

Town of Seven Devils
Board of Adjustment
Tuesday March 23, 2021 5:30pm

<https://global.gotomeeting.com/join/340086245>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 340-086-245

AGENDA

- 1) CALL TO ORDER - *Clerk*
- 2) ROLL CALL - *Clerk*
- 3) NOMINATION OF CHAIR – *Clerk open floor for nominations*
- 4) NOMINATION OF VICE CHAIR - *Chair*
- 5) OATH OF OFFICE – Reappointed/New Members & Alternates - *Clerk*
- 6) ADOPT AGENDA - *Chair*
- 7) APPROVAL OF MINUTES – May 28, 2019 - *Chair*
- 8) OLD BUSINESS - None
- 9) WITNESS OATH – All persons who will speak or present tonight - *Clerk*
- 10) NEW BUSINESS
 - A. Presentation of Case by Zoning Administrator – Debbie Powers
 - (i) Attachments A,B,C,D,E,F,G,H,I,J,K
 - B. Violation Appeal by Norman & Kay May – Applicant
 - (i) Attachment L
 - C. Board of Adjustment Discussion/Deliberation - *Chair*
 - D. Board of Adjustment Future Dates - *Chair*
 - (i) Set Public Hearing for Monday, April 26, 2021 – 1:00pm
 - (ii) Board of Adjustment Meeting – Tuesday, April 27, 2021 – 5:30pm
- 11) ADJOURN - *Chair*

AGENDA ITEM 5)

OATH OF OFFICE

I, *(state your name)*, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties as a Member of the Seven Devils Board of Adjustment, so help me God.

Administered in-person and remotely via Go To Meeting #340-086-245

On this 23rd day of March, 2021.

Faye Brock

Jack Byrnes

Frank Sell

Bob Bridges

Barbara Hurlbrink

John Wells IV – Alternate

Bert Valery - Alternate

Administered by Hillary Gropp
Town Clerk

AGENDA ITEM 7

TOWN OF SEVEN DEVILS BOARD OF ADJUSTMENT

Public Hearing 5:00 pm

Variance Application – Don Iverson, for RCS Properties,

Parcel 1 – North of Shoppes of Tynecastle

Regular/Organizational Meeting – 5:30pm

May 28, 2019

The Seven Devils Board of Adjustment met for a Public Hearing for a Variance Application from Don Iverson on Tuesday, May 28, 2019 at 5:00pm and in a Regular/Organizational Meeting at 5:30pm at Town Hall. Present at the Public Hearing were members John Duncan, George Ehlinger, Barbara Hurlbrink, Jack Byrnes, Sarah Manning, Frank Sell-Alternate and Mark Bailey-Alternate. A quorum was met. Also, in attendance was Debbie Powers, Town Manager. The minutes were recorded by Emma Wynn, Interim Town Clerk.

CALL TO ORDER

Chair Duncan called the Public Hearing of the Board of Adjustment Meeting to Order at 5:00pm.

VARIANCE PRESENTATION/REFRESHER

Don Iverson reviewed his variance request presented at the April 23, 2019 Board of Adjustment Meeting. He introduced Melynda Martin Pepple, Executive Director of the Avery County Chamber of Commerce. Mr. Iverson stated the request is to refurbish the existing sign. It is a cooperative effort between himself and the Avery County Chamber of Commerce. The left portion of the sign will be directional information to the office of the Avery County Chamber of Commerce. Chamber members will be given preference to purchase space. The sign will be LED/digital. The size of the sign will be decreased slightly. The sign will be reclassified through the State of North Carolina as an "off-premise" sign.

PUBLIC COMMENTS

Larry Fontaine, 127 West Rocky Top: Larry Fontaine spoke in support of the Variance Application to modernize the sign. The existing sign is very outdated. It's in an area that doesn't affect any people. It will be an advantage to public safety by posting amber alerts, silver alerts, fire dangers, etc. It will fit in well with our community.

CLOSE PUBLIC HEARING

With no further comments, Member Byrnes made the motion to close the Public Hearing; Member Ehlinger seconded the motion. The members agreed unanimously. The Public Hearing ended at 5:10pm.

RECESS

CALL TO ORDER FROM RECESS – 5:30pm

Chair Duncan call the Regular/Organizational Meeting of the Board of Adjustment to order at 5:30pm.

ROLL CALL

Chair Duncan initiated the Roll Call for the board. Present were John Duncan, George Ehlinger, Barbara Hurlbrink, Jack Byrnes, Sarah Manning, Frank Sell-Alternate and Mark Bailey-Alternate. A quorum was met. Debbie Powers, Town Manager was also in attendance.

ADOPT AGENDA

Chair Duncan asked for a motion to Adopt Agenda. Member Manning made a motion; Member Byrnes seconded the motion; the members agreed unanimously.

APPROVAL OF MINUTES – APRIL 23, 2019

Chair Duncan asked if there were changes to the minutes of April 23, 2019. Member Manning stated that the word “/billboard” should be deleted on page 4, paragraph 2 after the word “off-premise sign”. Member Ehlinger made a motion to amend the minutes as stated; Member Byrnes seconded the motion; the members agreed unanimously.

OLD BUSINESS – VARIANCE REQUEST FROM DON IVERSON

STAFF REPORT – ZONING ADMINISTRATOR

Manager Powers in her role as Zoning Administrator read the following procedures to the Board of Adjustment:

Findings of Fact:

The Town of Seven Devils received an Application for Variance from Mr. Don Iverson, delivered to Town Hall on March 21, 2019. The application was complete and was accompanied by the \$100 fee and all required documentation. The property address is 4059 Hwy 105 South, Seven Devils, NC 28604. Parcel ID# 1867-03-24-4454 and is 6.55 acres. Property is in GB (General Business) on Official Zoning Map of the Town of Seven Devils. Mr. Iverson is requesting a Variance from the UDO, Article 11, Sign Regulations, Section 4, Prohibited Signs, (b) Illumination (LED), and (c) Other Prohibited Signs, 5. Billboards.

Notification of this meeting was posted in the Watauga Democrat on May 12, 2019, was posted on the Town website, signage was posted on the property in question, as well as at

Town Hall, and neighboring properties within 100' of the property in question were notified by US First Class mail.

CALL FOR DISCLOSURES

Chair Duncan stated there are two parts to the disclosures; one is the Ex Parte Communication and the other is Conflicts of Interest.

Ex Parte Communication:

Chair Duncan stated that the party to this case has a right for an Ex Parte Communication to be disclosed. Ex Parte Communication is any communication about the case outside of the hearing. This may include site visits as well as conversations with parties, staff, or the general public. Chair Duncan asked if any board members had any site visits to disclose.

Site Visit(s): Member Manning visited the site observing an off-site sign of approximately 300 square feet, in very bad condition. The purpose of the sign was advertising shops in an adjacent shopping center. Landscaping was at the base to block view of the posts.

Chair Duncan queried each member for further comments and discussion. There were no further comments.

Conflicts of Interest:

Chair Duncan stated that the party to this case has a right to an impartial, unbiased Board. Chair Duncan asked if any Board member had a fixed opinion prior to this hearing that is not susceptible to change, or a financial interest in the outcome of this matter. Board members response was recorded as follows: Sarah Manning – No; John Duncan – No; George Ehlinger – No; Barbara Hurlbrink – No; Jack Byrnes – No.

Deliberate & Discussion:

Chair Duncan stated that the Board will now deliberate & discuss this request. This Board is tasked with deciding if this proposal meets certain standards:

1. Are there practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Ordinance?
2. Is the Variance in harmony with the general purpose and intent of the Ordinance and preserves its spirit?
3. If granting the Variance, can you assure the public safety and welfare have been assured, and substantial justice has been done?

There was no further Board discussion.

Decision:

Chair Duncan stated that the decision can be to Approve, Approve with Conditions, or Deny the Application for Variance request.

Member Byrnes made a motion to approve the Variance request, Member Ehlinger seconded the motion. Board members response was recorded as follows:

Sarah Manning – Nay; John Duncan – Aye; George Ehlinger – Aye; Barbara Hurlbrink – Aye; Jack Byrnes – Aye.

The motion passed with 4 Ayes and 1Nay.

NEW BUSINESS

None

BOARD MEMBER COMMENTS

Don Iverson has met all the requirements set forth by the Board of Adjustment.

ADJOURN

Member Byrnes made the motion to adjourn the meeting; Member Ehlinger seconded the motion; the members agreed unanimously. The meeting adjourned at 5:40pm.

John Duncan
Chairperson

Emma Wynn
Interim Clerk to the Board of Adjustment

AGENDA ITEM 9)

Town of Seven Devils Board of Adjustment

March 23, 2021

Witness Oath

Do you solemnly swear (or affirm) that the evidence you shall give to the board in this action shall be the truth, the whole truth, and nothing but the truth, so help you God?

Name:

Position:

Address:

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
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TOWN MANAGER
Debbie Powers, MSBA, CZO

TOWN FINANCE OFFICER
Helga Sappington

TOWN CLERK
Hillary Gropp, CMC

AGENDA ITEM

10) A (i)



TOWN OF SEVEN DEVILS

A

TOWN COUNCIL

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

CERTIFIED MAIL-RETURN RECEIPT REQUESTED

December 30, 2020

Norman May
1336 Johns Creek Road
Wilmington, NC 28409

Re: Lot 25 Alpine Meadows Construction Violation

Mr. May:

I have written you multiple times about the slow progress of the construction of your Seven Devils home. I have received numerous written complaints from neighbors and Council Members, and the Town has been more than lenient with you. That leniency ends today.

I am issuing a Violation in the amount of \$250 for your failure to comply with the Town Ordinance requiring a Certificate of Occupancy within two (2) years.

You are required to complete your project no later than January 31, 2021, or the Town will issue a separate violation for each and every day that the project continues, in the amount of \$250 per day.

Fact: Your Building permit was issued on October 5, 2017

Fact: Email concerning start of project on April 26, 2018

Fact: Email regarding 18-month deadline to pour footers on March 22, 2019

Fact: Email regarding lack of progress at 2 years, 4 months, on February 18, 2020

Fact: Your email to "finish as soon as I can" on March 13, 2020

Fact: Another email warning at 3 years, 2 months on December 10, 2020

Fact: Your email to "hope to finish by the end of February" on December 11, 2020

Sincerely,

Debbie Powers

Town Manager/Zoning Administrator

cc: Rob Angle, Town Attorney
Jeff Williams, Council Member

VIOLATION NOTICE

TOWN OF SEVEN DEVILS 157 1866 Seven Devils Rd. Seven Devils, NC 28604	
DATE 12/30/20	TIME 11:40 PM
LICENSE NO.	STATE
MAKE	
LOCATION	
OFFICER	ID

0492

88499

STATE NC ZIP

DOB

CITY Wilmington

NAME Norman May

ADDRESS 1336 John's Creek

VIOLATION
YOU ARE CHARGED WITH THE
VIOLATION MARKED BELOW

1. ☒ PURSUANT TO TOWN OF SEVEN DEVILS
ORDINANCE # LDO Construction
VIOLATION failure to complete in
FINE \$ 250.00 2yrs.

\$250 VIOLATION

2. ☐ FIRE HYDRANT

3. ☐ FIRE LANE

4. ☐ HANDICAPPED ZONE

\$50 VIOLATION

5. ☐ BLOCKING INTERSECTION

6. ☐ NO PARKING AREA

7. ☐ PARKING IN TRAVEL LANE

8. ☐ OTHER \$

TO ANSWER THIS CHARGE YOU
MUST PAY FINE AT:
SEVEN DEVILS TOWN HALL

or mail to:

157
1866 Seven Devils Rd.
Seven Devils, NC 28604

FAILURE TO ANSWER THIS NOTICE MAY
RESULT IN THE ISSUANCE OF A SUMMONS

B

C

April 26, 2018 Email:

Hello Debbie, hope you are doing well,

I just wanted to touch base with you about the progress of our lot clearing and getting started with our project. As you know there has been a lot of snow and bad weather in your area this winter and a lot of rain recently. Adam Rice is doing the clearing and grading for us but, because of the weather and trying to catch up on a couple of things he had going on has not started on our lot. I have talked to Adam this week and with some luck and good weather he can finish up on the project he is on and start soon. We are very anxious to get started. Please let me know if you have any questions or comments on this.

Thanks,
Norman May

March 22, 2019 Email:

Hello Debbie,

Thanks for reaching out to us. Yes it has been a slow go getting started up there. With all the rain and snow over the last year and our Grading and Clearing contractor trying to finish jobs they were already on, it has been a challenge. I just spoke with my nephew up there and the footings are almost complete and plans to pour concrete the first of next week. We would like to go a head and request the Extension just in case it rains or snows. Hopefully we can move on with construction, weather permitting, very soon. We are ready to be able to enjoy some time there.

Take Care,

Norman May
nmaycpl@aol.com

February 18, 2020 Email:

On Feb 18, 2020, at 11:43 AM, Debbie Powers <townmanager@sevendevils.net> wrote:

Norman and Kay –

We had a Town Council meeting last Tuesday evening, and your construction project was discussed; your next door neighbor, Jeff Williams, has been elected to the Town Council. He stated that he has met you & had conversations with you about your construction project. He is understandably very frustrated at the lack of progress on your home, and feels you are not making good efforts to complete it. I am afraid that if you do not make some visible progress very soon, I will be forced to revoke your permits and charge you all the fees again; the County would follow my actions & revoke your permits, as well. Your permit was issued on October 4, 2017, and expired in two years (October 2019), so we are now at 2 years plus 4 months. As a reminder, our UDO states that construction projects must be completed from start to finish in two years.

I have been as lenient as possible, but this is my last plea to you before I take action. Please let me know what your plan is, to actively work towards completion of your project.

Regards,

Debbie Powers, Town Manager

March 13, 2020 Email:

Hello Debbie,

My plan is to finish my project as soon as I can. I have hired another company to come in to finish the framing, siding, etc. The company that I have hired is Clear Waters Construction, LLC, (Serigo Luna), with understanding that workers should be on site when weather permits.. They are local to the area and have several different crews that do different trades. They work in the Blue Ridge Mountain Club and along with other parts of the area. They started this past Tuesday. Their estimated plan is to start building the lower deck and should take approximate 3 people 8 labor days. Then they will start the second floor deck, post, and braces. this will take 12 days with 3 people. Then they will bring in another crew so they can use them to start framing and drying in the rest of the house. They estimate this part will take 4 weeks. After the framing inspection is complete then they will start to put siding on the exterior of the house. Also after the framing inspection is complete we will start to rough in the plumbing, electric, and HVAC.

I have been in Seven Devils the last two weekends to work on getting my garage slab ready to pour. Terminix is coming out Tuesday to treat for termites under the garage slab , I will have it inspected and then have it poured and ready for the framing crew to frame that part of the house.

The crew has already framed the joist for my lower deck and poured the footer for deck post this past week. They will be installing deck boards next week, and then move up to the upper deck.

* All of their schedule is based on working weather.

if you have any other concerns please let me know.

Thanks, Norman

December 10, 2020 Email:

Hello Debbie,

I just got my insulation inspection sign off today and sheet rock will be going in, in about a week. Then we can start the final trim out and so forth. My propane tank is being buried tomorrow. hope we can keep things moving and hopefully be finished by the end of February.
Regards..

On Dec 10, 2020, at 1:20 PM, Debbie Powers <townmanager@sevendevils.net> wrote:

Norman May – I have had complaints from the citizens who travel Rocky Top about your slow construction project. You were to be completed within 2 years according to Town Ordinances, but we are now at 3 years and 2 months since inception. Quite frankly, the Town has been very lenient with you and your project, and you need to step up progress. I need an end-date when I can expect a Final CO

inspection, otherwise I will be forced to take action. Please reply via email what your next steps are to complete, and your completion date.

Regards,

Debbie Powers

D

Town of Seven Devils Permit Checklist

Owner: Norman and Kaye May

Location of Property: Lot 25 Alpine Meadows

Project: New Construction

☒ Site/Landscaping plan

☒ Water Tap Fee

☒ Zoning Permit

☒ Grading Permit

N/A Soil & Erosion Permit

☒ Driveway Permit

☒ Performance Bond

☐ No permits required from Seven Devils

Norman and Kaye May has met all of the requirements imposed by the Town of Seven Devils to obtain a building permit from Watauga County.

Signature: Deborah Powers Title: Town Manager

Date: 10/5/17 Permit Number: 2017-1

Amount collected: \$ 2500.00 Bond
* 3650.00 Payment Method: 2 checks

Check Number if Applicable: CK# 101
CK# 102

Town Seal:



Town of Seven Devils

1356 Seven Devils Road
Seven Devils, NC 28604

Zoning Permit

Phone (828) 963-5343
Fax (828) 963-7418

Permit Number: 2017-1 Date Issued 10/4/17

Name: <u>Norman May Kaye Mitchell May</u>		Phone: <u>910-512-1035 - Cell</u>	
Address: <u>1336 John's Creek Rd, Wilmington, NC 28409</u>		<u>910-619-4929 - Cell</u>	
Property Owner (if different):		Phone: <u>910-799-6238 - Home</u>	
Address: <u>104 CHESTNUT TRAIL, SEVEN DEVILS, NC Lot 25</u>		<u>Alpine Meadows</u>	
Location: <u>SEVEN DEVILS - ALPINE MEADOWS</u>		<input checked="" type="checkbox"/> Inside Town <input type="checkbox"/> Inside ETJ	
Tax Parcel ID: <u>1878496788000</u>		Lot Dimensions: <u>116' x 161' x 314' x 143'</u>	
Zoning: <input type="checkbox"/> LDR <input checked="" type="checkbox"/> MDR <input type="checkbox"/> T <input type="checkbox"/> RB <input type="checkbox"/> GB <input type="checkbox"/>			
Proposed Use: <u>NEW HOME</u>			
Does the lot meet the required street frontage?		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
The house is located on a <input checked="" type="checkbox"/> Public Street <input type="checkbox"/> Private Street. If private street, attach a copy of the recorded easement and/or the Street Maintenance Agreement. (Note: No maintenance or snow removal is provided by the Town of Seven Devils on private roads/streets, etc.) Attachment <input type="checkbox"/> Yes <input type="checkbox"/> No			
Setbacks		Utilities	Type of Activities
Required	Actual	<input type="checkbox"/> Well	<input checked="" type="checkbox"/> New Construction
Front: <u>17.5</u>	<u> </u>	<input checked="" type="checkbox"/> Town Water	<input type="checkbox"/> Alteration
Rear: <u>17.5</u>	<u> </u>	<input checked="" type="checkbox"/> Septic Tank	<input type="checkbox"/> Addition
Side: <u>15</u>	<u> </u>		<input type="checkbox"/> Repair
Side: <u>15</u>	<u> </u>		<input type="checkbox"/> Manufactured Home
Height: <u> </u>	<u> </u>		<input type="checkbox"/> Septic Tank
Lot Width: <u> </u>	<u> </u>		<input type="checkbox"/> Sign
			<input type="checkbox"/> Site Preparation
			<input type="checkbox"/> Driveway
			<input type="checkbox"/>
Other Regulations			
Signs			
Type <u> </u>			
Size <u> </u> Sq.Ft.			
Buffer Required?			
<input type="checkbox"/> No <input type="checkbox"/> Yes, In accordance with:			
Town Engineer Approval Required?			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>10/4/17</u>			
State D.O.T. Driveway permit required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

I do hereby certify that the information on this permit is accurate and correct to the best of my knowledge and I agree to comply with all state, county and/or town codes regulating such use/activity, and with all plans or specifications submitted herewith. I understand that the Zoning Permit will expire after six (6) months if the authorized work has not begun. I also understand that the permit will expire if the authorized work is suspended or abandoned for a period of one (1) year. In all cases, the Zoning Permit will expire on the last day of the eighteenth (18) month after issuance. I understand that any driveway installation includes installation of all necessary drainage facilities as specified by the Town Engineer/Public Works.

Norman W. May

Signature of Applicant

9/25/17

Date

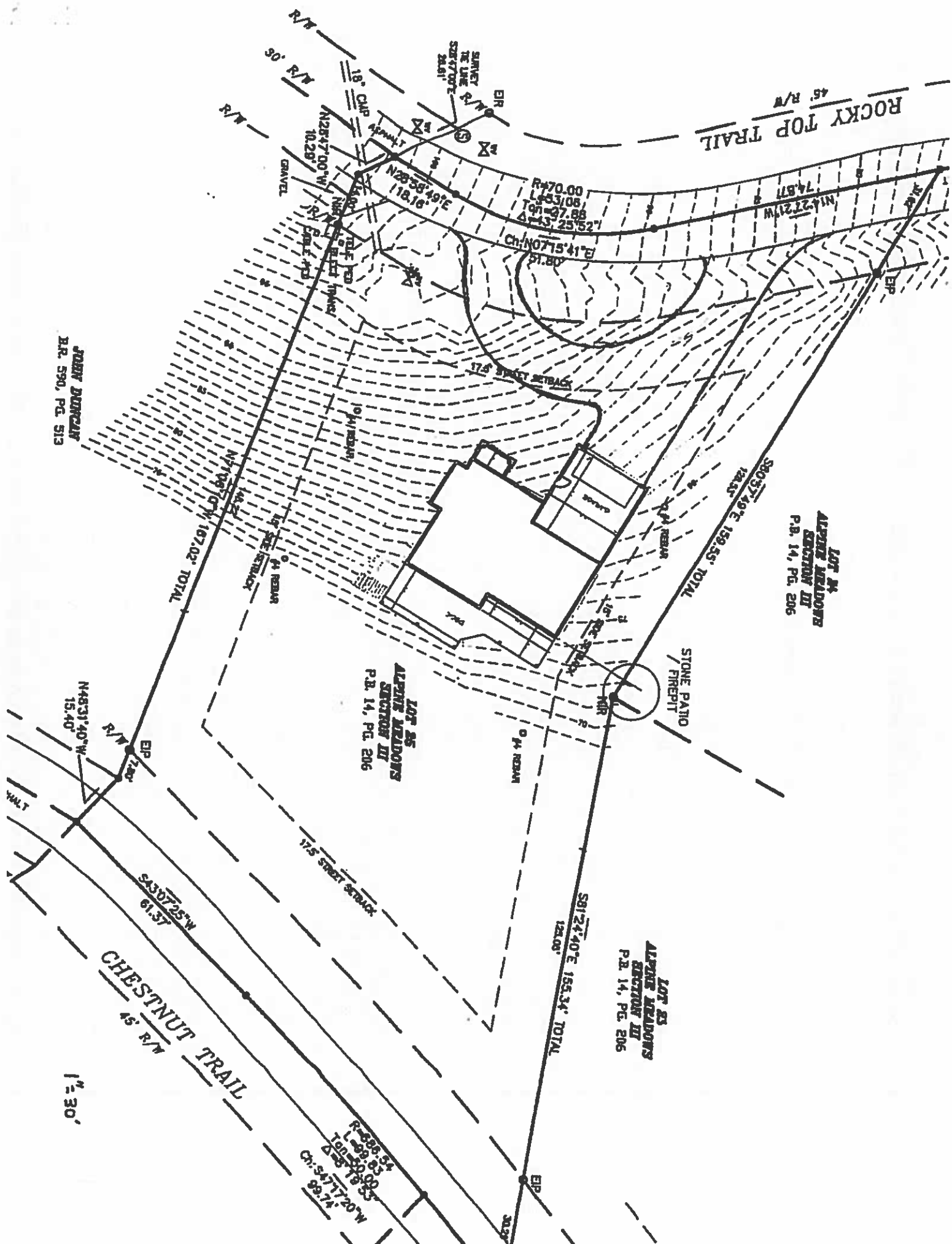
I hereby certify that the proposed use and/or activity described above is in compliance with the Zoning Ordinance of the Town of Seven Devils.

Deborah J. Power

Signature of Zoning Officer

10/4/17

Date



Allegheny (836) 372-8813 Asha (836) 246-8356 Watonga (820) 264-4995

SITE PLAN

ON-SITE WASTEWATER PERMIT # 112757

NAME Norman Ray Koye Mitchell May Well _____ Septic ✓



4/17/17
DATE

AGENT / APPLICANT

DATE _____

Tree Permit #: TR/NC 2017-1



TOWN OF SEVEN DEVILS
TREE REMOVAL/NEW CONSTRUCTION

DATE: 9/25/17

SEVEN DEVILS PROPERTY LOCATION: ~~101 Chestnut Trail~~ - Lot 25 Alpine Meadows

PROPERTY OWNER: NORMAN May Kaye Mitchell-May

ADDRESS: 1336 John's Creek Rd, Wilmington, NC 28409

PHONE: 910-512-1035 910-799-6238 - Home

CONTRACTOR: Adam Blue PHONE: 828-406-2562, Blowing Rock, NC

SIGNATURE*: Norman W. May

*By signing the permit, the above understands that if any information is incorrect and/or changes, the above is subject to a fine.

Purposed of Requested Permit:

1. Removal of trees on construction site. TREES THAT CANNOT BE REMOVED WILL BE MARKED WITH TAPE. Contractor/Homeowner must mark, on site, the following:
 - All corners of building lot ✓
 - Footprint of building ✓
 - Footprint of driveway ✓
 - Footprint of parking area ✓
 - Footprint of septic tank and septic drain field ✓

Note: Once permit is applied for and any changes to above requirements are made, contractor/homeowner must reapply for new Tree Removal Permit.

of trees marked: 0 (To be filled in by Zoning Administrator)
Contractor to leave as many trees as possible; Remove dead/diseased

Permit Approved: ✓ Not Approved: _____

Method of brush removal: Contractor to Remove All Brush/Debris/Logs

Zoning Administrator: Deborah Powers Date: 10/4/17

Town of Seven Devils
Department of Planning & Inspections
1356 Seven Devils Road
Seven Devils, NC 28604
(828) 963-5342
Grading Permit Application

Application Date: 9/25/17
Expected Start Date: 10/15/17
Property Owner: NORMAN MAY KAYE MITCHELL-MAY
Address: 1336 JOHN'S CREEK RD
City: WILMINGTON State: NC Zip: 28409
Phone: 910-512-1035-N 910-619-4929-15
Project Location: STREET ADDRESS IS ~~1011 CHESTNUT TRAIL~~ LOT 25 ALPINE MEADOWS
Intersecting Streets: CHESTNUT TRAIL & ROCKY TOP TRAIL
Special Features: _____
(Rock Outcropping, Streams, Forests, etc.)
Grading Contractor: Adam Rice
Contractor Information: 828-406-7562, Blowing Rock, NC.

(Address, phone, etc.)

Purpose of Grading: HOUSE CONSTRUCTION
Area to be Graded: LOCATION FOR HOUSE & DRIVEWAY
Planned Completion Date: _____
Applicant Signature: Norman W. May Date: 9/25/17

Grading Permit
(Department Notes Only)

Permit Fees: \$ 200⁰⁰ Paid?: YES Date Paid: 10/4/17
Permit data reviewed by: David Poore (yes/no) Kevin Alledge Date: 10/4/17
Erosion Plan required: NO If no, why not: one condition
If yes, see checklist for data required before permit is issued.
Exceptions / Conditions: Silt fence required on lower end of property, by Chestnut Ridge Trail
silt fence required by neighboring properties on Lot 23 and Lot 24
Plan review by: David Poore Approved By: Deborah Y Powers
Permit issued by: D. Powers Date issued: 10/4/17



DRIVEWAY PERMIT

Town of Seven Devils
1356 Seven Devils Road
Seven Devils, NC 28604

Phone (828) 963-5343
Fax (828) 963-7418

Permit Number: 2017-1

Date Issued: 10/4/17

Name: Norman May Kay Mitchell-May

Phone Number: 910-799-6238 - Home
910-512-1035 - Cell - U
910-619-4929 - Cell - K

Address: 1336 John's Creek Rd, Wilmington, NC 28409

Driveway Location:

Street: Rocky Top Trail Distance: 75' feet SE (direction)
From: Chestnut Trail (nearest intersecting street)

Agreement

- I, the undersigned property owner, request access and permission to construct driveway on public right of way at the above location.
- I agree to construct and maintain driveway in absolute conformance with Town of Seven Devils Ordinance.
- I agree that no signs or objects will be placed on or over the public right of way.
- I agree that the driveway will be constructed as shown on the sketch on (reverse side)(attached plans)
- I agree that if any future improvements to the roadway become necessary, the portion of driveway located on public right-of-way will be considered the property of the Town of Seven Devils and I will not be entitled to reimbursement or have any claim for present expenditures for driveway construction.
- I agree to provide during construction traffic control devices in conformance with the current NCDOT "Manual on Traffic Control Devices for Streets and Highways" (as revised and/or retitled).
- I agree to indemnify and save harmless the Town of Seven Devils from all damages and claims for damage that may arise by reason of this construction.
- I agree to post with the Town of Seven Devils a single family building deposit in the amount as described in the Budget Ordinance.
- I agree to notify the Town of Seven Devils a minimum of 48 hours prior to commencing construction.

Norman W. May
Signature of Property Owner

9/25/17
Date

Deborah J. Powers
Approved

10/4/17
Date

RE: May property - Lot 25 Alpine Meadows - Seven Devils

From: Elaine Griffith

Sent: Thu, Oct 5, 2017 at 8:30 am

To: Debbie Powers

image001.gif (15.5 KB) 1878496788000.pdf (65.9 KB) — Download all

Good morning, Debbie. Thank you for your email. I hope you are doing great.

The tax records incorrectly had the address of the Butcher property, 1878-49-8920-000, on both the Butcher property where it should be and incorrectly on the parcel in question. We do not assign addresses to vacant parcels. I have removed that address from the tax records and attached a copy of the updated property card with this email. Please disregard this address. I will come out and GPS and address point and assign a new address when I am notified by Planning and Inspections after the rough-in inspection. At that time I will notify the property owners by letter at their current mailing address.

I am sorry for the confusion. Thank you for bringing that to my attention.

Keep having a great week. Elaine

Elaine D. Griffith
Watauga County Communications
184 Hodges Gap Rd., Ste. D
Boone, NC 28607
Phone: (828) 265-5708
Fax: (828) 265-7617
wataugacounty.org



From: Debbie Powers [mailto:townmanager@sevendevils.net]
Sent: Wednesday, October 04, 2017 4:18 PM
To: Elaine Griffith
Subject: May property - Lot 25 Alpine Meadows - Seven Devils

Hi Elaine - I hope you are doing well! I have received the building packet for the above property - parcel ID# 1878-49-6788-000. It is listed as 1011 Chestnut Ridge Trail on their application, and on the County website.

In actuality, their driveway will be on E. Rocky Top Trail, between 177 and 215.

How shall I proceed? Thank you!

Debbie Powers, Town Manager
Town of Seven Devils

1356 Seven Devils Rd.
Seven Devils, NC 28604
828-963-5343
townmanager@sevendevils.net

"Hire the best. Pay them fairly. Communicate frequently. Provide challenges and rewards. Believe in them. Get out of their way and they'll knock your socks off."
Mary Ann Allison

Watauga County, NC - Production

Page 1 of 3

PARD: 1878496788000
 NBHD: 1520
 MAY, NORMAN

JUR: C93
 ROLL: REAL
 1011 CHESTNUT RIDGE TR

Parcel

Parcel ID	1878496788000
Tax Year	2018
SITUS Address	
City, State, Zip	
Unit #	
Unit Description	
NBHD	1520 - ALPINE MEADOWS
Spot	
Class	RI - RESIDENTIAL 1
Land Use Code	RDD - RESIDENTIAL VACANT
Living Units	
CAMA Acres	49
Location	6
Fronting	0
Parking Proximity	
Parking Quantity	
Parking Type	1-OFF STREET
Zoning	
Map #	1878-49 6788 000
Route Number	
PIN Number	
Total Cards	0
Storm Name	
Field Review	
Field Review Date	
Review Notes	
Note Code 2	
Note 4	
Note 4	
Note 4	
Note 4	
Storm Date	
Minor / Major / Destroyed	
\$ Amount of Damage	
Habitable Y/N	
Inches of Water	
Damage Description 1	
Damage Description 2	
Damage Description 3	

Owner Mailing

Tax Year	2018
Sequence Number	0
Owner Number	1760986
Owner	MAY, NORMAN MITCHELL-MAY, KAYE
Mailing Address	1336 JOHNS CREEK RD
City, State, Zip	WILMINGTON NC 28409

Owner Details

Owner 1	Owner 2	Owner Code (Customer #)	% Ownership	Nature of Ownership
MAY, NORMAN	MITCHELL-MAY, KAYE	1760986		
MAY, KAYE MITCHELL				
MITCHELL-MAY, KAYE				
MITCHELL-MAY, KAYE				

Owner Mailing

Tax Year	2018
Sequence Number	0
Owner Number	1760986
Owner	MAY, NORMAN MITCHELL-MAY, KAYE
Mailing Address	1336 JOHNS CREEK RD
City, State, Zip	WILMINGTON NC 28409

Owner Details

Owner 1	Owner 2	Owner Code (Customer #)	% Ownership	Nature of Ownership
MAY, NORMAN	MITCHELL-MAY, KAYE	1760986		
MAY, KAYE MITCHELL				
MITCHELL-MAY, KAYE				

MITCHELL MAY, KAYE

Sales

Sale Date	Book	Page	Sale Price	Grantor	Grantee
29-DEC-15	1839	684	40,000	SIMMONS, PATRICIA ANNE	MAY, NORMAN
29-NOV-89	545	736	27,500		

Sale Details

1 of 2

Deed Date	29-DEC-15
Book	1839
Page	684
LT #	
Instrument Type	WARRANTY DEED
Instrument No	1839684
Grantor	SIMMONS, PATRICIA ANNE
Grantee	MAY, NORMAN
Sale Date	29-DEC-15
Sale Type	
Sale Validity	Y-VALID SALE
Sale Source	-
Sale Price	40,000
Stamp Value	
Adjustment Amount	
Adjusted Price	40,000
Adjustment Reason	
Note 1	LOT 25 SUB. ALPINE MEADOWS TP WATAUGA SEC III
Note 2	643509 DEED
Note 3	
Note 4	

Land Summary

Line Number	Land Type	Land Code	USE Flag	Square Feet	Acres	Land Value
1	A-Acreage	A1-PRIMARY RES. SITE	N	21,344	0.49	40,100

Land

Line Number	1
Land Type	A-Acreage
Land Code	A1-PRIMARY RES. SITE
Square Feet	21,344
Acres	0.49
Units	
Lot Front Footage	
Lot Depth	
Overlaid Rate	
Base Size	1
Base Rate	60,000
Incremental	60,000
Decremental	39,000
Influence Code 1	
Influence Code 2	
Influence Factor	0
Zoning	
NBHD Model	120
Land Value	40,100
Use Value Flag	N
Land Change Reason	
Note	
Note 2	

Legal Description

Township	15 - WATAUGA
City Code	
Jurisdiction	C04 - SEVEN DEVILS
Property Address	
Unit Desc	
Unit #	
Book	1839
Page	684
Legal Desc 1	LOT 25 ALPINE MEADOWS
Legal Desc 2	
Legal Desc 3	
Note 1	
Note 2	
Deeded Acres	0.493
Sq Ft	
Subd #	5D02
Subdivision Name	ALPINE MEADOWS
Subd Block	

Subd Lot
Condo Bldg #
Condo Unit #
Subd Code

Values

Reason Code	
Review Code	1
Review Reason	
Entrance Date	14-JAN 13
Appraiser ID	CWS
Spec Proc Flag	
Appraised Land	40,100
Appraised Building	0
Appraised Total	40,100
Cost Land Value	40,100
Cost Building Value	0
Cost Total Value	40,100
Market Value	
Income Value	0
GRM Value	0
Total Residential Living Area	
Total Commercial Living Area	
Note 1	
Note 2	
Solid Waste Fee Units	
Land Use Value	
Land Deferred Value	
Land Value	40,100
Building Value	0
*****	*****
Appraisal Total	40,100
Senior Exemption	0
100% Exclusion	0
Partial Exclusion	0
VET Exemption	0
*****	*****
Taxable Total	40,100

License Details

[Home \(/\)](#) / License Details

License Number	62134
Status	Archived
Renewal Date	2011-03-14
Name	Rice, Adam
Address	385 Saddle Way Dr. Blowing Rock, NC 28605-2119
County	Watauga
Telephone	(828) 268-2874
Limitation	Limited
Classifications	Building
Qualifiers	No qualifiers on file

5400 Creedmoor Road, Raleigh, NC
27612

Post Office Box 17187, Raleigh, NC
27619

P. 919 571-4183

F. 919 571-4703

E

VIOLATION NOTICE

TOWN OF SEVEN DEVILS
157 1856 Seven Devils Rd.
Seven Devils, NC 28604

DATE 2/5/21 TIME ☐ AM ☐ PM
LICENSE NO. STATE
MAKE
LOCATION
OFFICER ID

VIOLATION
YOU ARE CHARGED WITH THE
VIOLATION MARKED BELOW

1. ☒ PURSUANT TO TOWN OF SEVEN DEVILS
ORDINANCE # UDO construction
VIOLATION failure to complete in 2 yrs
FINE \$250/day starting 2/1/2021

\$250 VIOLATION

- 2. ☐ FIRE HYDRANT
- 3. ☐ FIRE LANE
- 4. ☐ HANDICAPPED ZONE

\$50 VIOLATION

- 5. ☐ BLOCKING INTERSECTION
- 6. ☐ NO PARKING AREA
- 7. ☐ PARKING IN TRAVEL LANE
- 8. ☐ OTHER \$

TO ANSWER THIS CHARGE YOU
MUST PAY FINE AT :
SEVEN DEVILS TOWN HALL

or mail to:

157 ~~1856~~ Seven Devils Rd.
Seven Devils, NC 28604

FAILURE TO ANSWER THIS NOTICE MAY
RESULT IN THE ISSUANCE OF A SUMMONS

NAME Norman May DOB / /
ADDRESS 1336 Johns Creek CITY Williamston STATE NC ZIP 28409 0494

F

Article 17—Figure 1—Application for Appeal Page 1

Application for Appeal to the Town of Seven Devils Board of Adjustment

Town of Seven Devils
157 Seven Devils Road
Seven Devils, NC 28604
Phone: (828) 963-5343

Description of Property

Location of Property: LOT 25 ALPINE MEADOWS
Size of Property 0.49 County WATAUGA PIN# 1878496788000
Current Zoning District _____
Current General Use of Property RESIDENCE

Applicant Information

Name: NORMAN W. MAY
Title: OWNER
Address: 1336 JOHN'S CREEK RD
WILMINGTON, NC 28409
Phone # (s): 910-512-1035 C
910-799-6238 H
E-mail: NMAYCPH@AOL.COM

Property Owner Information

Name: NORMAN W. MAY KAYE MITCHELL-MAY
Title: OWNERS
Address: 1336 JOHN'S CREEK RD
WILMINGTON, NC 28409
Phone # (s): 910-512-1035 C
910-799-6238 H
E-mail: NMAYCPH@AOL.COM
KM DESIGNS 250 AOL.COM

In order for this application to be complete, the applicant must submit the following:

- Two (2) copies of this completed form (both pages), typed or filled out in black ink.
- Two (2) copies of the scaled site plan for the property in question.
- Two (2) copies of current zoning map with location of property indicated.
- Two (2) copies of any additional information the applicant intends to present at the public hearing.
- A list of names and addresses of the owners of property within 100 feet of the property in question.

\$ 250.00 •Personal or Certified Check in the amount determined by the current Fee Schedule for each application for an appeal to cover the necessary administrative costs.

To be placed on the agenda, completed applications, fees, and all accompanying materials must be presented no less than thirty (30) calendar days before the next scheduled meeting of the Board of Adjustment.

Article 17—Figure 1—Application for Appeal Page 2

To the Town of Seven Devils Board of Adjustment:

I, NORMAN MAY hereby appeal to the Board of Adjustment from the following adverse decision by an agent of the Town of Seven Devils.

Who rendered the decision? Debbie Powers

Briefly describe what the decision prevents you from doing? COMPLETING PROJECT WITHOUT FINES.

Date of the decision: 12/30/2020

Date you received the decision: JAN. 3 2021

How do you think the ordinance or guidelines should be interpreted?

"THE HANDSIP IS NOT THE RESULT OF THE APPLICANT'S OWN ACTIONS"

What section(s) of the ordinance or guidelines support your interpretation?

ARTICLE 17 SECTION 3,1,C

Why do you think your interpretation is correct? CONTROL OF WEATHER AND PEOPLES SCHEDULES ARE IMPOSSIBLE.

Why do you think that the agent of the Town's interpretation is wrong? NOT KNOWING COMPLETE RAIN, SNOW TOTALS AT BEGINNING OF PROJECT. 2017, 2018

Other comments/information that you would like to have considered: RAIN AND SNOW DATA; CONTRACTORS SCHEDULES BACKING UP BECAUSE OF WEATHER PRESENTING THEM TO COMPLETE MY WORK. COVID HAS DELAYED MATERIAL

I certify that the information presented in this application and attachments is accurate to the best of my knowledge, information, and belief.

Norman W. May
Signature of Applicant

2/1/2021
Date

Amount Paid \$ 250.00 Received by: D. Powers Date: 2/3/2021 @ 5:00 pm
ck # 2003

NORMAN W MAY
KAYE MITCHELL-MAY
1338 JOHNS CREEK RD
WILMINGTON, NC 28408-4801

2003
68-19,530 NC
58548

2/1/2021
Date

Pay To The Order Of TOWN OF SEVEN DEVILS \$ 250.00

Two Hundred Fifty & 00/100 Dollars

BANK OF AMERICA

ACH R/T 053001

For Appl

1:0531

Norman W. May
2003

Section 7. Enforcement

(a) Violations

Upon determination that any provision of this Ordinance is being violated, the Zoning Administrator shall deliver written notice to the owner by either personal delivery or registered mail return receipt requested by US Postal Service First Class mail. A copy of the notice shall be delivered to the developer in the same manner. The notice shall specify the corrective action(s) required and the time limits for compliance. If the corrective action has not been taken in a manner acceptable to the Town, a Stop Work Order shall be issued directing that all work cease until deficiencies are corrected.

If the developer continues work after a Stop Work Order has been issued, a penalty will be assessed to the property owner in the amount of two-hundred and fifty dollars (\$250) per day until the Stop Work Order is lifted. No Certificate of Occupancy shall be issued until all assessed penalties are paid to the satisfaction of the Town. Any act constituting a violation of this Ordinance or a failure to comply with any of its requirements shall also subject the offender to a civil penalty of two-hundred and fifty dollars (\$250), plus the court costs and attorney fees incurred by the Town. The Town, in a civil action in the nature of a debt, may recover the penalty if the offender fails to pay the penalty within ten (10) working days of receiving final written notice of a violation.

This Ordinance may also be enforced by any appropriate, equitable action or proceedings instituted by the Town of Seven Devils that would prevent, restrain, correct, or abate a violation of this Ordinance.

After the offender is in receipt of the final written notice of such violation, each day that any violation continues shall constitute a separate offense for each separate violation for purposes of the penalties and remedies specified in this section.

(b) Appeal of a Decision of the Zoning Administrator

The person aggrieved by any decision of the Zoning Administrator made in the administration of the provisions of this Article may make an appeal to the Board of Adjustment.

Town of Seven Devils

1356 Seven Devils Road
Seven Devils, NC 28604

Zoning Permit

Phone (828) 963-5343

Fax (828) 963-7418

Permit Number: 2017-1

Date Issued 10/4/17

Name: <u>Norman May Kaye Mitchell May</u>		Phone: <u>910-512-1035 - cell</u>	
Address: <u>1336 John's Creek Rd, Wilmington, NC 28409</u>		Phone: <u>910-619-4929 - cell</u>	
Property Owner (if different):		Phone: <u>910-799-6238 - Home</u>	
Address: <u>1011 Chestnut Trail, Seven Devils, NC Lot 25 Alpine Meadows</u>			
Location: <u>SEVEN DEVILS - ALPINE MEADOWS</u>		<input checked="" type="checkbox"/> Inside Town <input type="checkbox"/> Inside ETJ	
Tax Parcel ID: <u>1878496788000</u>		Lot Dimensions: <u>167' X 161' X 314' X 143'</u>	
Zoning: <input type="checkbox"/> LDR <input checked="" type="checkbox"/> MDR <input type="checkbox"/> T <input type="checkbox"/> RB <input type="checkbox"/> GB <input type="checkbox"/>			
Proposed Use: <u>NEW HOME</u>			
Does the lot meet the required street frontage? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
The house is located on a <input checked="" type="checkbox"/> Public Street <input type="checkbox"/> Private Street. If private street, attach a copy of the recorded easement and/or the Street Maintenance Agreement. (Note: No maintenance or snow removal is provided by the Town of Seven Devils on private roads/streets, etc.) Attachment <input type="checkbox"/> Yes <input type="checkbox"/> No			
Setbacks		Utilities	Type of Activities
Required Actual		<input type="checkbox"/> Well	<input checked="" type="checkbox"/> New Construction
Front: <u>17.5</u>		<input checked="" type="checkbox"/> Town Water	<input type="checkbox"/> Alteration
Rear: <u>17.5</u>		<input checked="" type="checkbox"/> Septic Tank	<input type="checkbox"/> Addition
Side: <u>15</u>			<input type="checkbox"/> Repair
Side: <u>15</u>			<input type="checkbox"/> Manufactured Home
Height: _____			<input type="checkbox"/> Septic Tank
Lot Width: _____			<input type="checkbox"/> Sign
			<input type="checkbox"/> Site Preparation
			<input type="checkbox"/> Driveway
			<input type="checkbox"/>
			Other Regulations
			Signs
			Type _____
			Size _____ Sq. Ft.
			Buffer Required?
			<input type="checkbox"/> No <input type="checkbox"/> Yes, in accordance with:
			Town Engineer Approval Required?
			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>10/4/17</u>
			State D.O.T. Driveway permit required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

I do hereby certify that the information on this permit is accurate and correct to the best of my knowledge and I agree to comply with all state, county and/or town codes regulating such use/activity, and with all plans or specifications submitted herewith. I understand that the Zoning Permit will expire after six (6) months if the authorized work has not begun. I also understand that the permit will expire if the authorized work is suspended or abandoned for a period of one (1) year. In all cases, the Zoning Permit will expire on the last day of the eighteenth (18) month after issuance. I understand that any driveway installation includes installation of all necessary drainage facilities as specified by the Town Engineer/Public Works.

Norman W. May

Signature of Applicant

9/25/17

Date

I hereby certify that the proposed use and/or activity described above is in compliance with the Zoning Ordinance of the Town of Seven Devils.

Deborah J. Power

Signature of Zoning Officer

10/4/17

Date



Article 18. ENFORCEMENT

Section 1. Violation

Whenever by the provisions of this Ordinance, the performance of any act is required, or the performance of any act is prohibited, or whenever any regulations or limitation is imposed on the use of any land, or on the erection, alteration, or the use or change of use of a structure a failure to comply with such provisions shall constitute a violation of this Unified Development Ordinance.

Section 2. Complaints Regarding Violations

Whenever the Zoning Administrator receives a written, signed complaint alleging a violation of this Ordinance, he shall investigate the complaint, take whatever action is warranted, and inform the complainant in writing what actions have been or will be taken.

Section 3. Persons Liable

The owner, tenant, or occupant of any land or structure, or part thereof and any architect, engineer, builder, contractor, agent or other person who participates in, assists, directs, creates or maintains any situation that is contrary to the requirements of this Ordinance may be held responsible for the violation and be subject to the penalties and remedies provided herein.

Section 4. Procedures Upon Discovery of Violations

Upon determination that any provision of this Article is being violated, the Zoning Administrator shall deliver a written notice by personal service or by registered or certified mail, return receipt requested, to the person(s) responsible for such violation and ordering the action necessary to correct it. The person(s) responsible must remedy violation within ten (10) calendar days after the receipt of notice of violation.

The notice of violation, shall state the action the Zoning Administrator intends to take if the violation is not corrected, and shall advise that the Zoning Administrator's order may be appealed to the Seven Devils Board of Adjustment as provided in Article 17 of this Ordinance.

Notwithstanding the foregoing, in cases when delay would seriously threaten the effective enforcement of this Ordinance or pose a danger to the public health, safety or welfare, the Zoning Administrator may seek enforcement without prior written notice by invoking any of the penalties authorized in Section 5 of this Ordinance.

Section 5. Penalties and Remedies.

Violations of the provisions of this Ordinance or failure to comply with any of its requirements shall constitute a misdemeanor, punishable as provided in the North Carolina General Statute 14.4.

Any act constituting a violation of this Ordinance or failure to comply with any of its requirements, including the violations of any conditions and safeguards established in connection with grants of

Variances or Conditional Use Permits shall also subject the offender to a civil penalty of two-hundred and fifty dollars (\$250.00) (plus court costs and attorney fees incurred by the Town). If the offender fails to pay the penalty within ten (10) working days of receiving final written notice of a violation, the Town may recover the penalty in a civil action in the nature of a debt. A civil penalty may not be appealed to the Board of Adjustment if the offender received a final written notice of violation and did not appeal to the Board of Adjustment within the time limit prescribed in Article 17, of this Ordinance.

Failure to develop or maintain the property in accordance with the plans submitted will result in the revocation of any and/or all permits.

This ordinance may also be enforced by any appropriate, equitable action or proceedings instituted by the Zoning Administrator which would prevent, restrain, correct or abate a violation of this Ordinance.

Each calendar day that any violation continues after receipt of the final written notice of such violation shall constitute a separate violation and a separate offense for the purpose of the penalties and remedies specified herein.

Article 17. INTERPRETATIONS, APPEALS AND VARIANCES

Section 1. Interpretations

Where there is any uncertainty as to the intent or actual meaning of this Ordinance, or as to the intended location of any zoning district boundary shown on the Zoning Map, the Zoning Administrator shall make an interpretation of said provision or boundary on request of any person.

Any person aggrieved by such interpretation (as defined in Article 3, Section 2 of this Ordinance) may appeal the interpretation to the Board of Adjustment in accordance with the provisions of Article 2, Section 3(d) of this Ordinance.

In making an interpretation of any zoning district boundary, or in deciding any appeal thereof, the Zoning Administrator or Board of Adjustment shall apply the following standards:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed as following such centerlines.
2. Boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following corporate limits shall be construed as following such limits.
4. Boundaries indicated as approximately following the shorelines or centerlines of streams, rivers, lakes, or other bodies of water shall be construed as following such shorelines or centerlines. In the event of a change in the shoreline or centerline, the boundary shall be construed as moving with the actual shoreline or centerline.
5. Boundaries indicated as approximately parallel to, or as extensions of, features described in 1 through 4 above shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by reference to the scale of the map.

Where features described in 1 through 5 above, as existing on the ground, are at variance with those indicated on the Zoning Map, or in other circumstances not covered by 1 through 5 above, the Board of Adjustment shall interpret the district boundaries.

Section 2. Appeals

(a) Decision of the Zoning Administrator

The person aggrieved by any decision of the Zoning Administrator made in the administration of the provisions of this ordinance may make an appeal to the Board of Adjustment.

An application for appeal shall be filed within thirty (30) calendar days of the filing of the decision being appealed or the delivery of any required written notice of the decision,

whichever is later. See Figure 17.1 for application form, guidelines, and fees. No refund of the fee or any part thereof shall be made once the application is filed unless the applicant withdraws the application by written notice before letters of notice are sent to adjoining property owners or publication of the public hearing, whichever is sooner. The portion of the fee that may be refunded will be reduced by 10% per day starting from the date of application submittal.

(b) *Stay of Further Action*

An appeal by aggrieved parties to the Board of Adjustment stays all actions seeking enforcement of, or compliance with, the decision being appealed. The only exception is if the Zoning Administrator certifies to the Board of Adjustment that, based on findings stated in the certificate, a stay would cause imminent peril to life or property, or because the situation appealed from is transitory in nature, an appeal would seriously interfere with enforcement of this Ordinance.

Section 3. Variance

A Variance from the regulations of this Ordinance may be granted by the Board of Adjustment if it finds that strict enforcement of the regulations would result in practical difficulties or unnecessary hardships to the applicant for the Variance, and that, by granting the Variance, the intent of this Ordinance, the Vision Statement, and the Comprehensive Land Use Plan will be observed, public safety and welfare secured, and substantial justice done as prescribed by the North Carolina Municipal Zoning Enabling Act, Chapter 160A, Article 19. The burden of proving that these conditions exist is on the applicant.

To grant a variance, the Board of Adjustment, by a four-fifths majority, must make the following findings:

1. There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance.

Specifically, in reaching their conclusion under this finding, the Board of Adjustment must determine that all of the following are true:

- a. The hardship results from the application of the ordinance.
 - b. The hardship is suffered by the applicant's property rather than personal circumstances.
 - c. The hardship is not the result of the applicant's own actions.
 - d. The hardship is peculiar to the applicant's property.
2. The variance is in harmony with the general purposes and intent of the Unified Development Ordinance, Vision Statement, and the Comprehensive Land Use Plan, and preserves their spirit.

3. In the granting of the variance, the public safety and welfare have been assured and substantial justice has been done.

Section 4. Procedures for Appeals and Variances

(a) Application Submittal Requirements

Applications for appeal (Figure 17.1) or a Variance (Figure 17.2) shall be filed with the Zoning Administrator. No refund of the fee or any part thereof shall be made once the application is filed unless the applicant withdraws the application by written notice before letters of notice are sent to adjoining property owners or publication of the public hearing, whichever is sooner. The portion of the fee that may be refunded will be reduced by 10% per day starting from the date of application submittal.

This Unified Development Ordinance shall prescribe the form(s) on which applications are made, as well as any other materials that may reasonably be required to make the determinations called for in the particular case, with sufficient copies for necessary referrals and records.

The Zoning Administrator shall accept no application unless it complies with such requirements. Applications that are not complete shall be returned forthwith to the applicant, with a notation of the deficiencies in the application.

On receipt of a complete application, the Zoning Administrator shall transmit the application to the Board of Adjustment. In the case of applications for appeal, the Zoning Administrator shall also transmit to the Board of Adjustment all documents constituting the record on which the decision being appealed was based. All appeals to the Board of Adjustment shall be de novo (as if it had not been previously decided). To be placed on the agenda, applications, fees, and all accompanying material must be received no less than thirty (30) calendar days before the next regularly scheduled meeting of the Board of Adjustment.

If the applicant proposes any substantial change to the application subsequent to acceptance of the application, an amended application shall be submitted and treated as an original application, with all fees and requirements applicable.

(b) Public Hearing

Upon receipt of an application for appeal or for a Variance, the Board of Adjustment shall hold a public hearing on the application at its next regularly scheduled meeting.

The Town of Seven Devils is responsible for notification of the public hearing. Additionally, the Town is responsible for mailing notices to owners of all property within 100 feet of the property in question. The applicant is responsible for providing to the Town the list of owners who should receive this mailed notice.

The hearing shall be open to the public and all interested persons shall be given the opportunity to present evidence and arguments and to ask questions of persons who testify. All persons who intend to present evidence at the public hearing shall be sworn in. The Board of Adjustment may limit the introduction of repetitive testimony and may exclude irrelevant evidence.

In the case of applications for a Variance, the applicant shall bear the burden of presenting evidence sufficient to establish conclusively that the requested Variance will comply with each of the determinations required in Section 17.03.

A record of the proceedings of the hearing shall be made and shall include all documentary evidence presented at the hearing, a summary of its findings, and the evidence supporting those findings.

(c) *Action on the Application*

After completion of the public hearing, the Board of Adjustment shall take action on the application within thirty-five (35) calendar days.

In the case of applications for appeal, such action shall be to reverse, or affirm (wholly or partly), or modify the decision being appealed.

If for some reason the Board of Adjustment does not have enough information, action will be suspended until further evidence can be obtained. Action must be taken at the first Board meeting following the obtaining of all necessary information.

In the case of applications for a Variance, such action shall be based on findings as to each of the determinations required in Section 17.3. Action taken on the application shall be one of the following:

1. Approval
2. Approval with conditions
3. Denial

The Board of Adjustment may impose reasonable conditions on the granting of any Variance to ensure that the public health, safety, and general welfare shall be protected and substantial justice done. In its consideration of applications for a Variance, the Board of Adjustment shall not use the existence of nonconformities in the vicinity as justification for the granting of Variances.

The concurring vote of four-fifths (4/5) of the membership shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator or any agent charged with the enforcement of this ordinance. The concurring vote of four-fifths (4/5) of the membership of the Board of Adjustment shall be necessary to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to effect any variation of this Ordinance. All standard rules and regulations for voting apply to members of the Board of Adjustment in enforcement of this Ordinance.

In every case, the record of the action of the Board of Adjustment shall include a summary of its findings and the evidence supporting them.

(d) *Actions Subsequent to Decision*

The Zoning Administrator shall notify the applicant of the action taken on the application by registered or certified mail and shall cause a copy of the decision to be filed in Town Hall.

If a Variance is granted, the nature of the Variance and any conditions attached thereto shall be entered on the face of any necessary Zoning Permit. See Figure 17.4 for Variance form.

If an application for a Variance is denied, the applicant may not resubmit a Variance application unless it is substantially different from the application for which the permit was denied. If an Appeal of a decision of the Zoning Administrator has been denied, the appellant may not resubmit an Appeal unless the subject of the Appeal is substantially different from the subject for which the Appeal was denied.

(e) *Appeal of Decision*

An aggrieved party may appeal any decision made by the Board of Adjustment concerning an application for an Appeal or a Variance to the Watauga or Avery County Superior Court. Such appeal shall be in the nature of certiorari and must be filed within thirty (30) calendar days of the filing of the decision in Town Hall or the delivery of the notice as required in Subsection 17.04, whichever is later.

Article 17—Figure 1—Application for Appeal Page 1

Application for Appeal to the Town of Seven Devils Board of Adjustment

**Town of Seven Devils
157 Seven Devils Road
Seven Devils, NC 28604
Phone: (828) 963-5343**

Description of Property

Location of Property: _____
Size of Property _____ County _____ PIN# _____
Current Zoning District _____
Current General Use of Property _____

Applicant Information

Name: _____

Title: _____

Address: _____

Phone # (s): _____

E-mail: _____

Property Owner Information

Name: _____

Title: _____

Address: _____

Phone # (s): _____

E-mail: _____

In order for this application to be complete, the applicant must submit the following:

- Two (2) copies of this completed form (both pages), typed or filled out in black ink.
- Two (2) copies of the scaled site plan for the property in question.
- Two (2) copies of current zoning map with location of property indicated.
- Two (2) copies of any additional information the applicant intends to present at the public hearing.
- A list of names and addresses of the owners of property within 100 feet of the property in question.
- Personal or Certified Check in the amount determined by the current Fee Schedule for each application for an appeal to cover the necessary administrative costs.

\$ 250.⁰⁰

To be placed on the agenda, completed applications, fees, and all accompanying materials must be presented no less than thirty (30) calendar days before the next scheduled meeting of the Board of Adjustment.

Article 17—Figure 1—Application for Appeal Page 2

To the Town of Seven Devils Board of Adjustment:

I, _____ hereby appeal to the Board of Adjustment from the following adverse decision by an agent of the Town of Seven Devils.

Who rendered the decision? _____

Briefly describe what the decision prevents you from doing? _____

Date of the decision: _____

Date you received the decision: _____

How do you think the ordinance or guidelines should be interpreted?

What section(s) of the ordinance or guidelines support your interpretation?

Why do you think your interpretation is correct? _____

Why do you think that the agent of the Town's interpretation is wrong? _____

Other comments/information that you would like to have considered: _____

I certify that the information presented in this application and attachments is accurate to the best of my knowledge, information, and belief.

Signature of Applicant

Date

Amount Paid _____ Received by: _____ Date: _____

Article 17—Figure 3—Requirements for Public Hearing—Appeal or Variance

Requirements for Public Hearing and Property Owner Notification in Relation to Application for Appeal or Variance

Notice should include:

- Party requesting the public hearing.
- Date, time, and place where public hearing is to be located.
- Subject of the Hearing (including location of property and reason for appeal or requested (variance)).
- Contact Information for the Town of Seven Devils:

**Town of Seven Devils
1356 Seven Devils Road
Seven Devils, NC 28604
Phone: (828) 963-5343
Fax: (828) 963-7418**

Notices must be sent in accordance with Article 2, Section 3(k)

Notice of hearings conducted pursuant to this section shall be mailed to the person or entity whose appeal, application, or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by the Unified Development Ordinance. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least 10 days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the city shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.

Public Hearing

The Town of Seven Devils will hold a Public Hearing at 5:30 pm on Monday, June 20, 2011 at Town Hall. The Public is invited to discuss the request by J & D Development to (appeal)(request a variance) {description}. For more information, please contact The Town of Seven Devils at 1356 Seven Devils Road, Seven Devils, NC 29604. Phone: (828) 963-5343. Fax: (828) 963-7418

Article 17—Figure 3—Requirements for Public Hearing—Appeal or Variance

Order to Grant/Deny A Variance for Property in the Town of Seven Devils, North Carolina

Town of Seven Devils
1356 Seven Devils Road
Seven Devils, NC 28604
Phone: (828) 963-5343
Fax: (828) 963-7418

The Board of Adjustment for the Town of Seven Devils, having held a public hearing on _____ to consider the Variance application submitted by _____ for the property located at _____, in a matter not permissible under the literal terms of the Unified Development Ordinance, and having heard all of the evidence and arguments presented at the hearing, makes the following Findings of Fact and draws the following Conclusions:

1. It is the Board of Adjustment's conclusion that there are/are not practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance, specifically section(s) _____. This conclusion is based on the following Findings of Fact: _____
2. It is the Board of Adjustment's conclusion that the variance is/is not in harmony with the general purposes and intent of the Unified Development Ordinance, Vision Statement, and the Comprehensive Land Use Plan, and preserves their spirit. This conclusion is based on the following Findings of Fact: _____
3. It is the Board of Adjustment's conclusion that in the granting of the variance, the public safety and welfare has/has not been assured and substantial justice has/has not been done. This conclusion is based on the following Findings of Fact: _____

Therefore, based upon the foregoing, it is ordered that the application for a VARIANCE be GRANTED/DENIED, subject to the following conditions: _____

Ordered this ____ day of _____, 20__

Chairman, Board of Adjustment

Town Clerk

NOTE: An aggrieved party may appeal every decision of the Board of Adjustment to the Watauga or Avery County Superior Court. Such appeal shall be in the nature of certiorari and must be filed within thirty (30) calendar days of the filing of the decision by the Town Clerk or the delivery of the notice required in Article 17, Section 4(d), whichever is later.

I

Debbie Powers

From: norman may <nmaycpl@aol.com>
Sent: Monday, January 11, 2021 9:19 PM
To: Debbie Powers
Subject: Lot 25, 197 East Rocky Top

First, I would like to say that no one in Seven Devils wants to finish my project more than I do. The time that has past has been a blur to me and you probably think differently. You may not think so but, during this time I have not sat idle. I didn't know a lot of sub-contractors in the beginning and getting in people's schedule and having them show up and work has been my problem. I have contracted and built two personal houses in Wilmington in the normal time it takes to build a house and never had the problems that I have encountered there. I only want to finish my project.

In reference to the penalty after the end of January, I cannot afford \$250.00 a day penalty. I need this money to finish my project and believe this will impede me even further in my completion. I would like to forfeit the refund of the \$2500 bond that I paid in the beginning and pay the current citation of \$250 by the end of the month for going past the allotted time. The Ordinance states a completion time, but doesn't reference a penalty for going past.

I spoke with the Interior contractors that I have now and believe that we can finish my project by end of March, but after speaking to my sheet-rocker today, that may need to move out to the middle of April because they are running behind. They are suppose to finish hanging this week and then the finisher is coming in at the end of the week and he said he may need a couple of weeks.. Still this could be dependent on lost days to snow. I plan to work on the exterior to make the house look finished as soon as possible and get rid of the dumpster.

I can see the light at the end of the tunnel now and only want to finish my project so I can get my life back to some normalcy.

The \$2750, I believe is a substantial amount of dollars to give up in order to complete my project. Again, I cannot afford to pay \$250 a day penalty and believe this would impede me even further. I only want to complete my project.

Thanks for your time and consideration.

Norman May

Name	Address	Permit	Issued	CO	NOTES
Colin Crothers	Lot 59 Section 2	Building	1/2/2009		
Vasquez Family	Section 1 Lot 73	Building	3/23/2009		
Bobby West/Ideal Design	Lot 3 Nettles Knob	Building	6/24/2009		
C. Huffman/Warren Shepherd Const	164 Telemark Ln	Building	10/12/2012		
Donovan & Jennifer Thompson	Lot 19 Alpine Meadows	Building	8/5/2013		
Mike Douglas/Bob Haugh	1015 Alpine Drive	Building	10/2/2013	11/3/2014	
Bailey	290 Alpine	Building	7/4/2014	10/3/2015	
Mark & Tina Bailey/Bob Haugh	205 Devils Lake Drive	Building	9/2/2014	9/30/2016	
Perez/Bob Haugh	125 Meadowview Ct	Building	10/7/2015	9/23/2016	
Larry & Pat Steigleman/Cash Custom Homes	243 W Rocky Top	Building	3/7/2016	9/1/2017	
Perez/Bob Haugh	845 Alpine Drive	Building	1/1/2017	9/30/2017	
Norman May	Lot 25 East Rocky Top	Building	10/4/2017		VIOLATION 1/31/21
Chris Kathe	122 Grandview Drive	Building	4/1/2018	1/17/2020	
Tony Nottage	840 Alpine Drive	Building	6/15/2018	1/17/2020	
Fred Dorman	Lots 13-16 Blair Mtn	Building	9/9/2020		
Rick Osborne	Lot 36 Alpine Drive	Building	1/27/2021		

2

K

Debbie Powers

From: Jeff Williams
Sent: Wednesday, December 30, 2020 10:25 AM
To: Debbie Powers; Larry Fontaine
Subject: Lot 25 Alpine Meadows

Hello Debbie,

I hope you and your family had a nice holiday season!

On a more serious note, I want to file a formal complaint concerning the house under construction at lot 25 Alpine Meadows. I purchased my house in June of 2018 and have looked at a construction site for 2 1/2 years. It was my understanding in March 2020 this house would be finished by the end of the year, was I wrong in my assumption? I was informed the town had a ordinance stating house construction was to be completed within 2 years. It was determined back in March 2020 construction had already exceeded 2 1/2 years, and will be at 3 1/2 years by March 2021.

At the current pace of construction it will be at least another eight months to a year to complete. As a concerned full time resident of Seven Devils and adjoining resident to the construction, why is not more being done to get this project finished? I understand COVID- 19 may have slowed progress this past year but what was the excuse for the first 2 /2years? What is the purpose of having bylaws if they are not enforced?

Since November 23, 2020 there has only been 1 subcontractor working, and that was the gas company burying the propane tank which took about 4 hours. My view consists of a blue dumpster, a Porta-John, numerous piles of lumber and trash, and a half finished house. We can't go sit out on our back deck or front porch and enjoy our view without having to look at this eyesore.

I have been very patient but my patience is wearing thin, I'm tired of the dumpster I'm tired of the outhouse, I'm tired of ladder laying on the side of the house for 2 months, I'm tired of cleaning up trash that blows into my yard and it's time to finish this project!

Jeff Williams

Get [Outlook for iOS](#)

Article 17—Figure 1—Application for Appeal Page 1

Application for Appeal to the Town of Seven Devils Board of Adjustment

Town of Seven Devils
157 Seven Devils Road
Seven Devils, NC 28604
Phone: (828) 963-5343

Description of Property

Location of Property: Lot 25 ALPINE MEADOWS
Size of Property .49 County WATAUGA PIN# 1878496788000
Current Zoning District _____
Current General Use of Property RESIDENCE

Applicant Information

Name: NORMAN W. MAY
Title: OWNER
Address: 1336 JOHN'S CREEK RD
WILMINGTON, NC 28409
Phone # (s): 910-512-1035 C
910-799-6238 H
E-mail: NMAYCPH@AOL.COM

Property Owner Information

Name: NORMAN W. MAY KAYE MITCHELL-MAY
Title: OWNERS
Address: 1336 JOHN'S CREEK RD
WILMINGTON, NC 28409
Phone # (s): 910-512-1035 C
910-799-6238 H
E-mail: NMAYCPH@AOL.COM
KM DESIGNS 250 AOL.COM

In order for this application to be complete, the applicant must submit the following:

- Two (2) copies of this completed form (both pages), typed or filled out in black ink.
- Two (2) copies of the scaled site plan for the property in question.
- Two (2) copies of current zoning map with location of property indicated.
- Two (2) copies of any additional information the applicant intends to present at the public hearing.
- A list of names and addresses of the owners of property within 100 feet of the property in question.
- ^{\$250.00} Personal or Certified Check in the amount determined by the current Fee Schedule for each application for an appeal to cover the necessary administrative costs.

To be placed on the agenda, completed applications, fees, and all accompanying materials must be presented no less than thirty (30) calendar days before the next scheduled meeting of the Board of Adjustment.

Article 17—Figure 1—Application for Appeal Page 2

To the Town of Seven Devils Board of Adjustment:

I, Norman May hereby appeal to the Board of Adjustment from the following adverse decision by an agent of the Town of Seven Devils.

Who rendered the decision? Debbie Powers

Briefly describe what the decision prevents you from doing? Completing Project Without Fines.

Date of the decision: 12/30/2020

Date you received the decision: JAN. 3 2021

How do you think the ordinance or guidelines should be interpreted?

"THE HARDSHIP IS NOT THE RESULT OF THE APPLICANT'S OWN ACTIONS"

What section(s) of the ordinance or guidelines support your interpretation?

ARTICLE 17 SECTION 3, 1, C

Why do you think your interpretation is correct? CONTROL OF WEATHER AND PEOPLES SCHEDULES ARE IMPOSSIBLE.

Why do you think that the agent of the Town's interpretation is wrong? NOT KNOWING COMPLETE RAIN, SNOW TOTALS AT BEGINNING OF PROJECT. 2017, 2018

Other comments/information that you would like to have considered: RAIN AND SNOW DATA; CONTRACTORS SCHEDULES BACKING UP BECAUSE OF WEATHER PREVENTING THEM TO COMPLETE MY WORK. COVID HAS DELAYED MATERIAL

I certify that the information presented in this application and attachments is accurate to the best of my knowledge, information, and belief.

Norman W. May
Signature of Applicant

2/1/2021
Date

Amount Paid \$250.00 Received by: D. Powers Date: 2/3/2021 @ 5:00 pm
CK # 2003

NORMAN W MAY
KAYE MITCHELL-MAY
1336 JOHNS CREEK RD
WILMINGTON, NC 28409-4801

2003
66-19/530 NC
58548

2/1/2021
Date

Pay To The Order Of TOWN OF SEVEN DEVILS \$ 250.00

Two Hundred Fifty & 00/100 Dollars

BANK OF AMERICA

ACH R/T 06

For A

005

CONSTRUCTION TIME LINE

2017

**10-4-2017 RECEIVED PERMIT FROM SEVEN DEVILS
11-3-2017 RECEIVED PERMIT FROM WATAUGA COUNTY
REVIEW RAIN AND SNOW DATA,**

2018

**JANUARY TO APRIL WAITING ON CONTRACTOR TO CLEAR LOT
MAY TO JULY LOT CLEARED AND SEPTIC INSTALLED
OCTOBER TO NOVEMBER 4—HIRED ANOTHER CONTRACTOR TO
DIG OUT FOR HOUSE
REVIEW RAIN AND SNOW DATA**

2019

**JANUARY TO MARCH -WAITING ON WEATHER
APRIL- FOOTERS ARE DUG AND POURED
APRIL TO AUGUST -FOUNDATION BLOCK ARE LAIDED
AUGUST- LEVELING CRAWL SPACE AND FRAMING STARTS
REVIEW RAIN AND SNOW DATA**

2020

**MARCH- HIRE ANOTHER FRAMING CREW
JULY- PLUMBING ROUGH-IN
AUGUST- ROOF, FRAMING, SIDING ARE COMPLETE
AUGUST TO SEPTEMBER- HVAC AND ELECTRICAL ROUGH-IN
OCTOBER- FRAMING AND ROUGH-IN INSPECTIONS ARE SIGNED
OFF
NOVEMBER- INSULATION AND SEALED CRAWL SPACE COMPLETE
DECEMBER 10- INSULATION INSPECTION SIGNED OFF**

2021

**JANUARY 1- DRYWALL STARTS
FEBRUARY - DRYWALL COMPLETE
FEBRUARY-TRIM WORK STARTS.**

Month	Day	Temperature (F)		Precipitation					Evaporation		Soil Temperature (F)					
		24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time				At Obs. Time	24 Hour Wind Movement (mi)	Amount of Evap. (in)	4 in. Depth		8 in. Depth			
		Max.	Min.	At Obs.	Rain, Melted Snow, Etc. (in)	F i a g	Snow, Ice Pellets, Hail (in)				F i a g	Snow, Ice Pellets, Hail, Ice on Ground (in)	Ground Cover (see ")	Max.	Ground Cover (see ")	Min.
10	01				0.00		0.0		0.0							
10	02				0.00		0.0		0.0							
10	03				0.00		0.0		0.0							
10	04				0.00		0.0		0.0							
10	05				0.00		0.0		0.0							
10	06				0.00		0.0		0.0							
10	07				0.00		0.0		0.0							
10	08				0.03		0.0		0.0							
10	09				6.11		0.0		0.0							
10	10				0.19		0.0		0.0							
10	11				0.16		0.0		0.0							
10	12				0.00		0.0		0.0							
10	13				0.05		0.0		0.0							
10	14				0.01		0.0		0.0							
10	15				0.00		0.0		0.0							
10	16				0.16		0.0		0.0							
10	17				0.00		0.0		0.0							
10	18				0.00		0.0		0.0							
10	19				0.00		0.0		0.0							
10	20				0.00		0.0		0.0							
10	21				0.00		0.0		0.0							
10	22				0.00		0.0		0.0							
10	23				1.43		0.0		0.0							
10	24				4.02		0.0		0.0							
10	25				0.00		0.0		0.0							
10	26				T		T		0.0							
10	27				0.00		0.0		0.0							
10	28				0.00		0.0		0.0							
10	29				2.56		0.0		0.0							
10	30				T		T		T							
10	31				0.00		0.0		0.0							
Summary					14.72		0.0									

* or blank, cells indicate that a data observation was not reported.
 and Cover: 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare muck; 9=Unknown
 this data value failed one of NCDC's quality control tests. "At Obs." = Temperature at time of observation
 values in the Precipitation or Snow category above indicate a "trace" value was recorded.
 values in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.
 value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard Imperial units.

Month	Day	Temperature (F)		Precipitation					Evaporation		Soil Temperature (F)						
		24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time				At Obs. Time	24 Hour Wind Movement (mi)	Amount of Evap. (in)	4 in. Depth		8 in. Depth				
		Max.	Min.	At Obs.	Rain, Melted Snow, Etc. (in)	Falling	Snow, Ice Pellets, Half (in)				Falling	Ground Cover (see *)	Max.	Min.	Ground Cover (see *)	Max.	Min.
11	01				0.00		0.0		0.0								
11	02				0.00		0.0		0.0								
11	03				0.00		0.0		0.0								
11	04				0.39		0.0		0.0								
11	05				0.23		0.0		0.0								
11	06				0.02		0.0		0.0								
11	07				0.10		0.0		0.0								
11	08				0.38		0.0		0.0								
11	09				0.10		0.0		0.0								
11	10				0.01		0.0		0.0								
11	11				0.00		0.0		0.0								
11	12				0.00		0.0		0.0								
11	13				0.01		0.0		0.0								
11	14				T		0.0		0.0								
11	15				0.00		0.0		0.0								
11	16				T		0.0		0.0								
11	17				0.00		0.0		0.0								
11	18				0.00		0.0		0.0								
11	19				0.31		T		0.0								
11	20				T		T		0.0								
11	21				0.00		0.0		0.0								
11	22				T		0.0		0.0								
11	23				0.00		0.0		0.0								
11	24				0.00		0.0		0.0								
11	25				0.00		0.0		0.0								
11	26				0.00		0.0		0.0								
11	27				0.00		0.0		0.0								
11	28				0.00		0.0		0.0								
11	29				0.00		0.0		0.0								
11	30				0.00		0.0		0.0								
Summary					1.55		0.0		0.0								

Y or blank, cells indicate that a data observation was not reported.

and Cover: 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare muck; 9=Unknown

data value failed one of NCDC's quality control tests. "At Obs." = Temperature at time of observation

values in the Precipitation or Snow category above indicate a "trace" value was recorded.

values in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.

value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard Imperial units.

Department of Commerce

Marine Oceanic & Atmospheric Administration

United Environmental Satellite, Data, and Information Service

!!! Location: Elev.: 3270 ft. Lat: 36.1461° N Lon: -81.7877° W

117 FOSCOE 1.2 WSW. NC US US1NCWT0011

Record of Climatological Observations

These data are quality controlled and may not be identical to the original observations.

Generated on 01/28/2021

Observation Time Temperature: Unknown Observation Time Precipitation: Unknown

Month	Day	Temperature (F)		Precipitation				Evaporation		Soil Temperature (F)						
		24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time			At Obs. Time	24 Hour Wind Movement (mi)	Amount of Evap. (in)	4 In. Depth		8 In. Depth				
		Max.	Min.	At Obs.	Fall, Melted Snow, Etc. (in)	Snow, Ice Pellets, Hail (in)				Falling	Ground Cover (see *)	Max.	Min.	Ground Cover (see *)	Max.	Min.
12	01				0.03		0.0									
12	02				0.00		0.0									
12	03				0.00		0.0									
12	04				0.00		0.0									
12	05				0.00		0.0									
12	06				0.13		0.0									
12	07				0.00		0.0									
12	08				0.01		0.3									
12	09				0.62		7.4									
12	10				0.07		0.8									
12	11				T		T									
12	12				0.00		0.0									
12	13				T		T									
12	14				0.00		0.0									
12	15				0.00		0.0									
12	16				T		T									
12	17				0.00		0.0									
12	18				T		0.0									
12	19				0.00		0.0									
12	20				0.09		0.0									
12	21				0.38		0.0									
12	22				0.00		0.0									
12	23															
12	24				0.37		0.0									
12	25				0.03											
12	26				T		T									
12	27				0.00		0.0									
12	28				0.00		0.0									
12	29				0.00		0.0									
12	30				0.00		0.0									
12	31				T		T									
					1.73		8.5									
					Summary											

or blank, calls indicate that a data observation was not reported.

nd Cover 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare mulch; 9=Unknown

"At Obs.": Temperature at time of observation

values in the Precipitation or Snow category above indicate a "trace" value was recorded

values in the Precipitation Flap or the Snow Flap column indicate a midday total accumulated snow (not necessarily in the last 24 hours).

any inconsistency may be present) due to rounding calculations during the conversion process from SI units to the standard units used.

Record of Climatological Observations

These data are quality controlled and may not be identical to the original observations.

Generated on 01/26/2021

Observation Time Temperature: Unknown Observation Time Precipitation: Unknown

Month	Day	Temperature (F)		Precipitation					Evaporation		Soil Temperature (F)					
		24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time				At Obs. Time	24 Hour Wind Movement (mi)	Amount of Evap. (in)	4 In. Depth		8 In. Depth			
		Max.	Min.	Rain, Melted Snow, Etc. (in)	F	Snow, Ice Pellets, Hail (in)	F				Snow, Ice Pellets, Hail, Ice on Ground (in)	Ground Cover (see *)	Max.	Min.	Ground Cover (see *)	Max.
01	01			0.10		2.8		3.0								
01	02			T		T		2.0								
01	03			0.00		0.0										
01	04			T		T										
01	05			T		T										
01	06			0.00		0.0										
01	07			0.00		0.0										
01	08			0.00		0.0										
01	09			0.07		T		0.0								
01	10			0.00		0.0		0.0								
01	11			0.47		0.0		0.0								
01	12			4.86		0.0		0.0								
01	13			1.42		0.1		T								
01	14			0.02		0.2										
01	15			0.00		0.0		T								
01	16			0.00		0.0		T								
01	17			0.12		1.5		1.5								
01	18			0.09		2.2		3.5								
01	19			0.00		0.0		2.5								
01	20			0.00		0.0		1.0								
01	21			0.00		0.0		0.0								
01	22															
01	23			0.45		0.0		0.0								
01	24			0.00		0.0		0.0								
01	25			0.00		0.0		0.0								
01	26															
01	27			0.00		0.0		0.0								
01	28			0.22		0.0		0.0								
01	29			0.39		0.0		0.0								
01	30			0.18		2.7		2.5								
01	31			0.02		1.0										
Summary				8.39		10.5										

Summary

Any or blank, cells indicate that a data observation was not reported.

and Cover 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare muck; 9=Unknown

This data value failed one of NCDC's quality control tests. "At Obs." = Temperature at time of observation

Values in the Precipitation or Snow category above indicate a "trace" value was recorded.

Values in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.

Value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard imperial units.

Month	Day	Temperature (F)		Precipitation				Evaporation		Soil Temperature (F)					
		24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time				24 Hour Wind Movement (mi)	Amount of Evap. (in)	4 in. Depth		8 in. Depth			
		Max.	Min.	At Obs.	Rain, Melted Snow, Etc. (in)	Falling	Snow, Ice Pellets, Hail (in)			Falling	At Obs. Time	Ground Cover (see *)	Max.	Ground Cover (see *)	Max.
02	01				0.00		0.0								
02	02				0.09		T								
02	03				0.01		0.6								
02	04				0.29		0.3								
02	05				1.32		0.1								
02	06				0.00		0.0								
02	07				0.03		0.0								
02	08				0.63		0.0								
02	09				0.00		0.0								
02	10				0.04		0.0								
02	11				1.30		0.0								
02	12				0.32		0.0								
02	13				0.29		0.0								
02	14				T		0.0								
02	15				0.16		0.0								
02	16				0.05		0.0								
02	17				0.09		T								
02	18				0.16		0.0								
02	19				T		0.0								
02	20				T		0.0								
02	21				0.02		0.0								
02	22				0.09		0.0								
02	23				0.00		0.0								
02	24				T		0.0								
02	25				0.00		0.0								
02	26				0.25		0.0								
02	27				T		0.0								
02	28				0.00		0.0								
Summary					5.14		1.0								

* or blank, cells indicate that a data observation was not reported.
 and Cover: 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare mulch; 9=Unknown
 * data value failed one of NCDC's quality control tests. "At Obs." = Temperature at time of observation
 * uses in the Precipitation or Snow category above indicate a "trace" value was recorded.
 * uses in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.
 * data inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard Imperial units.

Record of Climatological Observations

These data are quality controlled and may not be identical to the original observations.

Observation Time Temperature: Unknown Observation Time Precipitation: Unknown

Department of Commerce
National Oceanic & Atmospheric Administration
Environmental Satellite, Data, and Information Service
Physical Location Elev 3270 ft. Lat: 36.1461° N Long: -81.7877° W
FORSIDE 1.2 WSW, NC USUSINCWTD0011

[illegible]

or blank, cells indicate that a data observation was not reported.

id Cover 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome Grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare mulch; 0=Unknown

***** data value failed one of CDC's quality control tests.**

values in the Precipitation or Snow category above indicate a "trace" value was recorded.

values in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.

...two inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard imperial units.

M o n t h	D a y	Temperature (F)		Precipitation				Evaporation		Soil Temperature (F)		
		24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time		At Obs. Time	Amount of Evap. (in)	24 Hour Wind Movement (mi)	Ground Cover (see *)	4 in. Depth		8 in. Depth
		Max.	Min.	Rain, Melted Snow, Etc. (in)	F, Ice, Snow, Ice Pellets, Hail (in)	F, Ice, Snow, Ice Pellets, Hail, Ice on Ground (in)				Max.	Min.	Max.
04	01			0.00	0.00	0.00						
04	02			0.00	0.00	0.00						
04	03			0.00	0.00	0.00						
04	04			0.05	0.00	0.00						
04	05			0.00	0.00	0.00						
04	06			0.00	0.00	0.00						
04	07			0.56	0.00	0.00						
04	08			0.08	T	T						
04	09			0.01	T	T						
04	10			0.01	T	0.00						
04	11			0.00	0.00	0.00						
04	12			0.00	0.00	0.00						
04	13			0.00	0.00	0.00						
04	14			0.00	0.00	0.00						
04	15			0.23	0.00	0.00						
04	16			4.74	T	0.00						
04	17			0.09	0.5	0.5						
04	18			0.00	0.00	0.00						
04	19			0.00	0.00	0.00						
04	20			0.00	0.00	0.00						
04	21			0.00	0.00	0.00						
04	22			0.00	0.00	0.00						
04	23			0.09	0.00	0.00						
04	24			4.19	0.00	0.00						
04	25			1.59	0.00	0.00						
04	26			0.04	0.00	0.00						
04	27			0.39	0.00	0.00						
04	28			0.00	0.00	0.00						
04	29			0.00	0.00	0.00						
04	30			0.00	0.00	0.00						
Summary				12.07	0.5							

iv or blank, cells indicate that a data observation was not reported.
 and Cover: 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare muck; 9=Unknown
 his data value failed one of NCDC's quality control tests. "At Obs" = Temperature at time of observation
 dues in the Precipitation or Snow category above indicate a "trace" value was recorded.
 values in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.
 values inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard imperial units.

National Centers for Environmental Information
151 Patton Avenue
Asheville, North Carolina 28801

These data are quality controlled and may not be identical to the original observations.

Observation Time Temperature: Unknown Observation Time Precipitation: Unknown

Generated on 01/28/2021

11 FOSCODE 1.2 WSW, NC US US1NCWT0011

11 FOSCODE 1.2 WSW, NC UB US1NCWT0011

n FOSCODE 1.2 WSW, NO

FOSCODE 1

22

Month	Day	Temperature (F)		Precipitation				Evaporation		Soil Temperature (F)					
		24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time			At Obs. Time	24 Hour Wind Movement (mi)	Amount of Evap. (in)	4 In. Depth		8 In. Depth			
		Max.	Min.	Rain, Melted Snow, Etc. (in)	F	Snow, Ice Pellets, Hail (in)				F	Snow, Ice Pellets, Hail, Ice on Ground (in)	Ground Cover (see 7)	Max.	Ground Cover (see 7)	Min.
07	01			0.14		0.0									
07	02			0.14		0.0									
07	03			0.00		0.0									
07	04			0.00		0.0									
07	05			0.00		0.0									
07	06			0.00		0.0									
07	07			0.55		0.0									
07	08			0.07		0.0									
07	09														
07	10			0.00			0.0								
07	11			0.00		0.0									
07	12			T		0.0									
07	13			0.31		0.0									
07	14			0.00		0.0									
07	15			0.00		0.0									
07	16			0.34		0.0									
07	17			0.28		0.0									
07	18			0.03		0.0									
07	19			T		0.0									
07	20			0.00		0.0									
07	21			0.19		0.0									
07	22			0.01		0.0									
07	23			1.20		0.0									
07	24			0.49		0.0									
07	25			0.04		0.0									
07	26			T		0.0									
07	27			0.00		0.0									
07	28			0.00		0.0									
07	29			0.00		0.0									
07	30			0.08		0.0									
07	31			0.58		0.0									
	Summary			4.45		0.0									

or blank, cells indicate that a data observation was not reported.

and Cover 1=Grass, 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare mulch; 0=Unknown

"At Obs." = Temperature at time of observation

values in the Precipitation or Snow category above indicate a "trace" value was recorded.

values in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement. Is being used.

a value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard imperial units.

Observation Time Temperature: Unknown Observation Time Precipitation: Unknown

Month	Day	Temperature (F)		Precipitation				Evaporation		Soil Temperature (F)						
		24 hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time			At Obs. Time	24 Hour Wind Movement (mi)	Amount of Evap. (in)	4 in. Depth		9 in. Depth				
		Max.	Min.	At Obs.	Rain, Melted Snow, Etc. (in)	F				Snow, Ice Pellets, Hail (in)	F	Ground Cover (see *)	Max.	Min.	Ground Cover (see *)	Max.
10	01				0.08		0.0									
10	02				0.00		0.0									
10	03				0.00		0.0									
10	04				0.00		0.0									
10	05				0.00		0.0									
10	06				0.00		0.0									
10	07				1.52		0.0									
10	08				0.00		0.0									
10	09				0.18		0.0									
10	10				0.43		0.0									
10	11				6.00		0.0									
10	12				2.26		0.0									
10	13				T		0.0									
10	14				T		0.0									
10	15				0.21		0.0									
10	16				0.04		0.0									
10	17				0.14		0.0									
10	18				T		0.0									
10	19				0.00		0.0									
10	20				T		0.0									
10	21				T		0.0									
10	22				0.00		0.0									
10	23				0.00		0.0									
10	24				0.00		0.0									
10	25				0.00		0.0									
10	26				0.57		0.0									
10	27				1.12		0.0									
10	28				0.12		0.0									
10	29				0.20		0.0									
10	30				0.00		0.0									
10	31				0.00		0.0									
Summary					12.67		0.0									

Y or blank, cells indicate that a data observation was not reported.

nd Cover: 1=Grass, 2=Fallow, 3=Bare Ground, 4=Brome grass, 5=Sod, 6=Straw mulch, 7=Grass muck, 8=Bare muck, 9=Unknown

this data value failed one of NCDC's quality control tests. *At Obs.* = Temperature at time of observation

values in the Precipitation or Snow category above indicate a "trace" value was recorded.

values in the Precipitation Flag or the Snow Flag column indicate a "trace" value was recorded.

values inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard Imperial units.

Month	Day	Temperature (F)		Precipitation					Evaporation		Soil Temperature (F)				
		24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time				At Obs. Time	24 Hour Wind Movement (mi)	Amount of Evap. (in)	4 in. Depth		8 in. Depth		
		Max.	Min.	Rain, Melted Snow, Etc. (in)	Falling	Snow, Ice Pellets, Hail (in)	Falling				Ground Cover (see *)	Max.	Ground Cover (see *)	Min.	
11	01			0.00		0.0									
11	02			0.53		0.0									
11	03			0.42		T									
11	04			0.00		0.0									
11	05			0.12		0.0									
11	06			0.21		0.0									
11	07			0.05		0.0									
11	08			0.00		0.0									
11	09			0.01		0.0									
11	10			0.17		0.0									
11	11			0.00		0.0									
11	12			0.00		0.0									
11	13			1.33		T									
11	14			0.02		0.0									
11	15			1.07		0.4									
11	16			0.57		T									
11	17			0.00		0.0									
11	18			0.00		0.0									
11	19			0.00		0.0									
11	20			0.02		0.0									
11	21			0.00		0.0									
11	22			0.00		0.0									
11	23			0.00		0.0									
11	24			1.54		0.1									
11	25			0.08		0.0									
11	26			T		0.0									
11	27			0.01		0.1									
11	28			0.08		1.4									
11	29			T		0.3									
11	30			0.27		0.0									
Summary				6.50		2.3									

or blank, cells indicate that a data observation was not reported.

and Cover: 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare muck; 0=Unknown

data value failed one of NCDC's quality control tests. *At Obs. * = Temperature at time of observation

us in the Precipitation or Snow category above indicate a "trace" value was recorded.

us in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.

value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard Imperial units.

Record of Climatological Observations

These data are quality controlled and may not be identical to the original observations.

Generated on 01/26/2021

National Centers for Environmental Information
151 Patton Avenue
Asheville, North Carolina 28801

Observation Time Temperature: Unknown Observation Time Precipitation: Unknown

Month	Day	Temperature (F)		Precipitation				Evaporation		Soil Temperature (F)								
		24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time				At Obs. Time		4 in. Depth		8 in. Depth						
		Max.	Min.	At Obs.	Rain, Melted Snow, Etc. (in)	Falling	Snow, Ice Pellets, Hail (in)	Falling	Snow, Ice Pellets, Hail, Ice on Ground (in)	24 Hour Wind Movement (mi)	Amount of Evap. (in)	Ground Cover (sec %)	Max.	Min.	Ground Cover (sec %)	Max.	Min.	
12	01				0.29		0.0		0.0									
12	02				0.31		0.0		0.0									
12	03				0.00		0.0		0.0									
12	04				T		T		0.0									
12	05				0.05		0.4		0.5									
12	06				0.10		2.1		1.5									
12	07				0.00		0.0		T									
12	08				0.00		0.0		T									
12	09				0.96		9.8		10.0									
12	10				1.22		7.8		16.0									
12	11				0.11		T		14.0									
12	12				0.00		0.0		13.5									
12	13				0.00		0.0		8.5									
12	14				0.23		0.0		8.5									
12	15				1.53		0.0		5.0									
12	16				0.05		0.0		2.5									
12	17				T		0.0		T									
12	18				0.00		0.0		T									
12	19				0.00		0.0		T									
12	20				0.00		0.0		T									
12	21				3.10		0.0		0.0									
12	22				1.89		0.6		0.5									
12	23				0.01		0.1		0.5									
12	24				T		T		T									
12	25				0.00		0.0		T									
12	26				T		T		0.0									
12	27				0.00		0.0		0.0									
12	28				2.17		0.0		0.0									
12	29				1.12		0.0		0.0									
12	30				0.00		0.0		0.0									
12	31				0.04		0.0		0.0									
Summary					13.18		20.8											

ly or blank, cells indicate that a data observation was not reported.

and Cover: 1=Grass, 2=Fallow, 3=Bare Ground, 4=Brome grass, 5=Sod, 6=Straw mulch, 7=Grass mulch, 8=Bare muck, 9=Unknown

is data value failed one of NCEP's quality control tests. *At Obs. * ~ Temperature at time of observation

ues in the Precipitation or Snow category above indicate a "trace" value was recorded.

ues in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.

value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard Imperial units.

Record of Climatological Observations

These data are quality controlled and may not be identical to the original observations.

Observation Time Temperature: Unknown Observation Time Precipitation: Unknown

Month	Temperature (F)		Precipitation				Evaporation				Soil Temperature (F)			
	24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time				At Obs. Time				4 in. Depth			
	Max.	Min.	Rain, Melted Snow, Etc. (in)	F	Snow, Ice Pellets, Hail (in)	F	Snow, Ice Pellets, Hail, Ice on Ground (in)	24 Hour Wind Movement (mi)	Amount of Evap. (in)	Ground Cover (see *)	Max.	Min.	Ground Cover (see *)	Max. Min.
01			0.03		0.0		0.0							
01			0.00		0.0		0.0							
01			0.24		0.0		0.0							
01			0.05		0.0		0.0							
01			0.82		T		0.0							
01			T		T		0.0							
01			0.00		0.0		0.0							
01			0.00		0.0		0.0							
01			0.00		0.0		0.0							
01			T		T		0.0							
01			0.00		0.0		0.0							
01			T		0.1		T							
01			1.40		0.4		0.5							
01			0.06		0.0		0.0							
01			0.08		0.6		0.5							
01			0.00		0.0		T							
01			0.00		0.0		T							
01			0.11		1.0		T							
01			0.01		0.0		0.0							
01			0.92		0.2		T							
01			0.02		0.1		T							
01			0.00		0.0		T							
01			0.10		T		0.0							
01			2.02		0.0		0.0							
01			T		T		T							
01			T		T		0.0							
01			0.00		0.0		0.0							
01			0.00		0.0		0.0							
01			0.00		0.0		0.0							
01			0.03		0.3		T							
01			T		T		T							
01			5.89		2.7									
Summary														

* or blank, cells indicate that a data observation was not reported.

and Cover: 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare muck; 9=Unknown

his data value failed one of NCDC's quality control tests.

*At Obs. * = Temperature at time of observation

plus in the Precipitation or Snow category above indicate a "trace" value was recorded.

plus in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.

value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard Imperial units.

Record of Climatological Observations

These data are quality controlled and may not be identical to the original observations.

Generated on 01/28/2021

Observation Time Temperature: Unknown Observation Time Precipitation: Unknown

Year	Month	Day	Temperature (F)		Precipitation				Evaporation			Soil Temperature (F)			
			24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time				24 Hour Wind Movement (mi)	Amount of Evap. (in)	Ground Cover (see *)	4 in. Depth		8 in. Depth	
			Max.	Min.	At Obs.	Rain, Melted Snow, Etc. (in)	F	Snow, Ice Pellets, Hail (in)	F	Snow, Ice Pellets, Hail, Ice on Ground (in)	Ground Cover (see *)	Max.	Min.	Ground Cover (see *)	Max. Min.
03	01					0.02		0.0		0.0					
03	02					0.46		0.0		0.0					
03	03					0.00		0.0		0.0					
03	04					0.38		0.1		0.1					
03	05					0.07		0.9		0.5					
03	06					0.00		0.0		T					
03	07					T		T		T					
03	08					T		T		T					
03	09					0.44		0.2		0.0					
03	10					0.97		0.0		0.0					
03	11					0.00		0.0		0.0					
03	12					0.00		0.0		0.0					
03	13					0.00		0.0		0.0					
03	14					0.00		0.0		0.0					
03	15					0.20		0.0		0.0					
03	16					0.13		0.0		0.0					
03	17					0.00		0.0		0.0					
03	18					0.00		0.0		0.0					
03	19					0.00		0.0		0.0					
03	20					0.00		0.0		0.0					
03	21					0.00		0.0		0.0					
03	22					0.02		T		0.0					
03	23					0.00		0.0		0.0					
03	24					0.00		0.0		0.0					
03	25					0.00		0.0		0.0					
03	26					0.20		0.0		0.0					
03	27					T		0.0		0.0					
03	28					0.00		0.0		0.0					
03	29					0.00		0.0		0.0					
03	30					0.00		0.0		0.0					
03	31					0.19		0.0		0.0					
Summary						3.08		1.2							

Any or blank, cells indicate that a data observation was not reported.

Ground Cover: 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass mulch; 8=Bare mulch; 0=Unknown

This data value failed one of NCDC's quality control tests. "At Obs." - Temperature at time of observation

Values in the Precipitation or Snow category above indicate a "trace" value was recorded.

Values in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.

Value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard Imperial units.

Department of Commerce
 National Oceanic & Atmospheric Administration
 Environmental Satellite, Data, and Information Service
 Location: Elev: 3270 ft. Lat: 35.1461° N Lon: -81.7877° W
 FOSCOE 1.2 WSW, NC US US1NCWT0011

Record of Climatological Observations

These data are quality controlled and may not be identical to the original observations.

Generated on 01/26/2021

National Centers for Environmental Information
 151 Patton Avenue
 Asheville, North Carolina 28801

Month	Day	Temperature (F)		Precipitation				Evaporation		Soil Temperature (F)		8 in. Depth	
		24 Hrs. Ending at Observation Time		24 Hour Amounts Ending at Observation Time				24 Hour Wind Movement (mi)	Amount of Evap. (in)	4 in. Depth		Ground Cover (see *)	Max.
		Max.	Min.	At Obs.	Rain, Melted Snow, Etc. (in)	F	Snow, Ice Pellets, Hail (in)	F	Snow, Ice Pellets, Hail, Ice on Ground (in)	Ground Cover (see *)	Max.		Min.
04	01				T		T		0.0				
04	02				0.00		0.0		0.0				
04	03				0.00		0.0		0.0				
04	04				0.00		0.0		0.0				
04	05				0.29		0.0		0.0				
04	06				0.36		0.0		0.0				
04	07				T		0.0		0.0				
04	08				0.12		0.0		0.0				
04	09				0.27		0.0		0.0				
04	10				0.00		0.0		0.0				
04	11				0.00		0.0		0.0				
04	12				0.14		0.0		0.0				
04	13				0.36		0.0		0.0				
04	14				0.85		0.0		0.0				
04	15				2.98		0.0		0.0				
04	16				T		T		0.0				
04	17				0.00		0.0		0.0				
04	18				0.00		0.0		0.0				
04	19				0.69		0.0		0.0				
04	20				3.98		0.0		0.0				
04	21				0.35		0.0		0.0				
04	22				T		0.0		0.0				
04	23				0.00		0.0		0.0				
04	24				0.00		0.0		0.0				
04	25				T		0.0		0.0				
04	26				0.33		0.0		0.0				
04	27				0.29		0.0		0.0				
04	28				0.02		0.0		0.0				
04	29				0.00		0.0		0.0				
04	30				0.00		0.0		0.0				
Summary					11.01		0.0						

Any or blank cells indicate that a data observation was not reported.

Ground Cover: 1=Grass, 2=Fallow, 3=Bare Ground, 4=Brome grass, 5=Sod, 6=Straw mulch, 7=Grass mulch, 8=Bare muck, 9=Unknown
 *At Obs. * = Temperature at time of observation

Values in the Precipitation or Snow category above indicate a "trace" value was recorded.

Values in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.

Value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard Imperial units.