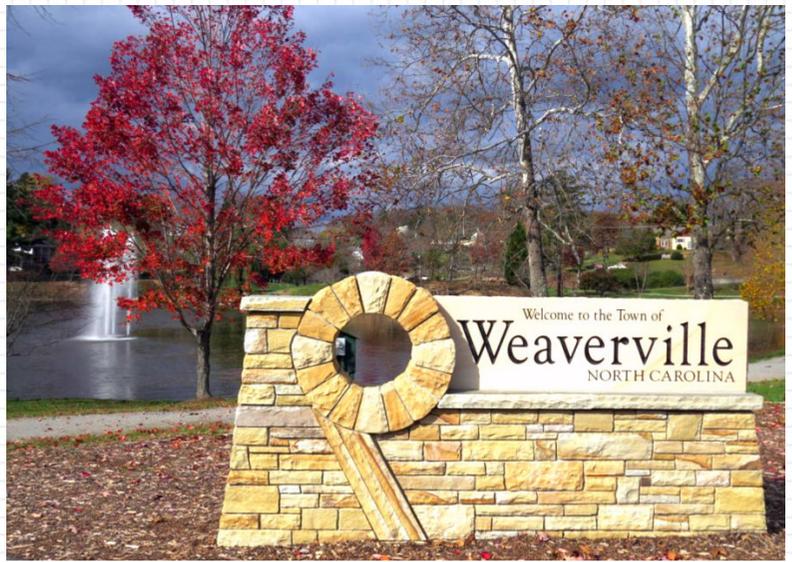
## HOW IS THE COMPREHENSIVE LAND USE PLAN USED?

North Carolina General Statutes require that a jurisdiction consult an adopted land use plan when considering adoption or amendment of zoning regulations. Specifically, Town Council must prepare and approve a plan consistency analysis for each initial zoning, rezoning or zoning text amendment. In 2017 the General Assembly amended Section 160A-383 to add more specificity to the mandated plan consistency statements.

In 2017 the legislature strengthened this requirement by explicitly requiring the planning board to advise and comment in writing on whether a proposed zoning amendment is consistent with any comprehensive plan and requiring Town Council to adopt a plan consistency statement prior to adopting or rejecting any zoning amendment. Such a statement must take one of the following forms:

- A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- A statement approving the zoning amendment and containing at least all of the following:
  - A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing body shall not require any additional request or application for amendment to the comprehensive plan.
  - An explanation of the change in conditions the governing body took into account in amending the zoning ordinance to meet the development needs of the community.
  - Why the action was reasonable and in the public interest.

While not itemized in NCGS 160A-383, a final option would address situations where Town Council wishes to reject a proposed amendment that was, nevertheless, consistent with the comprehensive plan. It is believed that this is possible as long as a statement rejecting the proposed amendment and amending the plan is adopted by Town Council, while taking into consideration the change in conditions, reasonableness and public interest.



## **TECHNICAL STUDIES**

Using information obtained from the 2010 US Census, the 2016 American Community Survey, the 2017 Population Estimate Program, Buncombe County GIS data, and Weaverville departmental data, Town staff studied the following areas: population characteristics and estimates, basic information on the Town's geographic characteristics, housing profiles and housing stock, data concerning education and income, industry and occupational characteristics, and governmental infrastructure. Staff also compared its findings with neighboring jurisdictions including Buncombe County and the cities and towns near the Town of Weaverville. Using demographic data from years past and comparing that data to the current demographics of the Town, certain relevant trends emerged.

The public infrastructure that supports and influences land use development was also studied including public water, public sewer, and streets and roads within the Town.

As growth pressures around the edges of the Town's boundaries are occurring, an analysis of the Town's ability to regulate land use just outside of its municipal limits, in what is called an extraterritorial jurisdiction, was undertaken and is discussed. Likewise, as the only method of expanding the Town's jurisdiction is through annexation, the various types of annexation and their limitations were studied and are summarized in this plan.

Lastly, a thorough study would not be complete without input from the Town's citizens. At the direction of Town Council, staff provided land use information and public input sessions. A report on these sessions is included.

It should be noted that the information contained in this Comprehensive Land Use Plan is current as of November 2018.

CURRENT AND COMPARATIVE DEMOGRAPHICS  
CURRENT AND PROJECTED PUBLIC INFRASTRUCTURE  
ANALYSIS OF ANNEXATION OPTIONS  
EXTRATERRITORIAL JURISDICTION ANALYSIS  
COMMUNITY INFORMATION AND INPUT SESSIONS

# CURRENT AND COMPARATIVE DEMOGRAPHICS

The important findings and trends that were identified in the research, study and analysis of current and past demographics is presented below. Please see the appendix for the full findings concerning the demographics study undertaken.

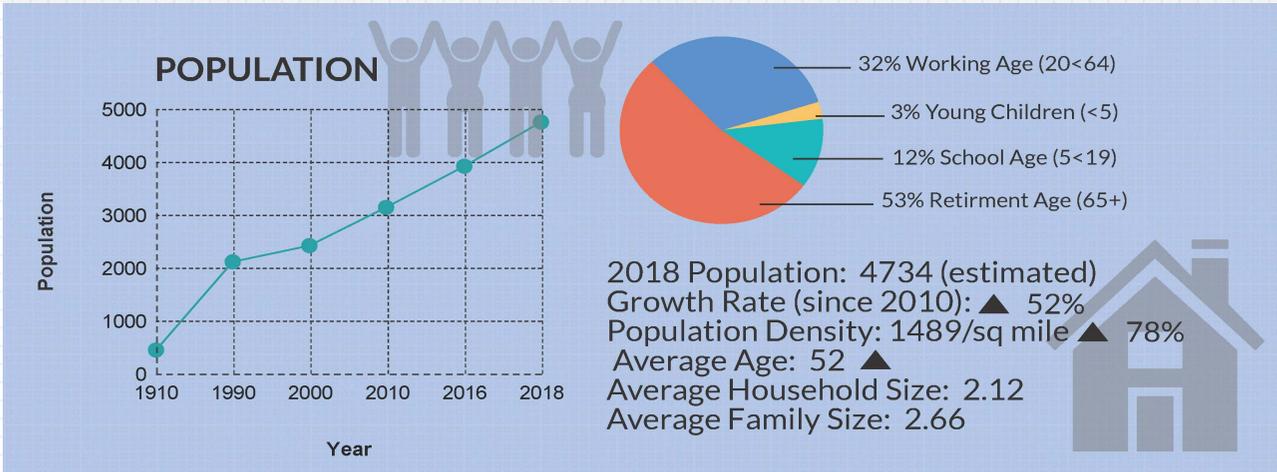


## CURRENT POPULATION, SOCIAL, AND ECONOMIC CHARACTERISTICS AND TRENDS

The demographic data reviewed supports the general consensus that the Town of Weaverville is experiencing a rapid rate of growth. It would not be surprising if the Town's official population based on the 2020 Census exceeds 5,000. Using the current estimates of 4,724 residents of the Town, the Town has grown by approximately 52% since 2010.

The largest segment of the Town's population is of retirement age. The median age of our population increased from 45 years of age in 2000 to 52.6 years of age currently, an increase of approximately 8 years.

The Town of Weaverville enjoys the lowest level of poverty (5.3%) and the highest median household income (\$53,072) as compared to other jurisdictions in the area.



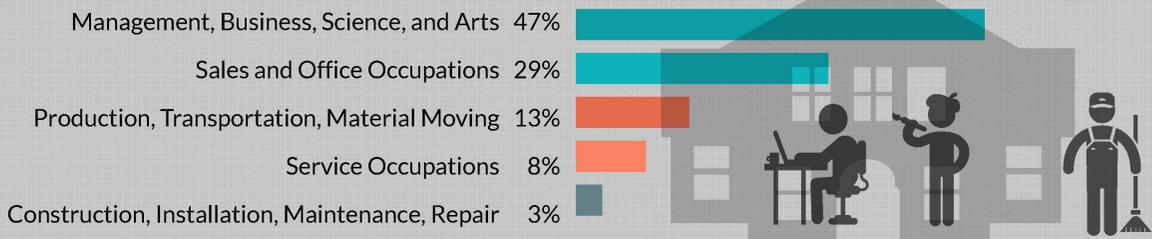
 <p><b>ECONOMY</b></p> <ul style="list-style-type: none"> <li>Number of Companies ..... 1052</li> <li>Number of Establishments ..... 224</li> <li>Employed Population (16+) ..... 40.5%</li> <li>Median Household Income ..... \$53,072</li> <li>Poverty Level ..... 5.3%</li> </ul>	 <p><b>EDUCATION</b></p> <ul style="list-style-type: none"> <li>98% High School Diploma or higher</li> <li>49% Bachelor's Degree or higher</li> <li>25% Graduate/Professional Degree</li> </ul>	
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# COMMERCIAL AND INDUSTRIAL DEVELOPMENT AND TRENDS



## OCCUPATIONAL BREAKDOWN BY PERCENTAGE



## INDUSTRY BREAKDOWN BY PERCENTAGE



The Town has a thriving historic Main Street which contains an interesting variety of retail establishments, art galleries, restaurants, and offices. Other commercial areas are found on Weaver Boulevard, Merrimon Avenue and the "Five Points" area of North Main Street. Some of the commercial developments continue to have property available for sale or lease and have not been able to secure such development. The Town has struggled to maintain the industrial enterprises operating within the Town.

The retraction of the industrial and larger scale commercial establishments has had the effect of reducing the Town's personal property value.

**STATED GOAL:** REVIEW AND UPDATE ECONOMIC DEVELOPMENT GOALS

# RESIDENTIAL DEVELOPMENT AND TRENDS

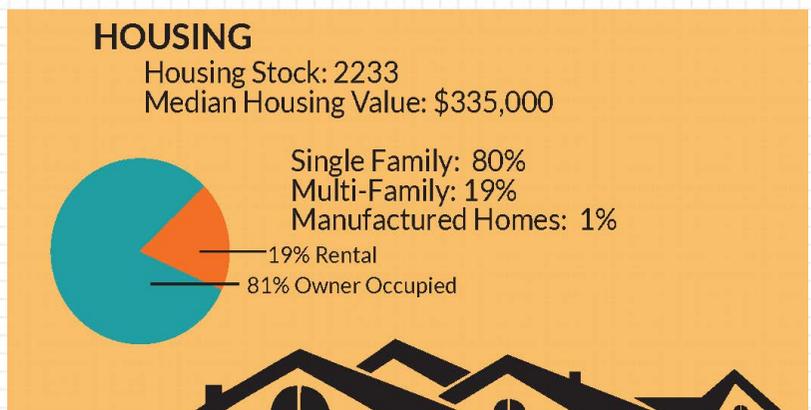
The majority of new economic development within the Town over the last decade has been residential in nature. This has resulted in an estimated current housing stock of approximately 2,233 houses, an increase of 68% since 2010. It is expected that economic development within the Town will continue to skew towards residential development and the commercial development needed to support those residences.

The current median housing value is \$335,000, which may be pricing certain segments of the population out of home ownership. That said, the Town's percent of owner-occupied housing has remained consistent over the years and is currently at 81%. This reflects a significant investment in the Town by these residents and provides stability to the Town. It may also point to a continued need for a better balance of housing options.

The residential development occurring within the Town is also predominately single family residences with a good portion of those occurring on very small lots resulting in higher density than the R-1 and R-2 zoning districts allow. The higher density single family dwelling development is occurring outside of traditional zoning districts through special use permits or conditional zoning districts since none of the Town's current zoning districts support higher density single family residential development.

The Town has recently been presented with a number of multi-family residential projects. Some of these have been approved and are at varying stages of completion with some completed and occupied and others just beginning the permitting process. Staff is aware of several multi-family residential projects that are being discussed that involve development on properties just outside of the Town's borders in the vicinities of Monticello Road and Reems Creek Road.

The 2012 Comprehensive Land Use Plan and other plans more recently adopted by Town Council, such as the Strategic Plan, have called for more diversity of housing options in order to achieve more balanced residential development. Some progress in this stated goal has been achieved as indicated by the recent increase of multi-family residential units, a 5% increase in just a year or two, but more work is needed in this area.



## STATED GOAL:

DEFINE AND CONSIDER WAYS TO ACHIEVE  
BALANCED RESIDENTIAL DEVELOPMENT

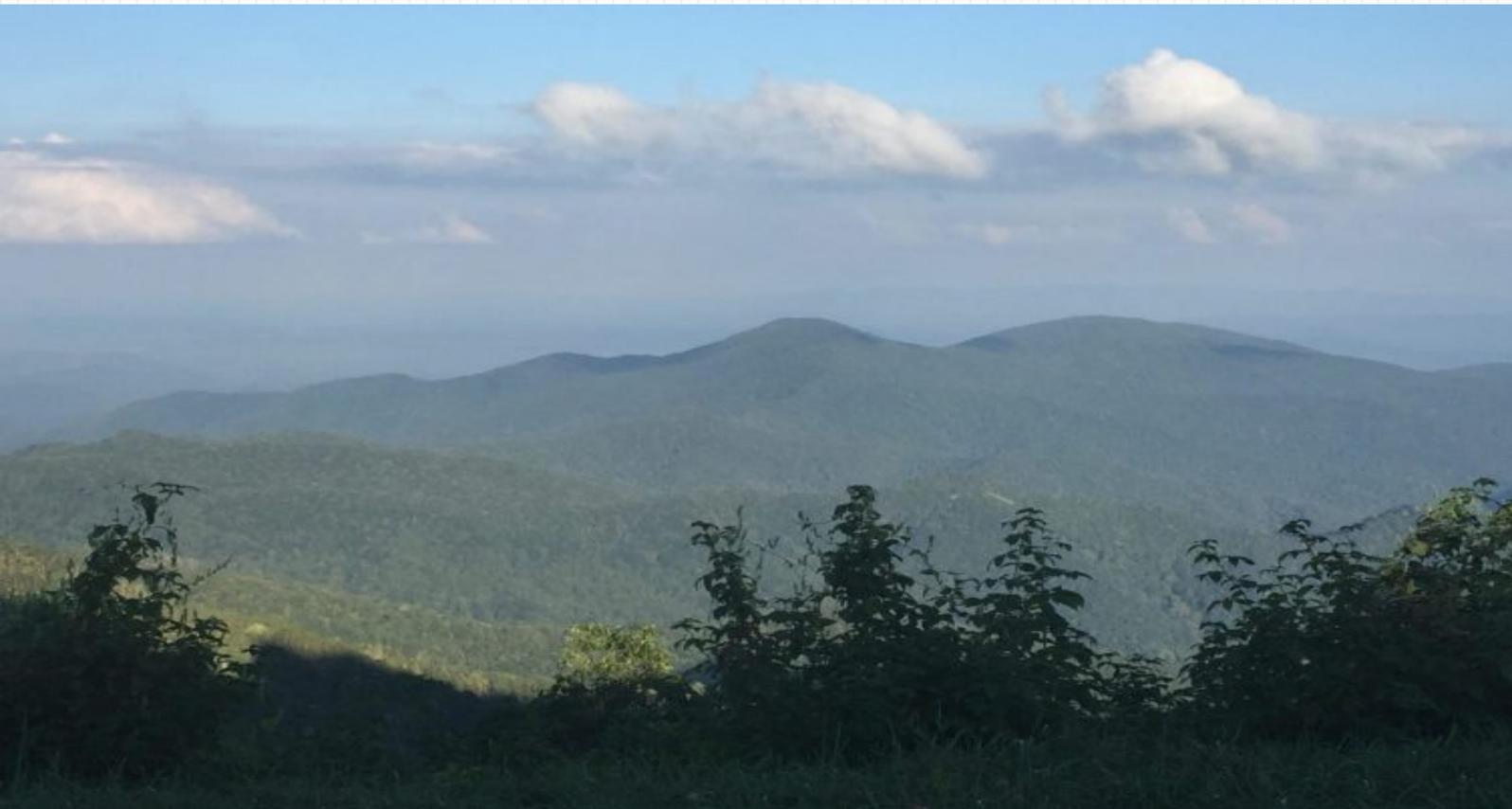
## GEOGRAPHIC CHARACTERISTICS

### PHYSICAL FEATURES

Land Area: 2035 acres = 3.18 sq miles  
Real Property Value: \$750 million

### INFRASTRUCTURE

4 Public Buildings with Town Services  
19.36 miles of Town streets  
5.9 miles of Town sidewalks  
20.14 acres of Town parks  
1.39 miles of Town trails  
66 miles of Town waterlines  
2769 Town water meters  
370 Town fire hydrants



The Town's current land area is 2,054.37 acres which is approximately 3.21 square miles located largely within the Reems Creek valley, sharing a common border with the Town of Woodfin. Primary municipal limits account for 2,030.99 acres, while 23.38 acres are noncontiguous. Some properties are located within the 100 year floodplain associated with Reems Creek. Elevation ranges from 2,000 feet at Reems Creek to 2,880 feet at the top of Hamburg Mountain.

Lake Louise, located within the Town's Lake Louise Park, is a regionally known landmark. Access to the Blue Ridge Parkway and the French Broad River are a short distance from the Town. There are several cultural resources in or near the Town including the Dry Ridge Historical Museum, Buncombe County Library, and Vance Birthplace Historical Place.

I-26, which runs concurrently with US 19/23 in a north/south direction, provides a majority of the Town's western boundary and easy access to Asheville and areas of eastern Tennessee. US 25/70 runs in an east/west direction near the northern end of the Town providing access to Marshall and other areas in Madison County. Other major thoroughfares within the Town include Merrimon Avenue, Main Street, Weaver Boulevard, Monticello Road and Reems Creek Road. The Asheville Regional Airport is a mere 25 miles from the Town, providing convenient access to travel by air.



# CURRENT AND PROJECTED PUBLIC INFRASTRUCTURE

## PUBLIC WATER

The Town has been a public water provider since 1912. It currently provides public water through its operation of a water treatment plant located along the Ivy River that began operation in 1996. The water treatment plant has a current operating capacity of 1.5 million gallons of water per day. The plant was designed and permitted to be expanded up to a total of 4 million gallons per day, which will allow for more than double the current plant capacity.

Through approximately 66 miles of water lines and just under 2800 water meters, the Town, on average produces approximately 565,000 gallons of water per day for domestic water and fire prevention purposes. The Town provides public water to properties inside the Town's municipal limits and to properties adjacent to the Town's limits in the Reems Creek Valley and in areas along US Highway 19/23 North towards Madison County. The Town is currently working on a waterline expansion project in the vicinity of Clarks Chapel Road and Ollie Weaver Road that will provide for redundancy and improved water quality within the Town's water system. With a water treatment plant expansion project in the planning stages, this Plan is based on the assumption that the plant expansion will be completed in the near future. This expansion will serve to increase water availability, directly impacting land use development options within the Town and along its boundaries.

Land use decisions directly impact water usage and capacity. Likewise, water availability directly affects land use. Town staff actively monitors the amount of water that is produced, allocated, and used, so that shortages do not occur and this important resource is properly managed. Allocations are specifically reserved for development of unimproved land within the Town so that when development is considered outside of the Town's municipal limits, the Town's current citizens and water customers are protected. This data will also be used in discussions related to an expansion of the water treatment plant and, if approved, the timing of such expansion. As decisions are made that affect the capacity of the water system, updates to this Plan and land use regulations should be considered.

Outside water customers pay double the water rates as customers residing within the Town. Newly allowed water system development fees were adopted by the Town effective 1 July 2018 and are assessed for all new development and represent a new water customer's "buy-in" to the water system. The amount is based on a recent study by an engineering firm and Town Council has elected to maximize these fees to closely align with that full "buy-in" cost. Developers are required to construct, at their own expense, the waterlines that are required to gain access to the Town's water system, thus saving the Town from the cost of constructing those needed lines.

**STATED GOAL:** UPDATE PLAN AND REGULATIONS TO SLOW LAND USE DEVELOPMENT IF WATER TREATMENT PLANT EXPANSION IS POSTPONED OR TERMINATED AND WATER USAGE AND COMMITMENTS REACH 70% OF AVAILABLE WATER SUPPLY

**STATED GOAL:** CONTINUE MONITORING WATER PRODUCTION, ALLOCATIONS, USAGE, AND AVAILABILITY

# PUBLIC SEWER

In all of Buncombe County public sewer is provided by the Metropolitan Sewerage District (MSD) of Buncombe County. The Town of Weaverville has a representative on the MSD Board in order to ensure good communication between MSD and the Town. Certain development can be supported by private septic systems but large-scale higher density residential development and commercial and industrial development typically requires access to public sewer.

Continued communication between the Town and MSD is recommended in order to make sure that the Town is kept apprised of MSD's master plan and expansion of its system so that the Town can better determine areas that are likely to experience growth and the intensity and type of such growth.



# STREETS AND ROADS

North Carolina law and Town regulations require that all developed land have legal road access.

I-26 traverses the Town of Weaverville and a project for its expansion has been long discussed and debated. It is expected that some resolution of this project is foreseeable within the next 5 years and prior to the next update of this plan.

There are 3 types of roads in North Carolina and in the Town: State roads, Town streets, and private roads. The Town's main thoroughfares (Merrimon, Main Street, Weaver Boulevard, Reems Creek Road, Monticello Road) are all public roads that are maintained by the North Carolina Department of Transportation. The Town maintains approximately 19 miles of streets within its borders. Many subdivisions located within the Town maintain private roads.

Much of the Town's growth and anticipated growth are concentrated around the Monticello Road corridor and the Reems Creek Road corridor, as well as development on vacant land within Town limits.

The Town conducts resurfacing and related repairs to its streets based upon a Street Improvement Program which evaluates the conditions of streets based on stated criteria in order to objectively determine which streets are improved and when. The average life of a paved street is 15 - 20 years and is affected by weather and traffic. To adequately maintain the Town's street system the Town must repave approximately 1 mile per year. The Town's current budget includes \$300,000 for street improvements in 2019 and takes advantage of Powell Bill funds set aside by the State for local street projects.

Town ordinances require that all streets constructed within the Town be designed and built to Town street standards. This policy has not been reviewed in recent years and has created some confusion and concern within some residential communities. The enforcement of these standards requires a great deal of staff time and coordination between public works staff, developers, and contractors, in order to monitor the construction of each street at each of several stages.

It is suggested that the application of Town street standards on all streets in the Town be reviewed in order to determine the policy goals and expectations, and plan the implementation of the policy.

**STATED GOAL:** CONTINUE THE STREET IMPROVEMENT PROGRAM

**STATED GOAL:** REVIEW THE CURRENT POLICY ON STREET STANDARDS FOR PRIVATE STREETS

# ANALYSIS OF ANNEXATION OPTIONS



Cities and towns within North Carolina are legislatively created areas under local governmental control. The Town of Weaverville, originally chartered in 1875, extended in a half mile radius from the old Vandiver Store on Main Street and consisted of several businesses and about 30 homes. The Town's current jurisdiction includes approximately 2054.37 acres.

The North Carolina General Statutes provide two ways in which a Town can increase its municipal limits: voluntary and involuntary annexation. The General Assembly also retains the authority to unilaterally annex property to a municipal jurisdiction and is the only option for removing property from the Town's jurisdiction. Each of these procedures are reviewed below.

## VOLUNTARY ANNEXATION

Voluntary annexations result when the owners of property request to become part of the Town and the Town agrees. Changes to the Town's boundaries through voluntary annexation are entirely within Town Council's discretion. The Town has no obligation to proceed with a proposed annexation. In fact, Town Council doesn't have to respond to an annexation petition at all.

There are two types of voluntary annexation: contiguous annexation and non-contiguous or satellite annexation. Contiguous annexation brings properties that are adjacent to the Town's primary corporate limits into the Town's jurisdiction. For the annexation of properties that do not adjoin the Town's corporate limits, referred to as satellite or non-contiguous annexation, there are special requirements that must be met including limitations on the size of the property and distance of the area to be annexed from the nearest municipal jurisdiction. The total area of the Town's satellites may not exceed 10% of the area within its primary corporate limits. At the time of adoption of this plan, approximately 23.38 acres of the Town's total jurisdiction is non-contiguous. The non-contiguous or satellite areas comprise 1.1% of the Town's primary corporate limits, well below the limit established by North Carolina law.

If a property is annexed into the Town, the Town must provide services to the added property to the same extent and under the same policies as within the existing municipal limits.

Voluntary annexations are, by their nature, consensual. That said, cities frequently condition the provision of water or sewer service upon annexation, so a property owner wishing for public utilities may have no choice but to petition for annexation. In recognition that the Town's public water system is a desirable resource for development of properties both inside and outside the Town's municipal limits, recent practices have typically required annexation into the Town as a condition of water allocation.

Annexation also provides a mechanism to regulate land use. Each property that is annexed into the Town's municipal limits is provided a zoning designation which outlines the land use regulations that will be applicable to the new Town property. Due to the loss of the Town's extraterritorial jurisdiction, the only way to apply the Town's land use regulations on properties outside of the Town's municipal limits (even those properties that share a border with the Town), is to encourage annexation of those properties.

## EFFECT OF WATER RATES ON POSSIBLE VOLUNTARY ANNEXATION

Staff has conducted an analysis of both the present water rates and the rates as they are projected to increase as recommended by rate studies conducted on behalf of the Town. The purpose of said analysis was to provide information related to a possible outreach program for voluntary annexation, specifically in areas currently served by the Town's water system and adjacent to or near the present municipal borders.

The study indicated that such an outreach program is unlikely to come to fruition as the data made clear that such an arrangement is unlikely to be financially advantageous to water customers outside municipal limits. Even though the water customers located outside municipal limits pay double water rates, the municipal taxes that they would pay if annexed would likely be more than the extra water charges.

Data surveyed by staff established that it would take an incredibly unique scenario for a property owner to save money by annexing into municipal limits. Variables measured included taxation owed based upon property valuation and water consumption based upon double rates.



Should Council wish to expand the municipal limits of the Town, it is likely to occur on unimproved parcels of land in conjunction with new water allocations rather than improved properties with single family housing stock as found in areas such as Dogwood Road, Hamburg Mountain Road, Terrace Drive and various roads around the area commonly known as Woodland Hills. It is also likely that this expansion will be accomplished through voluntary annexation.

## INVOLUNTARY ANNEXATION

One variable which has changed since previous versions of the Town's comprehensive land use plan is the passage of legislative changes [S.L. 2012-11 (HB925)]. Involuntary annexation is more difficult to accomplish since in 2012 the legislature began requiring an affirmative vote of the majority of the voters within the proposed annexation area. The voter requirement is seen by most jurisdictions across the State as an insurmountable hurdle; however, other difficulties exist concerning compliance with requirements for water and sewer service, population densities, subdivision and use standards, and the establishment of plans for the provision of municipal services.

For these reasons, involuntary annexation is anticipated to remain an ineffective tool for land use planning purposes.

## ANNEXATION BY LEGISLATIVE ACT

The General Assembly retains the power to unilaterally annex or de-annex property into a municipality. Statutory requirements do not apply to legislative actions on annexations and deannexations. Such action would take the form of special legislation and must be introduced as a bill by one of the legislators representing the Town. Deannexations can only be accomplished by legislative act.

# EXTRATERRITORIAL JURISDICTION ANALYSIS

As much of the growth pressures are occurring on the edge of the Town's municipal jurisdiction it is important to consider land use regulation in areas just outside of the Town's borders.

As reflected in the Town's 2012 plan, the Town of Weaverville had the power to exercise its land use regulatory authority through the means of an extraterritorial jurisdiction (ETJ) up to one mile from municipal borders based upon our population of fewer than 10,000. This authority, in place since 1959, was granted by North Carolina General Statute Section 160A-360 and nearly 200 jurisdictions in the State employ such ETJ areas.

However, through action of the General Assembly in 2014, the Town lost its power to exercise an ETJ. Session Law 2014-26, specifically enumerated the Town of Weaverville and the City of Asheville as having “no authority to exercise any power under this section [NCGS §160A-360] outside its corporate limits.” Meaning, the power granted to each municipal jurisdiction by general North Carolina law does not apply to the Town. With similarly enacted special legislation, the Town of Boone found itself without an ETJ as well. To put this in perspective, of the 552 jurisdictions in the State of North Carolina eligible to exercise an ETJ, only the City of Asheville and the Towns of Boone and Weaverville have been exempted from this authority.

The legislation that deprived the Town of Boone of ETJ authority (just like the Town of Weaverville) was appealed up to the North Carolina Supreme Court and was upheld as constitutional. In *Town of Boone v. State of North Carolina* (93A15-2) filed on 21 December 2016, Supreme Court Justice Paul Newby wrote for the majority:

*Because the state constitution authorizes the General Assembly to reduce the town's jurisdictional reach, the removal of extraterritorial jurisdiction falls squarely within the legislature's general power as described in the first clause of Article VII, Section 1.*

With the Supreme Court finding the act of the General Assembly constitutional, the only avenue to reinstate these powers is to seek special legislation removing language related to the prohibition of the Town of Weaverville from exercising an ETJ from NCGS §160A-360.

Since Buncombe County now exercises land use regulation authority in the County, the Town would also have to gain approval by Buncombe County in order to reestablish its ETJ. This may be an area where good communication and coordination might result in gaining the Town a supporter should it choose to address this issue with its legislative representatives.

It should also be noted that, if the legislature should grant the authority, the Town does not have to exercise an ETJ along the entirety of its borders but may focus its attention on the few areas in which growth pressures are being seen or are anticipated, like the Monticello Road corridor and the Reems Creek Road corridor.



## STATED GOAL:

CONSIDER REESTABLISHING THE TOWN'S EXTRATERRITORIAL JURISDICTION

# COMMUNITY INFORMATION AND INPUT SESSIONS

## INFORMATION SESSIONS AND PUBLIC INPUT ON LAND USE



**THURS MARCH 21 - 12 pm to 3 pm**  
**TUES MARCH 26 - 5 pm to 8 pm**  
Community Room of Town Hall  
30 South Main Street, Weaverville, NC

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

Contact the Town for more information or to schedule:  
**TOWN OF WEAVERVILLE**  
Planning Department  
828-484-7002

The Town held land use information and public input sessions on 21 March 2019 and 26 March 2019 at Town Hall and at the Reems Creek Golf Community Clubhouse on 25 April 2019. These meetings provided a good opportunity to not only inform the Town's citizens about land use and other related matters but to also receive valuable input from our community members. These sessions were widely advertised and well attended not only by the community, but also Town Council, the Planning and Zoning Board and the Board of Adjustment, and generated good questions and active discussions.

The following summarizes the issues that the community focused on in the land use development discussions.

## PRESERVATION OF DOWNTOWN AREA

The historic buildings, art galleries, and unique shops and restaurants have made Weaverville a destination for good food and art. There was an overwhelming community consensus that the vibrant and charming downtown area of the Town of Weaverville be maintained and protected.





## ADEQUACY OF DOWNTOWN PARKING

The community expressed concern about the adequacy of parking in downtown Weaverville. Approximately 230 public parking spaces are available in the downtown area. Public parking lots on Main Street at the Historic Clock (47 spaces) and behind Town Hall (45 spaces) provide 92 public parking lot spaces, and there are 81 parking spaces along Main Street, Pine Street, Florida Avenue and Alabama Avenue. Through coordination with the Town, the United Methodist Church, First Baptist Church and First Presbyterian Church are collectively providing 57 parking spaces within church parking lots for use by the working public. It is the hope that these spaces, which have been marked in yellow, will be used by employees of downtown businesses so that the parking on Main Street can be used for customers and visitors. This information was not commonly known by the community, so more public awareness needs to be made in order to maximize the parking opportunities offered by the churches and alleviate a perception of inadequate parking.

**STATED GOAL:** DEVELOP AND DISTRIBUTE A DOWNTOWN PARKING MAP

## ADEQUACY OF SIDEWALKS AND PEDESTRIAN SAFETY

There were several comments and concerns centered around the adequacy of sidewalks. The Town currently maintains 5.9 miles of sidewalks but has not undertaken a major sidewalk project in several years due to completion of prior Master Plan goals and budgetary constraints. There was general consensus that a more active sidewalk program could lead to better and safer walkability and improved connection between neighborhoods, the downtown area, and recreational opportunities. Current land use regulations only require developers to install sidewalks for commercial subdivisions. Policy changes could be considered in order to require developers to install sidewalks along public streets for residential subdivisions.

Pedestrian safety along Main Street and at the Lake Louise Park was mentioned as a concern. As Main Street is a state-maintained road the North Carolina Department of Transportation (NCDOT) is responsible for safety along this roadway. NCDOT has recently installed eye-catching crosswalk signs in order to better alert drivers to the presence of pedestrians. The reworking of trails and traffic patterns at the Lake Louise Park could be considered to encourage pedestrian traffic to move off of the roadways.

In the near future the Town will be undertaking a review of the ADA accessibility of its streets, sidewalks, and facilities, with the safety of persons with disabilities in mind.

**STATED GOAL:** CONSIDER IMPLEMENTING A SIDEWALK IMPROVEMENT PROGRAM AND MASTER PLAN

**STATED GOAL:** DETERMINE WHEN SIDEWALKS AND OTHER IMPROVEMENTS ARE REQUIRED WITH DEVELOPMENT APPROVALS



## EXPANSION OF RECREATIONAL OPPORTUNITIES

The community expressed an appreciation for the recreational opportunities that the Town provides within its limits through active recreational options, including ADA accessible activities, at the Lake Louise Park and passive recreation at the Main Street Nature Park. The much anticipated Reems Creek Greenway is hoped to extend generally from the Lake Louise Park along Reems Creek to Karpen Field which is located a short distance outside of the Town. Some of these recreational opportunities were unknown to some citizens, so better public awareness should be addressed.



The following represents some additional thoughts or ideas as expressed by some of the citizens attending the sessions:

- addition of a dog park or off-leash area
- development of multi-modal pathways to better accommodate bicycles
- maintenance of the Main Street Nature Park for passive recreational activities only
- development of the Reems Creek Greenway

The Town's Parks and Recreation Master Plan was developed with community input in 2018 and outlines several objectives to improve and expand recreational availability and accessibility. The Parks and Recreation Master Plan is an adopted plan that is an additional component of this Comprehensive Land Use Plan.

# PUBLIC TRANSPORTATION

Historically a trolley line ran between Asheville and Weaverville up what is now known as Merrimon Avenue to its intersection with Main Street. Sometime after the trolley line ceased operations in the 1940's a bus route was operated providing connection between the rural Town of Weaverville and the more urban city of Asheville.

In November of 2009 the bus line between Weaverville and Asheville was discontinued due to low ridership. Town Council has a stated goal of exploring the possibility of Asheville's transit system, known as Asheville Redefines Transit (ART), reestablishing a regular bus route between Weaverville and Asheville given the new residential development within the Town.

Buncombe County and Land of Sky Regional Council operates Mountain Mobility which has a regular route connecting Weaverville with an ART bus stop located at the intersection of Merrimon Avenue and Elkwood Avenue. While this provides a public transportation option, it is not designed for daily commutes.

With the adoption of its Strategic Plan, Town Council has indicated that it will be exploring the reestablishment of a regular bus route between Weaverville and Asheville.



## INCREASE IN TRAFFIC

An increase in traffic volume is a natural consequence of an increase in growth within the Town and concerns related to traffic were voiced by citizens. This takes the form of both traffic congestion on major roads and traffic safety within the community's neighborhoods as people attempt to find ways to avoid the more congested streets.

The Town's Police Department and Public Works Department work together to address safety issues related to traffic, including conducting traffic counts and reviewing and revising speed limits, content and visibility of signage, and implementing other traffic calming measures as needed.

As the major thoroughfares through the Town are state-maintained roadways, the Town has very little control over such roads. The Town has, however, worked with the North Carolina Department of Transportation (NCDOT) and been successful in achieving several changes that help to reduce the impact of the increased traffic flow and safety related to driving within the Town's limits. Those include a reduction in the speed limit on US 25/70 in the vicinity of its intersection with Monticello Road and the removal of a long standing "NO TURN ON RED" sign at the intersection of North Main Street and Weaver Boulevard that had previously contributed to traffic congestion.

Continued communication and coordination with NCDOT is advisable so that a good working relationship with the authority over the major thoroughfares in the Town can be maintained with the goal of maximizing the safety and efficiency of the movement of traffic through the Town. The Town's appointed representative on the French Broad River Metropolitan Planning Organization Board (MPO) can also provide information to the Town pertaining to the regional transportation projects likely to affect the Town and to communicate the Town's transportation needs.

# PUBLIC WATER AVAILABILITY

With the amount of growth that the Town has experienced in recent years, it is natural for the citizens of Weaverville to be concerned about the continued availability of public water. The availability of public water directly affects land use development. As mentioned in a separate section of this plan, Town staff monitors the amount of water that is produced, allocated, and used, so that shortages do not occur, and reserves allocation for development of unimproved land within the Town so that when development is considered outside of the Town's municipal limits, the Town's current citizens and water customers are protected.

**STATED GOAL:** CONTINUE RESERVING WATER ALLOCATION FOR INFILL DEVELOPMENT WITHIN THE TOWN



# HOUSING AFFORDABILITY

The current median housing cost of \$335,000 reflects the revaluation of property values undertaken by the Buncombe County Tax Assessor in 2017 and represents a staggering 39% increase over two years. The community has echoed Town Council's observation that home ownership is becoming more expensive in the Town and expressed a concern for those living with limited or fixed income to remain or become part of the Weaverville community. This issue is seen as directly affecting both the younger and the older populations within the Town.



**STATED GOAL:** CONSIDER WAYS TO ADDRESS HOUSING AFFORDABILITY

# REVIEW OF OVERLAPPING LAND USE AUTHORITY

Municipalities have exclusive regulatory authority within their limits, however, municipal and county jurisdictions may overlap when mutually agreed upon. In fact, there are several areas in which Buncombe County provides land use development regulation within the Town.

As the Town does not conduct any inspections related to the North Carolina Building Code, depending on the scope and type of development, new construction within the Town of Weaverville is required to obtain permits and inspections from Buncombe County. Buncombe County provides all building, electrical, mechanical and plumbing inspections within the Town. Building permits cannot be issued by Buncombe County without zoning compliance certification and release from the Town's Planning and Zoning staff.

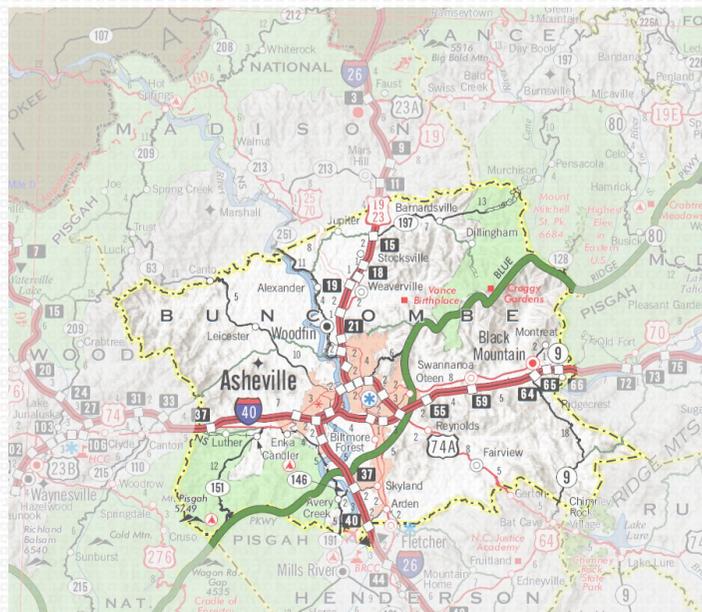
Zoning permits are issued by the Town and are required for all new development, internal renovations, or any project which expands the present footprint of a structure, and for certain uses of land.

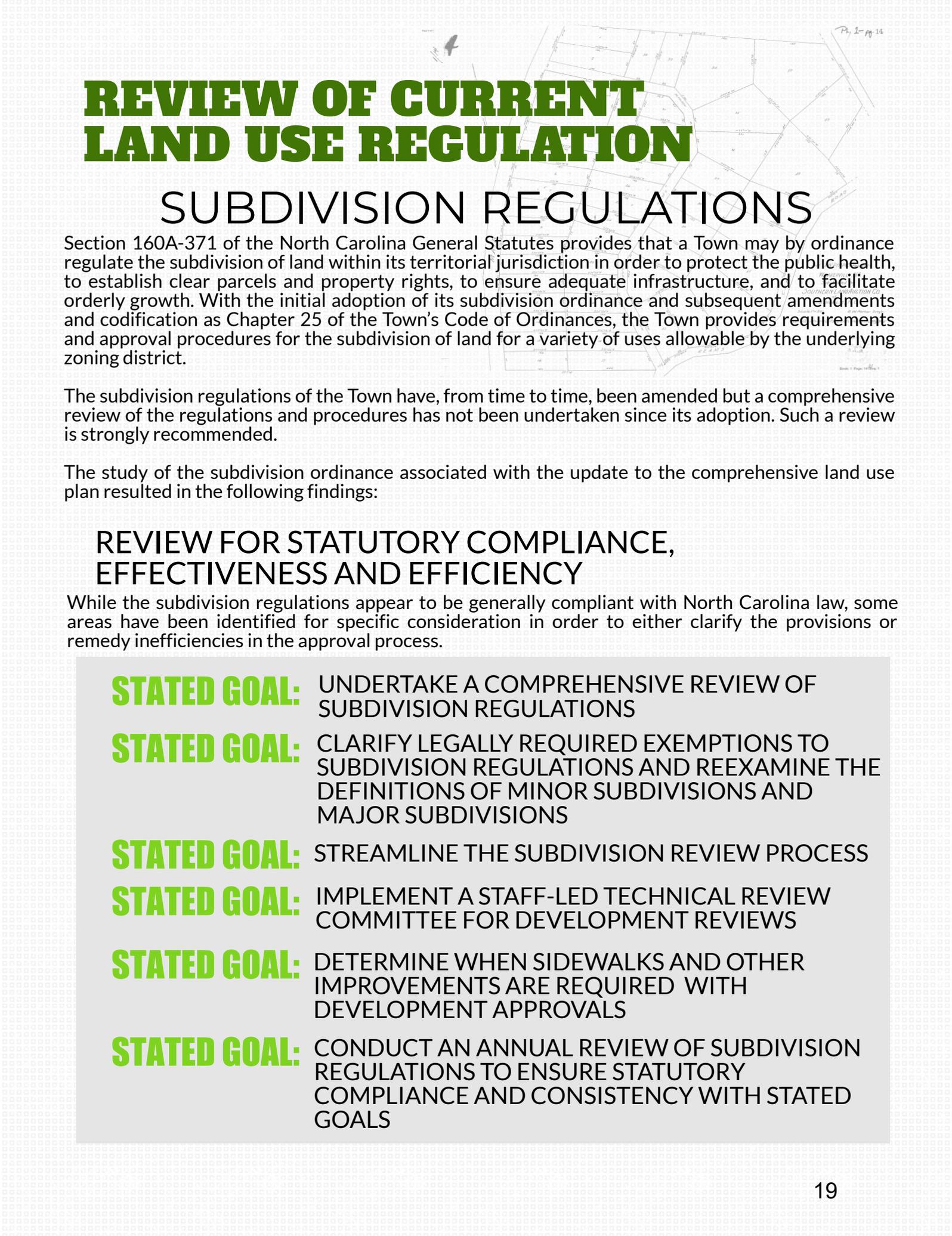
Other areas of regulation related to land use that are administered by Buncombe County rather than the Town include: stormwater management, sedimentation and erosion control, floodplain management, environmental health inspections, e-911 addressing, and air quality.

The Town's Fire Marshal is charged with administering the North Carolina Fire Prevention Code within the Town's jurisdiction and does so through routine and incident-related inspections. The Fire Marshal is also called upon to provide information related to proposed land use development and its consistency and compliance with the Fire Prevention Code.

The Town's Public Works Department is responsible for approving and inspecting all water system related infrastructure and ensuring that good quality water is produced and distributed to its customers. Much of this work is to ensure compliance with the requirements of the North Carolina Department of Environmental Quality. Public Works also provides guidance, pre-construction meetings, and inspections related to the water infrastructure constructed by developers related to the Town's water system. The Town requires close inspection of private and public infrastructure in order to determine compliance with Town standards when acceptance into the Town's system will be requested.

Continued coordination with and cooperation between the Town, Buncombe County, and the various North Carolina departments is crucial in ensuring that land use development occurs responsibly and in a timely manner.





# REVIEW OF CURRENT LAND USE REGULATION

## SUBDIVISION REGULATIONS

Section 160A-371 of the North Carolina General Statutes provides that a Town may by ordinance regulate the subdivision of land within its territorial jurisdiction in order to protect the public health, to establish clear parcels and property rights, to ensure adequate infrastructure, and to facilitate orderly growth. With the initial adoption of its subdivision ordinance and subsequent amendments and codification as Chapter 25 of the Town's Code of Ordinances, the Town provides requirements and approval procedures for the subdivision of land for a variety of uses allowable by the underlying zoning district.

The subdivision regulations of the Town have, from time to time, been amended but a comprehensive review of the regulations and procedures has not been undertaken since its adoption. Such a review is strongly recommended.

The study of the subdivision ordinance associated with the update to the comprehensive land use plan resulted in the following findings:

### REVIEW FOR STATUTORY COMPLIANCE, EFFECTIVENESS AND EFFICIENCY

While the subdivision regulations appear to be generally compliant with North Carolina law, some areas have been identified for specific consideration in order to either clarify the provisions or remedy inefficiencies in the approval process.

- STATED GOAL:** UNDERTAKE A COMPREHENSIVE REVIEW OF SUBDIVISION REGULATIONS
- STATED GOAL:** CLARIFY LEGALLY REQUIRED EXEMPTIONS TO SUBDIVISION REGULATIONS AND REEXAMINE THE DEFINITIONS OF MINOR SUBDIVISIONS AND MAJOR SUBDIVISIONS
- STATED GOAL:** STREAMLINE THE SUBDIVISION REVIEW PROCESS
- STATED GOAL:** IMPLEMENT A STAFF-LED TECHNICAL REVIEW COMMITTEE FOR DEVELOPMENT REVIEWS
- STATED GOAL:** DETERMINE WHEN SIDEWALKS AND OTHER IMPROVEMENTS ARE REQUIRED WITH DEVELOPMENT APPROVALS
- STATED GOAL:** CONDUCT AN ANNUAL REVIEW OF SUBDIVISION REGULATIONS TO ENSURE STATUTORY COMPLIANCE AND CONSISTENCY WITH STATED GOALS

# ZONING REGULATIONS

On the night of January 16, 1978 Town Council began conversations regarding a zoning ordinance for the Town of Weaverville. Following months of discussions and negotiations, and working in conjunction with the then known North Carolina Department of Natural and Economic resources, the Town of Weaverville's original zoning ordinance was adopted via a unanimous vote of Council on June 19, 1978. This ordinance consisted of 23 pages and envisioned 3 zoning districts.

Today's version, codified as Chapter 36 of the Town's Code of Ordinances, contains 152 pages and 7 standard zoning districts and utilizes a Table of Dimensional Requirements and Table of Uses which indicate what uses are permitted, permitted with standards, or are allowed through the adoption of a conditional zoning district. Regulatory language for signs, landscaping, grading, special use permits, vested rights, dimensional requirements and telecommunication facilities have also been adopted.

As part of the technical studies undertaken with the update to the comprehensive land use plan, Town staff reviewed the current zoning ordinance for consistency with stated goals, effectiveness and efficiency, and statutory compliance. This section of the report reviews those findings.

## REVIEW OF TABLE OF USES

In 2017 the Town undertook a large zoning project to include within its zoning regulations a table of uses. Adopted on 21 August 2017, the Table of Uses has proven to be a tremendous tool for staff and the development community when determining which uses are permitted within certain zoning districts and, if so, by what method. Amendments have been considered and adopted as necessary to achieve the regulation desired by Town Council. Staff believes that an annual review of the Table of Uses with the Planning and Zoning Board and Town Council is advisable to ensure that the Table keeps pace with evolving development and to discuss the efficiency of the permitting process.

**STATED GOAL:** UNDERTAKE AN ANNUAL REVIEW OF THE TABLE OF USES



# REVIEW FOR STATUTORY COMPLIANCE, EFFECTIVENESS AND EFFICIENCY

The zoning regulations of the Town are routinely amended to provide for clear and effective regulation of land use within the Town and for compliance with the current North Carolina laws. There are several sections of the zoning regulation that are in need of review due to changes in the law. Also of note is pending legislation that, if adopted, would provide the first comprehensive amendment to the land use regulatory authority in North Carolina since its adoption, the purpose of which is to modernize such regulation. A thorough review and revision of the Town's zoning regulations should follow. The following represent matters for further review and potential action:

**STATED GOAL:** UNDERTAKE A COMPREHENSIVE REVIEW OF ZONING REGULATIONS

**STATED GOAL:** CONDUCT AN ANNUAL REVIEW OF ZONING REGULATIONS TO ENSURE STATUTORY COMPLIANCE AND CONSISTENCY WITH STATED GOALS

**STATED GOAL:** CONTINUE TO ANALYZE WAYS TO PROVIDE STANDARD REGULATIONS IN ORDER TO RESERVE USE OF CONDITIONAL ZONING DISTRICTS FOR UNIQUE DEVELOPMENT

**STATED GOAL:** IMPLEMENT A STAFF-LED TECHNICAL REVIEW COMMITTEE FOR DEVELOPMENT REVIEWS

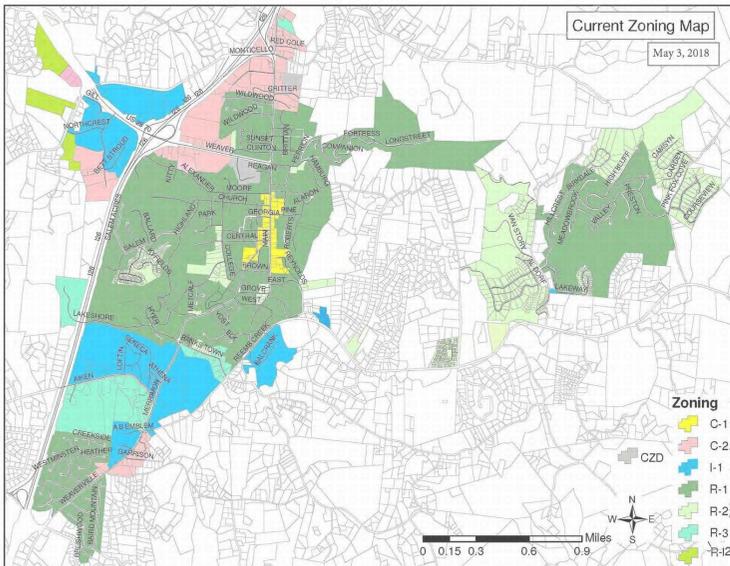


# REVIEW OF ZONING MAP

As a part of the update to the Comprehensive Land Use Plan the Town's zoning map was reviewed in order to determine general consistency of uses present and uses allowed on an individual parcel basis as well as consistency with the previously adopted future land use map. Nonconformities were also analyzed and several districts were identified for potential rezonings.

**STATED GOAL:** CONSIDER TOWN-INITIATED REZONINGS TO BETTER ALIGN ESTABLISHED USES WITH UNDERLYING ZONING DISTRICTS OR TO ADDRESS LONG DORMANT PROPERTIES

**STATED GOAL:** INITIATE SPECIAL AREA STUDIES FOR DOWNTOWN AREA, NORTH MAIN STREET-"FIVE POINTS" AREA, MONTICELLO ROAD CORRIDOR, AND REEMS CREEK ROAD CORRIDOR



## SUGGESTED STUDIES AND REGULATIONS FOR CONSISTENCY WITH NEWLY STATED POLICY GOALS

Through adoption of its Strategic Plan and by action or consensus of Town Council, several potential new initiatives have been identified that warrant additional study and possible implementation:

**STATED GOAL:** DEFINE AND CONSIDER WAYS TO ACHIEVE BALANCED RESIDENTIAL DEVELOPMENT

**STATED GOAL:** CONSIDER LAND USE REGULATION THAT PROVIDES FOR TRANSITION DISTRICTS

**STATED GOAL:** CONSIDER LAND USE REGULATION THAT BETTER PROVIDES FOR MIXED USE DEVELOPMENT

## HIGH DENSITY SINGLE FAMILY RESIDENTIAL DEVELOPMENT



In 2016 Town Council eliminated unified housing developments from the zoning ordinance. Unified housing developments, approved as special use permits, were projects reviewed and ruled upon by the Town's Board of Adjustment through the quasi-judicial process. Current standard residential zoning districts were not designed to accommodate this type of development which often calls for smaller homes on lots of reduced size. Developments previously approved through the former unified housing development regulations include Lakeside Meadows, Creekside Village, Hamburg Crossing, Kyfields, Partridge Berry Lane, Reems Creek Town Homes and Water Point Way, which represent a large portion of single family homes which have been permitted within the last three years, establishing both a need within our community and the development sector.

It should be noted that the option still exists for a development of this nature to be reviewed through the conditional zoning district process, which is labor and time intensive for staff, the Planning and Zoning Board, and Town Council as each instance calls for the creation of a new zoning district to accommodate the development and take into account the current conditions on surrounding properties. Developers have indicated that this option is not favored due to the uncertainties that are inherent in conditional zoning districts.

A more efficient process would be to create a new or revise an existing zoning district to accommodate high density single family residential development. This would allow Town Council to set density requirements within a zoning district which would address the needs of the community for a wide array of housing opportunities noted in the current Comprehensive Land Use Plan and the 2018-2021 Strategic Plan.

**STATED GOAL:** CONSIDER LAND USE REGULATION THAT PROVIDES FOR HIGH DENSITY SINGLE FAMILY RESIDENTIAL DEVELOPMENT

# ESTABLISHMENT OF GOALS AND PRIORITIES

Based on the technical studies, reviews, and analysis conducted as a part of this Comprehensive Land Use Plan project, the Town, with the adoption of this Plan, hereby establishes the goals stated within this document and the following priorities with the expectation that they should guide the land use development and regulations within the Town of Weaverville and its land use jurisdiction:

- PROVIDE QUALITY TOWN SERVICES TO MEET THE NEEDS OF THE COMMUNITY
- PRESERVE AND ENHANCE OUR UNIQUE AND VIBRANT DOWNTOWN
- RESPECT THE GENERAL CHARACTER OF RESIDENTIAL AREAS
- PROVIDE OPPORTUNITIES FOR BALANCED RESIDENTIAL DEVELOPMENT

## STATED GOALS:

UNDERTAKE A COMPREHENSIVE UPDATE TO THE PLAN IN 2025 OR AT SUCH TIME AS SUBSTANTIAL LEGISLATIVE OR OTHER CHANGES ARE EXPERIENCED IN THE TOWN

CONDUCT AN ANNUAL REVIEW OF PROGRESS TOWARDS ACCOMPLISHMENT OF GOALS AS STATED IN THIS PLAN

CONSULT PLAN PRIORITIES FOR PLAN CONSISTENCY REVIEW

CONSULT PLAN PRIORITIES IF INCONSISTENCIES DEVELOP IN THE IMPLEMENTATION OF THIS PLAN

CONSIDER DEVELOPMENT OF OR AMENDMENT TO REGULATIONS CONSISTENT WITH LAW AND PLAN





# ESTABLISHMENT OF ADDITIONAL COMPONENTS OF THE PLAN

This Comprehensive Land Use Plan consists of the stated goals and action plan as set out in this document and the Town's land use regulations as adopted and amended by Town Council. Other officially adopted plans also constitute official components of this Plan including those plans listed below. Please see the Appendix for relevant maps and materials and the Town's Code of Ordinances for current land use regulations. Access for other materials, such as the Parks and Recreation Master Plan, is provided at Town Hall or through the Town's website.

This Plan shall be automatically amended upon Town Council's adoption of amendments to the Town's land use regulations (including specifically the subdivision and zoning regulations and zoning map), adoption of or amendments to other plans directly or indirectly related to land use, or upon direct action taken by Town Council to amend or update this Plan.

- SUBDIVISION REGULATIONS (TOWN CODE CHAPTER 25)
- ZONING REGULATIONS (TOWN CODE CHAPTER 36)
- OFFICIAL ZONING MAP
- TOWN STRATEGIC PLAN
- REEMS CREEK GREENWAY FEASIBILITY STUDY / APPROVED PLAN
- PARKS AND RECREATION MASTER PLAN

**STATED GOAL:** CONSULT ADDITIONAL APPROVED PLANS FOR PLAN CONSISTENCY REVIEW

**STATED GOAL:** UPDATE APPENDIX TO THIS PLAN WHEN NEW PLANS OR AMENDMENTS RELATED TO LAND USE ARE ADOPTED



# ACTION PLAN BASED ON STATED GOALS

PRIORITY	STATED GOAL	STAFF	P&Z	TC
1, 2, 3		RESPONSIBILITY		
<b>MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY TO PLAN</b>				
	Conduct an annual review of progress towards accomplishment of goals as stated in this Plan	✓	✓	✓
	Update appendix to this Plan when new plans or amendments related to land use are adopted	✓		
	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	✓		
	Undertake an annual review of the Table of Uses	✓		
	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	✓		
	Consider development of or amendment to regulations consistent with law and Plan	✓	✓	✓
	Undertake a comprehensive update to the Plan in 2025 or at such time as substantial legislative or other changes are experienced within the Town	✓	✓	✓

# ACTION PLAN BASED ON STATED GOALS

PRIORITY	STATED GOAL	STAFF	P&Z	TC
1, 2, 3		RESPONSIBILITY		
<b>PLAN CONSISTENCY REVIEW – LEGALLY REQUIRED</b>				
	Consult the Future Land Use Map and use descriptions for Plan consistency review	✓	✓	✓
	Consult Plan Priorities for Plan consistency review	✓	✓	✓
	Consult additional approved plans for Plan consistency review	✓	✓	✓
	Consult plan priorities if inconsistencies develop in the implementation of this Plan	✓	✓	✓
<b>GENERAL POLICY MATTERS</b>				
2	Consider reestablishing the Town's extraterritorial jurisdiction	✓		✓
1	Review and update economic development goals	✓		✓
<b>WATER</b>				
1	Update Plan and regulations to slow land use development if water treatment plant expansion is postponed or terminated and water usage and commitments reach 70% of available water supply	✓	✓	✓
2	Continue monitoring water production, allocations, usage, and availability	✓		
3	Continue reserving water allocation for infill development within the town	✓		

# ACTION PLAN BASED ON STATED GOALS

PRIORITY 1, 2, 3	STATED GOAL	STAFF	P&Z	TC
RESPONSIBILITY				
<b>STREETS AND SIDEWALKS</b>				
2	Determine when sidewalks and other improvements are required with development approvals	✓	✓	✓
1	Continue the Street Improvement Program	✓		✓
2	Review the current policy on street standards for private streets	✓	✓	✓
2	Consider implementing a Sidewalk Improvement Program and Master Plan	✓		✓
3	Develop and distribute a downtown parking map	✓		
<b>HOUSING</b>				
1	Consider land use regulation that provides for high density single family residential development	✓	✓	✓
2	Define and consider ways to achieve balanced residential development	✓		✓
2	Consider ways to address housing affordability	✓		✓
2	Consider land use regulation that better provides for mixed use development	✓	✓	✓
<b>SUBDIVISION</b>				
2	Implement a staff-led Technical Review Committee for development reviews	✓	✓	✓
2	Undertake a comprehensive review of subdivision regulations	✓	✓	✓
2	Clarify legally required exemptions to subdivision regulations and reexamine the definitions of minor subdivisions and major subdivisions	✓	✓	✓
2	Streamline the subdivision review process	✓	✓	✓

# ACTION PLAN BASED ON STATED GOALS

PRIORITY 1, 2, 3	STATED GOAL	STAFF	P&Z	TC
		RESPONSIBILITY		
<b>ZONING</b>				
2	Implement a staff-led Technical Review Committee for development reviews	✓	✓	✓
2	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning districts for unique development	✓	✓	✓
2	Undertake a comprehensive review of zoning regulations	✓	✓	✓
2	Consider land use regulation that provides for transition districts	✓	✓	✓
1	Consider land use regulation that better provides for mixed use development	✓	✓	✓
3	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	✓	✓	✓
3	Initiate special area studies for the Downtown Area, North Main Street-"Five Points" Area, Monticello Road corridor, and Reems Creek Road corridor	✓	✓	✓

# ACKNOWLEDGMENTS

The project to update the Town's Comprehensive Land Use Plan was accomplished through diligent efforts of the Town's elected leaders, appointed Planning and Zoning Board, and members of Town staff listed below. While it has not been directly involved in this project, the Town would be remiss in failing to recognize the Board of Adjustment that serves the citizens of Weaverville by hearing and ruling on certain matters related to land use. Special thanks is also extended to all department heads and others that have contributed their time, information and expertise in the development of this important land use guidance document.

## WEAVERVILLE TOWN COUNCIL

AL ROOT, MAYOR  
DOUG JACKSON, VICE MAYOR  
DOTTIE SHERRILL, COUNCILMEMBER  
ANDREW NAGLE, COUNCILMEMBER  
PATRICK FITZSIMMONS, COUNCILMEMBER  
JEFF McKENNA, COUNCILMEMBER

## WEAVERVILLE PLANNING AND ZONING BOARD

DOUG THEROUX, CHAIR  
GARY BURGE, VICE CHAIR  
CATHERINE CORDELL, MEMBER  
PETER STANZ, MEMBER  
STEVE WARREN, MEMBER  
JOHN CHASE, MEMBER  
TOM BALESTRIERI, MEMBER

WEAVERVILLE TOWN MANAGER  
SELENA D. COFFEY

WEAVERVILLE TOWN ATTORNEY  
JENNIFER O. JACKSON

WEAVERVILLE PLANNING DIRECTOR  
JAMES W. ELLER



*Town of Weaverville*

# COMPREHENSIVE LAND USE PLAN



# APPENDIX

*2019*

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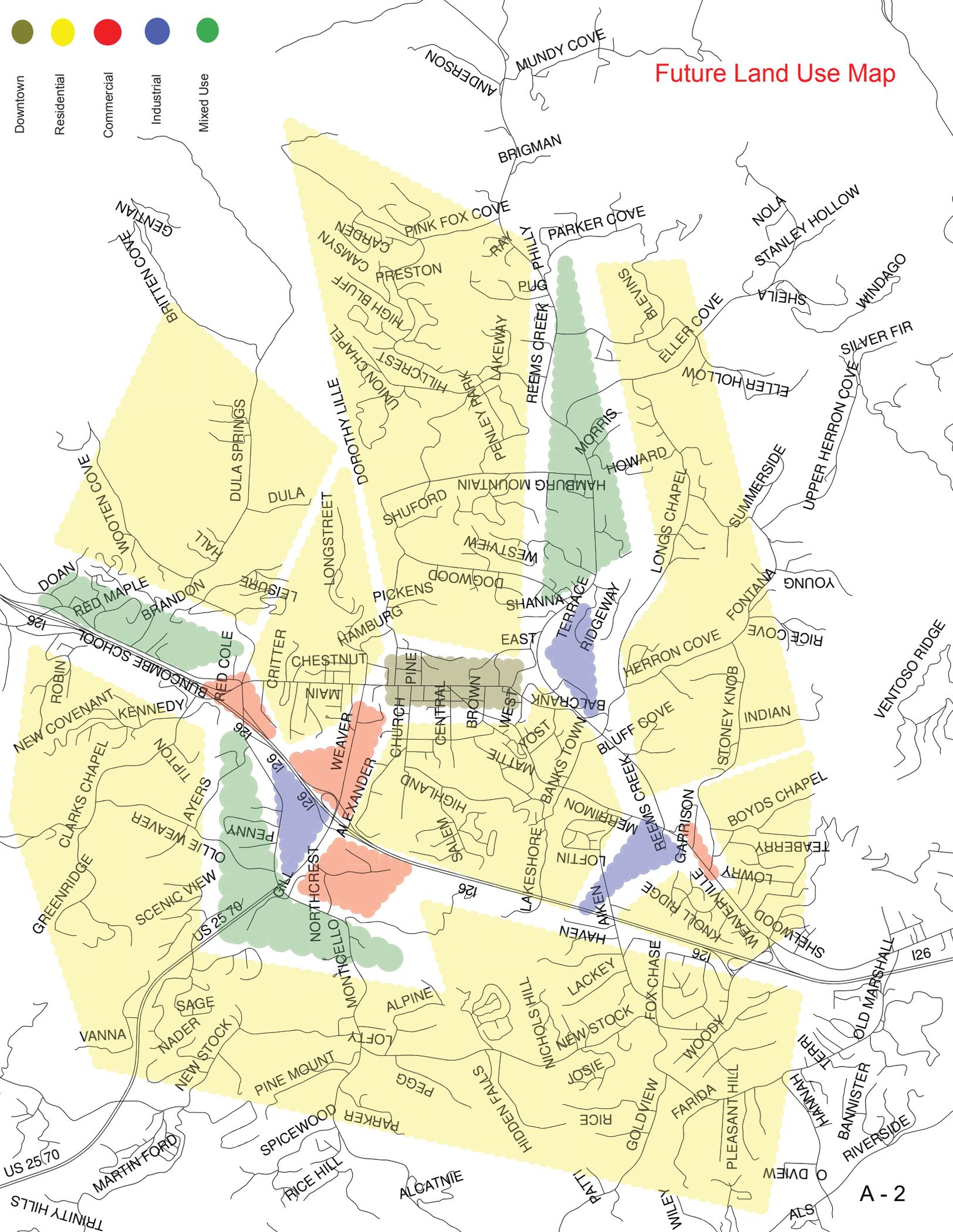
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# Future Land Use Map

- Downtown
- Residential
- Commercial
- Industrial
- Mixed Use



# FUTURE LAND USE MAP USE CATEGORIES DESCRIPTIONS

When the future land use map is consulted the following descriptions of land use types shall be assumed and used:

## DOWNTOWN

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

## RESIDENTIAL

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

## COMMERCIAL

This land use classification is intended to identify and reinforce the existing general commercial land use patterns. The Town’s four primary commercial areas are, in addition to the downtown core, North Main Street and Five Points, Northridge Commons, Weaver Boulevard and Southern Merrimon near intersection of Merrimon Avenue and Garrison Road. These defined areas serve different roles for the community with Northridge Commons serving a regional retail role with national retail establishments, Weaver Boulevard serving a mix of local and regional retail role and North Main Street and Five Point and Southern Merrimon who have a smaller local retail role.

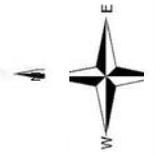
## INDUSTRIAL

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

## MIXED USE

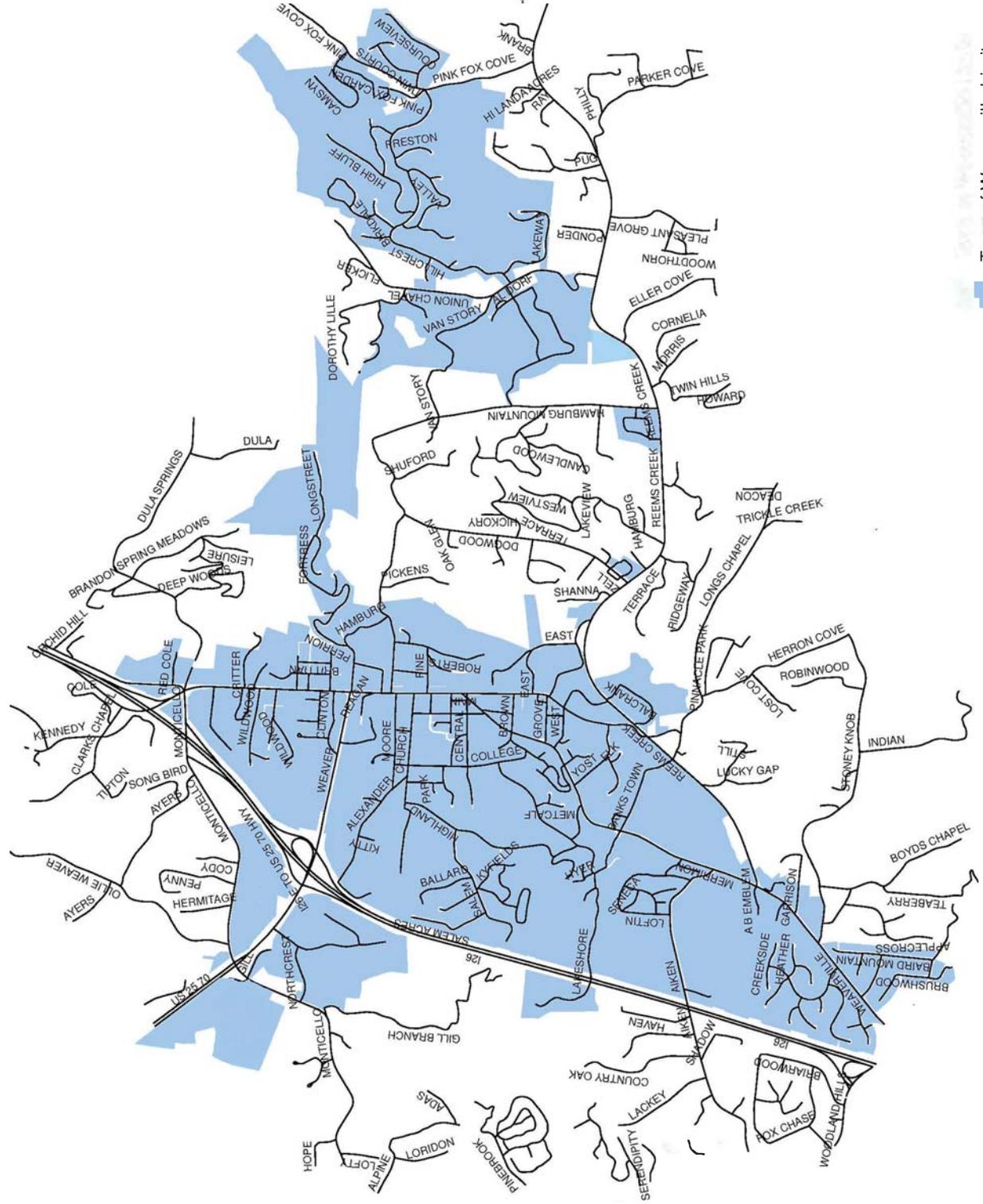
Areas shown as mixed use on the Future Land Use Map are where the town has experienced a variety of development pressures ranging from high density single family residential development and multifamily residential development to local retail establishments and restaurants. These areas include Monticello Road, North Buncombe School Road and Reems Creek Road. There is a belief that these particular developments can coexist in such environments and that they will continue to increase in these areas due to the transportation and utility infrastructure present.





S

Town of Weaverville Limits  
August 2019





# 2018-2021 STRATEGIC PLAN IN BRIEF

## TOWN OF WEAVERVILLE



### *Goal 1: Provide town services to meet the needs of the community.*

- Objective A: Develop consensus on water and annexation growth and develop policies consistent with that consensus.
- Objective B: Revisit the relationship with *Asheville Redefines Transit* to consider re-establishment of bus route given new residential development within the Town.
- Objective C: Enhance the Town's outreach to educate the public about the Town's services.
- Objective D: Recognize the needs of each Town department in serving an ever-changing and growing population.



### *Goal 2: Improve regional collaboration.*

- Objective A: Strengthen relationship with the Asheville-Buncombe Economic Development Coalition and other economic development organizations.
- Objective B: Recognize water as a regional resource and identify regional jurisdictions that wish to partner in water production, sale and distribution.
- Objective C: Consistent involvement and collaboration with neighboring and regional jurisdictions in functional areas, such as police, fire, water resources, etc.
- Objective D: Distribute information regarding regional programs, services and resources available to town citizens.



### *Goal 3: Maintain balance in land use planning efforts.*

- Objective A: Development of tools to encourage balanced residential economic development.
- Objective B: Update economic development goals for the Town.
- Objective C: Update the Town's Comprehensive Land Use Plan.
- Objective D: Investigate options for geographic information systems.



### *Goal 4: Promote a successful downtown.*

- Objective A: Consider a zoning district to serve as a transition between residential and commercial districts.
- Objective B: Develop a mechanism to expand business opportunities along the central business district.
- Objective C: Consider mixed-use development regulation as a means of expanding development in areas with geographic limitations.
- Objective D: Provide information resources marketing downtown and its walkability.
- Objective E: Research grant opportunities for all Town operations and projects, as well as for downtown efforts.
- Objective F: Act as a liaison between downtown churches and businesses to identify available parking downtown.



### *Goal 5: Increase legislative outreach.*

- Objective A: Engage legislative representatives regarding the Town's needs.
- Objective B: Consider opportunities for potential special legislation as Town needs dictate.



# PARKS & RECREATION MASTER PLAN



The Town of  
**Weaverville**  
NORTH CAROLINA



# RECOMMENDATIONS

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

1

Develop Maintenance Plan

2

Construct Indoor Recreation Space

3

Implement Recreation Programming

4

Build Multisport Surfaces

5

Support Greenways

6

Enhance Marketing Efforts



## 1: DEVELOP MAINTENANCE PLAN

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

Common elements of a maintenance plan:

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

## 2: CONSTRUCT NEW RECREATION CENTER

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

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

Some possible uses for a new recreation center include:

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

## 3: IMPLEMENT PROGRAMMING

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



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

Generally, park programming falls within the following categories:

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

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

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

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

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

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

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

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

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

# Town of Weaverville, North Carolina

## FACT SHEET

Prepared November 2018

Sources: 2010 US Census, 2016 American Community Survey, 2017 Population Estimate Program  
Weaverville Departmental Data

POPULATION CHARACTERISTICS				
	2010	2016	2018 Estimate*	Total Change**
Total Population	3120	3911 (+791, 25%)	4,734 (+823, 21%)	1,614 (+52%)
Growth Rate		25%	52%	
Population Density	836 per sq. mi.	1229 per sq. mi. (+393, 47%)	1489 per sq. mi. (+260, 21%)	+ 78%
Median Age	51.4	52.6		+1.2
Young Child Age		3%		
School Age	17%	12%		- 5%
Working Age	55%	53%		- 2%
Retirement Age	28%	32%		+ 4%
Household Size	2.13	2.12		
Family Size	2.66			
Registered Voters	2,482	3,225	3,347	
Workforce		1,584		

BASIC INFORMATION ON LAND				
	2010	2016	2018	Total Change
Base Land Area	1,983.06 acres		2,034.87 acres	51.81 acres (5 annexations)
Real Property Value	\$481,786,300	\$541,181,800 (+12%)	\$750,820,030 (+39%)	+56%
Personal Property Value	\$150,966,630	\$85,154,549 (-44%)	\$54,773,458 (-36%)	-64%
Satellite Annexation Area			37.54 Acres = 1.8 % of total incorporated area	

HOUSING PROFILE				
	2010	2016	2018 Estimate *	Total Change**
Housing Stock	1,330	1,923 (+593)	2233 (+310)	+ 903 (68%)
% of Housing Stock Occupied	91%	91%		
Owner Occupied	81%	81%		-
Renter Occupied	19%	19%		-
Single Family	81%	85% (+4)	80% (-5%)	-1%
Multifamily	14%	14%	19%	+5%
Mobile Home	5%	1%	1%	-4%
Housing Value	\$242,600	\$241,000 (-1%)	\$335,000 (+39%)	+38%

# Town of Weaverville, North Carolina

## FACT SHEET

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Weaverville Departmental Data

EDUCATION CHARACTERISTICS/INCOME			
	2010	2016	Total Change**
Education – High School Diploma Only	22%	18%	-5%
Education – Age 25+, Some College Education	70%	79%	+9%
Education – Age 25+, Bachelor’s Degree	26%	24%	-2%
Education – Age 25+, Graduate or Professional Degree	17%	25%	+8%
Median Income	\$47,391	\$53,072	+\$5,681 (+12%)
Poverty Rate	9.4%	5.3%	- 4.1%

GOVERNMENTAL INFRASTRUCTURE	
Municipal Streets	19.36 Miles
Sidewalks	5.9 Miles
Water Lines	66 Miles
Water Meters	2,769
Fire Hydrants	370
Trails	1.39 Miles
Park Acreage	20.14
Eller Cove Watershed Conservation Acreage	310
Proposed Reems Creek Greenway	1.7 Miles
Elevation	2,160

### COMPARATIVE DATA

	2017 Population Estimate	Median Age	Number of Companies	% High School Graduate or Higher	Total Housing Units	Median Houshold Income	Foreign Born Population	Individuals Below poverty level
Buncombe Co.	257,607	41.7	28,498	90.0%	115,984	\$46,902	13,585	14.8%
Weaverville	3,911	52.6	1,052	97.9%	1,923	\$53,072	106	5.3%
Woodfin	6,489	35.8	508	86.9%	2,626	\$36,114	297	22.3%
Black Mtn.	8,150	50.8	935	92.6%	4,201	\$41,807	99	12.1%
Asheville	91,902	38.0	12,785	92.2%	41,380	\$44,946	5,775	16.2%
Madison Co.	21,746	43.9	1,741	82.5%	10,698	\$40,408	488	16.6%
Marshall	872	41.5	N/A	86.0%	523	\$31,250	14	21.0%
Mars Hill	2,118	23.8	N/A	91.8%	748	\$42,941	21	24.6%

\* Estimates based on Town of Weaverville Departmental Data

\*\* Total Change compares to 2010 data

## RECORD OF AMENDMENTS TO PLAN

DATE	DESCRIPTION OF AMENDMENT	SECTIONS AFFECTED