



Budget Amendment – Demolition 1599 and 1603 Barnardsville Highway

Presented by

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Permits and Inspections



Site Analysis

- ✓ Subject property consists of two (2) individual parcels located at 1599 and 1603 Barnardsville Highway.
- ✓ The properties contain two (2) principal buildings. A red brick garage structure located at 1599 and a one-story storefront building located at 1603. Other smaller accessory structures, vehicles, building materials and various piles of debris are scattered throughout the site.
- ✓ The properties are located in an area zoned Open Use (OU). This area is located in the water supply/watershed along Dillingham Creek at the confluence of the Ivy River (Weaverville's drinking water source).
- ✓ The entirety of both properties are located in a Special Flood Hazard Area (SFHA) inclusive of both the floodway and the flood fringe. This area has endured both historical flooding and received heavy damage due to the flood event related to the remnants of Tropical Storm Fred in 2021.



Site Analysis

- ✓ The properties have an extensive code enforcement history related to unpermitted work beginning in 2020.
- ✓ A criminal search warrant was served in February of 2020. Multiple County departments arrived onsite to document unpermitted activity and violations of Building, Fire, Flood, Environmental Health, Zoning codes and ordinances.
- ✓ The buildings were condemned by the Permits and Inspections Department and the Chief Building Official due to damages and a vast array of unpermitted work in 2020.
- ✓ The buildings were deemed “substantially damaged” after damages received from Tropical Storm Fred. In addition to this, the hydrostatic pressure of the floodwaters caused the septic tank and associated system to be forced out of the ground and deposited in the water course. This determination was upheld by the Board of Adjustment through the Administrative Appeal process on September 13, 2023.
- ✓ A fire further damaged the building located at 1603 Barnardsville Highway in late 2023
- ✓ Buncombe County filed a lawsuit with the BC Superior Court and was granted authorization to demolish all structures on these properties on January 2, 2024 since owners did not comply with previous orders. **See File No. 23 CV 03234.**



Evidentiary Photos



*Photos taken by Planning Staff after TS Fred as part of BC damage assessment and recovery efforts.

