Town of Woodfin
Town Council Meeting

Tuesday, January 21, 2025
5:00 pm

ACTION MEETING MINUTES

Council Members Present
Mayor Jim McAllister
Council Member Philip Cohen
Council Member Ken Kahn
Vice Mayor Elisabeth Ervin
Council Member Eric Edgerton
Council Member Hazel Thornton

Council Members Attending Remotely
Council Member Johanna Young Joined Meeting at 5:46 pm/Left at 8:10 pm

Town Staff Present
Shannon Tuch, Town Manager
John Henning, Town Attorney
Gena Powers, Town Clerk / PIO
Sheri Powers, Finance & Budget Director
Ricky Hurley, Planning Director
Jacqui Boykin, Police Chief

The meeting video can be seen in its entirety at:
https://www.youtube.com/live/txTedYx7Dw4?si=3NFtlvJyKwilycOK

Mayor McAllister called the meeting to order at 5:00 pm. Roll was taken with Vice Mayor Ervin and Council Members Cohen, Edgerton, Kahn and Thornton in person and Council Member Young attending remotely.

A. Approval of the Agenda (0:58)
Vice Mayor Ervin made a motion to approve the agenda. Council Member Kahn seconded the motion which passed unanimously, 6-0.

The roll call vote was as follows:

Cohen	Aye
Edgerton	Aye
Ervin	Aye
Kahn	Aye
Thornton	Aye
Young	Aye

B. Consent Agenda (1:28)
1. Approval of the December 17, 2024, regular session meeting minutes.
2. Approval of the tax collection report for the period ending November 2024.

Vice Mayor Ervin made a motion to approve the Consent Agenda. Council Member Kahn seconded the motion, which passed unanimously, 6-0.

The roll call vote was as follows:

Cohen	Aye
Edgerton	Aye
Ervin	Aye
Kahn	Aye
Thornton	Aye
Young	Aye

C. **Public Comment (2:02) – The public is invited to attend this meeting in person or view this meeting on YouTube Live:** https://www.youtube.com/live/mW1GYyGFBFc?si=CSgchOZx28g4XwQW . All documents related to agenda items not published on the website may be viewed in advance of the meetings in person at Town Hall, 90 Elk Mountain Rd, Woodfin.

Five members of the public spoke about their concerns with agenda item E. 2. Review of solid waste collection standards and eligibility.

Citizens may address the Board concerning various topics after being recognized by the mayor and are limited to 3 (three) minutes speaking time.

D. **Presentations & Reports (18:12)**
1. Town Manager Report - Shannon Tuch
2. Mid-Year Finance Report - Sheri Powers
3. Town Attorney Report – John Henning

E. **New Business (1:11:12)**
1. Public Hearing – Consideration of Ordinance #2025-01 requesting to conditionally rezone 13.24 acres located at 455 and 467 Weaverville Road from Community Shopping (CS) and Residential District R-21 (R-21) to Community Shopping 2 District - Conditional Zone (CS2-CZ) for the development of a mix of uses including lodging, residential, and commercial. The subject properties are identified in the Buncombe County tax record as PIN 9731-67-0591, 9731-67-2797, 9731-67-3507, 9731-67-5206, and 9731-67-8161. The applicant is Ricky Robinson on behalf of the property owners Ricky Dean Robinson Living Trust and RV Tree LLC. – Ricky Hurley, Planning Director.

Mayor McAllister opened the public hearing at 6:39 pm.

The applicant Ricky D. Robinson addressed the council on behalf of his proposed project and answered council questions

Mayor McAllister closed the public hearing at 6:57 pm.

Council Member Edgerton made a motion to 1. approve Ordinance 2025-01 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, with one modification to condition 17A which as amended will now read the project includes the following modifications a. use of LED lighting for all commercial buildings, all light fixtures shall be dark sky compliant, and shielding shall be employed around lighting fixtures to the extent necessary to prevent light trespass onto neighboring properties. 2. Amend the Woodfin Together Future Land Use Map for areas identified on Exhibit E from Residential 2 and Cluster Residential districts to commercial; and find that it is reasonable, is in the public interest, and is consistent with the Woodfin Together Comprehensive Plan, and meets the development need of the community in that the request: 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). Council Member Kahn seconded the motion which passed unanimously, 6-0.

The roll call vote was as follows:

Cohen	Aye
Edgerton	Aye
Ervin	Aye
Kahn	Aye
Thornton	Aye
Young	Aye

2. Review of solid waste collection standards and eligibility – Mayor McAllister & Councilmembers Young & Cohen.

Manager Tuch gave an overview of solid waste collection history, ordinance 2022-151104, and solid waste eligibility standards. Manager Tuch stated that the Town of Woodfin would pick up trash for the Crest Mountain Condominiums temporarily until service with FCC is established, and that town staff would assist in contacting FCC.

Vice Mayor Ervin made a motion to adjourn into closed session consistent with North Carolina General Statute §143-318.11 (a)(3): To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. Council Member Thornton seconded the motion, which passed unanimously, 6-0.

The roll call vote was as follows:

Cohen	Aye
Edgerton	Aye
Ervin	Aye
Kahn	Aye
Thornton	Aye
Young	Aye

F. Executive Session - The Town Council may adjourn to private chambers to discuss legal, personnel, contractual or similar matters protected by the NCGS §143-318.11(a) including subsections:

(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

G. Adjournment-

Vice Mayor Ervin made a motion to adjourn the meeting. Council Member Kahn seconded the motion, which passed unanimously, 6-0.

The roll call vote was as follows:

Cohen	Aye
Edgerton	Aye
Ervin	Aye
Kahn	Aye
Thornton	Aye
Young	Aye

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Mayor McAllister adjourned the meeting at 8:11 pm.

Elisabeth F. Ervin
Elisabeth Ervin/Vice Mayor

Attest: Gena Powers
Gena Powers/Town Clerk