

# Weaverville Considers Rezoning Weaver Blvd.

By ROBERT KOENIG

Weaverville Town Council once again considered rezoning portions of South Weaver Blvd. Monday night during two public hearings. The hearings were called to consider a request for commercial zoning by a developer who hopes to construct a shopping center across the street from Bi-Lo Plaza.

An earlier request for the rezoning had been denied and last month the town's board of adjustment recommended that the area be designated as R-2, to allow development of multi-family housing.

A standing-room-only crowd of more than 50 residents crowded into the Town Hall meeting room to hear comments for and against the rezoning proposal.

Bill Swift, vice chairman of the board of adjustment, opened the hearing by saying that "The best solution for this area would be to make it a transition area between R-1 housing and C-1." Swift said that Weaverville currently lacks high-density housing areas.

Bill McKenzie, the Tennessee developer interested in the South Weaver Blvd. property, spoke in favor of commercial zoning. Earlier, he had presented the council with the results of a survey he conducted which indicated strong support for his project. If approved, McKenzie has said that a Food Lion supermarket and other retail businesses would be located on the 10-acre tract.

McKenzie said the development would increase the town's tax base and provide employment for about 100 workers. The developer offered to give the town \$25,000 to correct traffic problems stemming from the proposed development and also agreed to erect an eight-foot high redwood fence around the development.

The developer said that designating the area as commercial makes more sense than zoning for high-density housing. McKenzie told the council members, "It makes sense to cluster commercial development. I wouldn't want to live in a development right across from Bi-Lo Plaza. Rezoning everything R-2 is like killing a gnat with a cannon." The developer added, "We are willing to do everything we can to allay the apprehensions of residents."

McKenzie's attorney, John Powell of Asheville, also addressed the hearing.

## PFC Clark Reports For Duty In Korea

Army Pvt. First Class Jerry E. Clark, son of Maxine K. Raby and stepson of Herbert B. Raby of Weaverville, has arrived for duty with the 19th Support Command, South Korea. Clark is a wheeled-vehicle mechanic.

## Buckner Completes Training

Army Reserve Private Jeffery D. Buckner, son of Billy J. and Barbara Buckner of Rt. 5, Marshall, has completed the Army's construction machine operator course at Fort Leonard Wood, Mo.

During the course, students were trained to operate and maintain heavy construction equipment and receive practical experience by working at construction sites.

ing. Powell asked the council, "Why shouldn't property directly across from commercial property be zoned as commercial property?" Both the lands directly across from the proposed development and lands to the west of the development are already zoned for commercial use.

Alden Cox of Clinton St. complained of the noise such a development would create. Cox said he was forced to move from a home near the skating rink because of noise. Cox said, "I'm not against progress, but if it's going to create noise, I'd rather be somewhere else."

Sue Karpen of Reem's Creek spoke out in favor of the development, saying that Weaverville needs additional

services. Karpen also said that Food Lion stores are well-maintained and carefully landscaped.

Clay Cross of Moore St. spoke out against the development and also opposed an R-2 designation for the area. Cross told the council, "I don't want to see townhouses on Moore Street."

Linda Tull of Wildwood Ave. reminded the council that Waddei St. residents spoke out against the proposed development at the earlier hearings. Tull also questioned the validity of the survey results the developer presented to Town Council.

Both Sylvia Payne of Sunset St. and Vance Ponder of Halbeck Dr. complained of noise from the nearby Bi-Lo Plaza Shopping Center and said

they feared that further development would only increase the problem. Ponder told the hearing, "I wouldn't want to double the misery."

Ponder also said he would oppose low-rent housing in the area. Mayor Lasher addressed Ponder's concerns, saying, "It is this administration's position that it will not support low-rent housing or mobile homes in any part of the town." Town manager Charles Horne added that the council is considering adding an R-3 zoning category for mobile homes.

Lillian Ward, who lives north of Weaverville, said that the area needs more shopping centers.

The council adjourned the 45-minute hearing at 7:45 p.m. and

took a short recess before considering a second rezoning request by Howard Hudson of Atlanta.

Hudson owns a piece of land bordering U.S. 19-23 and South Weaver Blvd. that was annexed into the town several years ago. Hudson has asked that the land, less than one acre, be designated as commercial property. He said he has no plans for development at this time.

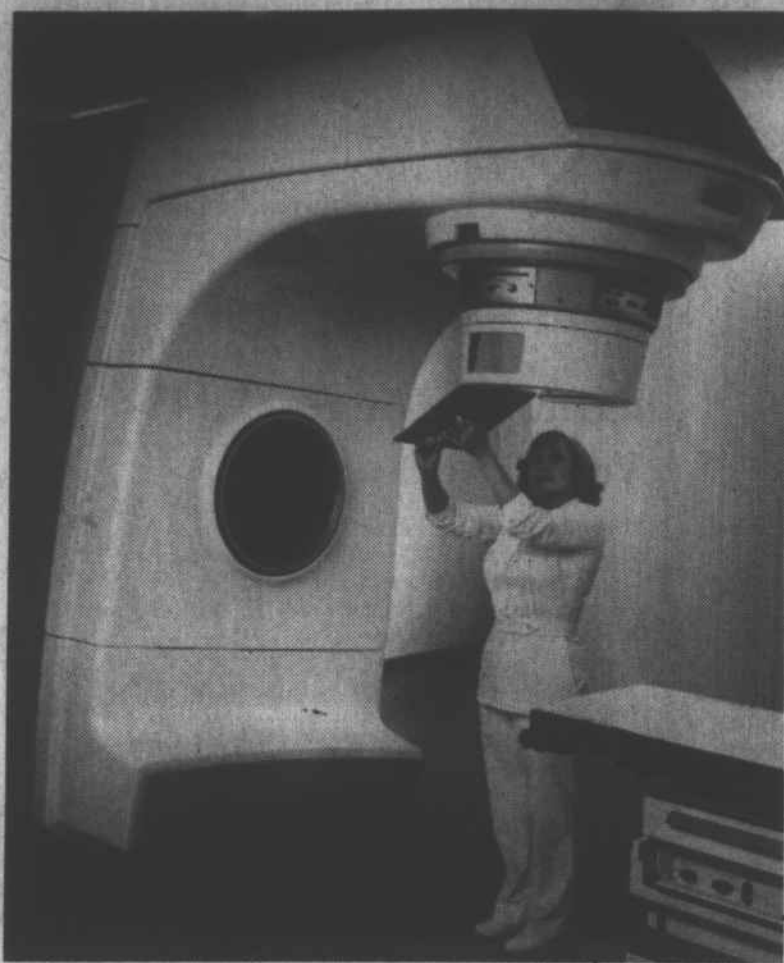
The council will vote on both rezoning requests at their monthly meeting scheduled for July 21.

Prior to Tuesday's public hearings, the council awarded a contract for construction of a million-gallon water tank to be built on Hamburg Mt.

The contract was awarded to the

Hobson Construction Co. who submitted a low bid of \$324,000. Work on the project is expected to begin within 10 days and be completed by December. Town manager Charles Horne indicated that the construction could be completed as early as October.

The new storage tank is needed to supplement the town's water supply. Horne said that conservation efforts by town residents have helped the water situation, but that continued conservation would be needed until the current drought ends. Horne also announced that the town has hired a new policeman, J.D. Ray. Weaverville is currently considering applications for the town's first full-time fireman.



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