Town Council

JUNE 16, 2026

Consent Agenda

Public Comment

Presentations & Reports

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Tropical Storm Helene - Recovery

- Public Assistance project for stormwater repairs has been obligated by FEMA – $1.4M
- Contractors are beginning demo work in area – working with Buncombe County on Letters of condemnation
- Working on Request For Information (RFI) from state for the HMGP grant

- CSCI Grant - Community Meeting

Drop-in or sign up for a free property risk assessment



Administration

- No contracts approved in the last 30 days
- Budget Ordinance proposed
- Audit arrangements
- Excellence in Governance Work Session

Planning & Stormwater/Flood

- Code Update – moving in to annotated outline
- Permitting & enforcement

Public Works & Facilities

- Working on numerous quotes
- One new vacancy in PW
- Media coverage on the Wave
- Taylor’s Wave progressing at good pace
- RSP work suspended to allow MSD work to occur

Police

- Officer Logan Banks graduates WNCLELA
- RAD Self-defense







Partnership Pilot

- A more compassionate alternative to enforcement
- Utilized the Faith Alliance
- 14 Volnteers
  - New Bridge Baptist Church (8)
  - WOPD (4)
  - TOWO office staff (2)
- Provide property clean-up assistance to two neighbors

Partnership Pilot







Partnership Pilot





Partnership Pilot







Partnership Pilot

Next Steps

- Thank our volunteers
- Debrief w/ staff & NBBC representatives
- Check-in with property owners
- Replicate?

ABC Board Annual Financial Review

BOB STERR, ABC BOARD CHAIRPERSON

Woodfin ABC Store Update

JUNE 16, 2026

Distilled Spirits Industry Trends

Overall trends driving the market:

- Fewer Americans are drinking
- Spending shifting to value brands and ready-to-drink (RTD) cocktails

US: Calendar 2025 total sales fell 2.2% despite a volume increase of 1.9%

NC: Fiscal 2025 sales fell 0.3%

Comparative Sales Results

Annual Total Sales Growth			
	2023	**2024**	**2025**
Woodfin	-0.9%	-1.5%	-2.7%
Weaverville	5.7%	0.5%	4.7%
Black Mountain	5.8%	2.5%	-27.7%
Asheville	4.8%	-0.5%	-9.2%
North Carolina	7.8%	1.6%	-0.3%
Annual Retail Sales Revenue Growth			
	2023	**2024**	**2025**
Woodfin	-2.1%	-2.1%	-2.2%
Weaverville	5.7%	0.5%	2.0%
Black Mountain	2.5%	1.7%	-26.0%
Asheville	3.2%	-0.8%	-2.1%
North Carolina	6.6%	1.5%	0.1%

Actions to Attract and Service Customers

Completed interior store refresh in May

- New flooring
- New sales counter
- New signage
- Additional lighting
- Fresh paint
- Added 50% shelf space – inventory slowing being added in preparation for grand re-opening

Exterior refresh coming in next 60 days

- New color scheme
- New signage


VODKA
1800


Dickel


BOURBON
SCOTCH
SCOTCH
TEQUILA

Actions to Attract and Service Customers

Reactivating Facebook page

Adding store signage and marketing collateral to emphasize store contribution to Woodfin Parks and Recreation

Planning grand re-opening to showcase store refresh and increased inventory

Financial Results YTD

Profit and Loss YTD Comparison			
July, 2025-May, 2026			
	Current FY	Previous FY	% Change
Income			
401-01 LIQUOR SALES	2,090,949.03	2,191,854.05	-4.60%
402-01 WINE/MIXER SALES	6,633.63	6,274.57	5.72%
405-01 MIXED BEVERAGE SALES	66,491.68	79,205.55	-16.05%
Total for Income	**$2,164,074.34**	**$2,277,334.17**	**-4.97%**
Total for Cost of Goods Sold	**$1,640,955.83**	**$1,741,908.11**	**-5.80%**
Gross Profit	**$523,118.51**	**$535,426.06**	**-2.30%**
Total for Expenses	**$467,888.94**	**$464,233.73**	**0.79%**
Net Operating Income	**$55,229.57**	**$71,192.33**	**-22.42%**
Total for Other Income	**$7,474.48**	**$8,633.64**	**-13.43%**
Other Expenses			
785-00 ALCOHOL EDUCATION & REHAB	7,500.00	7,500.00	0.00%
785-10 DISTRIBUTION TOWN OF WOODFIN	60,000.00	60,000.00	0.00%
800-00 LAW ENFORCEMENT	4,500.00	4,500.00	0.00%
Total for Other Expenses	**$72,000.00**	**$72,000.00**	**0.00%**
Net Other Income	**-$64,525.52**	**-$63,366.36**	**-1.83%**
Net Income	**-$9,295.95**	**$7,825.97**	**-218.78%**

F2026-27 Approved Budget

Income Statement			**Distributions**	
Revenues			Town of Woodfin	60,000
Sales	2,400,000		Law Enforcement	5,000
Interest Income	5,000		Alcohol Education & Rehab	3,000
Total Revenues	2,405,000		Total Distributions	68,000
Taxes	540,990		Working Capital Retained	11,009
Cost of Goods Sold	1,270,901		Total	79,009
Gross Margin	593,109			
Expenses	514,100			
Income before Distributions	79,009			

Ongoing Efforts to Reduce Operating Costs

80% of operating expenses:

- Labor costs (including health insurance, taxes, and retirement contributions)– 61%
- Building lease – 13%
- Credit card fees – 6%

Limited opportunities for cost cutting

- Health insurance costs
- Operating hours

How the Town of Woodfin Can Help

Encourage potential mixed beverage establishments to open in Woodfin

Encourage your friends, neighbors and local network to support Woodfin by shopping at the Woodfin ABC Store

New Business

-Public Hearing-

Requesting Approval of Proposed FY 2026-27 Budget.

SHERI POWERS, FINANCE DIRECTOR

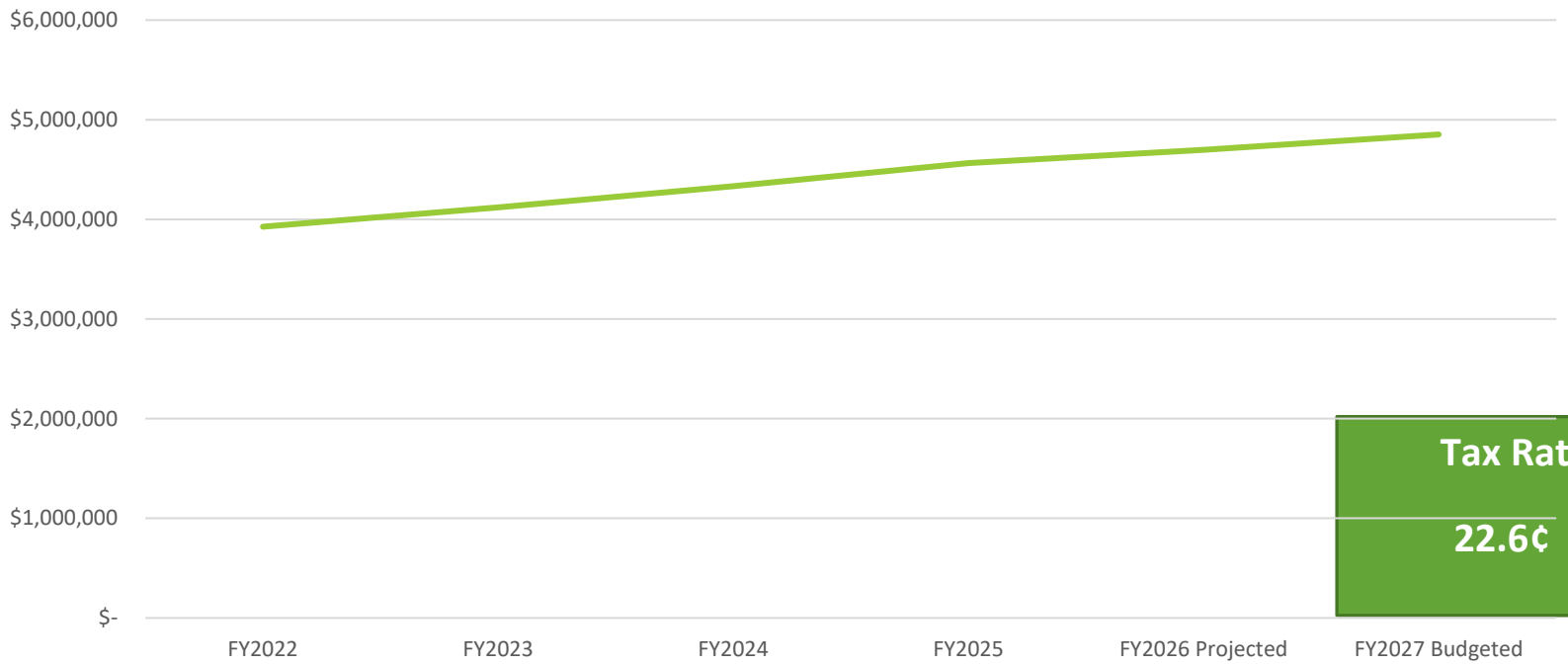
Recommended General Fund FY2027 Budget

General Fund	FY2026 Budget (as Amended)	FY2026 Projection	Recommended FY2027 Budget
Revenue	$8,802,978	$11,235,995	$9,047,909
Expenditures	$8,802,978	$8,001,884	$9,047,909
Revenue over/under Exp		($3,234,111)	-0-

General Fund Revenue

FY2026-2027 General Fund Revenue	FY2026 Budget (As Amended)	FY2026 Projections	FY2027 Expansion	FY2027 Recommended W/Expansion
n Taxes	$ 4,608,899	$ 4,698,634		$ 4,852,119
Other Taxes	2,531,894	2,504,462		$ 2,579,596
Unrestricted Intergovernmental	86,552.00	86,998.95		$ 87,057
Restricted intergovernmental	321,844.00	314,070.05		$ 316,380
Permits and Fees	45,446.00	40,761.33		$ 50,857
Sales, Services, and Rental Income	30,609.00	28,664.67		$ 31,566
Interest on Investments	316,000.00	254,815.60		$ 267,000
Miscellaneous	29,654.00	17,115.40		$ 30,607
Grant	335,689.00	2,874,593.46		$ 121,000
Fund Balance Appropriation	96,319.00	15,807.00	711,729	$ 711,729
Other Financing Sources	400,072	400,072		$ -
Total Budgeted Revenue	**$ 8,802,978**	**$ 11,235,995**	**711,729**	**$ 9,047,909**

Major Revenue –Ad Valorem Tax / Property Tax



Tax Rates per $100 of property valuation:

22.6¢ Revenue Neutral Rate recommended *

* Should SB 889 become law placing a moratorium on tax revaluations, Woodfin's recommended tax rate reverts to $.33

Note: One penny increase in the tax rate generates an estimated $215,729 in net revenue based on the 2026 revaluation.

Ad Valorem Tax in Woodfin…Example



$370,000 Assessed Value

=

Combined Tax Rate .7776

- Buncombe County Tax .4320 = $1,598.40
- Town of Woodfin Tax .2260 = $836.20
- Unified Fire Tax .1196 = $442.52

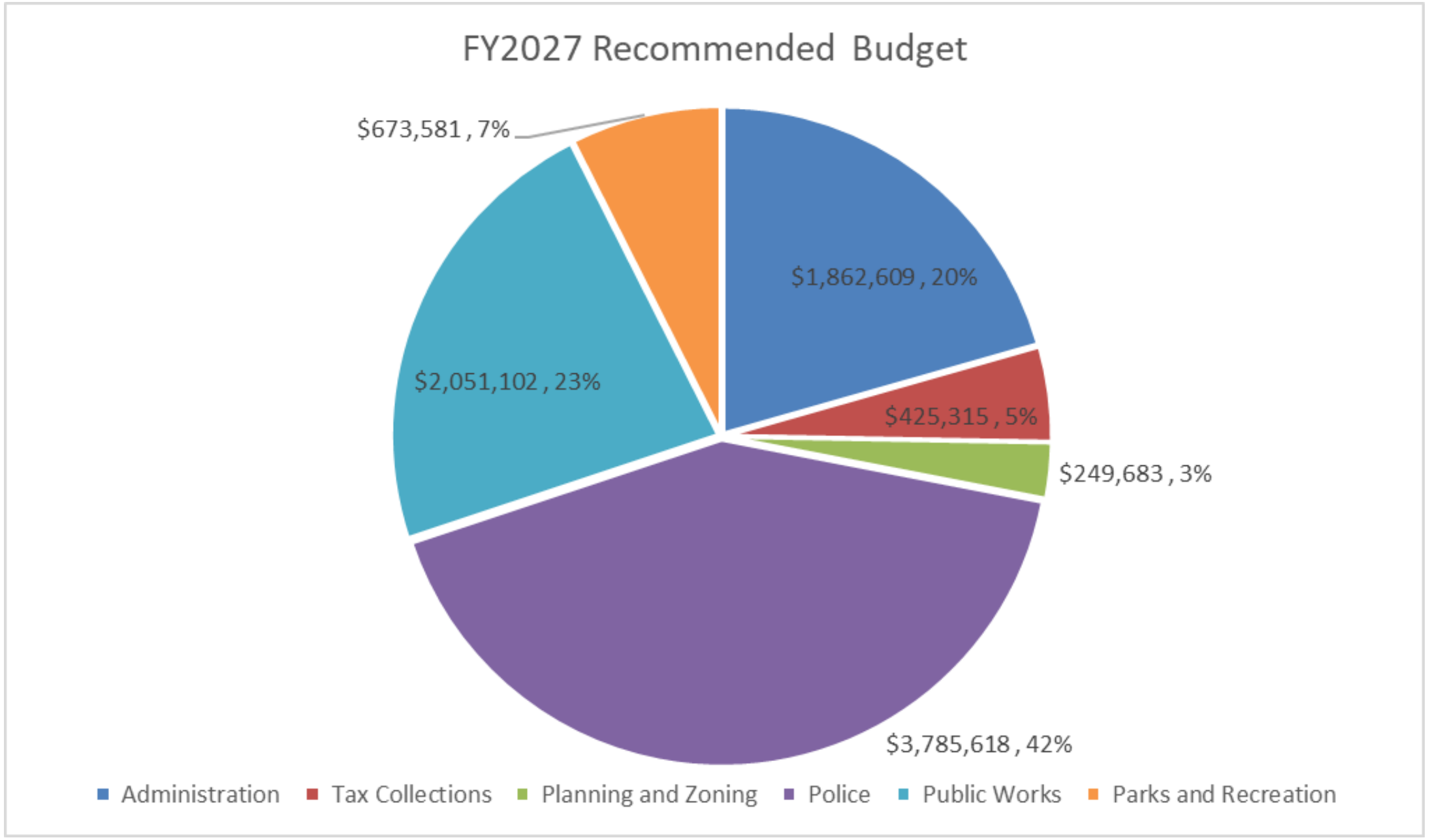
Total Ad Valorem Tax paid = $2,877.12

At the current median list price of $435,000 *(Redfin.com)* Ad Valorem Taxes would be $3,382.56

General Fund Expenditures

FY2026-2027 General Fund Expenditures	FY2026 Budget (As Amended)	FY2026 Projections	FY2027 Base Budget	FY2027 Expansion	FY2027 Recommended W/Expansion
Administration	$ 1,151,627	$ 1,110,186	$ 1,301,538	$ 561,071	$ 1,862,609
Tax Collections	404,641	409,157	$ 425,315		$ 425,315
Planning and Zoning	515,785	346,263	$ 234,683	15,000	$ 249,683
Police	3,311,694	3,184,152	$ 3,305,057	480,561	$ 3,785,618
Public Works	2,419,490	1,987,487	$ 1,844,648	206,454	$ 2,051,102
Parks and Recreation	726,656	691,556	$ 664,581	9,000	$ 673,581
Transfers to Capital Proj. Fund	273,084	273,084	$ -		$ -
Total General Fund Expenditures	**8,802,977**	**8,001,884**	**7,775,823**	**1,272,086**	**9,047,909**
General Fund Revenue	**8,802,977**	**11,235,995**	**8,336,180**	**711,729**	**9,047,909**
Revenue Over/Under Expenditures	**(0)**	**3,234,111**	**560,357**		**(0)**

The proposed budget includes funding for 40 full time, 2 part time, and one part time temp. grant position.


FY2027 Recommended Budget
$673,581 , 7%
$1,862,609 , 20%
$2,051,102 , 23%
$425,315 , 5%
$249,683 , 3%
$3,785,618 , 42%
Administration
Tax Collections
Planning and Zoning
Police
Public Works
Parks and Recreation

FY 2027 Parks Capital Project Fund Budget

Parks Capital Project Fund 41				
Revenue				
370013	Other Financing Sources	370013	Proceeds from general obligation bonds	4,500,000
370025	Miscellaneous	370025	Public Grants	13,143,704
380015	Miscellaneous	380015	Individual & Corporate Donations	340,520
388000	Other Financing Sources	388000	Lease Liabilities Issued	201,085
390000	Transfers To/From Other Funds	390000	Transfers To/From Other Funds	2,139,191
			Total Revenue	**$ 20,324,500**
Parks Capital Project Fund 41				
620002	Silver-Line Park	305	305 Professional Services	185,909
620002	Silver-Line Park	501	501 Design	329,068
620002	Silver-Line Park	503	503 Construction	3,932,085
			Total Silverline Park	**$ 4,447,062**
620003	Whitewater Wave	305	305 Professional Services	285,553
620003	Whitewater Wave	501	501 Design	367,460
620003	Whitewater Wave	503	503 Construction	3,946,586
620003	Whitewater Wave	520	520 Contingency	589,294
			Total Whitewater Wave	**$ 5,188,893**
620004	Riverside Park	305	305 Professional Services	404,261
620004	Riverside Park	416	416 Lease Payments	96,000
620004	Riverside Park	501	501 Design	657,754
620004	Riverside Park	502	502 Acquisition	607,694
620004	Riverside Park	503	503 Construction	7,990,176
620004	Riverside Park	520	520 Contingency	731,575
620004	Riverside Park	740	740 Capital Outlay	201,085
			Total Riverside Park	**$ 10,688,545**
	Total Parks Capital Project Fund Expenditures			**$ 20,324,500**





Stormwater Utility Fund Budget

Stormwater Utility Fund 25				
Revenue				
354000	Permits and Fees	354000	Stormwater Utility Fees	388,790
355000	Permits and Fees	355000	Stormwater Plan Review Fees	4,000
			SW Revenue Total	**$ 392,790**
Expenditures				
543000	Stormwater Utility Fund	100	Salaries And Wages	88,657
543000	Stormwater Utility Fund	105	Overtime	2,000
543000	Stormwater Utility Fund	220	F.I.C.A. Tax	6,935
543000	Stormwater Utility Fund	230	Group Health Insurance	9,674
543000	Stormwater Utility Fund	240	Retirement - Local Government	11,290
543000	Stormwater Utility Fund	250	Workman's Compensation Insurance	1,173
543000	Stormwater Utility Fund	260	401K Contribution	7,253
543000	Stormwater Utility Fund	305	Professional Services	98,042
543000	Stormwater Utility Fund	311	Postage	3,250
543000	Stormwater Utility Fund	312	Printing	2,000
543000	Stormwater Utility Fund	333	Departmental Supplies	4,000
543000	Stormwater Utility Fund	338	Website And Computer	7,500
543000	Stormwater Utility Fund	340	Travel and Training	3,500
543000	Stormwater Utility Fund	445	Maint. And Repairs Storm drains	131,710
543000	Stormwater Utility Fund	530	Dues & Subscriptions	7,500
543000	Stormwater Utility Fund	575	Tax Collection Fees	8,306
543000	Stormwater Utility Fund	745	Depreciation Expense	
543000	Stormwater Utility Fund	749	Bad Debt Expense	
			Total SW Expenditures	**$ 392,790**

Public Hearing for FY2026-2027 Budget

The Public is invited to speak regarding the proposed FY2026-2027 fiscal budget which includes an ad valorem tax levy of 22.6 cents per $100 in assessed property value (revenue neutral rate).

Suggested Motion:

Recommendation: Postpone Vote Due to Pending Legislation

I move to approve Ordinance number 2026-07, the Town of Woodfin's Fiscal Year 2026-2027 Budget, and find that it is reasonable, is in the public interest, is consistent with the Woodfin Together Comprehensive Plan and the financial needs of the Town.

This budget ordinance reflects a balanced budget in accordance with NCGS 159-8 and sets an ad valorem tax rate at the revenue neutral rate of twenty-two point six cents ($.226) per $100 of taxable property.

Approval of Policy Regarding Special Events on Public Property

ADRIENNE ISENHOWER, PROJECTS & FACILITIES DIRECTOR

Special Events Policy

- Events currently addressed on case-by-case basis with limited requests.
- Expecting increased activity at Riverside Park and Taylor's Wave.
- Policy includes standards for events at park facilities and on town-maintained streets.
- Recommendations for event management at Taylor's Wave included.

Application and Permitting

- Application submitted at least 45-day prior to event
  - 120-day deadline for street festivals, parades, processions
- Staff review and respond within 10 business days of receipt
- All property owners within 150 feet must be notified
- Event map required including details of event layout such as street closures, vendor locations, stage locations, evacuation routes

Public Safety Requirements

- Police and Fire will assess need for traffic control and emergency personnel
- Emergency Medical Services (EMS) requirements based on attendance
- Crowd managers required for events with 1,000+ attendees
- Emergency Risk Management Plan required for large events
- Severe Weather Plan required for large outdoor events to include weather monitoring, shelter identification, public notification procedures

Event Management Requirements

- Organizer always onsite to protect property from damages
- Pets authorized only as part of application review
- Alcohol only allowed if approved by town council and ABC permit obtained
- Insurance required for events involving street closures or alcohol
- Organizer must provide solid waste receptacles and on-site restroom facilities
- All activities must comply with the noise ordinance

Taylor's Wave Event Policies

Unsponsored events

- Local schools, summer camps, nonprofits
- No town resources required
- No exclusive use of wave or park facilities
- Organizers must communicate safety guidelines to participants (PFDs, use at your own risk)

Sponsored events

- Monthly hometown throwdown, formal freestyle competitions, US Team events
- 50 or more participants with exclusive use of wave
- Requires formal special use permit

Sponsored Events at Taylor's Wave

Must provide event and park logistics plan

- Timeline, site map, activities schedule, and parking requirements

Requires pre-event logistics and post event evaluation meetings with town officials

Certificate of Insurance required

Town may require "good neighbor" practices

- Mailing/hand delivering flyers, community meetings, social media advertisement

Requires damage deposit (amount to be determined)

- Refundable after post event evaluation meeting

Suggested Motion

I move to approve the Special Events Policy as presented and authorize staff to implement the policies and associated administrative procedures.

Approval of Policy Regarding Traffic Control

ADRIENNE ISENHOWER, PROJECTS & FACILITIES DIRECTOR

Qualifications

The street is paved and is serving predominantly single-family residential neighborhoods
The posted speed limit is 35 mph or less
25% of the traffic on the street must exceed the posted speed limit by more than 5 mph, as determined from field analysis
Residents live on the specific street of concern
The street is NOT maintained by NCDOT or considered a major or minor thoroughfare

Procedures

Provide petition with signatures from at least 75% properties affected

- Include map with locations of proposed traffic calming measures

Town will conduct a traffic study via field observation and site visits

- Traffic study required for new installations and removals

Results reviewed by town officials and results provided to applicant within 30 days

Device Options

Level 1

Non-Physical / Low-Cost Traffic Calming Measures

- Increased enforcement by the Woodfin Police Department
- Additional Neighborhood Awareness Campaign
- Installation of temporary Radar Speed Display Devices

Level 2

Low Impact / Moderate Cost Traffic Calming Measures

- Signage and advance warning device addition/changes
- Add/change pavement markings – Including crosswalks
- Add on-street parking

Level 3

High Impact / Higher Cost Traffic Calming Measures

- Speed bumps
- Center island/median installation
- Chicanes
- Choker/neckdowns
- Intersection diversion (partial closure)

Funding

Funding determined on case-by-case basis

Level 1 and 2 measures funded through operating budget when possible

Level 3 projects must be approved by town council

- May be included in CIP funding

Council or Manager may recommend 0-50% cost share for Level 3 measures. Some projects could require 100% private funding.

Suggested Motion

I move to approve the Traffic Calming Policy as presented and authorize staff to implement the policies and associated administrative procedures.

-Public Hearing-

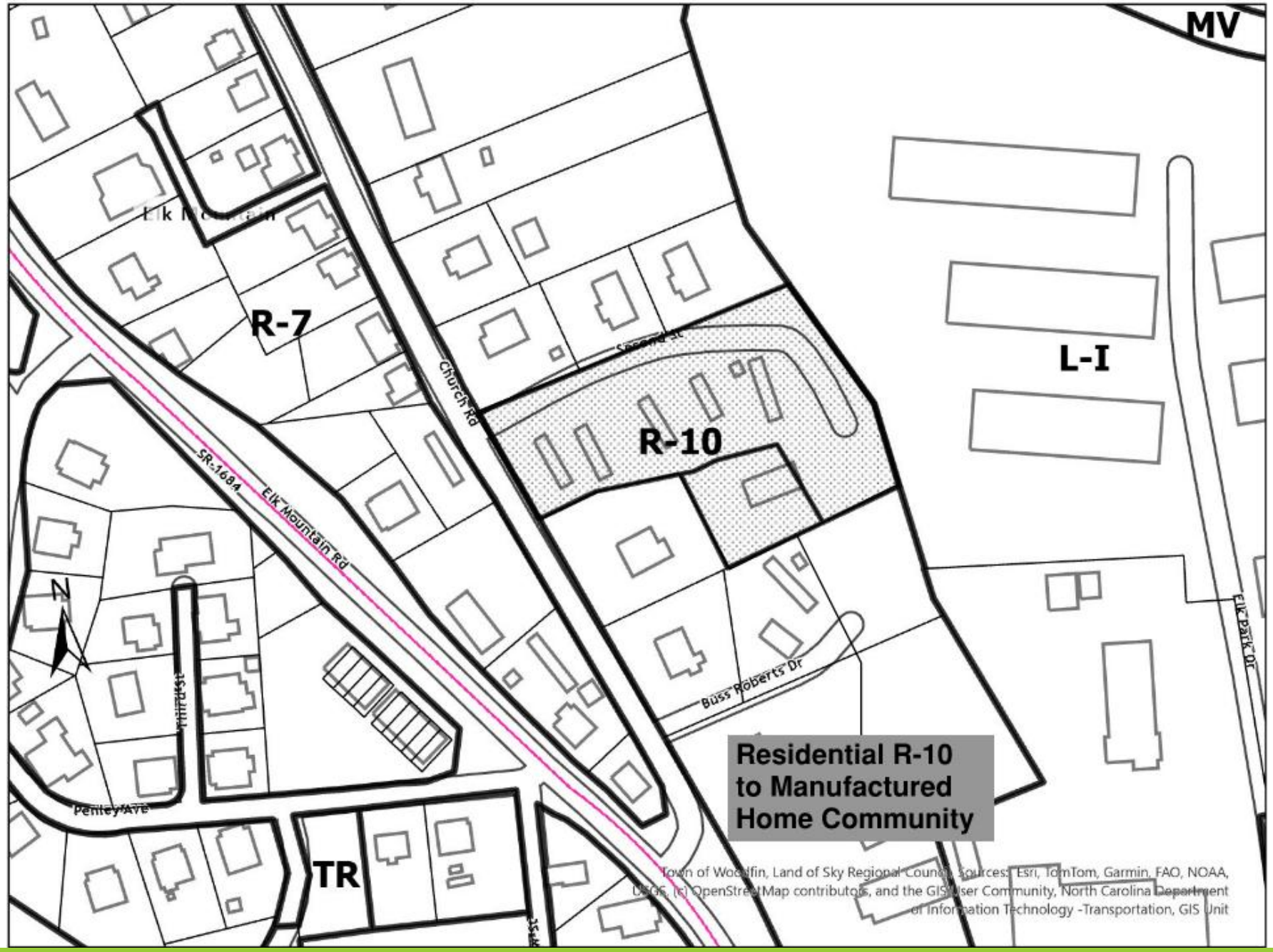
Consideration of Ordinance #2026-08 General Rezoning

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request:

A proposed rezoning of a 1.68-acre property located at 7 & 23 Second Street from R-10 Residential District (R-10) to Manufactured Home Community (MHC).

Exhibit A - Zoning Map



Zoning Map

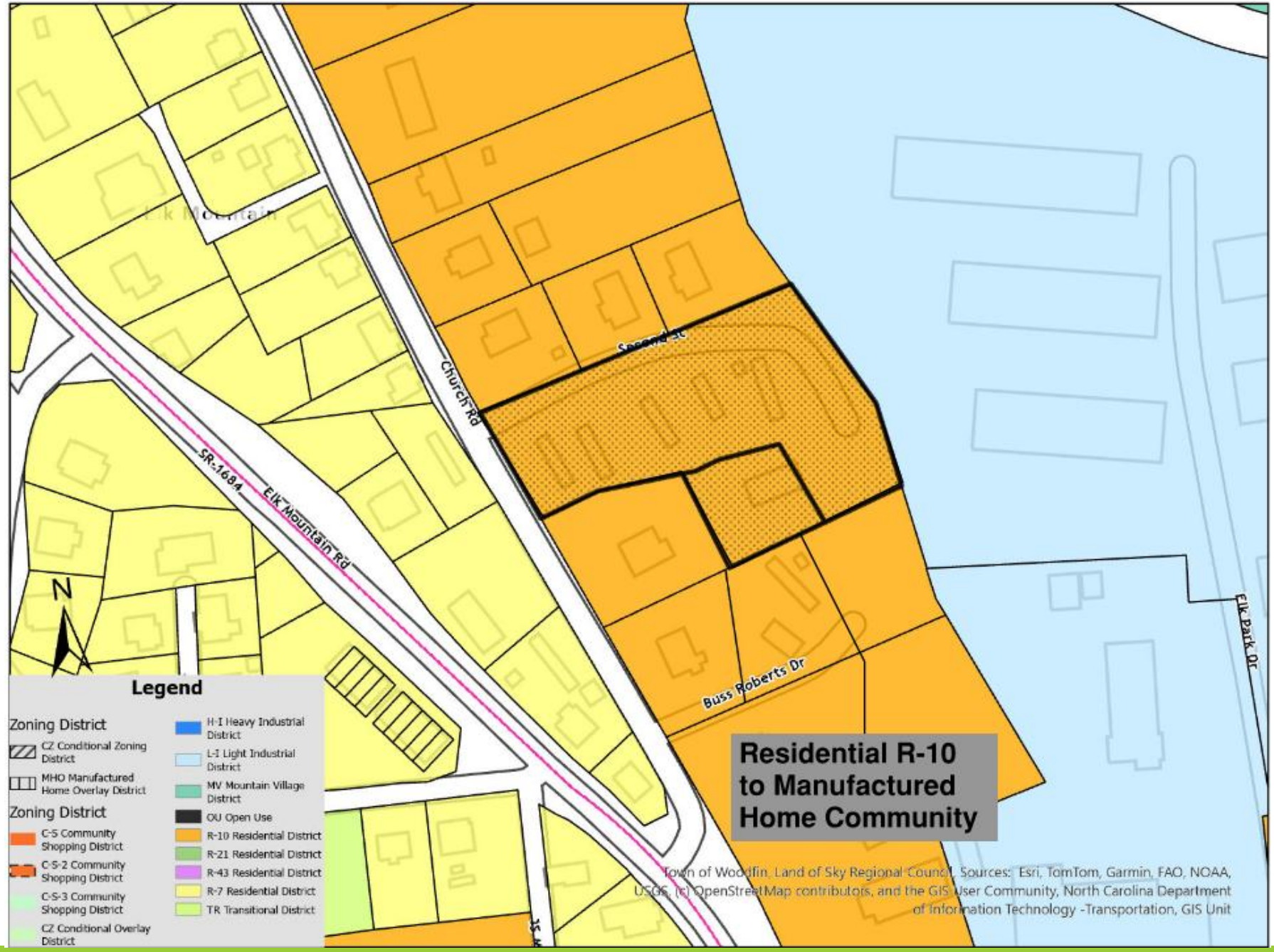
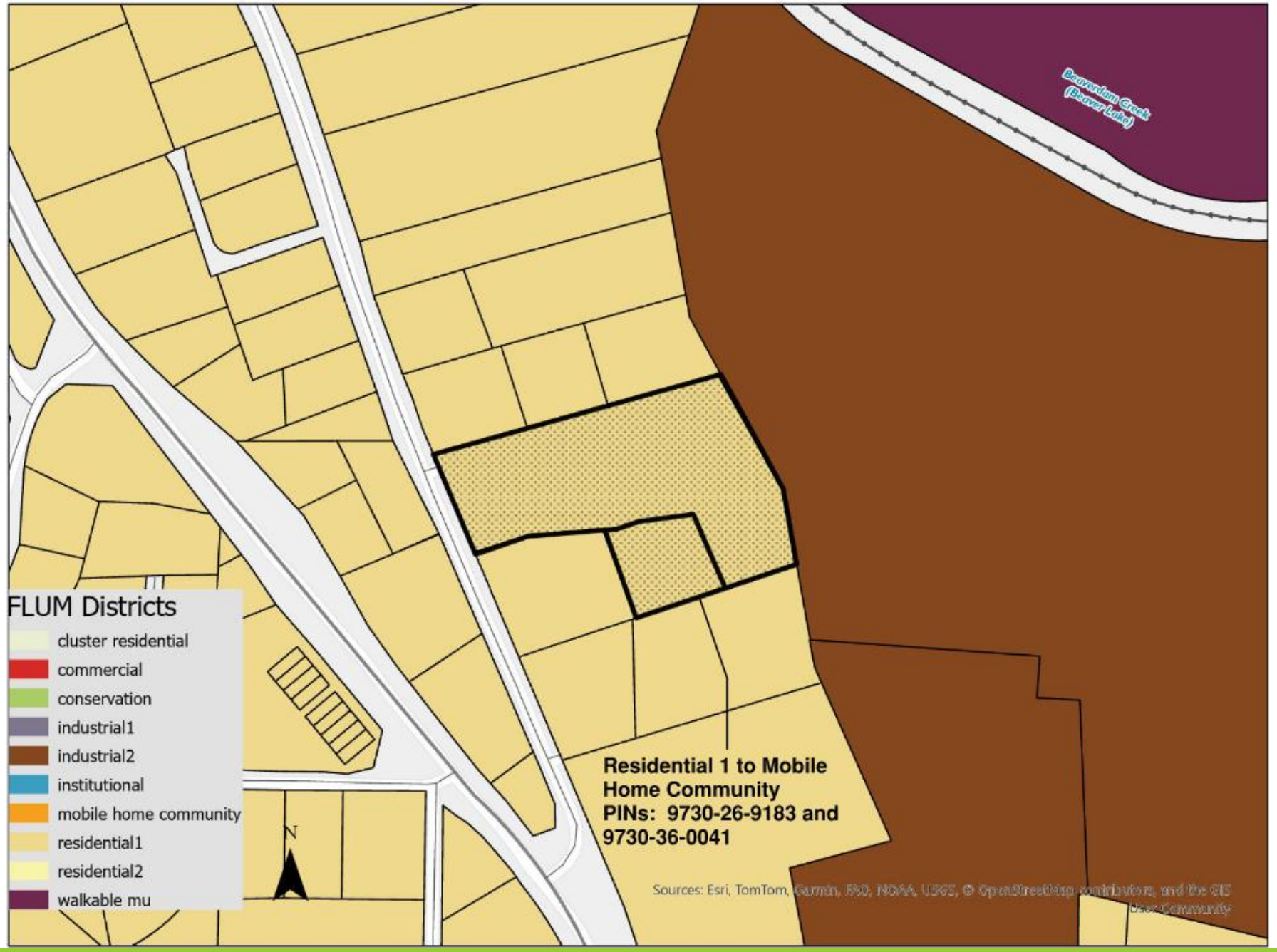

Church Rd
SR-1684
Elk Mountain Rd
Second St
Buss Roberts Dr
Elk Park Dr
N
Residential R-10 to Manufactured Home Community
Legend
Zoning District
CZ Conditional Zoning District
MHO Manufactured Home Overlay District
Zoning District
C-S Community Shopping District
C-S-2 Community Shopping District
C-S-3 Community Shopping District
CZ Conditional Overlay District
H-I Heavy Industrial District
L-I Light Industrial District
MV Mountain Village District
OU Open Use
R-10 Residential District
R-21 Residential District
R-43 Residential District
R-7 Residential District
TR Transitional District
Town of Woodfin, Land of Sky Regional Council, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, North Carolina Department of Information Technology -Transportation, GIS Unit

Exhibit B - FLUM



Aerial



Considerations:

- The proposed zoning classification for the site will require amending the FLUM from Residential 1 to Mobile Home Community.
- The proposed rezoning would make the existing manufactured home park a conforming use and further Town goals in preserving existing affordable housing stock.
- The manufactured home park was established prior to 1992, based on historical aerial photographs.
- The existing community is not located within any identified high hazard zones for floods, landslides, or wildfires.
- All other known manufactured home communities in Woodfin are currently designated as Mobile Home Community on the FLUM and it appears this specific location was overlooked due to the small size. Amending the FLUM will correct this error.

Review by Other Bodies:

The Woodfin Planning Board of Adjustment reviewed the request at their May 5, 2026, regular meeting and unanimously voted to recommend approval of the proposed general rezoning and future land use map amendment (6:0) .

Staff Recommendation:

Staff concurs with the PBOA and supports approval of:

1) The proposed rezoning of the subject properties to Manufactured Home Community District (MHC) as shown in Exhibit A, and
2) A change in the future land use map from Residential 1 to Manufactured Housing Community as shown on Exhibit B.

Questions from Council

&

Open Public Hearing

Closing of Public Hearing
&
Discussion by Council

Suggested Motion:

I move to:

1) Approve the rezoning of 1.68 acres as shown on Exhibits A & B from Residential R-10 to Manufactured Home Community.
2) Amend the Woodfin Together Future Land Use Map for areas identified on Exhibit B from Residential 1 to Mobile Home Community and find that the request is reasonable, is in the public interest, is consistent with the Woodfin Together Comprehensive Plan, and meets the development needs of the community in that the request:

Suggested Motion (cont):

1. Uses the Future Land Use Map for guide development decisions (1.1.1).
2. Promotes an integrated mix of housing types and affordability options while discouraging gentrification and displacement of existing residents (1.1.2 & 1.2.1).
3. Protects existing affordable housing (1.2.2).

-Public Hearing-

Consideration of Ordinance #2026-09 Comprehensive Plan Amendment

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request:

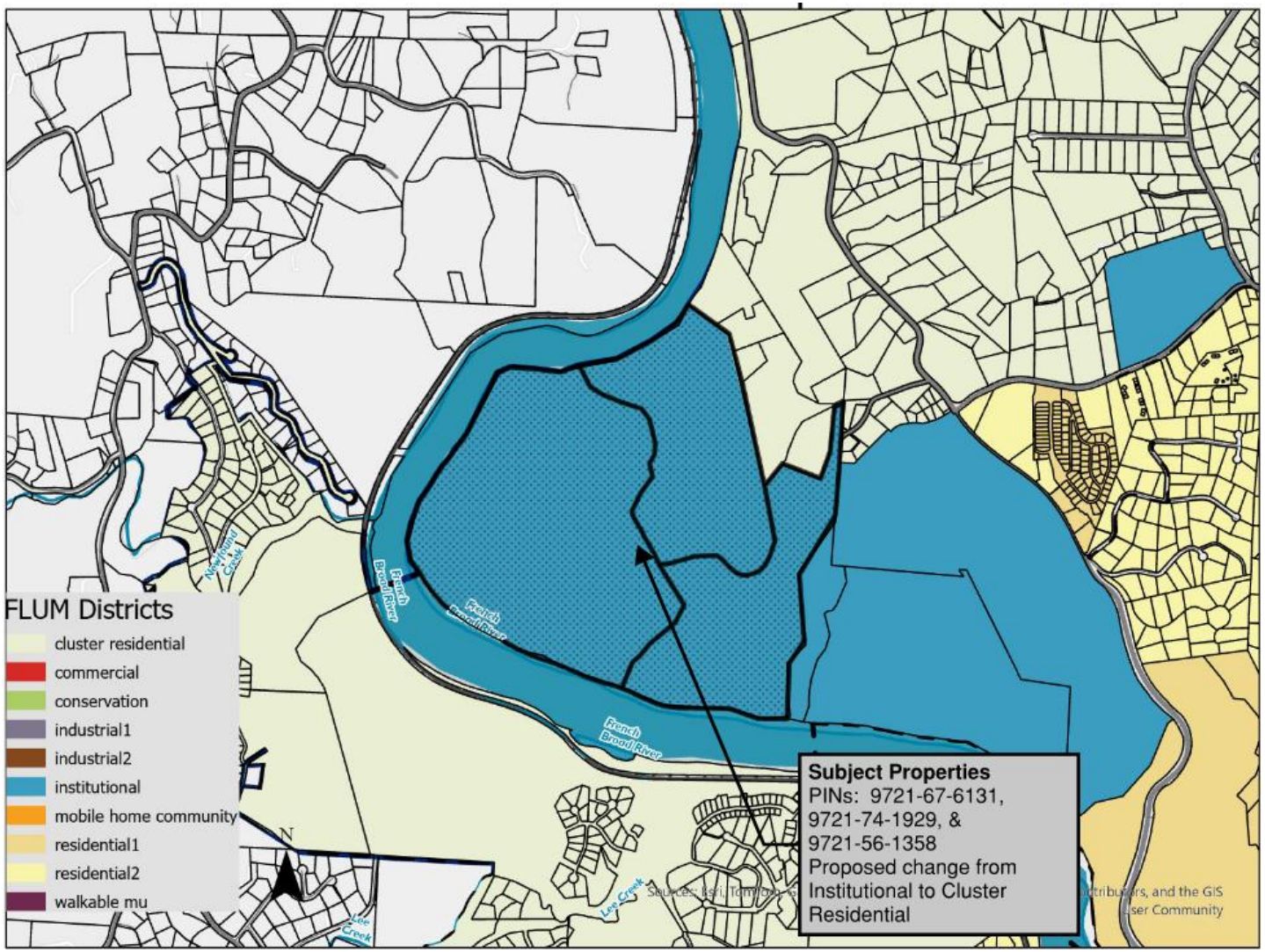
A proposed text amendment to the Woodfin Together Comprehensive Plan and change to the Future Land Use Map designation from Institutional to Cluster Residential for the properties located at 2988, 2990, and 2992 Riverside Drive.

Aerial


Subject Properties
PINs: 9721-67-6131-0
9721-74-1929-00000, &
9721-56-1358-00000
N

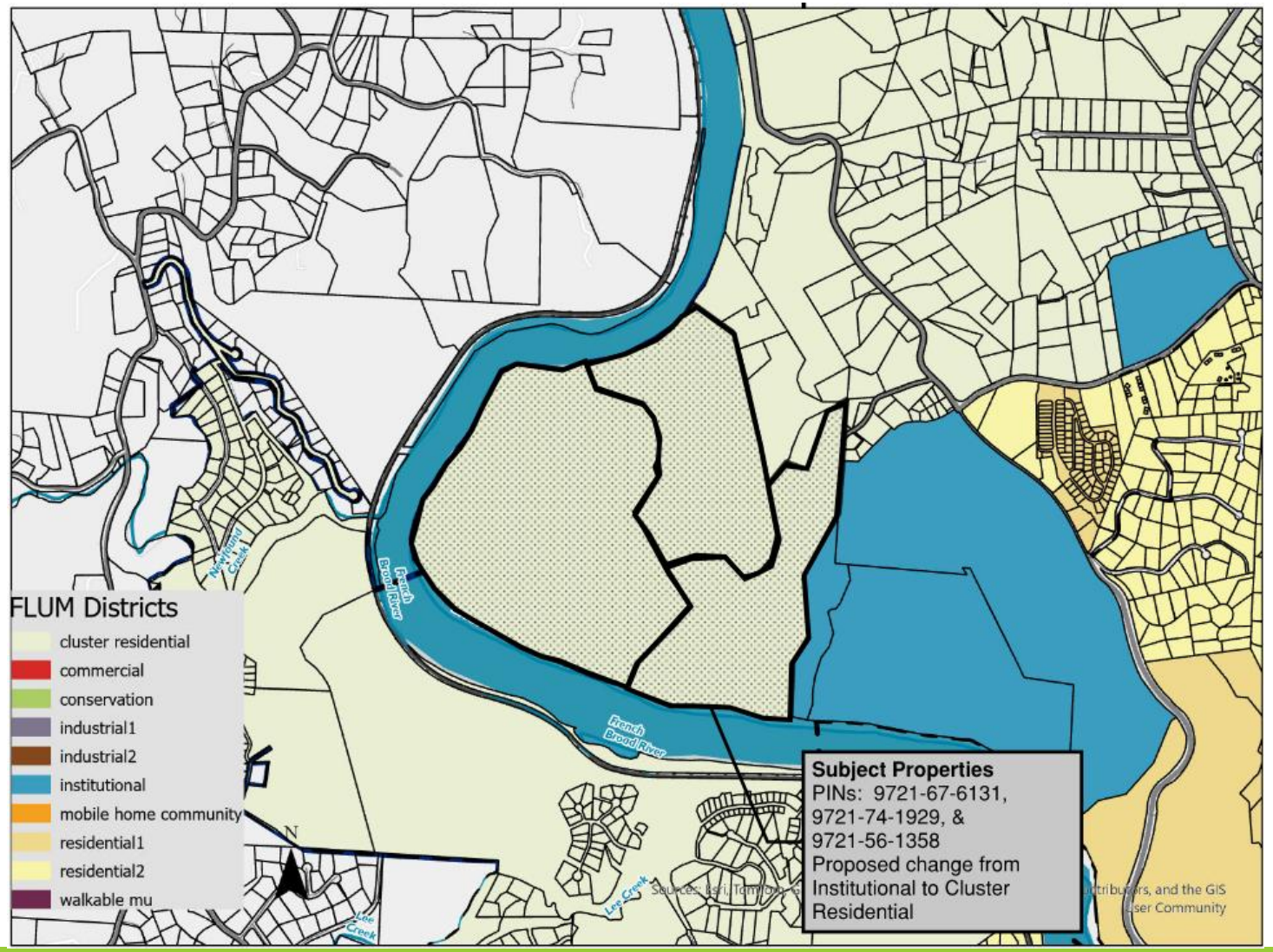
Current FLUM:

Exhibit B1



Proposed Changes:

Exhibit B2



Proposed Changes:

Add Craggy Correctional Facility to the Small Area Planning areas as a third bullet point.

A.1.2 **Small Area Planning**

To established more fine-grained solutions to key opportunity areas within town, conduct small area plans for the following locations:

- Riverfront - Implement the vision set out in the comprehensive plan including reimagining the town's relationship with the French Broad River
- Old Landfill Site - Establish clear guidance and expectations for development of this large and centrally-located tract of land

PRIORITY (H, M, L)	TIME HORIZON	STATUS
M	2-5 years	Awaiting Action

Review by Other Bodies:

The Woodfin Planning Board of Adjustment reviewed the request at their June 2, 2026, regular meeting and unanimously voted to recommend approval of the proposed amendment (6:0), conditioned upon including an evaluation of potential archeological resources as part the small area planning process.

Staff Recommendation:

Staff concurs with the PBOA and supports approval of:

1) The proposed amendment to the FLUM as identified on Exhibit B - Proposed Future Land Use Map from **Institutional** to **Cluster Residential**, and;

2) A proposed text amendment to Appendix A.1.2 to of the **Woodfin Together** plan to add the “Craggy Correctional facility” to the list of sites warranting a small area plan development.

Questions from Council

&

Open Public Hearing

Closing of Public Hearing
&
Discussion by Council

Suggested Motion:

I move to approve Ordinance No. 2026-09 amending the **Woodfin Together Plan** by:

1) changing the land use designation as shown on the attached Exhibit B – Future Land Use Map Amendment, and
2) adding the Craggy Correctional Facility to **Appendix A.1.2**, **Small Area Planning,** subject to the following conditions:
    1) (Council to add additional content here, if applicable.)
    2) ….

and find that it is reasonable, is in the public interest, is consistent with town adopted goals and plans, and meets development and other needs of the community in that the request:

Suggested Motion:

1. Uses the Future Land Use Map to guide development decisions and new developments should be human-scale, inspiring, and designed to align with Woodfin's values of affordability and sustainability (1.1.1, 1.1.4).
2. Promotes long-term fiscal responsibility in new development by encouraging growth in areas with existing services over other areas (1.2.6)
3. Conduct a small area and corridor plans in key areas with potential for growth and development and while making government decision-making accessible and transparent to all residents (4.4.2, 4.4.3).
4. Protects floodplains, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas and encourages public accessibility to green space where possible (5.1.1, 5.1.2).

Closed Session

Adjournment