

Meeting Notice

The following meeting will be held on **Wednesday, April 22, 2026**, in the Boardroom of the W.H. Mull Building located at 2028 Riverside Drive, Asheville, North Carolina.

Right-of-Way Committee – 9:00 am

Agenda is attached.



Metropolitan Sewerage District
of Buncombe County, NC

AGENDA FOR 04/22/2026
9:00 A.M.

ROW COMMITTEE

	Agenda Item	Presenter
	01. Call to Order	Ashley
	02. Inquiry as to Conflict of Interest	Ashley
	03. Consideration of Condemnation – 15 Weaver Hill Road	Banner
	04. Consideration of Compensation Budget – Old Turnpike Road @ Azalea Road Rehabilitation	Banner
	05. Quarterly Report – Third Quarter	Banner
	06. Other business	Ashley
	07. Adjourn	Ashley
	Date of next meeting: May 27, 2026 @ 9:00 a.m.	

Committee Members: Matt Ashley, Chairman
Jackie Bryson
Esther Manheimer
Chris Pelly
Nathan Pennington
Al Whitesides

Metropolitan Sewerage District of Buncombe County

Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 04/22/2026

BOARD MEETING DATE: 05/20/2026

SUBMITTED BY: Tom Hartye, PE, General Manager
PREPARED BY: Wesley Banner, Right of Way Manager
REVIEWED BY: Hunter Carson, PE, Director of CIP

**SUBJECT: Consideration of Condemnation-
15 Weaver Hill Road
MSD Project No. 2025236**

**Owner Name: Helmsman Homes, LLC
C/O Todd Farlow**

Parcel Number: 9658-27-8523

Subject parcel is located along Weaver Hill Road in East Asheville and is an unimproved vacant lot. The existing sewer line bisects the eastern portion of the subject parcel. MSD is proposing to extend an eight-inch line connecting to this line that will run up Weaver Hill Road. The purpose of extending this line will be to provide sewer service to 15 Weaver Hill Road due to a failed service line in addition to providing access to public sewer to other properties on Weaver Hill Road. The service line serving 15 Weaver Hill Road crosses several parcels to the south before connecting to the public sewer line along Old Haw Creek Road.

Staff began negotiations with the owner back in December of 2025. During a conversation with the owner early on he indicated that he needed to obtain approvals from other business partners before granting the easement. Since then, we have been unsuccessful in following up with the property owner despite sending a Certified Letter along with numerous phone calls.

The compensation offer is \$921, and the property owner has not provided any feedback concerning this offer.

Staff is requesting authority to order an appraisal and to proceed with condemnation if necessary.

Contacts: 14

STAFF RECOMMENDATION: Authority to obtain appraisal and proceed with condemnation, if necessary.

COMMITTEE RECOMMENDATION:

Metropolitan Sewerage District of Buncombe County
Board Action Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 04/22/2026 BOARD MEETING DATE: 05/20/2026

SUBMITTED BY: Tom Hartye, PE, General Manager
PREPARED BY: Wesley Banner, Right of Way Manager
REVIEWED BY: Hunter Carson, PE, Director of CIP

**SUBJECT: Consideration of Compensation Budget-
Old Turnpike Road @ Azalea Road Rehabilitation
Project No. 20232255**

The attached Compensation Budget is based on current ad valorem tax values and follows the MSD approved formula.

STAFF RECOMMENDATION: Approval of Compensation Budget.

COMMITTEE RECOMMENDATION:

Old Turnpike Road @ Azalea Road Rehabilitation

Project Number: 2023255

Compensation Budget

07-Apr-26

PIN and Name		Acres	Parcel SF	Land Value	LV/SF	Net PE SF	PE Assd. Value	50% PE Assd. Value	TCE SF	TCE Assd. Value	10% Annl Return	Proj Time	TCE Rent Value	Total Comp. (Rounded)	
27 Pin	83 Pin														
9654286555	Bender	Martin	0.61	26,571.60	\$89,300.00	\$3.36	2,426.00	\$8,151.36	\$4,075.68	2,542.00	\$8,541.12	\$854.11	3	\$213.53	\$4,289
9654287968	Church of Jesus Christ o		2.82	122,839.20	\$1,007,300.00	\$8.20	3,768.00	\$30,897.60	\$15,448.80	10,543.00	\$86,452.60	\$8,645.26	3	\$2,161.32	\$17,610
9654287599	Gronski Living Trust	Lukasz	0.75	32,670.00	\$92,400.00	\$2.83	1,854.00	\$5,246.82	\$2,623.41	3,016.00	\$8,535.28	\$853.53	3	\$213.38	\$2,837
9654284682	Kennedy	Donald	0.23	10,018.80	\$80,900.00	\$8.07	1,819.00	\$14,679.33	\$7,339.67	2,293.00	\$18,504.51	\$1,850.45	3	\$462.61	\$7,802
9654283419	Nash	Donald	0.20	8,712.00	\$80,200.00	\$9.21	1,418.00	\$13,059.78	\$6,529.89	1,944.00	\$17,904.24	\$1,790.42	3	\$447.61	\$6,977
9654283573	Nash	Donald	0.21	9,147.60	\$80,400.00	\$8.79	1,402.00	\$12,323.58	\$6,161.79	1,604.00	\$14,099.16	\$1,409.92	3	\$352.48	\$6,514
9654285571	Oguin	Bryan	0.55	23,958.00	\$88,000.00	\$3.67	709.00	\$2,602.03	\$1,301.02	978.00	\$3,589.26	\$358.93	3	\$89.73	\$1,391
9654281480	Penland	Phillip	0.17	7,405.20	\$79,500.00	\$10.74	1,356.00	\$14,563.44	\$7,281.72	1,794.00	\$19,267.56	\$1,926.76	3	\$481.69	\$7,763
9654282444	Penland	Rebecca	0.25	10,890.00	\$81,300.00	\$7.47	1,893.00	\$14,140.71	\$7,070.36	1,644.00	\$12,280.68	\$1,228.07	3	\$307.02	\$7,377
9654285780	Ponder	Katherine	0.43	18,730.80	\$85,300.00	\$4.55	1,902.00	\$8,654.10	\$4,327.05	155.00	\$705.25	\$70.53	3	\$17.63	\$4,345
9654482573	Rosscraggon Wood Inc		20.71	902,127.60	\$876,500.00	\$0.97	792.00	\$768.24	\$384.12	1,757.00	\$1,704.29	\$170.43	3	\$42.61	\$427
9654284528	Zaic	Kella	0.22	9,583.20	\$80,600.00	\$8.41	1,589.00	\$13,363.49	\$6,681.75	1,579.00	\$13,279.39	\$1,327.94	3	\$331.98	\$7,014

TOTALS:	\$74,347
Staff Contingency:	\$10,000
GM's Contingency	\$10,000
Amendment	
Total Budget:	\$94,347

Metropolitan Sewerage District of Buncombe County
Information Item - Right-of-Way Committee

COMMITTEE MEETING DATE: 4/22/2026

BOARD MEETING DATE: 5/20/2026

SUBMITTED BY: Tom Hartye, PE, General Manager

PREPARED BY: Wesley Banner, Right of Way Manager

REVIEWED BY: Hunter Carson, PE, Director of CIP

SUBJECT: Quarterly Report – Third Quarter

Attached you will find a Project Status Summary for all active acquisition projects. This report provides information on percentage of easements complete, percentage of compensation expended and comments on condemnations. This information is provided for your review.

STAFF RECOMMENDATION: For information only. No action required.

***Right of Way Section
3rd Quarter Summary
Open Projects***

<i>Project</i>	<i>Total ROW Budget</i>	<i>Total Expenditures to Date</i>	<i>Comment</i>
Bellevue Road SSR	\$55,536	\$35,776	Access 100% complete with 64% of budget expended to date.
Hazel Mill Rd @ Richland Street GSR	\$175,179	\$147,657	Access 100% complete with 84% of budget expended to date.
ITT Pump Station Replacement	\$116,964	\$31,636	Access 50% complete with 27% of budget expended to date.
Montford Ave. @ Montford Park	\$87,109	\$110,389	Access 100% with one condemnation pending and 127% of budget expended to date.