Town Council

JANUARY 21, 2025

Consent Agenda

Public Comment

Presentations & Reports

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Tropical Storm Helene - Recovery

FEMA Public Assistance

- RFQ for stormwater repair posted, closes Jan. 28
- Completed the FEMA site inspections for SLP & RSP
- Emergency bank repair in existing RSP has begun
- Repair to the coffer dam begins

Tropical Storm Helene - Recovery

Debris Removal

- Public Road debris collection nearing completion – final collection date TBD
- Private Property Debris Removal (PPDR) Intake Jan. 22 & 29 – first batch sent to FEMA.
- Waterway debris identified
- Chipper expected this week

**Note: ROW debris removal is reimbursed @100% for the first 180 days = March 28, 2025 (end)*

Administration

- Contracts: December - January

Calibre – S2O **$4,000** **(CO – Wave)**	**TP Howard** **$5,850** **(Wtr. – Comm. Grdn)**

- Council Strategic Planning Retreat – Jan. 22
- Budget – close out 2024, planning for FY 2026

Planning & PW/Facilities

- Recruiting for PBOA Board Vacancy
- Prelim. Plat – Jan. PBOA, Feb. Town Council
- Code Update RFP - Feb. 7th Deadline

- Analyzing data from PW (work logs) for budget planning
- Snow/Ice + Christmas Tree Recycling

Stormwater & Parks

- Administrative program work + permitting (9 BC projects to close out)
- Olivette Community stormwater meeting held on Jan. 14
- Working with NC State & RiverLink on identifying a streambank restoration project in Woodfin

- Recruiting for PGAC vacancy
- Expanded scope w/ renaming; move to every other month schedule
- Geneva Maney Community Garden - water line extension contract approved w/ work to be completed this week

Police

- Welcoming Officers Dimitri Fiscus & Jennifer Laird
- Looking at NextDoor as a new social media communication tool
- Examining year end crime data and working on an effective way to share the data (WOPD report planned for next month)

Mid-Year Finance Report

SHERI POWERS, FINANCE AND BUDGET DIRECTOR

FY2025 YTD General Fund Revenue

Amended Budget	$ 8,566,545
Hurricane Helene Grant Rev.	2,212,437
Total Amended GF Budget	10,778,982
Collected to Date	4,654,613
Revenue to be Received	$ 7,808,010

43 % of Budget

Note: As of this date last year $3,245,632 had been collected.

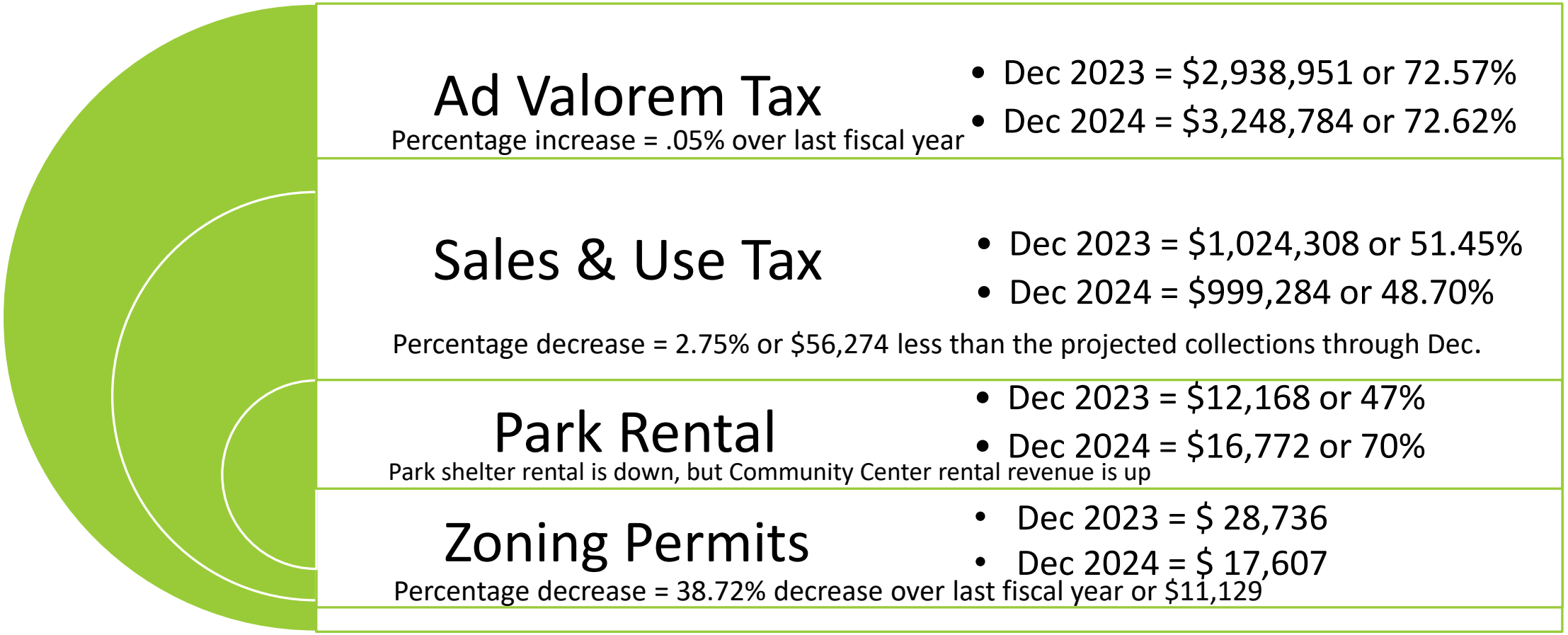
As of December 31, 2024

General Fund Revenue – All Sources



**Chart does not include $2,212,437 in estimated FEMA grant appropriations in FY2025

Hurricane Helene Affect on GF Revenue



Ad Valorem Tax

- Dec 2023 = $2,938,951 or 72.57%
- Dec 2024 = $3,248,784 or 72.62%

Percentage increase = .05% over last fiscal year

Sales & Use Tax

- Dec 2023 = $1,024,308 or 51.45%
- Dec 2024 = $999,284 or 48.70%

Percentage decrease = 2.75% or $56,274 less than the projected collections through Dec.

Park Rental

- Dec 2023 = $12,168 or 47%
- Dec 2024 = $16,772 or 70%

Park shelter rental is down, but Community Center rental revenue is up

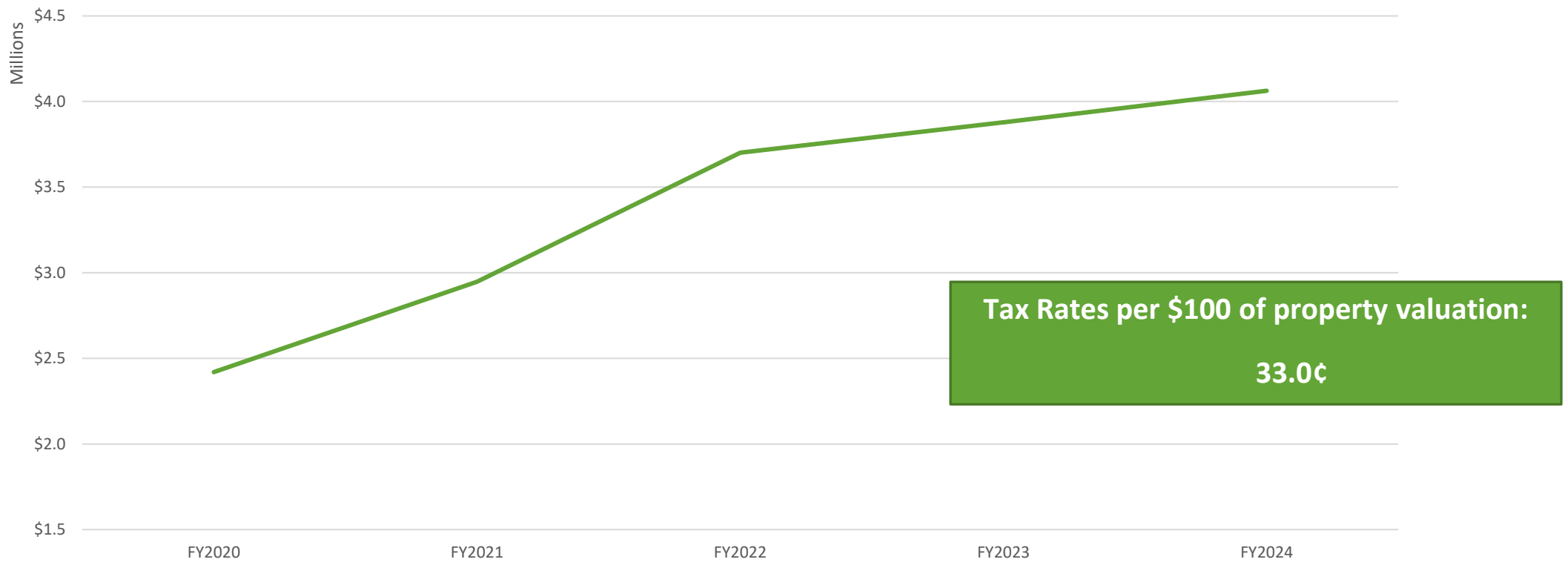
Zoning Permits

- Dec 2023 = $ 28,736
- Dec 2024 = $ 17,607

Percentage decrease = 38.72% decrease over last fiscal year or $11,129

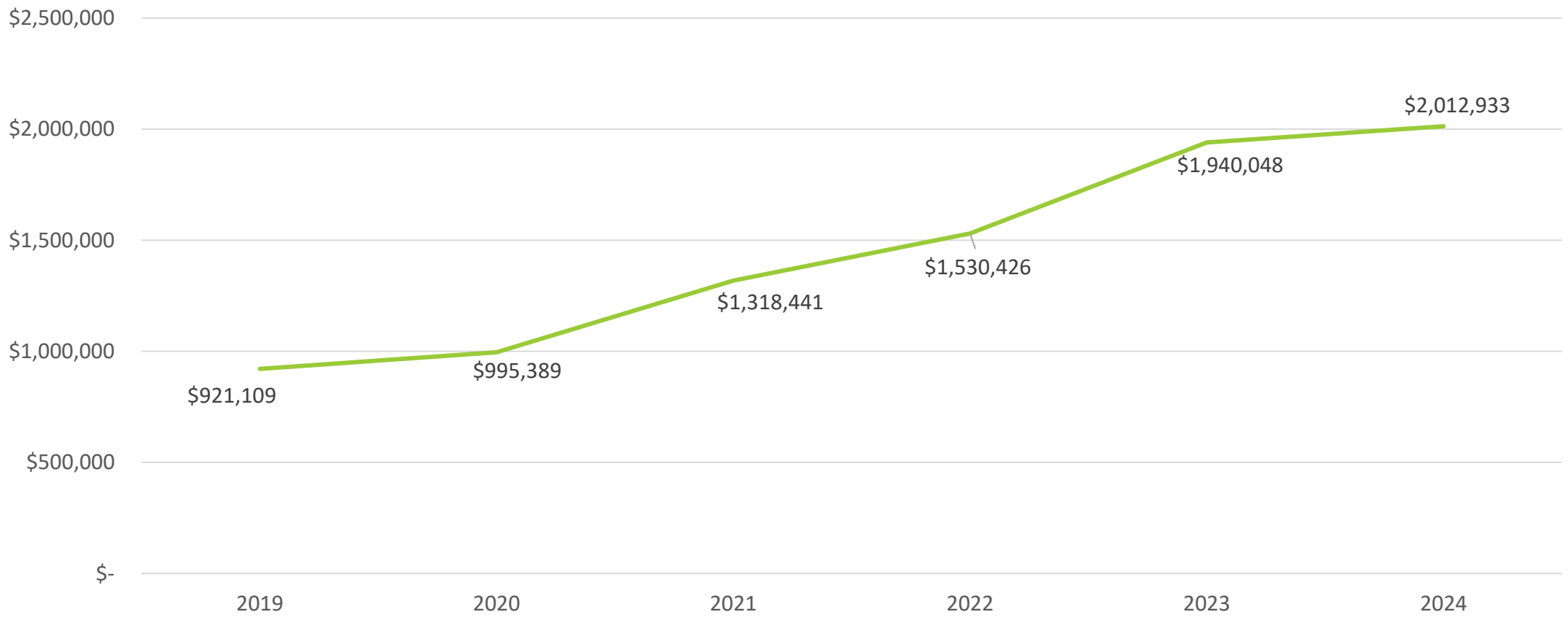
Takeaway: Our Community took a huge economic hit due to Helene, but projections seem likely to finish the year meeting GF budget requirements.

Major Revenue –Ad Valorem Tax / Property Tax



Note: One penny increase in the tax rate generates an estimated $126,448 in **net** revenue

Major Revenue – Sales & Use Tax



FY2025 YTD General Fund Expenditures

Amended Budget	$ 8,566,545
Hurricane Helene Grant Rev.	2,212,437
Total Amended GF Budget	10,778,982
Expenditures to date	$ 3,987,298
Encumbered/Committed	1,014,779
Total Committed	$ 5,002,077
Available Budget	$ 5,776,905



FY 2024-2025 Recommended Expenditure Budget



- Administration
- Tax Collections
- Planning and Zoning
- Police
- Streets Division
- Powell Bill Division
- Sanitation Division
- Parks and Recreation

General Fund Expenditures

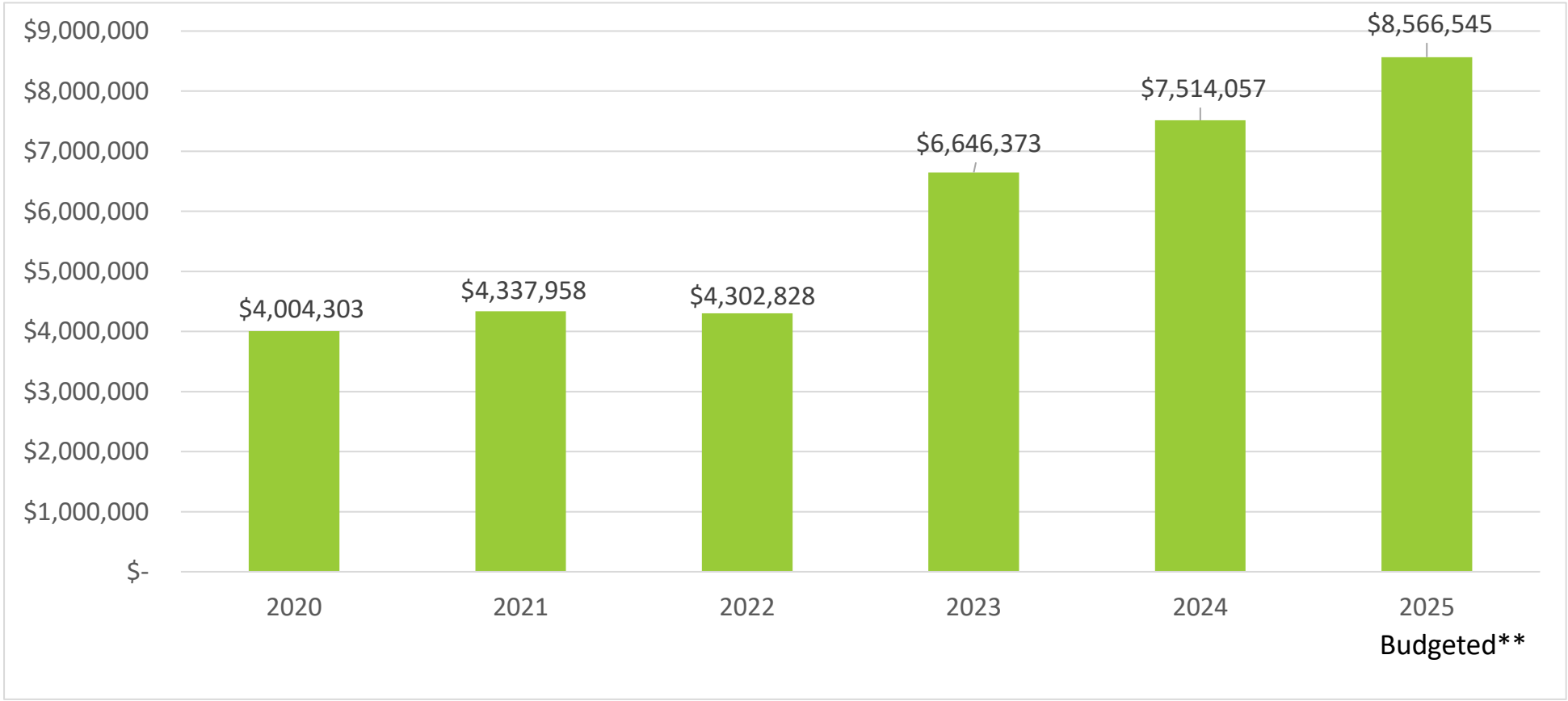


**Chart does not include $2,212,437 in estimated FEMA grant appropriations in FY2025

FEMA Reimbursements Requested

A: Debris Removal Estimated $1.6m - $824,031 received

B: Emergency Protective Measures - $826,587 to date

C: Roads and Bridges – Roads – est. $850,000

C: Roads and Bridges – Culverts – Est $400,000

G: Parks – Silverline Park - amount pending

G: Parks – Riverside Park – amount pending ($649,518 included in (B) emergency protective measures)

Z: Management Costs – up to 6% of other project costs, paid at completion of all projects.

APPLICANT	PA ID#	CATEGORY	DISASTER#
Town of Woodfin, NC		B	DR-4827
SUMMARY OF RECORDS			TOTAL COST
SUMMARY TYPE		HOURS/ MILES	$ 826,587.65
FA Straight Labor		24.75 Hr.	$ 755.08
FA Overtime Labor		1231.15 Hr.	$ 61,085.25
FA Equipment		2025.08 Hr. Mi.	$ 78,650.27
FA Material		*NA*	$ 7,205.36
Contracts		*NA*	$ 677,518.90
Rented Equipment		*NA*	$ 1,372.80
Mutual Aid Agreement		*NA*	$ -

EXPANSION BUDGET

Summary

$1,357,573

FY 2024-2025

Town Hall Reserve	$	600,000	(Plus $300,000 from FY24)
Community Garden	$	15,000	
Public Works Paving	$	50,000	
Small Sanitation Truck	$	135,000	
Streets Snow Blade and Salt/Sand Spr	$	23,440	
Police Leased Vehicles and Upfitting	$	90,727	
Cost of Living Adjustments	$	120,906	
PD Pay Plan	$	122,500	
Code update	$	200,000	
Total	$	1,357,573	

Other Funds

Stormwater Utility Enterprise Fund – FY2025 Budget $ 407.671

Hurricane Helene Appropriation = $ 423,125 est. stormwater infrastructure repair

- Total Stormwater Utility Enterprise Fund = $ 830,796 FY 2025 Budget

Revenue to date = $453,226 with $319,817 or 71% of stormwater fees collected as of December

Expenditures to date = $79,531.47 or 12%

Parks and Greenway Capital Project Fund – Project Budget $ 15,430,984

Hurricane Helene Appropriation = $ 649,519 est. riverbank restoration cost

- Total Parks and Greenway Capital Projects Fund = $ 16,080,503

Revenue to date = $7,676,273

Expenditures to date = $6,203,824 with an additional $9,335,729 encumbered

Town Debt

As of January 31, 2025			BB&T		First Horizon		Truist Bank		Hometrust Bank		Truist Bank		Pinacle Bank	
Total outstanding debt		**$ 5,442,971**	Issued	2010	Issued	2020	Issued	Oct-21	Issued	Apr-22	Issued	Jul-22	Issued	Oct-22
Estimated population		**8,072**	Financed	$ 320,000	Financed	$ 3,000,000	Financed	$ 111,443	Financed	$418,000	Financed	$ 2,300,000	Financed	$ 1,500,000
Debt per capita		**$ 674**	Type	Installment	Type	GO bonds	Type	Installment	Type	Installment	Type	Installment	Type	GO bonds
Cents of tax rate		**6.27**	Description	5 Taylor St	Description	WGB	Description	Vehicles	Description	on vehicles	Description	provements	Description	WGB
	Debt Service	GF Expenditures	Function	Public Works	Function	Parks	Function	Streets	Function	Sanitation	Function	Streets	Function	Parks
	$ 753,350	$ 8,566,545.00	Rate	3.79%	Rate	1.75%	Rate	1.45%	Rate	2.19%	Rate	3.19%	Rate	3.55%
As a % of		8.79%	Monthly Payments		Payments due 11/1 and 5/1		Payments due 10/26 ann.		Payments due 10/5 ann		Pmts due 8/1 and 2/1		Pmts due 5/1 and 11/1	
Period ending 6/30	**Debt service**	**Balance**	Debt service	Balance	Debt service	Balance	Debt service	Balance	Debt service	Balance	Debt service	Balance	Debt service	Balance
2020	**$ 34,218**	**$ 132,698**	$ 34,218	$ 132,698										
2021	**56,985**	**3,109,412**	33,214	109,412	23,771	3,000,000								
2022	**282,961**	**2,996,781**	32,211	85,228	250,750	2,800,000	-	111,553						
2023	**365,888**	**7,021,204**	27,913	60,111	247,250	2,600,000	23,311	89,093		418,000	40,049	2,354,000	27,365	1,500,000
2024	**765,408**	**6,446,141**	27,913	34,026	243,750	2,400,000	23,311	67,913	89,370	347,203	229,588	2,197,000	151,475	1,400,000
2025	**753,350**	**5,855,743**	27,913	6,935	240,250	2,200,000	23,311	45,607	89,370	263,202	224,580	2,040,000	147,925	1,300,000
2026	**720,356**	**5,279,007**	6,978	-	236,750	2,000,000	23,311	22,971	89,370	173,036	219,572	1,883,000	144,375	1,200,000
2027	**701,310**	**4,713,455**			233,240	1,800,000	23,311	-	89,370	87,455	214,564	1,726,000	140,825	1,100,000
2028	**665,950**	**4,169,000**			229,750	1,600,000			89,370		209,555	1,569,000	137,275	1,000,000
2029	**564,522**	**3,712,000**			226,250	1,400,000					204,547	1,412,000	133,725	900,000
2030	**552,464**	**3,255,000**			222,750	1,200,000					199,539	1,255,000	130,175	800,000
2031	**540,405**	**2,798,000**			219,250	1,000,000					194,530	1,098,000	126,625	700,000
2032	**528,347**	**2,341,000**			215,750	800,000					189,522	941,000	123,075	600,000
2033	**516,289**	**1,884,000**			212,250	600,000					184,514	784,000	119,525	500,000
2034	**504,230**	**1,427,000**			208,750	400,000					179,505	627,000	115,975	400,000
2035	**492,172**	**970,000**			205,250	200,000					174,497	470,000	112,425	300,000
2036	**480,114**	**513,000**			201,750	-					169,489	313,000	108,875	200,000
2037	**269,806**	**256,000**									164,481	156,000	105,325	100,000
2038	**260,263**	**-**									158,488	-	101,775	-

Fund Balance - 5 Year Snapshot

		FY2020	FY2021	FY2022	FY2023	FY2024
Total General Fund Revenue & other Sources of Funds		4,735,552	5,308,210	6,552,653	7,825,286	7,654,515
General Fund Expenditures & Transfers to other Funds		4,625,086	4,302,858	4,085,413	7,514,057	7,805,331
Net Change in Fund Balance		127,308	1,005,352	2,467,240	311,229	(150,816)
Ending Total Fund Balance		2,976,162	3,981,514	6,448,754	6,759,983	6,609,167
Less Restricted Portion of Fund Balance		393,340	1,752,729	443,535	1,630,014	1,620,099
Unrestricted Fund Balance		2,582,822	2,228,785	6,005,219	5,129,969	4,989,068
As a Percentage of Expenditures		55.84%	51.80%	146.99%	68.27%	63.92%

FY 2025 Budgeted Expenditures
$ 8,566,545

Fund Balance required At:	Minimum	30%	2,569,963
	Target	50%	4,283,272
	Maximum	70%	5,996,581

FY2025 Budget includes
A fund balance appropriation
of $946,581 which could reduce
Fund balance to 48%.

Budget Observations…

- Timing of FEMA funding and reimbursements
- WGB - Funding Gap with pause in Buncombe County's Passive Rec. Grant, Possible increase in cost due Helene and related construction delay, final determination of costs covered by FEMA pending.
- Town Hall – Construction timeline, Delays related to the Park result in delays with Town Hall, debt capacity and fluctuation in interest rates, FB set aside FY24 300,000 and FY25 600,000

Town of Woodfin Fiscal Year 2025-2026 Budget Calendar

March '25

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

April '25

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Date	Time	Topic
March 3	5:00 PM	Dept budget requests due
March 11	3:00 PM	TC work session:
		5-year financial forecast
		Fund Balance & Debt
		Community Grant Program
March 18	5:00 PM	TC regular meeting
April 8	11:30 AM	TC work session:
		Capital improvements
		Woodfin Blueway/Greenway
		Streets and Stormwater
April 15	5:00 PM	TC regular meeting

May '25

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June '25

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

May 13	11:30 AM	TC work session:
		Expansion budget
		Fee schedule
		Staffing/Pay Plan/COLA
May 20	5:00 PM	TC regular meeting:
		Recommended budget
		Schedule public hearing
June 3	3:00 PM	TC work session: (Tentative)
		Open discussion, as needed
June 17	6:30 PM	TC regular meeting:
		Public hearing
NLT June 30		TC adopts FY2024 budget

Town Attorney Report

JOHN HENNING, TOWN ATTORNEY

Down-Zoning and the Disaster Recovery Act

SESSION LAW 2024-57 (SENATE BILL 382)

Legal Nonconforming Uses Defined

Code of Woodfin, sec. 54-10:

"*Lawful nonconformity* means any nonconformity involving a dimensional or numerical requirement or use of the property that affects a structure erected or a lot created in conformity with the then-applicable development requirements of the town, but subsequently made nonconforming by action of the town through a zoning map or unified development code amendment."

Commonly known as "grandfathering."

Permitted to continue (but not be enlarged) so long as not abandoned for a stated period of time, typically 180 days.

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Commonly known as "grandfathering."

Permitted to continue (but not be enlarged) so long as not abandoned for a stated period of time, typically 180 days.

What is “down-zoning”?

Session Law 2020-5:

- Amendment to zoning regulations or zoning map that:
    1) Decreases permissible development density; or
    2) Reduces permitted uses.

Prohibited unless:

- Consented to in writing by all property owners; or
- Initiated by local government.

What's changed?

Session Law 2024-57:

- Amendment to zoning regulations or zoning map that:
  1) Decreases permissible development density; ~~or~~
  2) Reduces permitted uses; or
  3) Creates any type of nonconformity on land not in a residential zone, including nonconforming use, lot, structure, improvements, or site element

Prohibited unless:

- Consented to in writing by all property owners~~; or~~
- ~~Initiated by local government.~~

What's changed?

Session Law 2024-57:

- Applicable to any local ordinances adopted on or after 12/11/24.
- Retroactively applicable to ordinances adopted within 180 days prior.

Problems and Questions:

- Text changes to zoning classifications (e.g. revision of allowable uses) now appear to require consent from all landowners.
- "Reduce" permitted uses =…Substantive reduction? Whole number?
- "Permitted uses" = by-right uses? Special requirement uses? SUPs?
- "Previous usage" = use of property? Prior regulations?

What’s changed?

Problems and Questions:

- Legal nonconformities only with landowner consent.
- Health and safety regulations – immediate compliance?
- Floodplain regulations – covered by S.L. 2024-57?

Silver linings?

Conditional Zoning process should be unaffected – features landowner consent, by definition.

Local government bar exploring local/general legislation to repeal.

Some legislators signaling openness to repeal/revision.

New Business

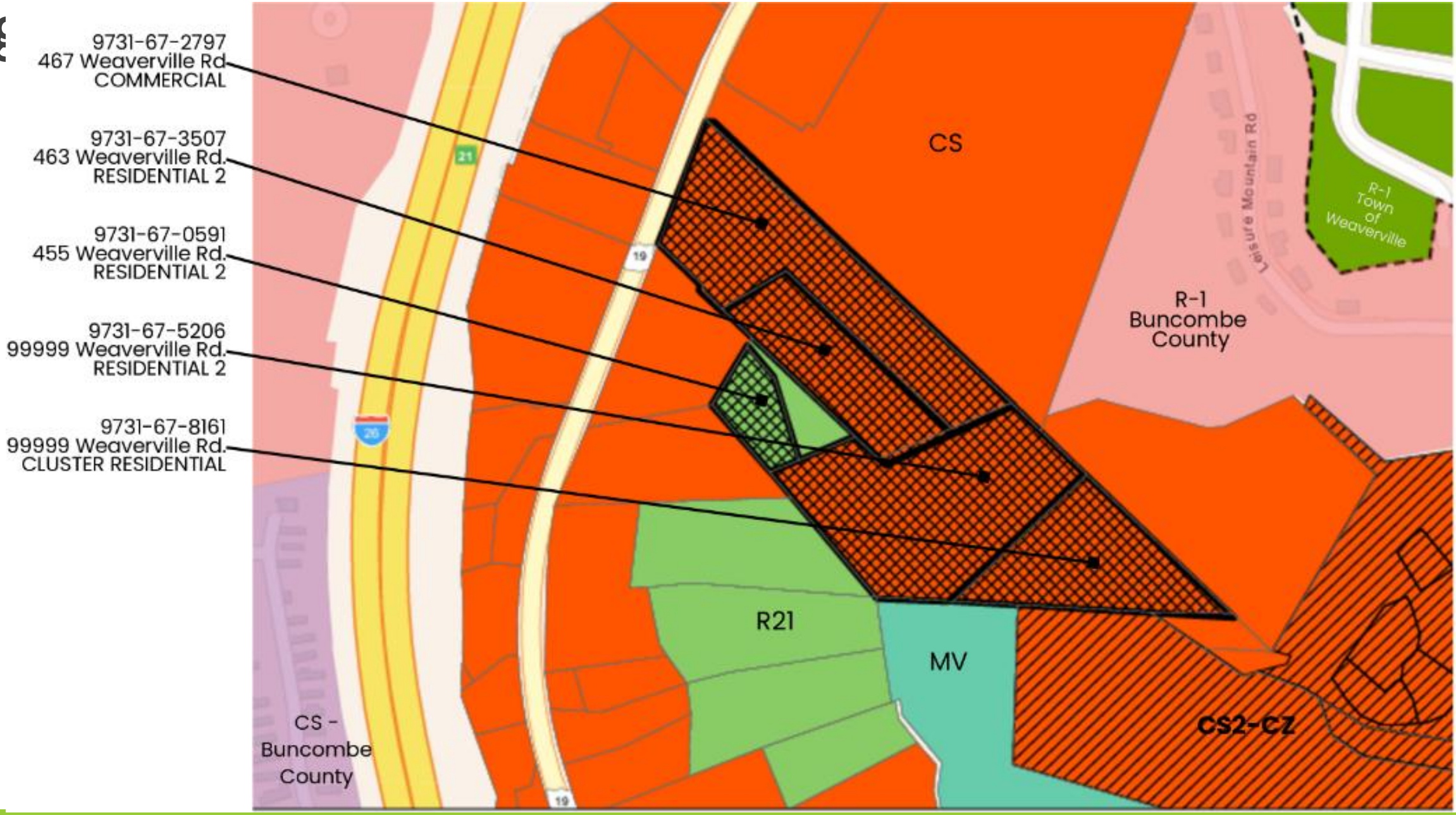
- Public Hearing - Conditional Zoning

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request:

A request to conditionally rezone 13.25 acres located at 455 & 467 Weaverville Road from Residential District R-21 (R-10) and Community Shopping to Community Shopping 2 Conditional Zone (CS2-CZ). The property owner plans to develop 11,000 square feet of commercial space, one 22 sq ft residential building, one 2800 sq ft commercial storage building, nine short term rental cabins, and five single family lots.

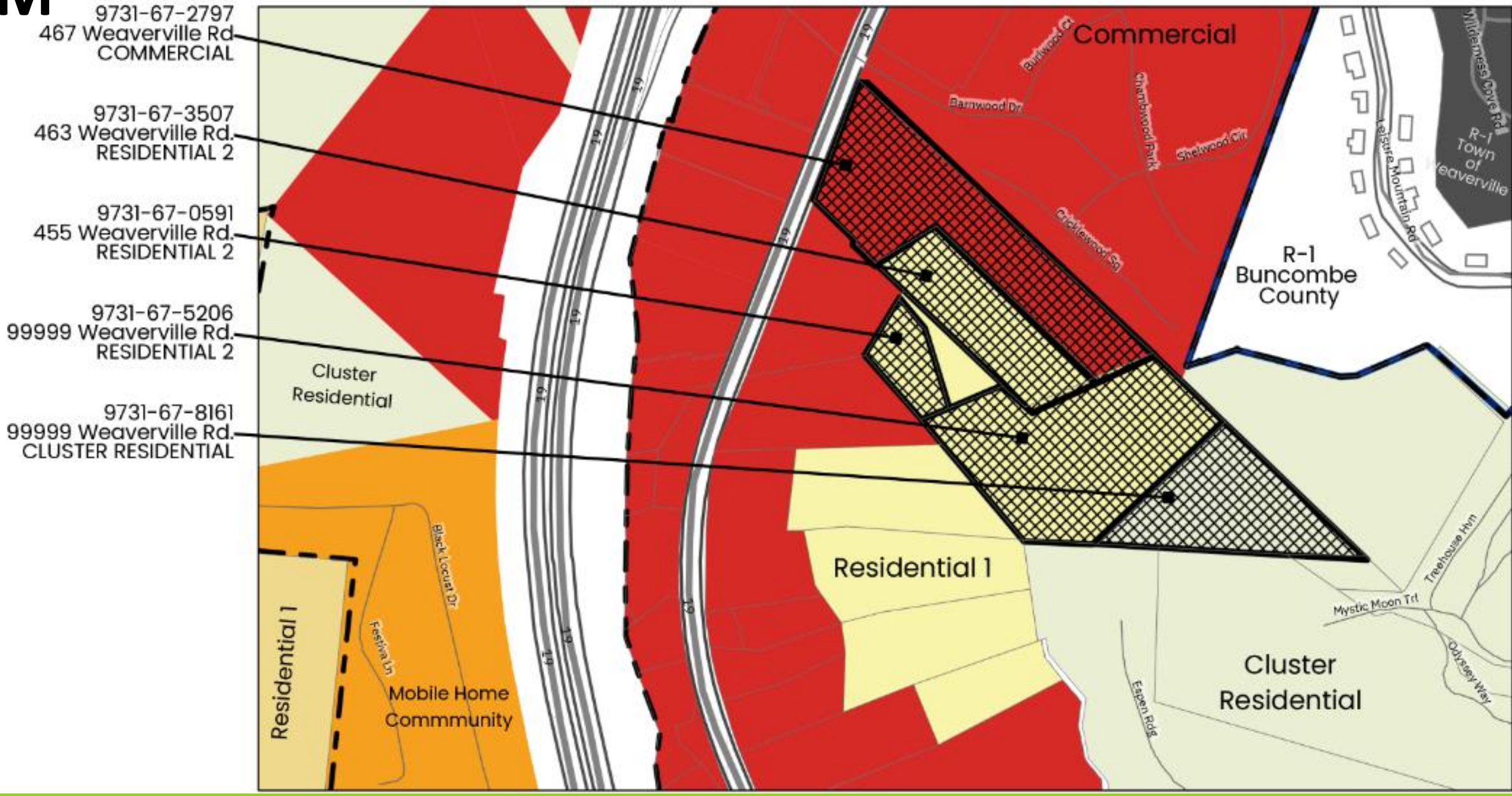
Zoning Map


9731-67-2797
467 Weaverville Rd
COMMERCIAL
9731-67-3507
463 Weaverville Rd.
RESIDENTIAL 2
9731-67-0591
455 Weaverville Rd.
RESIDENTIAL 2
9731-67-5206
99999 Weaverville Rd.
RESIDENTIAL 2
9731-67-8161
99999 Weaverville Rd.
CLUSTER RESIDENTIAL
CS
R-1
Buncombe
County
R-1
Town
of
Weaverville
Leisure Mountain Rd
R21
MV
CS2-CZ
CS -
Buncombe
County
21
19
26

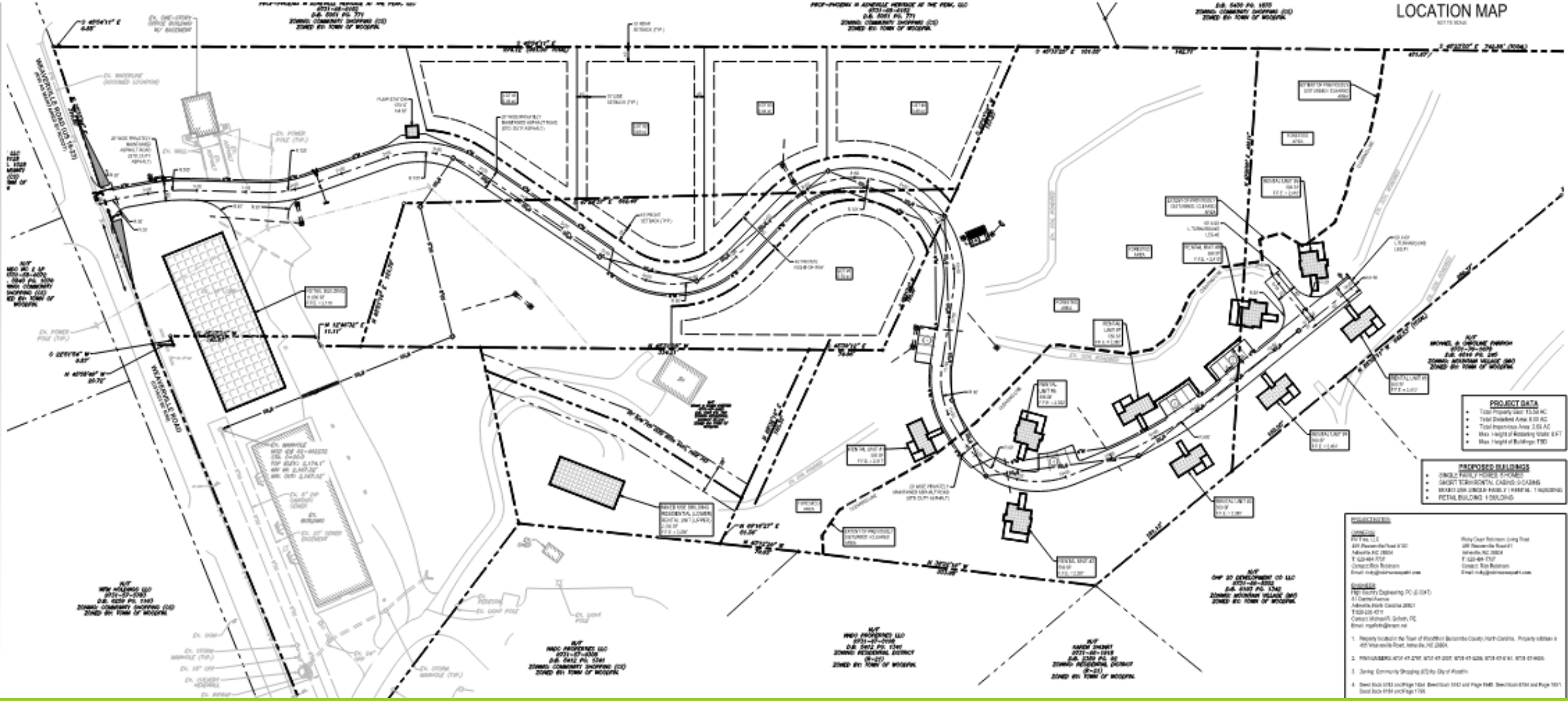
Aerial


Victoria Park Drive
Parkwood Dr
Parkwood Pl
Parkwood Trail
Parkwood Ln
Parkwood Ct
Wilderness Trail
Wilderness Rd
Wilderness Ct
Wilderness Pl
Wilderness Cir
Wilderness Dr
Wilderness Ln
Wilderness Way
Wilderness Run
Wilderness Crossing
Wilderness Point
Wilderness Terrace
Wilderness Path
Wilderness Loop
Wilderness Hollow
Wilderness Glen
Wilderness Grove
Wilderness Meadow
Wilderness Valley
Wilderness Ridge
Wilderness Creek
Wilderness Bend
Wilderness Crest
Wilderness Knoll
Wilderness Vista
Wilderness Overlook
Wilderness Summit
Wilderness Heights
Wilderness Hills
Wilderness Mountain
Wilderness Peak
Wilderness Canyon
Wilderness Gorge
Wilderness Falls
Wilderness Lake
Wilderness Pond
Wilderness Stream
Wilderness River
Wilderness Bay
Wilderness Cove
Wilderness Harbor
Wilderness Port
Wilderness Dock
Wilderness Pier
Wilderness Beach
Wilderness Shore
Wilderness Island
Wilderness Peninsula
Wilderness Isthmus
Wilderness Strait
Wilderness Channel
Wilderness Sound
Wilderness Gulf
Wilderness Ocean
Wilderness Sea
Wilderness Lagoon
Wilderness Reef
Wilderness Atoll
Wilderness Coral
Wilderness Shell
Wilderness Pearl
Wilderness Jewel
Wilderness Crown
Wilderness Throne
Wilderness Kingdom
Wilderness Empire
Wilderness Republic
Wilderness Nation
Wilderness State
Wilderness Province
Wilderness Territory
Wilderness Region
Wilderness Area
Wilderness Zone
Wilderness Sector
Wilderness Quarter
Wilderness District
Wilderness Ward
Wilderness Parish
Wilderness Shire
Wilderness County
Wilderness Borough
Wilderness City
Wilderness Town
Wilderness Village
Wilderness Hamlet
Wilderness Settlement
Wilderness Colony
Wilderness Outpost
Wilderness Station
Wilderness Depot
Wilderness Terminal
Wilderness Junction
Wilderness Crossroads
Wilderness Intersection
Wilderness Roundabout
Wilderness Circle
Wilderness Square
Wilderness Plaza
Wilderness Mall
Wilderness Arcade
Wilderness Gallery
Wilderness Museum
Wilderness Library
Wilderness School
Wilderness College
Wilderness University
Wilderness Academy
Wilderness Institute
Wilderness Laboratory
Wilderness Observatory
Wilderness Planetarium
Wilderness Aquarium
Wilderness Zoo
Wilderness Park
Wilderness Garden
Wilderness Forest
Wilderness Woods
Wilderness Grove
Wilderness Orchard
Wilderness Vineyard
Wilderness Farm
Wilderness Ranch
Wilderness Stable
Wilderness Barn
Wilderness Silo
Wilderness Mill
Wilderness Factory
Wilderness Workshop
Wilderness Studio
Wilderness Office
Wilderness Building
Wilderness Tower
Wilderness Bridge
Wilderness Tunnel
Wilderness Road
Wilderness Street
Wilderness Avenue
Wilderness Boulevard
Wilderness Highway
Wilderness Freeway
Wilderness Expressway
Wilderness Turnpike
Wilderness Parkway
Wilderness Drive
Wilderness Lane
Wilderness Court
Wilderness Place
Wilderness Terrace
Wilderness Trail
Wilderness Path
Wilderness Walk
Wilderness Run
Wilderness Crossing
Wilderness Point
Wilderness Terrace
Wilderness Path
Wilderness Loop
Wilderness Hollow
Wilderness Glen
Wilderness Grove
Wilderness Meadow
Wilderness Valley
Wilderness Ridge
Wilderness Creek
Wilderness Bend
Wilderness Crest
Wilderness Knoll
Wilderness Vista
Wilderness Overlook
Wilderness Summit
Wilderness Heights
Wilderness Hills
Wilderness Mountain
Wilderness Peak
Wilderness Canyon
Wilderness Gorge
Wilderness Falls
Wilderness Lake
Wilderness Pond
Wilderness Stream
Wilderness River
Wilderness Bay
Wilderness Cove
Wilderness Harbor
Wilderness Port
Wilderness Dock
Wilderness Pier
Wilderness Beach
Wilderness Shore
Wilderness Island
Wilderness Peninsula
Wilderness Isthmus
Wilderness Strait
Wilderness Channel
Wilderness Sound
Wilderness Gulf
Wilderness Ocean
Wilderness Sea
Wilderness Lagoon
Wilderness Reef
Wilderness Atoll
Wilderness Coral
Wilderness Shell
Wilderness Pearl
Wilderness Jewel
Wilderness Crown
Wilderness Throne
Wilderness Kingdom
Wilderness Empire
Wilderness Republic
Wilderness Nation
Wilderness State
Wilderness Province
Wilderness Territory
Wilderness Region
Wilderness Area
Wilderness Zone
Wilderness Sector
Wilderness Quarter
Wilderness District
Wilderness Ward
Wilderness Parish
Wilderness Shire
Wilderness County
Wilderness Borough
Wilderness City
Wilderness Town
Wilderness Village
Wilderness Hamlet
Wilderness Settlement
Wilderness Colony
Wilderness Outpost
Wilderness Station
Wilderness Depot
Wilderness Terminal
Wilderness Junction
Wilderness Crossroads
Wilderness Intersection
Wilderness Roundabout
Wilderness Circle
Wilderness Square
Wilderness Plaza
Wilderness Mall
Wilderness Arcade
Wilderness Gallery
Wilderness Museum
Wilderness Library
Wilderness School
Wilderness College
Wilderness University
Wilderness Academy
Wilderness Institute
Wilderness Laboratory
Wilderness Observatory
Wilderness Planetarium
Wilderness Aquarium
Wilderness Zoo
Wilderness Park
Wilderness Garden
Wilderness Forest
Wilderness Woods
Wilderness Grove
Wilderness Orchard
Wilderness Vineyard
Wilderness Farm
Wilderness Ranch
Wilderness Stable
Wilderness Barn
Wilderness Silo
Wilderness Mill
Wilderness Factory
Wilderness Workshop
Wilderness Studio
Wilderness Office
Wilderness Building
Wilderness Tower
Wilderness Bridge
Wilderness Tunnel
Wilderness Road
Wilderness Street
Wilderness Avenue
Wilderness Boulevard
Wilderness Highway
Wilderness Freeway
Wilderness Expressway
Wilderness Turnpike
Wilderness Parkway
Wilderness Drive
Wilderness Lane
Wilderness Court
Wilderness Place

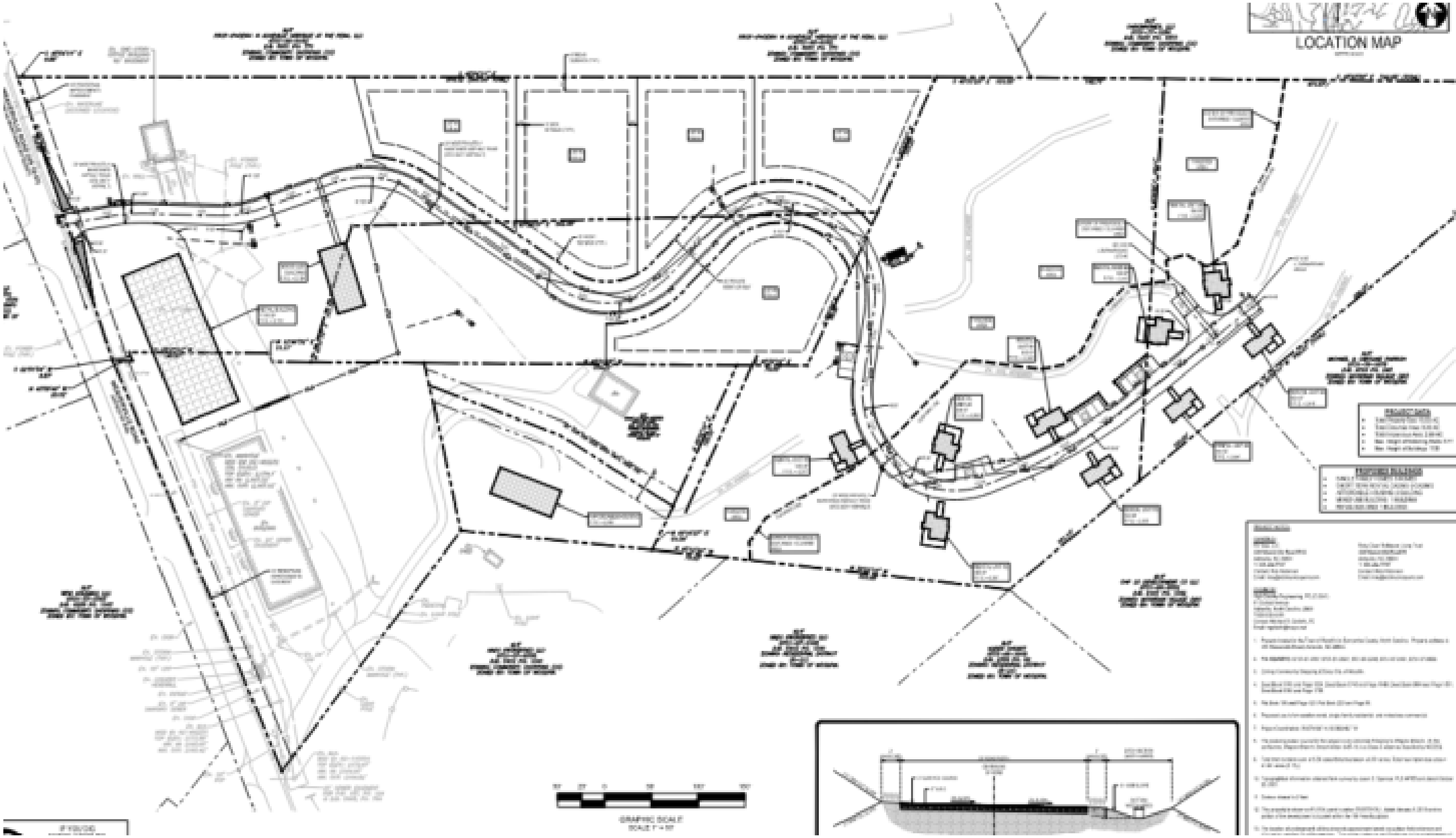
FLUM


9731-67-2797
467 Weaverville Rd
COMMERCIAL
9731-67-3507
463 Weaverville Rd.
RESIDENTIAL 2
9731-67-0591
455 Weaverville Rd.
RESIDENTIAL 2
9731-67-5206
99999 Weaverville Rd.
RESIDENTIAL 2
9731-67-8161
99999 Weaverville Rd.
CLUSTER RESIDENTIAL
Commercial
Cluster Residential
Residential 1
Mobile Home Commmunity
Residential 1
R-1 Buncombe County
R-1 Town of Weaverville
Cluster Residential
Residential 1
Burkwood Ct
Barnwood Dr
Chamberwood Park
Shelwood Cir
Chickenwood Sq
Leisure Mountain Rd
Wilderness Cove Rd
Black Locust Dr
Festiva Ln
Mystic Moon Trl
Treehouse Hvn
Odyssey Way
Aspen Ridge
19

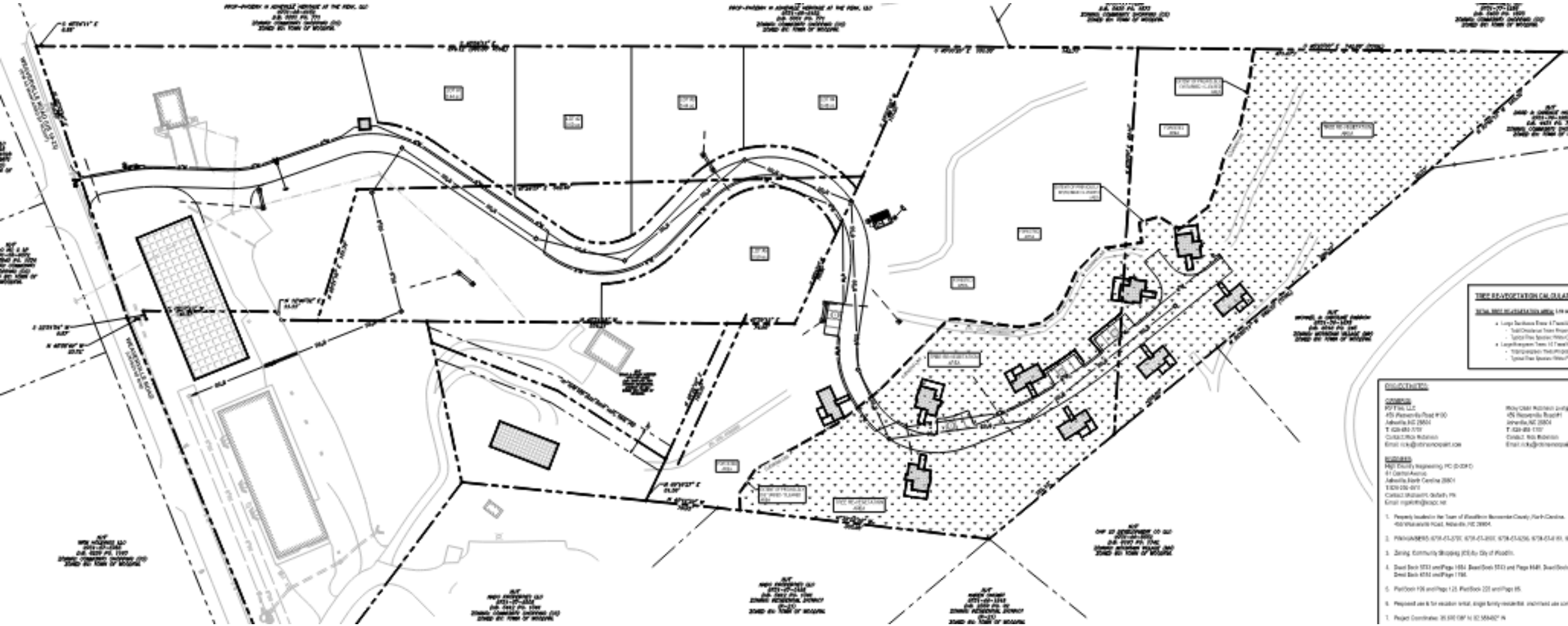
Master Plan



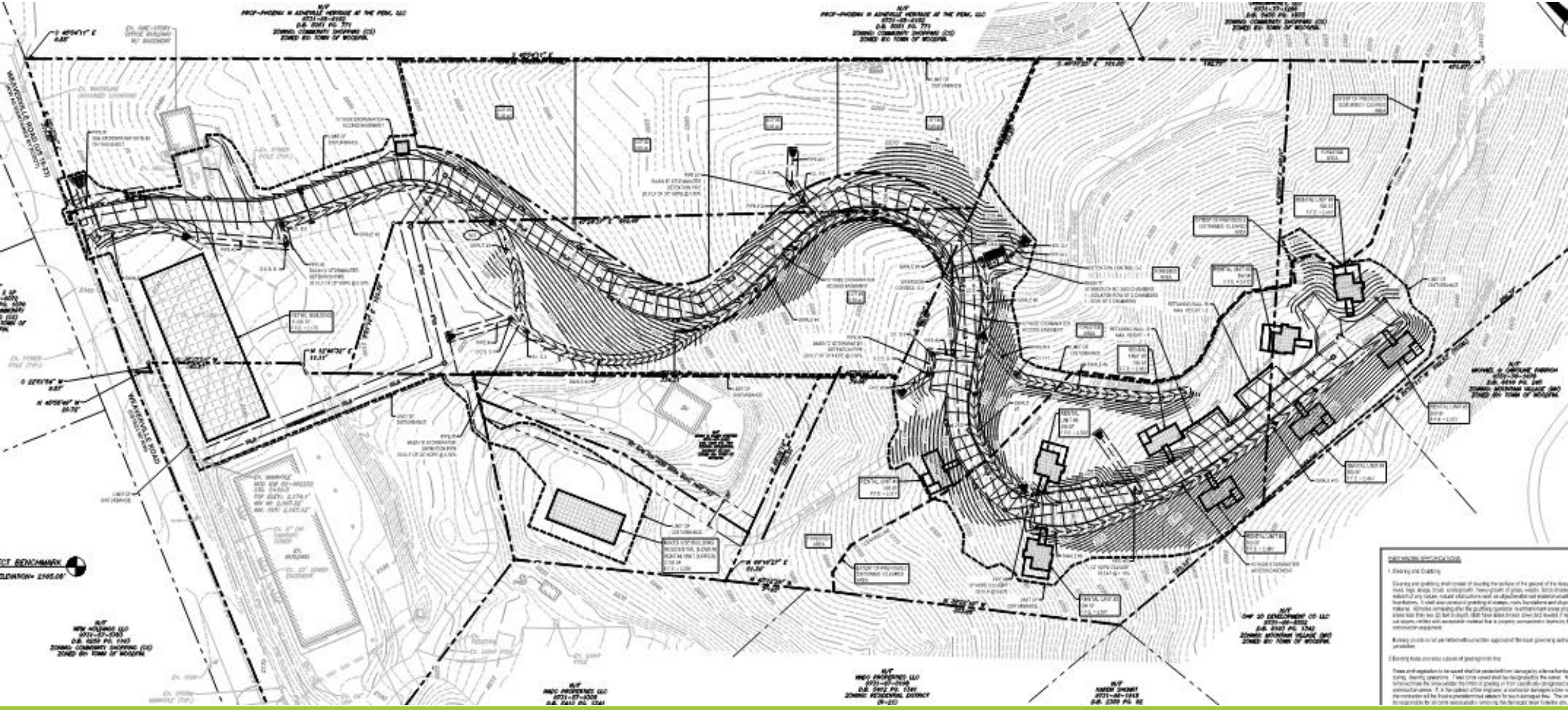
Site Plan



Previously Disturbed Areas



Grading Plan

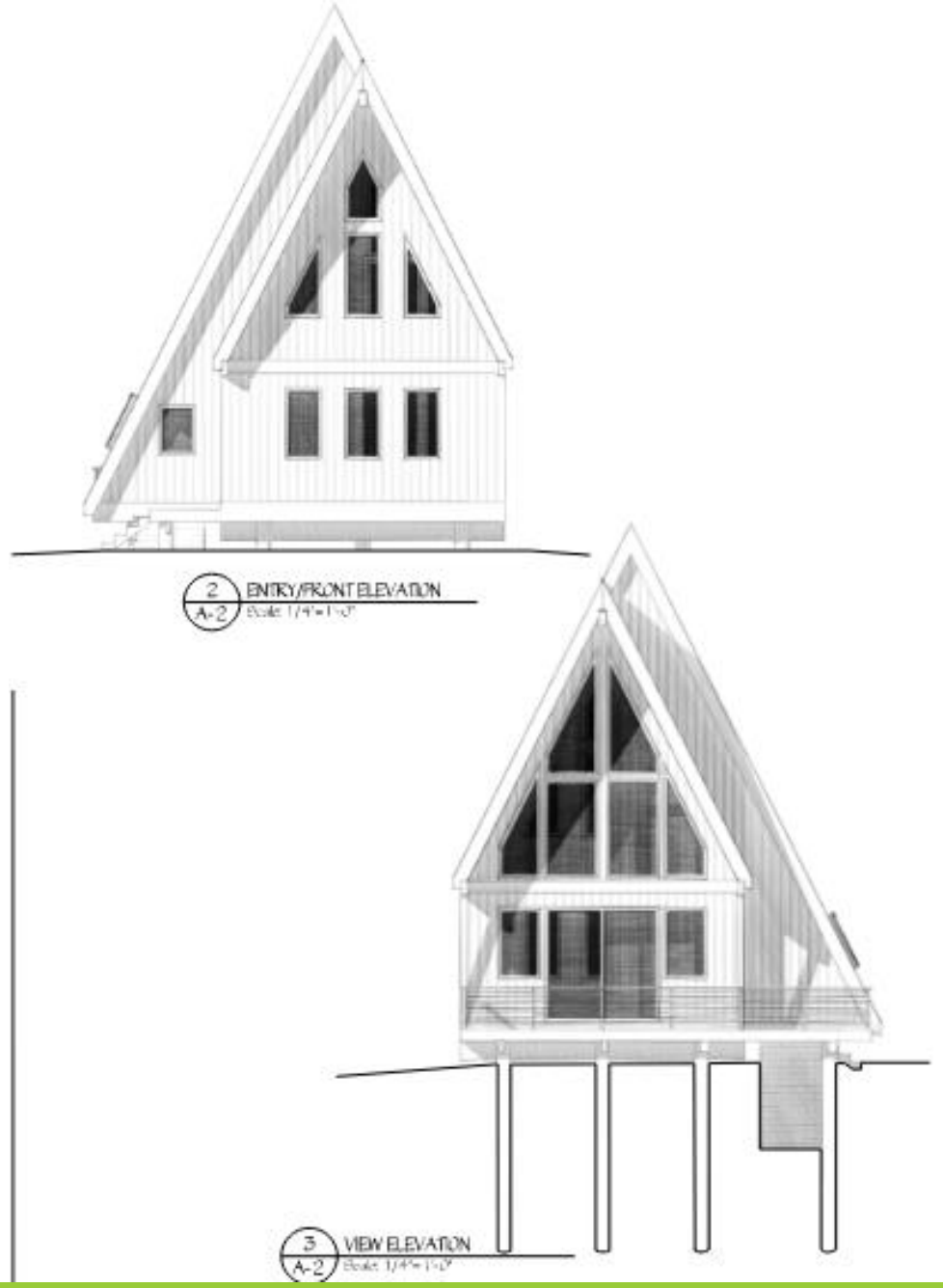


Landscape Plan

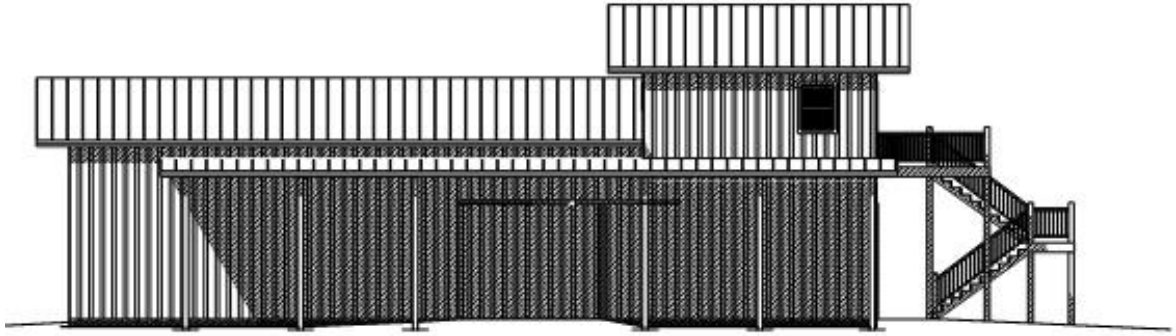


Elevations

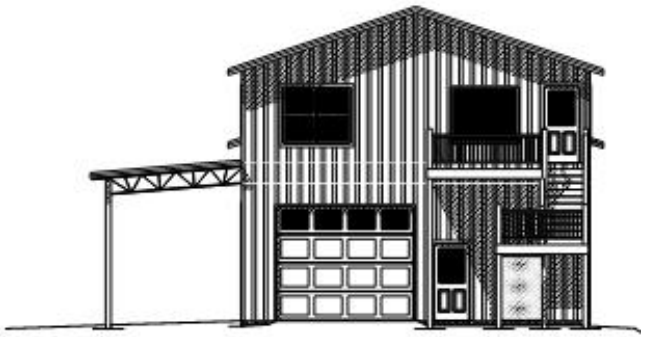




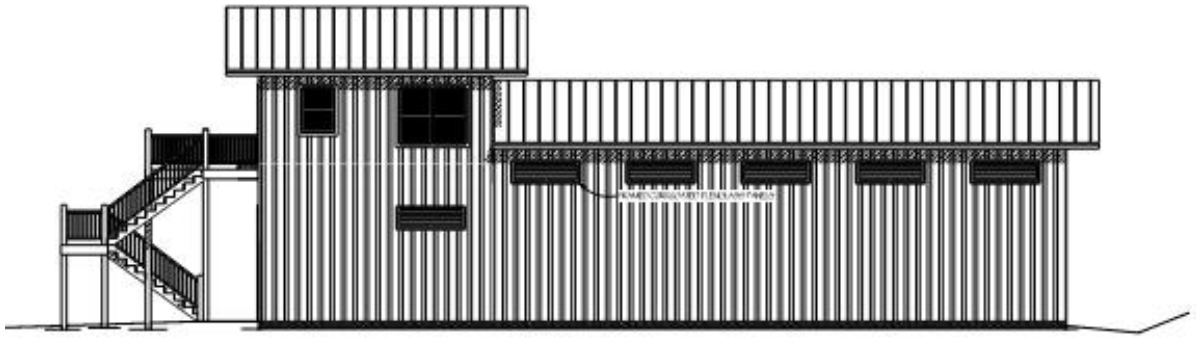
Elevations



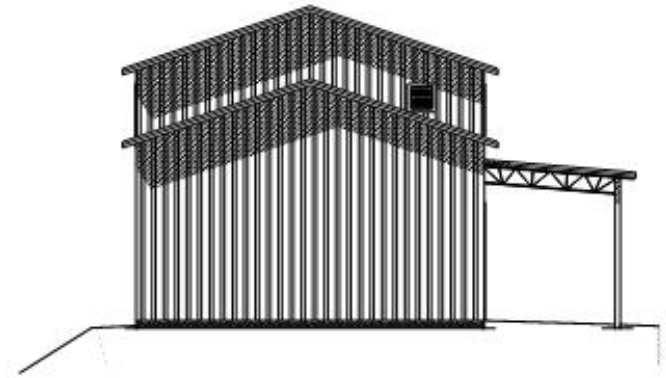
NORTHEAST ELEVATION
Scale: 3/16" = 1'-0"



2 A-4 NORTHWEST ELEVATION
Scale: 3/16" = 1'-0"



SOUTHWEST ELEVATION
Scale: 3/16" = 1'-0"



SOUTHEAST ELEVATION

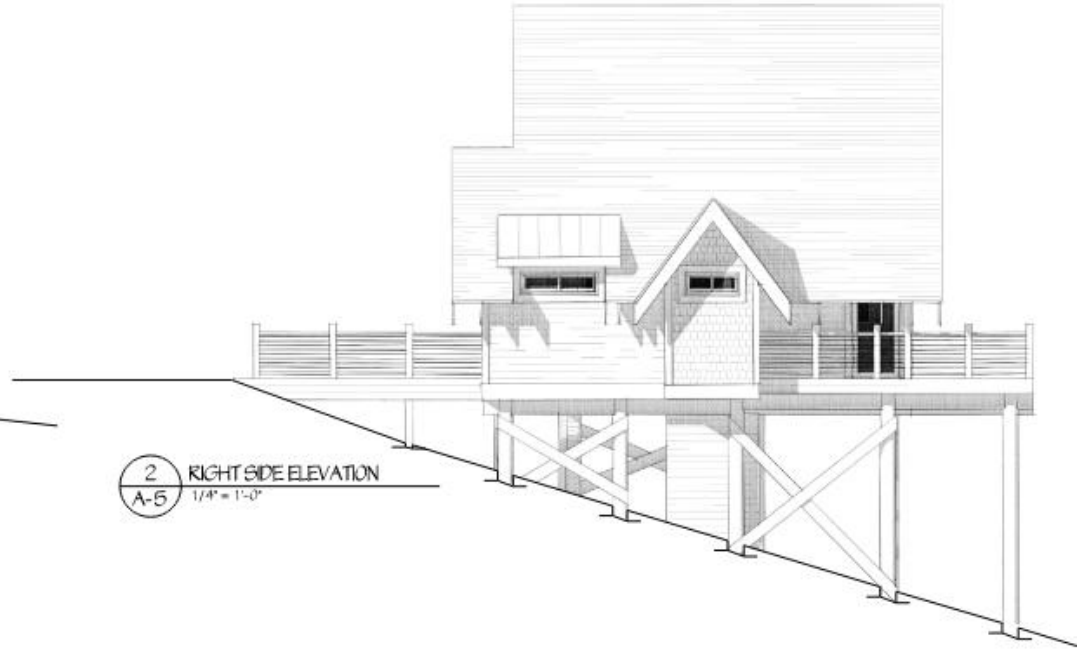


5 A-4 PERPECTIVE

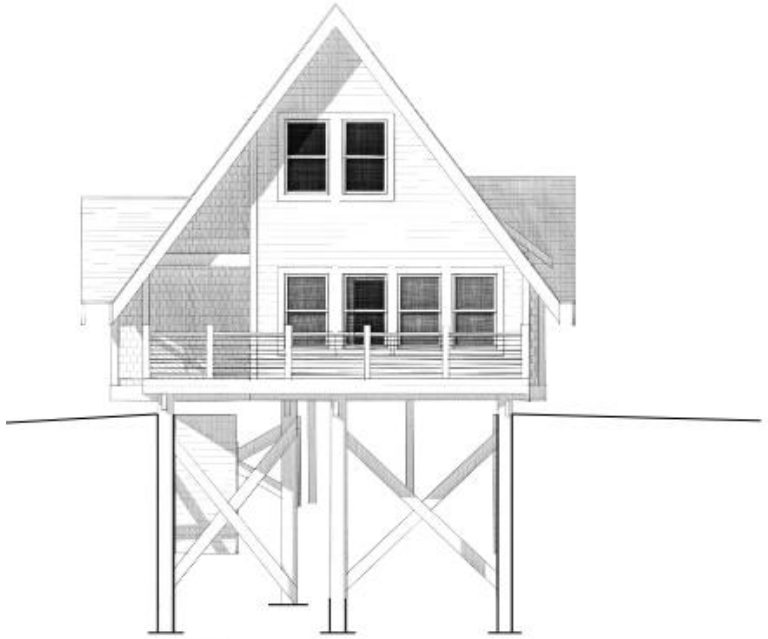
Elevations



1 A-5 FRONT (UPHILL) ELEVATION
1/4" = 1'-0"



2 A-5 RIGHT SIDE ELEVATION
1/4" = 1'-0"

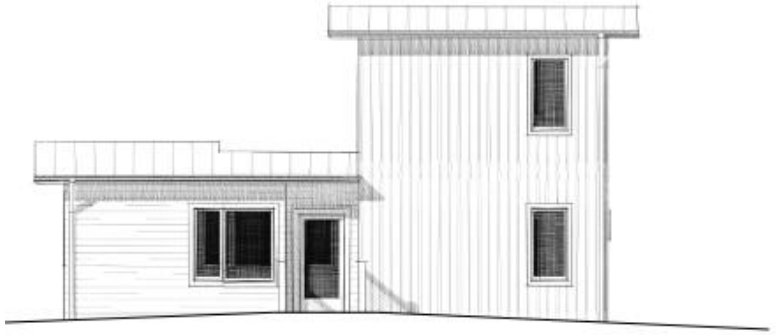


3 REAR (DOWNHILL) ELEVATION

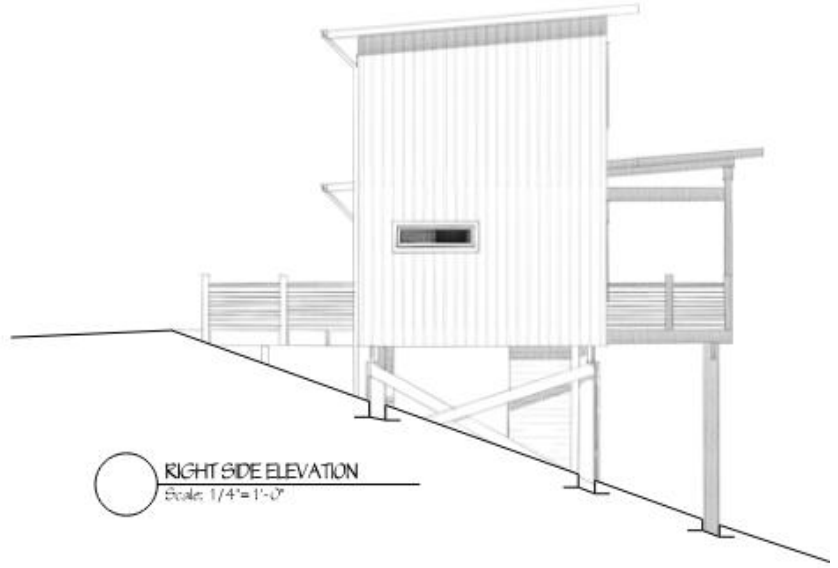


4 A-5 LEFT SIDE ELEVATION
1/4" = 1'-0"

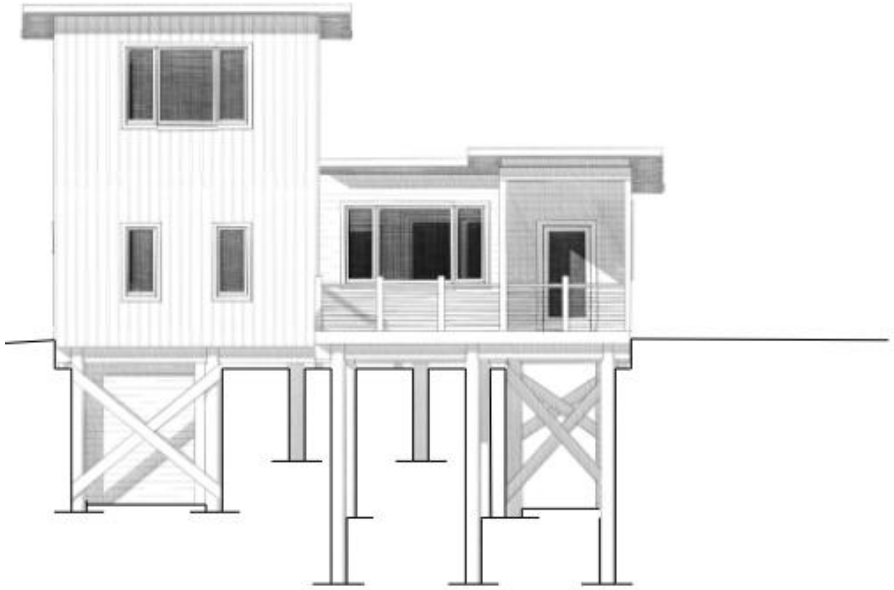
Elevations



FRONT (UPHILL) ELEVATION
Scale: 1/4"=1'-0"



RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"



REAR (DOWNHILL) ELEVATION
Scale: 1/4"=1'-0"



LEFT SIDE ELEVATI
Scale: 1/4"=1'-0"

Street View


460 Weaverville Rd
Woodfin, North Carolina
Google Street View
Sep 2023
See more dates
Google

Modifications Requested:

- Use of LED lighting for commercial buildings. All light fixtures shall be dark sky compliant.
- An increase in the allowable land disturbance from 15% to 48% (243,800 sq. ft. total max.).
- An increase in allowable impervious surfaces from 8% to 25% (127,000 sq. ft. total max.).

Modifications Requested (cont'd.):

- An increase in steep slope density from 0.67 units to 1.3 units per acre for maximum of 15 units (short-term rental units to be included in density calculations).
- An increase in the percentage of units used as short-term rentals from 10% to 60% of all units.
- An increase in the number of short-term rentals owned and operated by a single owner from one to a maximum of nine.

Review by other bodies:

The Woodfin Planning Board of Adjustment reviewed the request at their December 3, 2024 regular meeting and voted to recommend approval of the proposed conditional rezoning to CS2-CZ (5:0)

Recommendation:

Staff concurs with the PBOA recommendation for the proposed conditional zoning of the subject property to Community Shopping 2-Conditional Zone (CS2-CZ), subject to the conditions identified in the Exhibit D – Project Conditions; however, the Council may recommend additional conditions to mitigate the anticipated impacts.

Suggested Motion:

I move to approve the conditional zoning of 13.25 acres as shown on Exhibits A & B from Residential District R-21 and Community Shopping to Community Shopping 2-Conditional Zone, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the following additional conditions:

1) (*Board to add conditions here, if applicable.)*
2) ….

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'd.:

1. Uses the Future Land Use Map to guide development decisions and connect existing and future activity centers with multimodal transportation for all users. (1.1.1 & 1.1.3)
2. Extends or improves infrastructure needed to support residents and sustainable growth while promoting long-term fiscal responsibility by growth in areas with existing services. (1.1.8 & 1.2.6)
3. Supports walkable employment centers so that residents may both live and work in Woodfin (3.1.4)
4. Balances the supply of land for housing and employment and protects land for economic development. (3.1.5).

Review of Solid Waste Standards & Eligibility

MAYOR MCALLISTER, COUNCILMEMBERS YOUNG & COHEN

Solid Waste Standards - History

Town invests in solid waste equipment & updated standards

- Purchase of semi-automatic, rear lift-gate trucks (2) - 2021
- Purchased & distributed 96-gallon roll-out trash and recycling cans – 2022
- Renew contract w/ Curbside Recycling – Nov. 2022
- Update to solid waste ordinance – Nov. 2022
- Discontinue service to ineligible properties – Jan. 2023

Solid Waste Standards – Authority & Responsibility

- The State of North Carolina requires local governments provide solid waste services to its residents. Service may be provided in-house or through a contracted service provider. Woodfin provides its solid waste collection service in-house.
- Municipalities are authorized to collect a fee to offset costs for service – the Town of Woodfin does not collect a fee.
- Municipal collection is **residential** in nature and generally limited by resources & layout.

Solid Waste Standards - Updates

Ord. No. 2022-151104 Revisions to Ch. 38 - Solid Waste

- Adopted November 15, 2022
- Non-substantive additions & reorganization
- Update definitions
- Added standards for containers
- Clarifications to enforcement, maintenance & eligibility

Solid Waste Standards - Eligibility

Before Nov. 2022

- No “apartment buildings” over 4-units
- No “major trailer parks” over 4 homes
- No commercial businesses

After Nov. 2022

- No residential “multi-family” buildings or developments over 4-units
- No non-residential multi-unit buildings over 4 units, or individual businesses that generate more than 2 cubic yards/week

Service Classifications

Based on the NC State Building Code

Residential
Single-family (incl. townhomes)
2, 3 & 4-unit buildings
4 or fewer homes on a single lot

Commercial
Multi-family over 5-units (incl. condos)
5 or more homes on a single lot
Non-residential buildings & uses

* Small businesses that generate low (residential scale) waste

Benchmarking

Municipality	Multi-family	MF Exception for Condos	MH Communities	Small Business	Fee
Woodfin	Up to 4 units/cans	No	No	Yes	No
Black Mountain	No	No	Yes	Yes	Yes
Weaverville	Up to 6 cans*	No	No	Yes	Yes
Asheville	Some*	No	Some*	Some*	Yes
Fletcher	No	No	No	No	No

*non-conforming “grandfathered”

Closed Session

Adjournment