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TOWN COUNCIL

MAYOR - Larry Fontaine
MAYOR PRO-TEM - Brad Lambert
Wayne Bonomo
Leigh Sasse
Jeffrey Williams

TOWN OF SEVEN DEVILS

FROM THE MAYOR'S DESK

Clevon Woods Associates LLC – Annexation
Watauga County PIN# 1878537991000
Watauga County PIN# 1878443864000

Background Info: Charlie Clement/Clevon Woods LLC currently owns three parcels of land on Hwy. 105, which are in the Town limits; one of these parcels houses the Speedway gas station. He has approached the Town with a petition to annex two additional parcels into Town limits. One parcel is adjacent to his Hwy 105 properties, and one is on Aldridge Road, across the street from the Old Carlton Gallery. His intent is to develop his Hwy. 105 parcels into a mixed-use project with shops and housing units. The Aldridge Road parcel is set to become a Wastewater Treatment Plant. The Town Council is in the process of considering the annexation requests.

Why annex?

The property owner of the proposed annexation has voluntarily petitioned the Town to become part of Seven Devils. Without annexation, development of the property would fall under the jurisdiction of Watauga County without input from the Town. With annexation, development of the property will be guided by the Town's land use plan and in *compliance with Seven Devils Ordinances*. Annexation will allow the Town to protect the residents from encroaching, poorly planned developments. Annexation of the proposed area will also allow the Town to increase in size, buildable area, and tax base without the expense of buying property. In addition, Town Ordinances provide for more restrictions on developers, requiring more infrastructure improvements and other amenities such as larger setbacks between homes. The Town Council feels that annexation will ensure well-managed growth that will result in better development.

Wastewater Treatment Plant (WWTP)

Of concern to all of us as environmentally responsible citizens, the petitioner plans to construct and manage a WWTP to service their planned development of the annexed property, as Clevon Woods maintains a current permit #NC0070408. Permitting and compliance enforcement rests firmly with the State of NC. The Town of Seven Devils currently has two (2) privately owned/operated WWTP in Town limits. We have experienced no governmental or environmental issues with either plant. There is no reason to assume that an additional WWTP (permitted and approved by the State) located within the Town boundaries is cause for alarm.

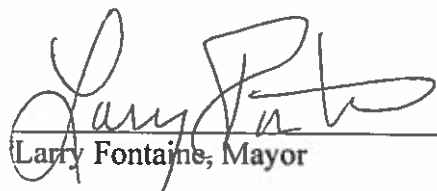
What is the Annexation process?

In October, the petitioner requested annexation into the Town of Seven Devils. At the November Town Council meeting, the Town Clerk certified the information provided by the petitioner. Also, at the November meeting the required Public Hearing was scheduled to be held at Town Hall at 1 PM on Monday, December 7, 2020. Due to the current COVID-19 restrictions, virtual attendance will be available for this Public Hearing, as well as limited in-person attendance.

It is important to remember that granting a permit for the construction and operation of a WWTP rests solely with the State of NC. Having a private WWTP is allowed within the Town limits through a Conditional/Special Use Permit only when approved by the Board of Adjustment.

How do I get more information?

View Meeting Minutes on www.sevendevils.net – Attend Public Hearing - Contact Town Hall


Larry Fontaine, Mayor