Town Council

APRIL 15, 2025

Proclamation

MAYOR JIM MCALLISTER

Consent Agenda

Public Comment

Presentations & Reports

Greenbuilt Alliance

MARY LOVE & CARLA PARVIN

Build Modular Homes:

Build & Rebuild Our Community



Carla Parvin
828.380.1772
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BUILDERS ASSOCIATION OF THE BLUE RIDGE MOUNTAINS

FABA

Apr 15, 2025

Family & Home
Community & Connection







What is this MODULAR Thing?

- Mobile home? No – HUD standards apply
- Tiny home? No – ANSI standards apply
- Modular & Site-Built: State & local building codes

How to BUILD this Modular Thing?

- Restrictions & considerations on choosing the site
- Prep the site & build the foundation
- Coordinate the delivery & setting of the home
- Timeline: from site & foundation preparation, to delivery, to set, to trim-out, to finished project

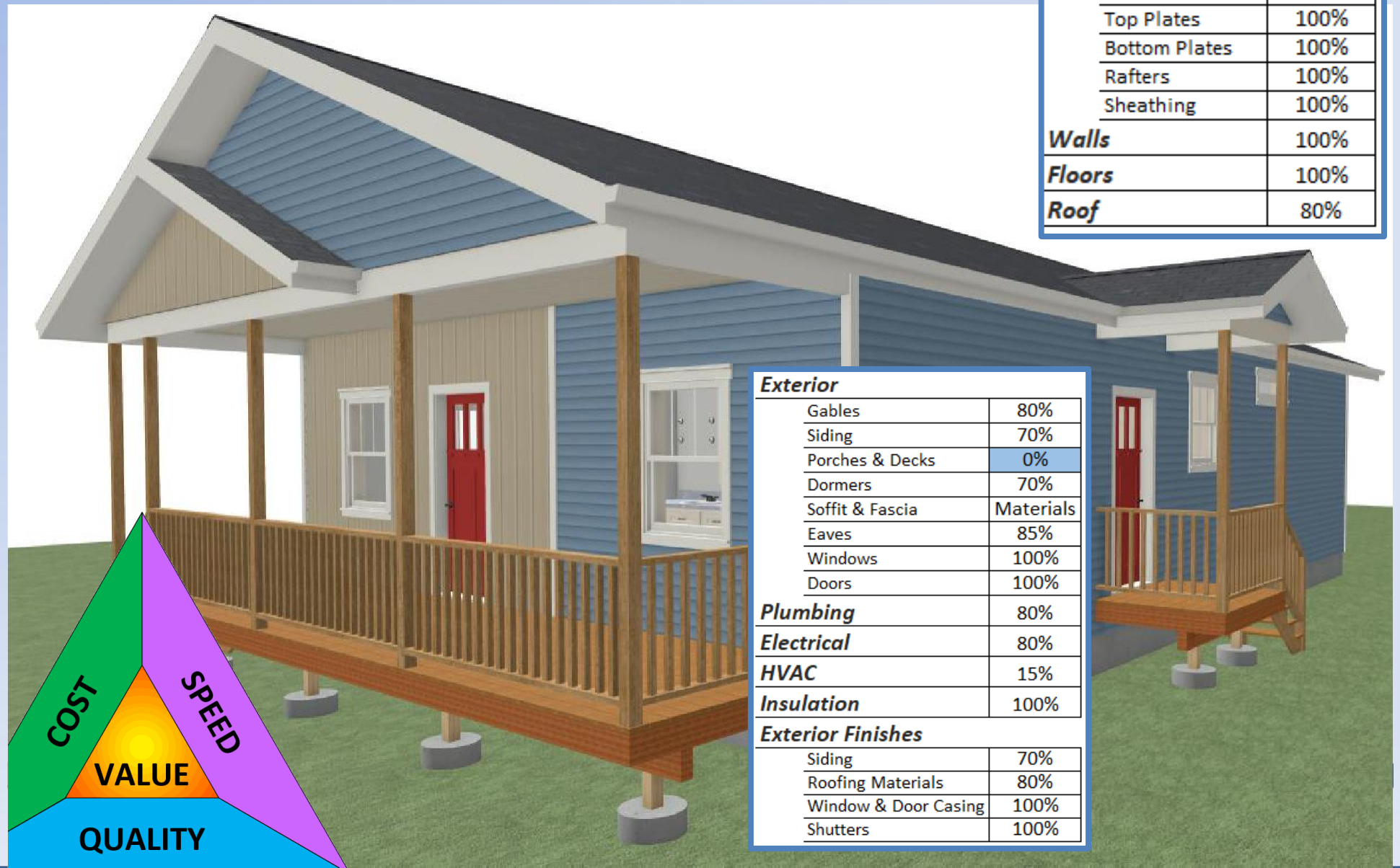


- Duplexes & Single Family Homes

Modular vs Stick-Built:

80% Complete when Delivered

Foundation	0%
Frame	100%
Joists	100%
Studs	100%
Headers	100%
Top Plates	100%
Bottom Plates	100%
Rafters	100%
Sheathing	100%
Walls	100%
Floors	100%
Roof	80%



Exterior	
Gables	80%
Siding	70%
Porches & Decks	0%
Dormers	70%
Soffit & Fascia	Materials
Eaves	85%
Windows	100%
Doors	100%
Plumbing	80%
Electrical	80%
HVAC	15%
Insulation	100%
Exterior Finishes	
Siding	70%
Roofing Materials	80%
Window & Door Casing	100%
Shutters	100%

Modular vs Stick-Built:

80% Complete when Delivered

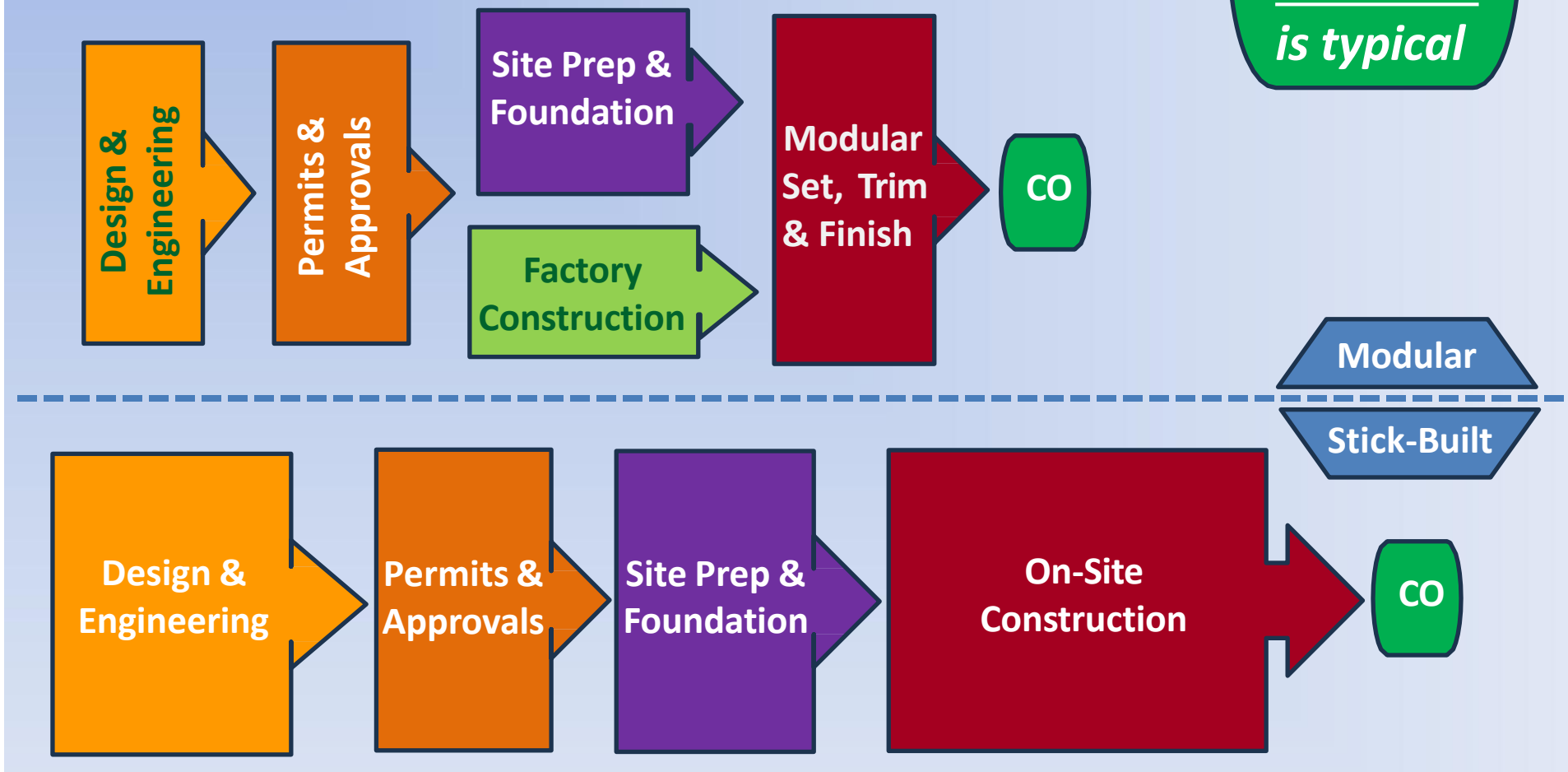


Interior Finishes	
Drywall	90%
Flooring	Materials
Paint	100%
Countertops	100%
Cabinetry	100%
Fixtures	
Faucets	100%
Shower Heads	100%
Shower Knobs	100%
Kitchen Faucets	100%
Interior Lights	100%
Exterior Lights	Materials
Ceiling Fans	Partial



Modular vs Stick-Built Timeline

Move in ready in 6 months is typical



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Build a Modular Home in 3 Phases

- Structure
- Land & Build Prep
- Construction, Set & Finish

Build a quality home quickly & for less







Costs & Timeline



15% to 25% less than comparable stick-built home

Financing & Insurance is comparable to stick-built

<u>8 to 12 weeks</u> order to delivery

<u>3 to 12 weeks</u> trim & finish



Ready-to-Roll Homes
Apr 12, 2025

When 10 weeks is too long, get it in DAYS!

Piedmont 3bd/2ba 1,250sqft 28ft x 44ft, $104,832

Piedmont II 3bd/2ba 1,300sqft 28ft x 48ft, $104,263

Magnolia 2bd/2ba 984sqft 28ft x 36ft, $86,441

Newlite 3bd/2ba 1,094sqft 28ft x 40ft, $98,826



Piedmont II, 3bd/2ba, 1346 sqft, 28’x48’

Build Modular Homes:

Build & Rebuild Community



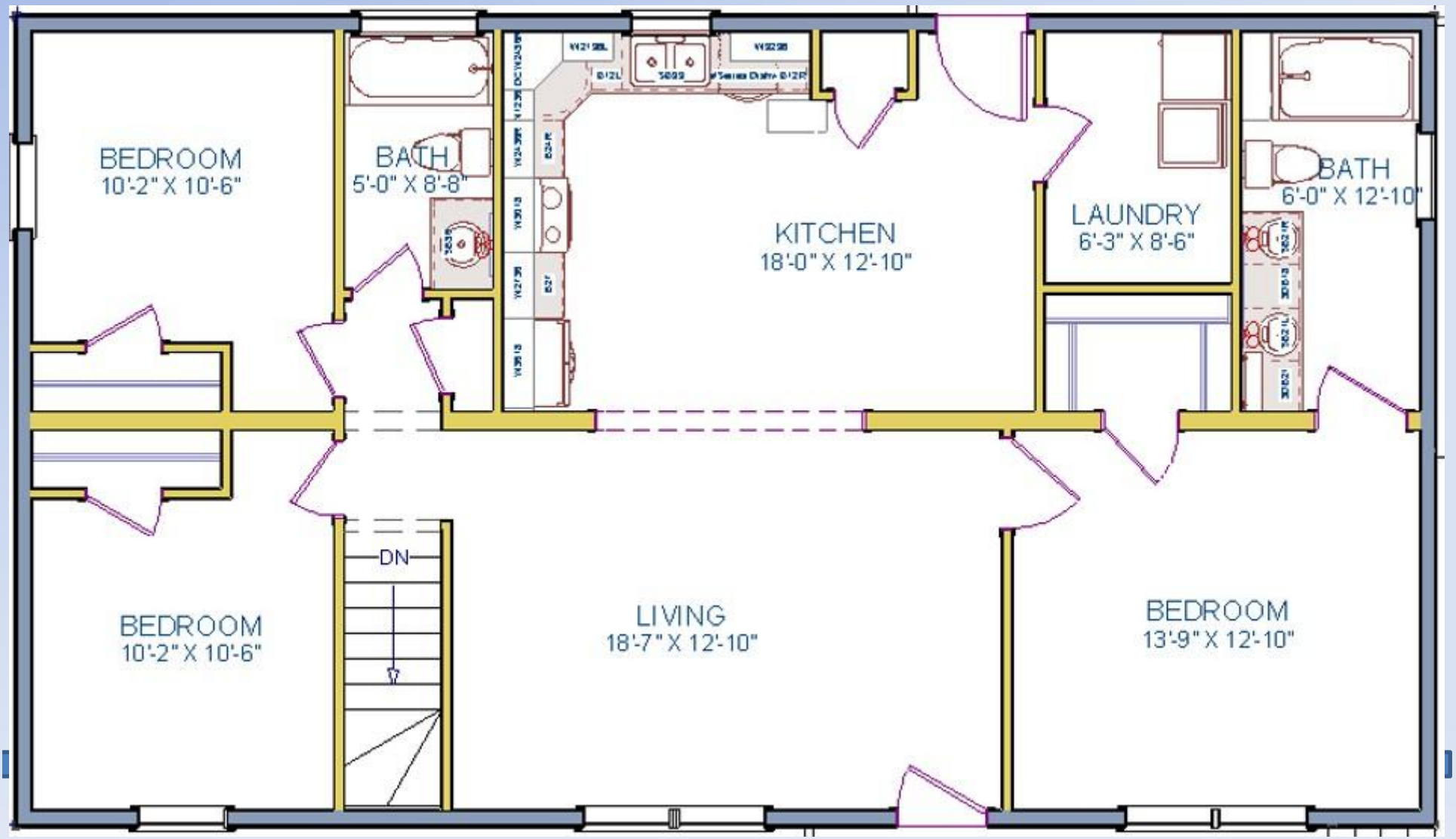
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BUILDERS ASSOCIATION OF THE BLUE RIDGE MOUNTAINS

FABA

Apr 15, 2025

Piedmont II, 3bd/2ba, 1346 sqft, 28’x48’



103 Wimberly Rd, Swannanoa



Piedmont
3/2 1,220 sqft

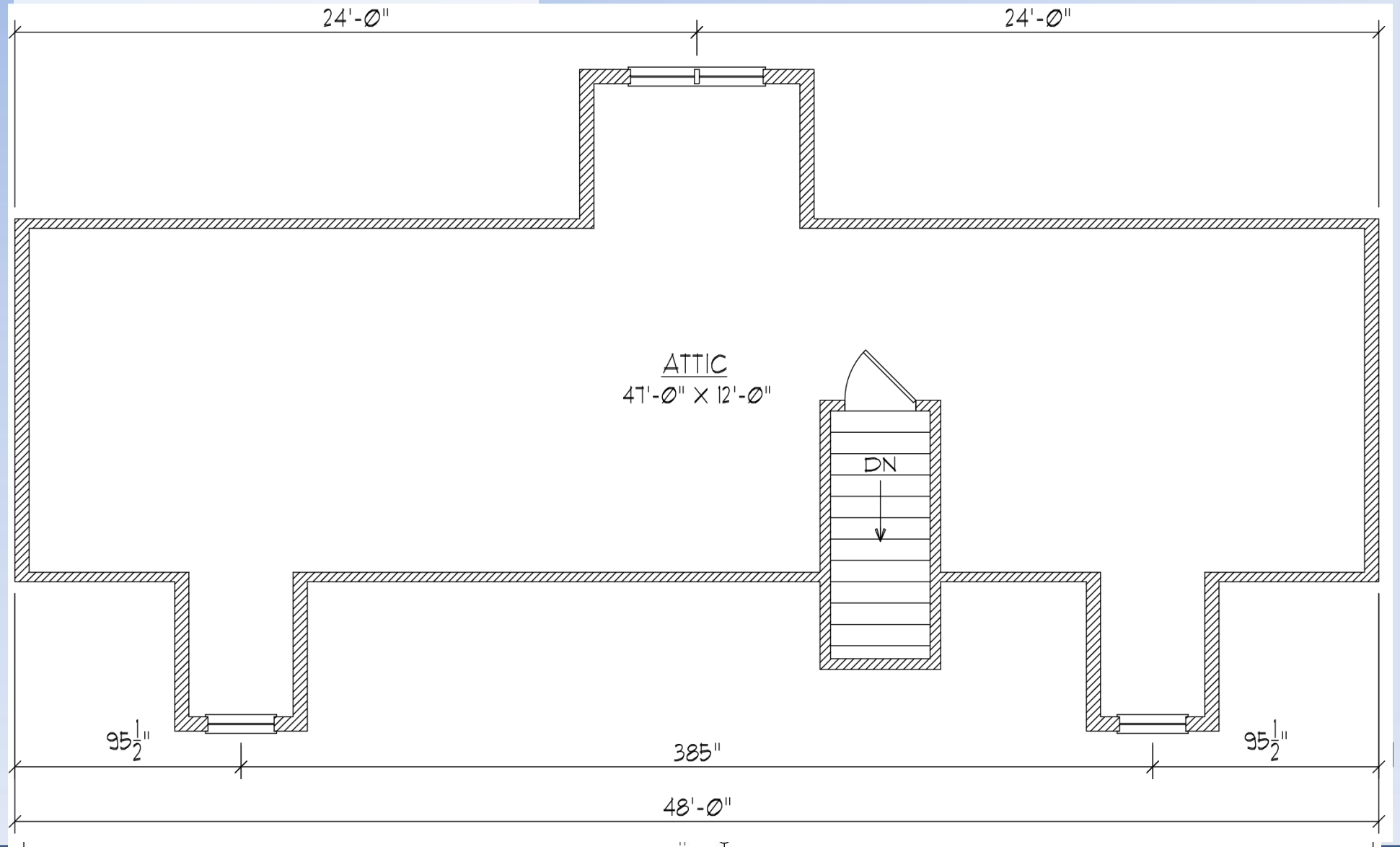
McCoy Cove Rd
Black Mountain

Piedmont Cape
4 bedrooms, 3.5 baths
2,020 sqft



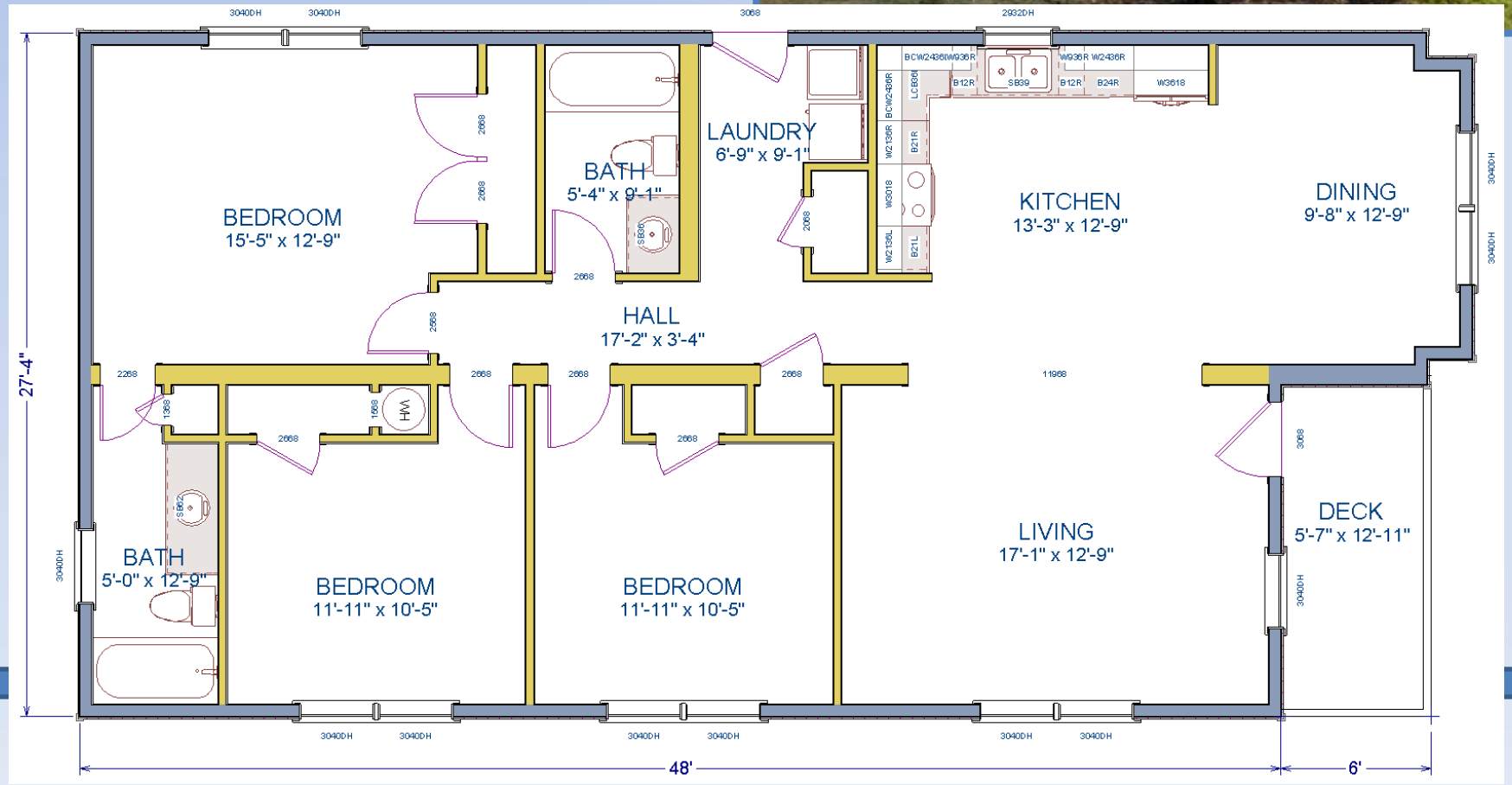
McCoy Cove Rd

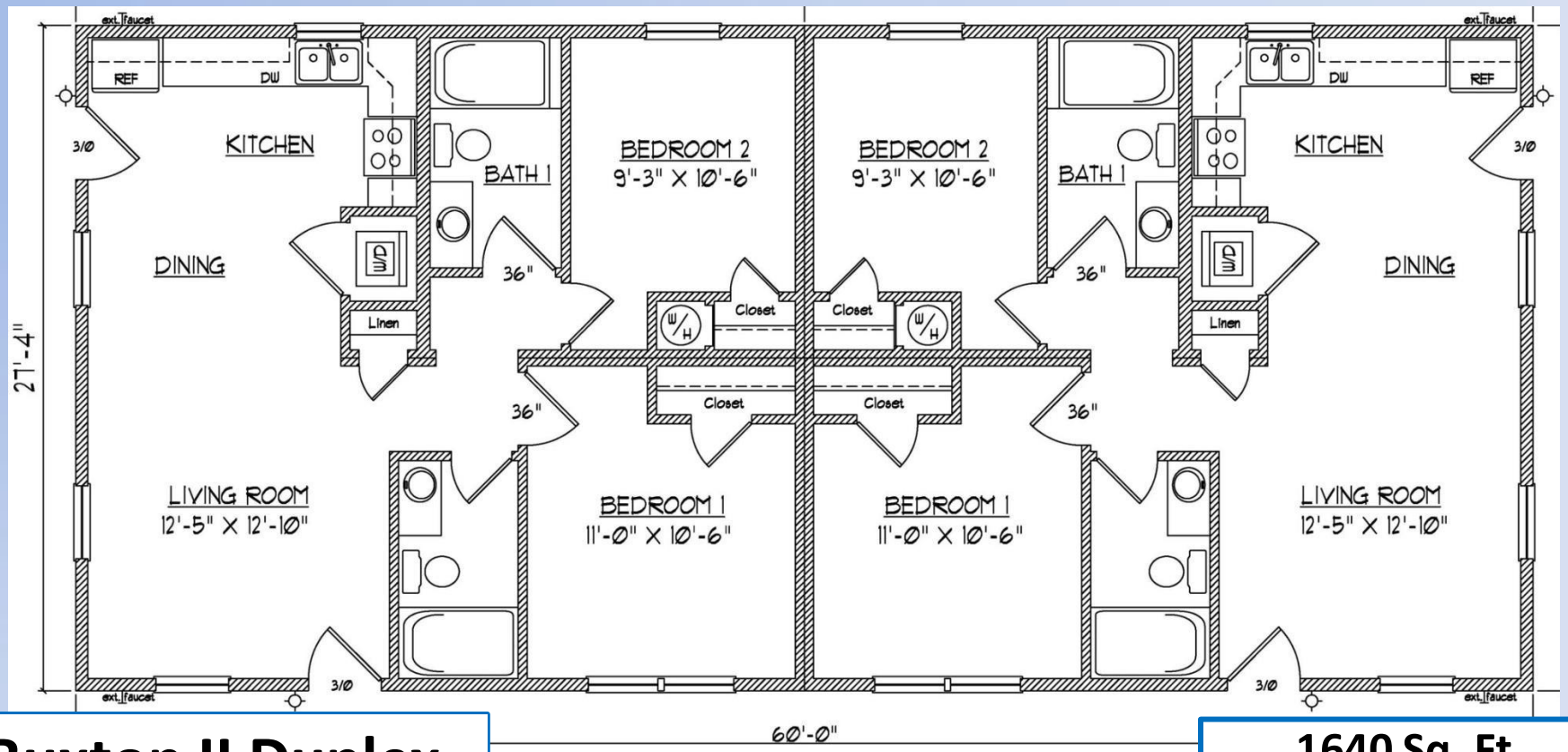
Black Mountain



Coinjock
3/2 1,491 sqft







Buxton II Duplex

1640 Sq. Ft.
820 Sq. Ft. per Unit




For Sale
canopy 2023


For Sale
canopy 2023




For Sale
canopy 2023


For Sale
canopy 2023

Modular Homes:

Resilient, sustainable & energy efficient



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BUILDERS ASSOCIATION OF THE BLUE RIDGE MOUNTAINS

Time T BUILD MODULAR!
Link 360

Phase 1: Choose Your Home

- Choose Floor Plan
- Choose colors
- Choose Options
  - ✓ Roof pitch - 7/12, 9/12
    - ✓ Standard is 5/12
  - ✓ 9 ft side walls (transoms)
  - ✓ Doors, windows
  - ✓ Patio doors, kitchen island
  - ✓ OMIT counter tops, siding

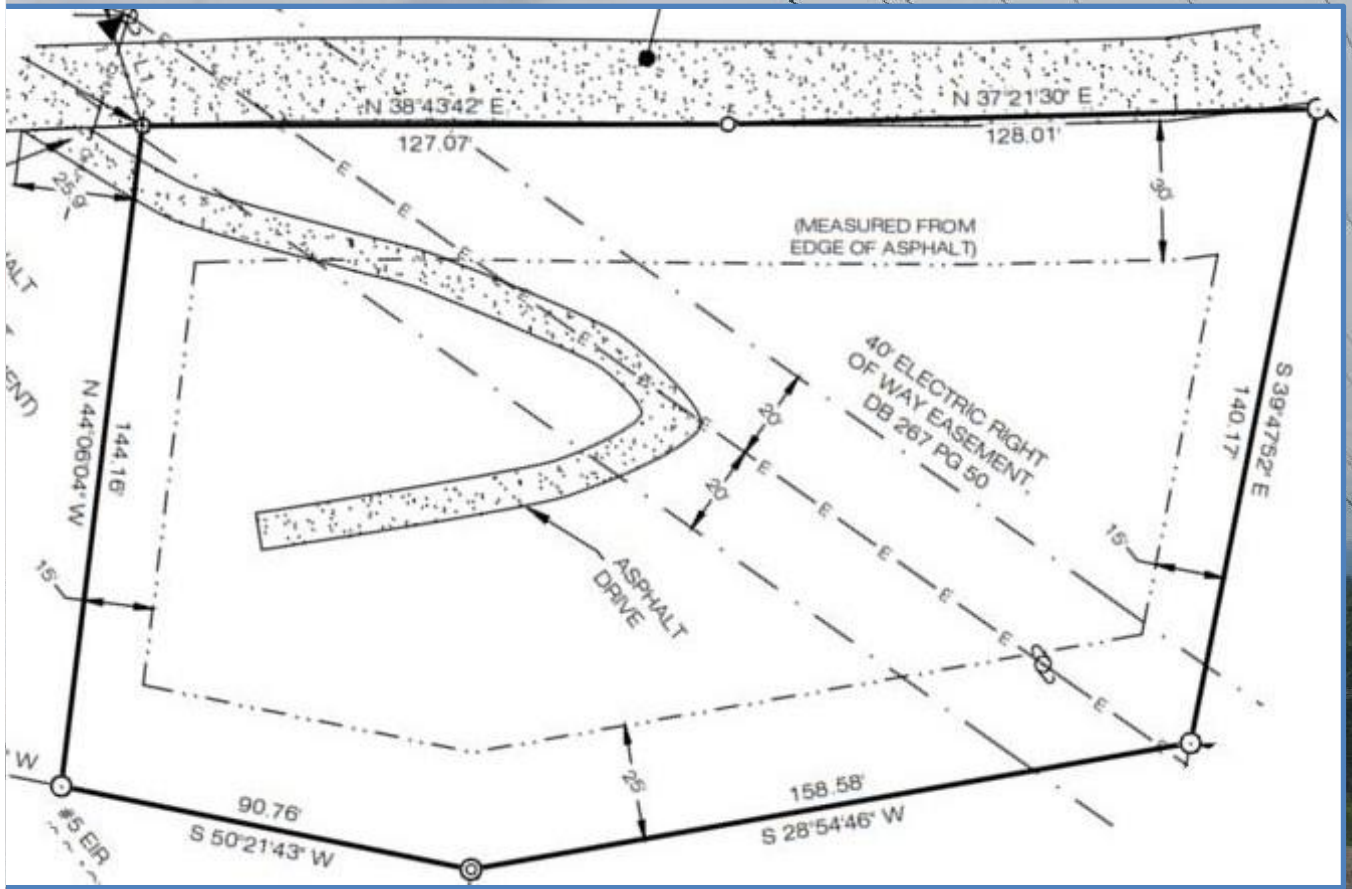


- Pay 20% deposit, balance due day before delivery

Phase 2: Find, Evaluate & Prep Land

Not all sites are suitable!

- Power Lines
- Trees
- Roads
- Bridges
- Zoning
- HOAs





Phase 3: Set & Finish the Modular



“The Eagle Has Landed”!



The Costs

Costs to Build	Estimate	Actual	Who	When	Notes
Structure					
Structure Sub Total =	-				
Land & Prep					
Land					
Survey					
Building Permit & other permits					
Water Tap or Well Permit					
Sewer Tap or Septic Permit					
Electric available?					
Other utilities?					
Grading/Clearing/Driveway					
Landscaping					
Land & Prep Sub Total =	-				

The Costs

Construction & Set	Estimate	Actual	Who	When	Notes
Footers & Foundation					
Crane Rental					
Set the Home on Foundation -					
Raise Roof					
Secure to Foundation					
Trim Out - Siding					
Trim Out - Soffit/Facia					
Trim Out - Gutters					
Trim out - Drywall, Doors & Painting					
Trim out - Install Flooring					
Install HVAC					
Hookup & Finish - Plumbing					
Hookup & Finish - Electrical					
Countertops in Kitchen					
Install Deck & Porch					
Appliances					
Porta Jon & Dumpster					
Utilities for Construction					
Connect Utilities					
Construction & Set Sub Total =	**-**				

Build a Modular Home – 3 Phases

1. Purchase Home	A. Choose Model & Options	B. Place order & pay 20% deposit C. Pay balance when home is delivered
2. Land & Prep A. PERMITS B. UTILITIES C. GRADE & CLEAR	Find, evaluate & purchase land Survey, Access, HOA, Electricity, Zoning, etc.	A. Site Plan review & Building Permit B. WATER - apply for water tap or well permit B. SEWER - apply for sewer tap or septic permit C. Clearing, Grading & Driveway

3. Construction -	**A. FOUNDATION**	**D. TRIM & FINISH CREW**
A. FOUNDATION	1. Dig & Pour Footers	1. Install Siding on ends of home
B. CRANE	2. Build Foundation	2. Install Soffit & Facia
C. SET CREW	3. Install Sill Plates	3. Install Gutters
D. TRIM & FINISH CREW	**B. CRANE lifts boxes onto foundation**	4. Install Vapor Barrier
E. SITE Management		5. Install Porch, Decks & Steps
	C. SET CREW - Sets Home on Foundation	6. Install HVAC
Who does what...	1. Raise the Roof	7. Hookup & Finish Electrical
Contractor	2. Secure Roof & Knee Wall	8. Hookup & Finish Plumbing
Grader	3. Sets Home on Foundation	9. Repair & Paint Drywall & Trim
Crane Company	4. Secure Home to Foundation	10. Install Interior Doors
Set Crew	5. Secure Marriage Wall	11. Install Flooring
Trim & Finish crew	6. MARRIAGE WALL INSPECTION	12. Install Appliances
HVAC	**E. SITE Management**	* = Optional
Electrician	1. Port-A-Jon & Dumpster	*Tile, Exterior Doors, Granite Countertops, etc.
Plumber	2. Connect Utilities	
	3. Landscaping	

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Tropical Storm Helene - Recovery

FEMA Public Assistance

- Contracts for professional services approved (SLP, Roads, Stormwater)
- Adjustments to RSP PA application to align w/ our masterplan
- RSP Emergency bank repair is complete
- RSP mitigation projects being identified (boulder wall + restrooms)

Tropical Storm Helene - Recovery

Debris Removal

- SLP to remain closed to facilitate debris removal in the FBR
- Final Private Property Debris Removal (PPDR) application intake day scheduled for Wednesday, April 16th (9 a.m. – 3 p.m.)
- High risk PPDR sites being identified – will require separate contract to be bid on outside of the state approved contract
- Athletic field debris site to close
- Working through punch list for ROW debris removal

Tropical Storm Helene - Recovery

Long-Term Recovery Plan (LTRP)

- Buncombe County to lead effort for county-wide plan
- All Buncombe County municipalities are participating
- All residents invited to scheduled input sessions; will include a Woodfin specific input session to inform high priority projects for Woodfin
- Goal completion date of September 2025 (1 year anniversary)
- BC staff working on schedule

Administration

- Contracts: March - April

CodeWright	CERT	Equinox	WithersRavenel
$176,000	**$24,778**	**$24,778**	**NTE $150,000**
(Development Code Update)	**(Storm Drain Cleanout)**	**(Prof. Services - SLP)**	**(Eng. Services – Roads + SW)**

- Staff Strategic Plan developed – internal focus
- Hurricane Recovery Meetings
- FY 2026 Budget Work Sessions

Planning & PW/Facilities

- Code update work to kick-off end of April/early May
- Flood Ordinance drafted
- Two CZ applications
- Landscape & Open Space subcommittee to wrap up in May

- Parks re-opened (plumbing repair in Roy Pope)
- Preparing for brush removal to re-start

Stormwater & Parks

- Completed impervious surface analysis
- “Keep our streams clean” public notice being developed

- RSP Expansion – contractors working on coffer dam repair
- SLP – permit set & bid documents being developed
- Geneva Maney Community Garden – final site work to be completed
- Roy Pope Park – replacement playground equipment quotes

Police

- New Detective to start April 21st
- SRO – to be filled before start of the next school year
- Actively recruiting for patrol officer
- Woodfin 5K, Saturday April 26th – in final planning w/ closures & other info to be posted on social media
- WOPD park closure video posted on town social media

New Business

Town Manager Performance Plan

TOWN OF WOODFIN PERFORMANCE PLAN SUBCOMMITTEE

Contract with CodeWright Planners, LLC

SHANNON TUCH, TOWN MANAGER

Town of Woodfin Contracting Policy

Sec. VI of the Town of Woodfin's Purchasing & Contracting Policy requires contracts in the amount of $90,000 or greater be approved by the governing board.

Code Update - Background

- The Town of Woodfin's Code of Ordinances was recodified in 1995.
- Numerous amendments over many years have resulted in inconsistencies between sections of the code as well as state statutes.
- A new comprehensive plan was adopted in 2024 setting forth a new vision for how the town will grow and develop.
- The Woodfin Town Council set aside funds to execute a comprehensive code update in FY 2025 to help guide growth in a way that was consistent with the comprehensive plan vision.
- An RFP was issued in early 2025 and CodeWright Planners, LLC was selected through a competitive process.

Code Update - Contract Elements

Total contract cost: **$176,000**

Scope of Services (8 tasks)

- Project Initiation
- Code Diagnosis
- Annotated Outline
- Initial Draft of UDO
- Revised Draft of UDO
- Testing
- Adoption
- Delivery

Code Update - Contract Elements

Contract also includes a **Proposed Schedule** with a goal timeframe for each task for a total of 16 months from launch to adoption

and,

A **Compensation Schedule** that provides the cost per task.

Code Update – Public Engagement

Consultants will organize a variety of public engagement / input opportunities including:

- Work with a steering committee
- Maintain a project website
- Kick off meeting w/ staff
- (up to 10) Stakeholder Interviews
- Public Forum(s)
- Meetings w/ PBOA & Town Council
- Testing meeting w/ development community

Code Update

Once contract is approved, work begins May 2025 with a tentative completion / adoption date of August 2026.

-Public Hearing-

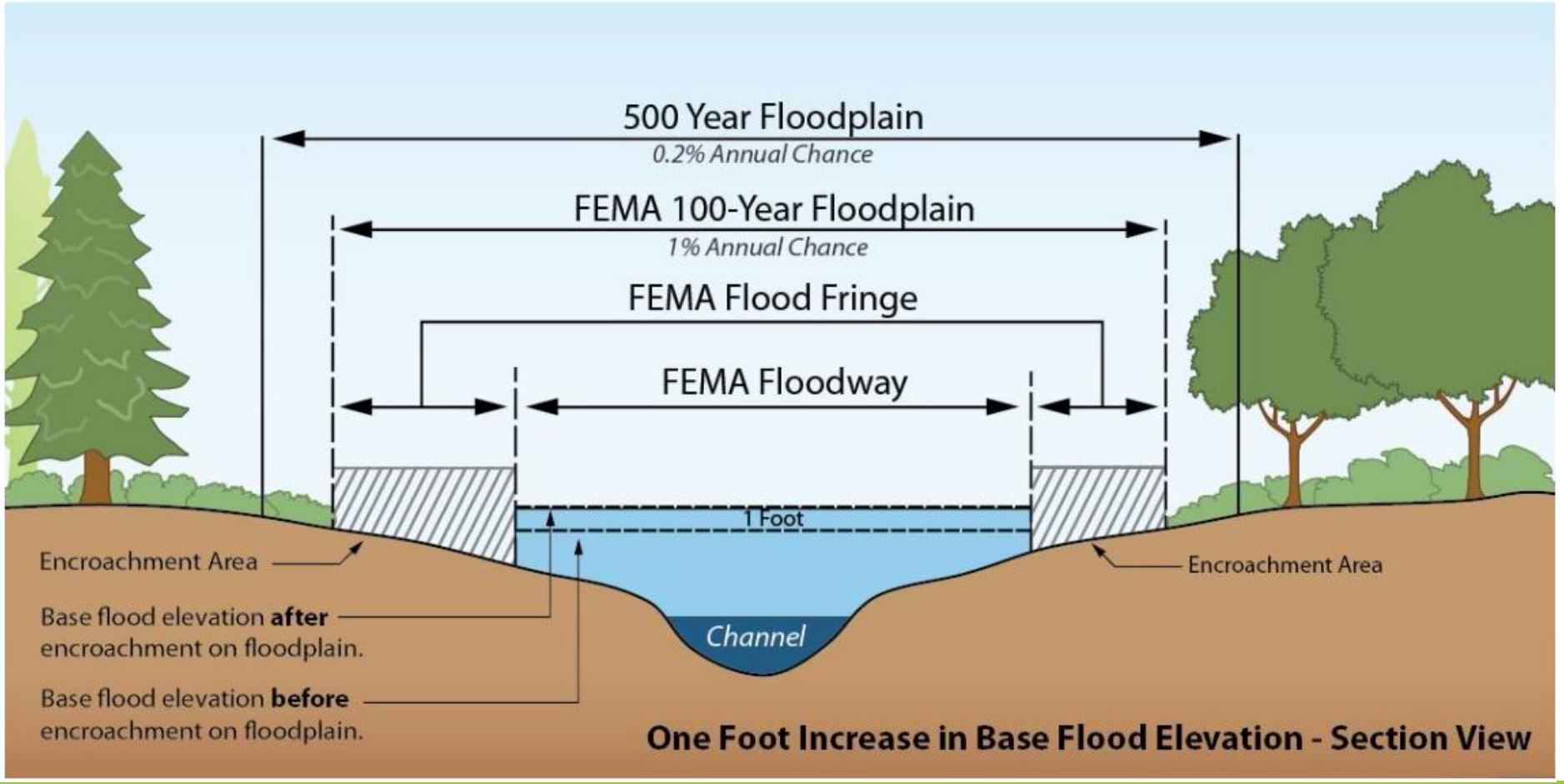
Text Amendment to Chapter 14 Flood Damage Prevention

SHANNON TUCH, TOWN MANAGER

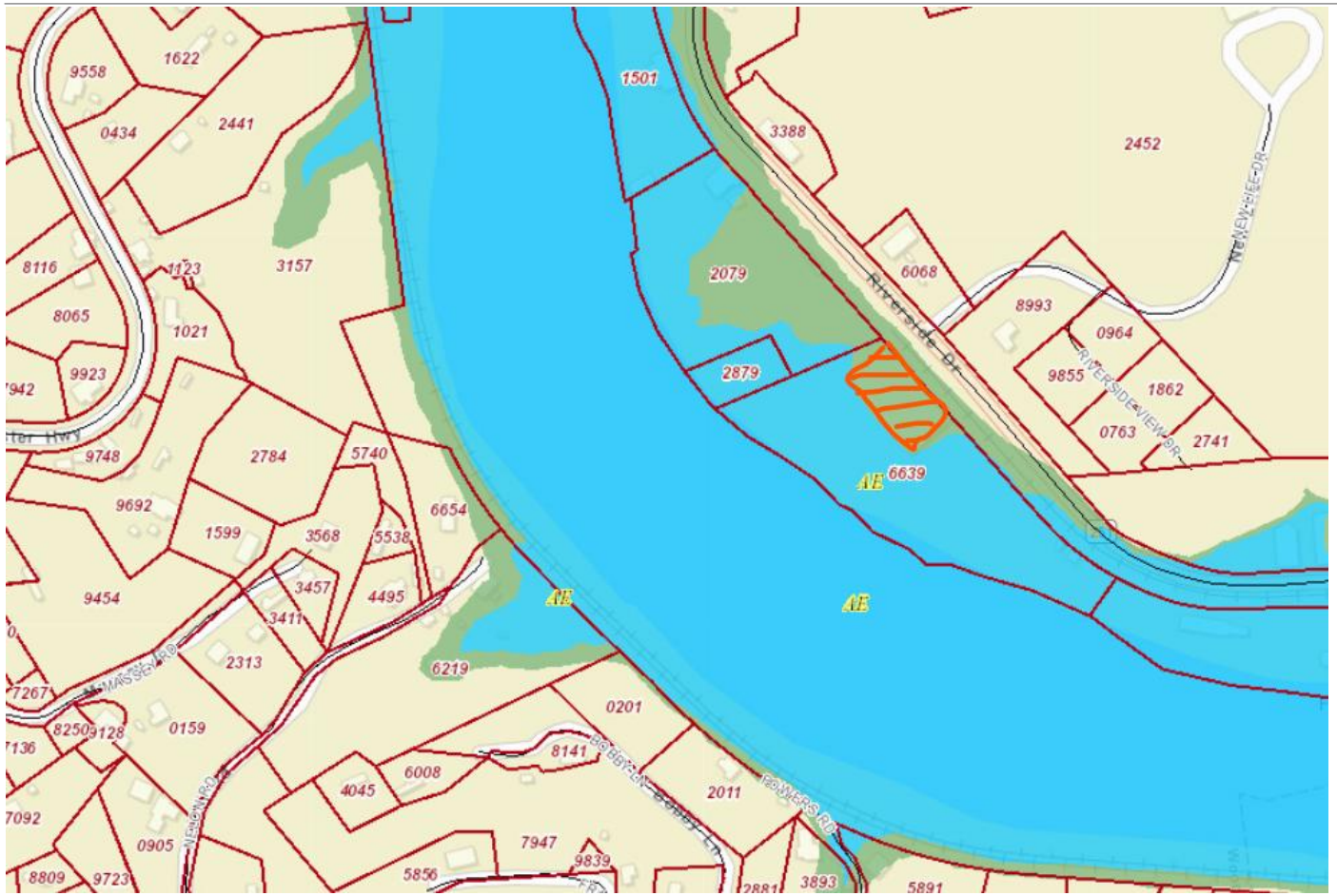
Summary of Request

A comprehensive update to the Town of Woodfin's Code of Ordinances, Chapter 14 - Flood Damage Prevention standards (Ordinance #2025-03).

Floodplain Illustration



Floodplain in Woodfin



Floodway = dark blue

Flood Fringe = light blue

100-year floodplain = dark + light blue

500-year floodplain = blue + green

Standards Examined

The large majority of the proposed changes are not substantive in nature; however, four pivotal flood damage prevention standards were more thoroughly examined including:

1. Freeboard - Current standard is **2 feet** above Base Flood Elevation (BFE).
2. Substantial improvement threshold – Current threshold is **50%**.
3. Substantial improvement look-back period – Current time period is **one year.**
4. Allowance of fill within the flood fringe – Currently, **fill is allowed**.

Proposed Changes

For the previously mentioned standards, staff proposes the following:

1. Change the freeboard standard from two feet to **four feet**.
2. Maintain the substantial improvement threshold at **50%.**
3. Change the look-back period from one year to **five years**, or **10 years** when related to flood events.
4. Continue to **allow fill** within the flood fringe.

Additional Changes

- Update the listed flood zones
- Add new and update existing definitions
- Prohibit temperature-controlled areas below the lowest floor
- Prohibit conversion of space below the lowest floor into habitable space at any future time
- Added standards for above ground tanks and other types of development involving chemicals and petroleum products.

Considerations

- An increase in the freeboard standard will help to protect future buildings from flood damage.
- An increase in the freeboard standard will render existing conforming buildings non-conforming, triggering compliance when there is a substantial improvement.
- It is not always practical to elevate existing structures which could limit the life and use of a building.

Considerations (cont’d.)

- Could increase the cost of building in a floodplain, potentially discouraging future development or investment in flood prone areas.
- An increase in the look-back period could limit investment in the buildings over time, eventually resulting in the abandonment/demolition of buildings.
- Statutory exceptions exist for designated historic buildings.

Review by other bodies

The Woodfin Planning Board of Adjustment reviewed the request at their April 1, 2025, regular meeting and unanimously voted to recommend approval of the proposed Flood Damage Prevention ordinance (5:0).

Staff Recommendation

Staff concurs with the PBOA recommendation to approve the proposed Flood Damage Prevention ordinance, as proposed.

- PUBLIC HEARING -

Suggested Motion

I move to approve the proposed amendment and find that it 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:

1. Balances the supply of land for housing and employment and protect land for economic development and ensure an adequate supply of appropriately located and sized employment space (3.1.5, 3.2.5)

Suggested Motion (cont'd.)

2. Makes government decision-making accessible and transparent to all residents while updating development standards to minimize risk from new development. (4.4.3, 5.4.2)
3. Protect floodplains, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas by updating development standards to minimize the risk from new development and educating the public on risks and actions needed to protect themselves (5.1.1, 5.4.1, 5.4.2)

- Public Hearing –

Conditional Zoning – Olivette Townhomes

SHANNON TUCH, TOWN MANAGER

Summary of Request

A conditional zoning review for approximately 11.25 acres located off Old Macedonia Road from Mountain Village (MV) to Mountain Village-Conditional Zone (MV-CZ) for the development of 61 townhome sites.

Exhibit A- Zoning Map

* Portions of two parcels

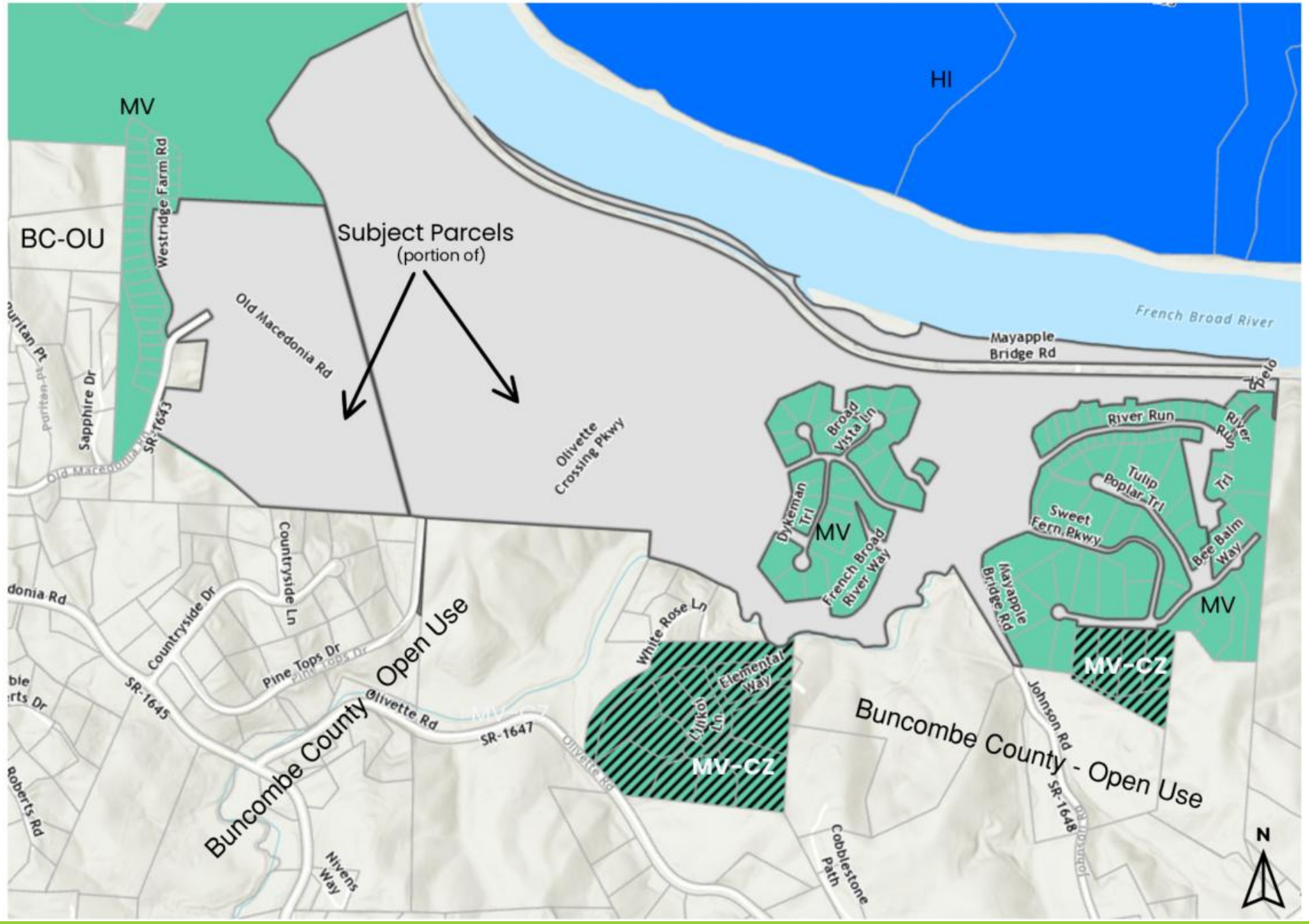


Exhibit B – FLUM

* No change required

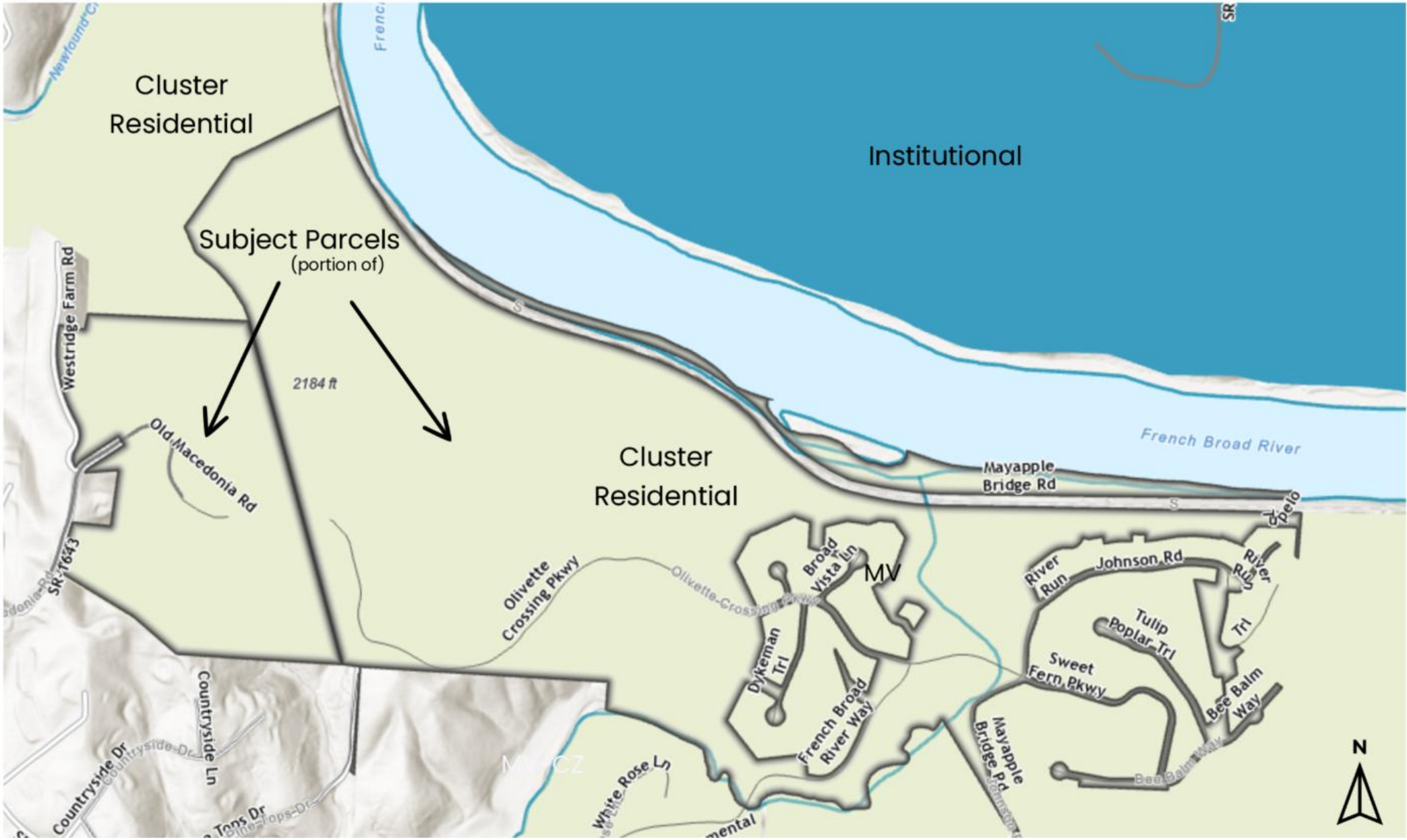
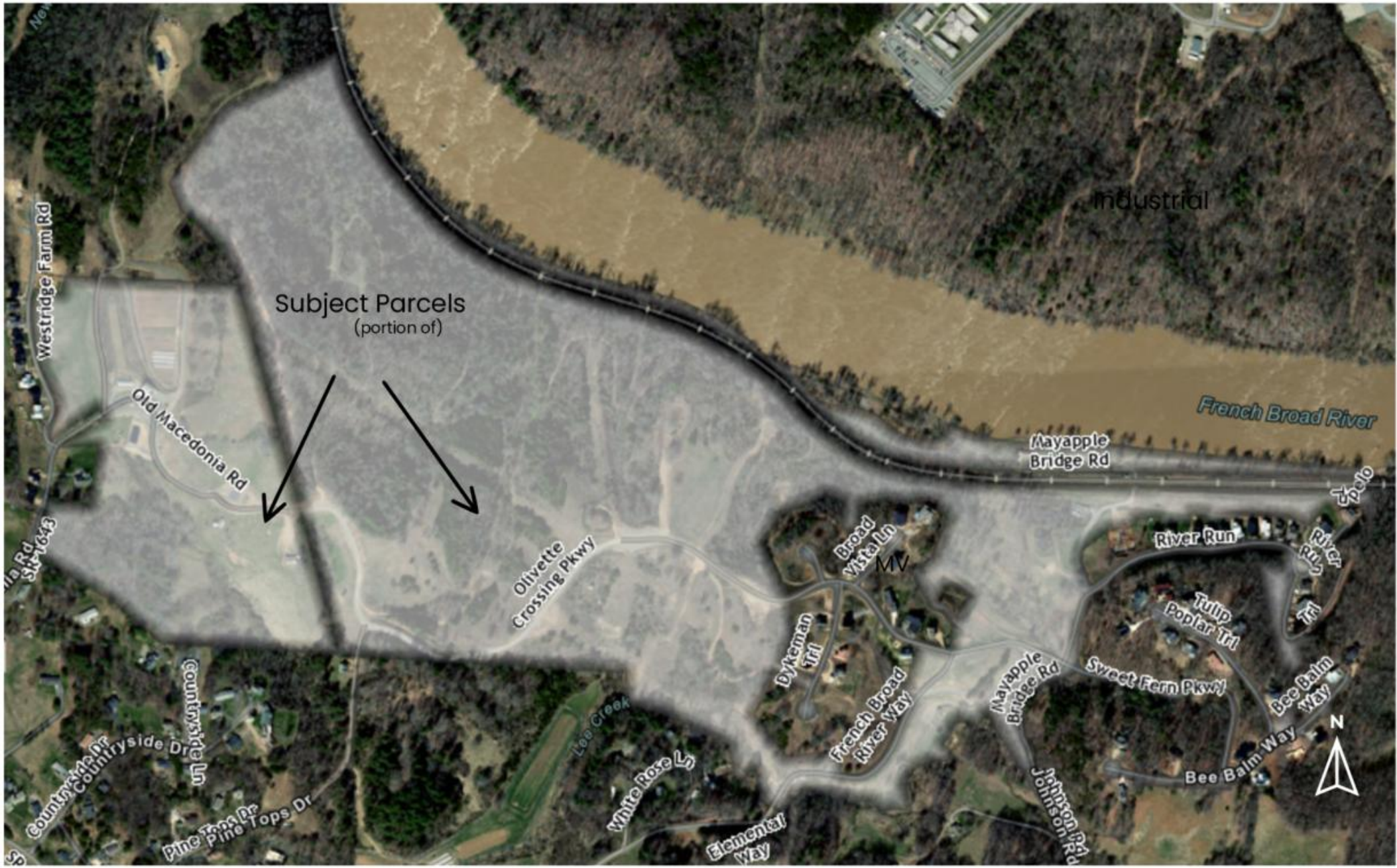


Exhibit C- Aerial



Overlay w/ Property Lines

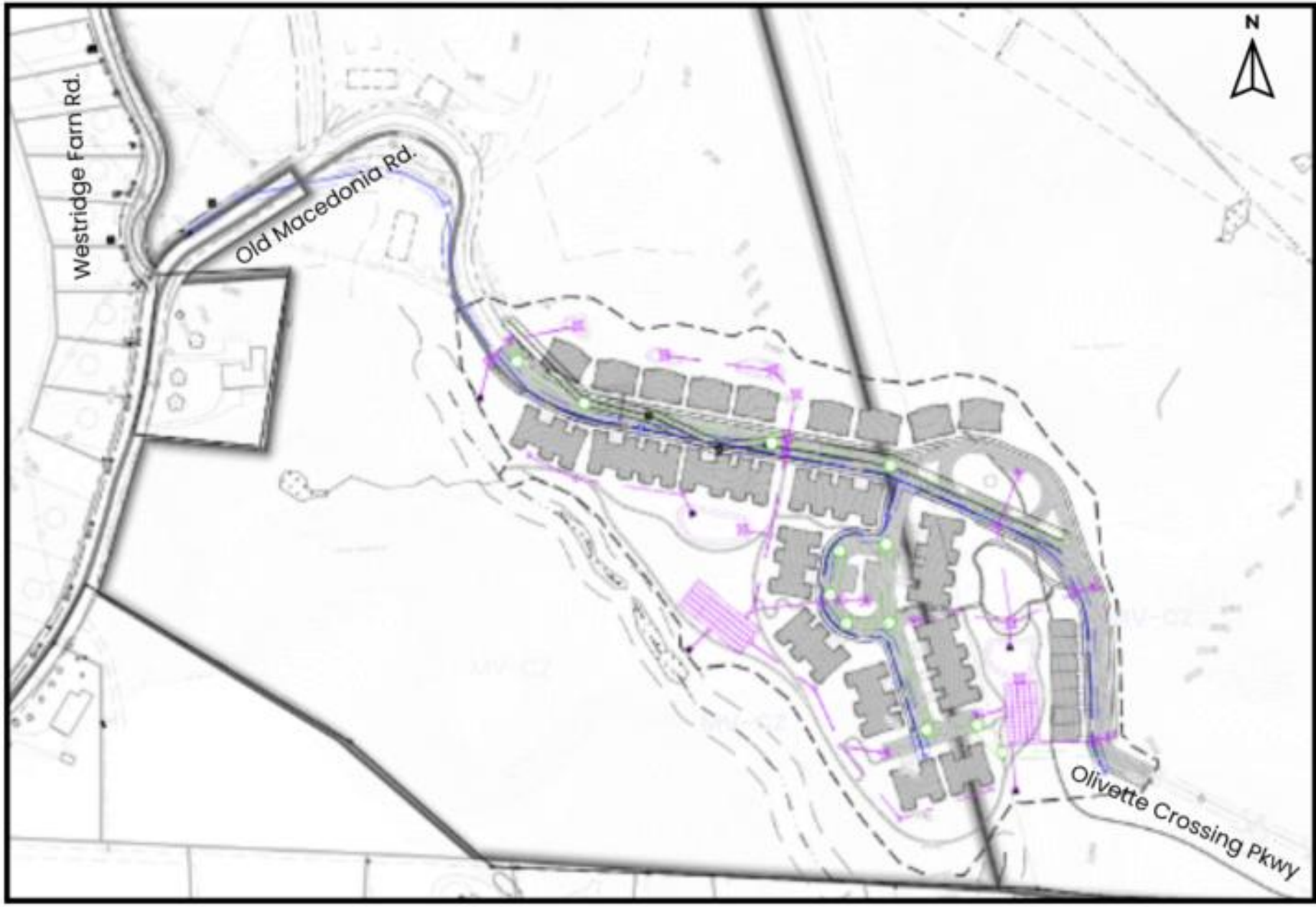
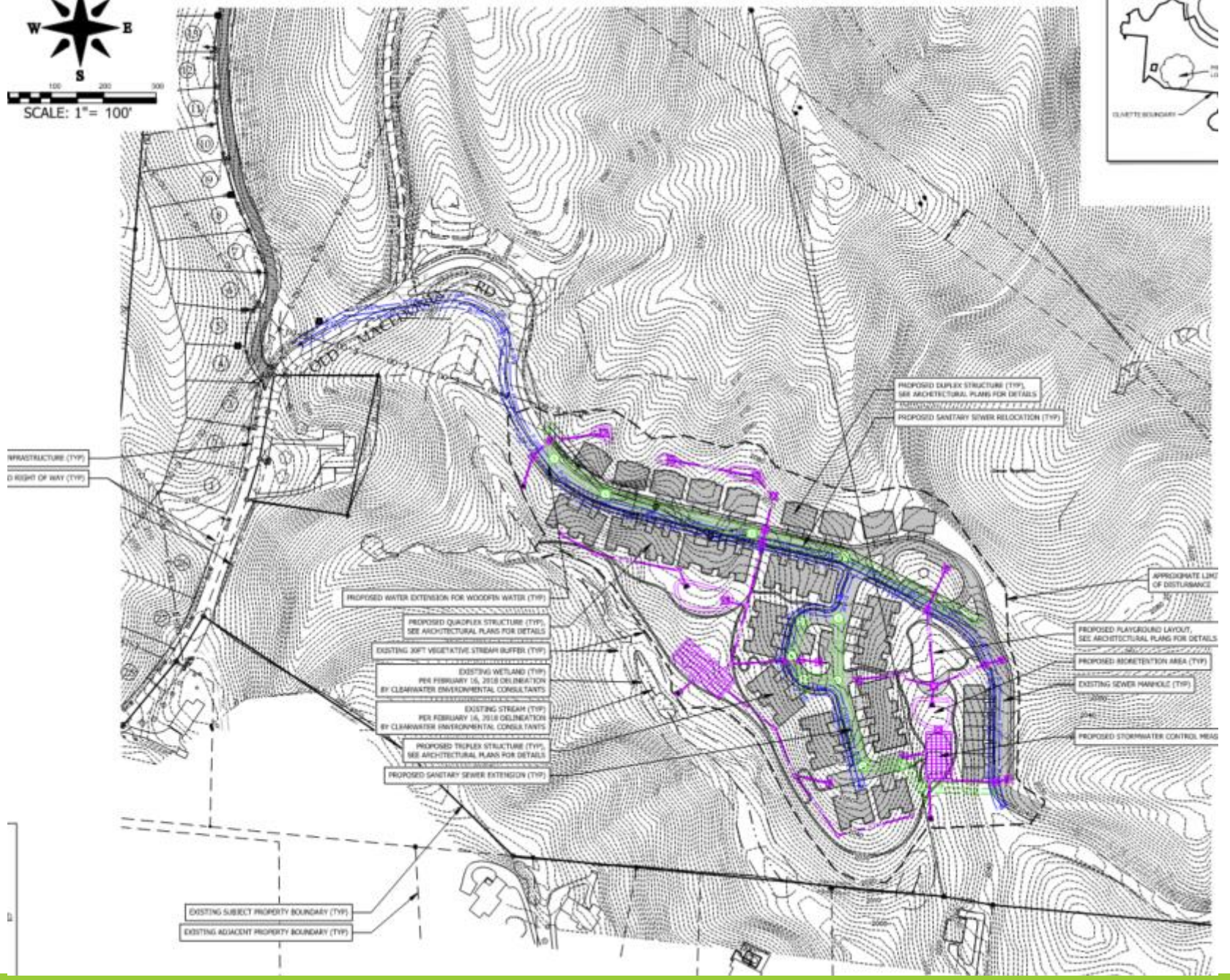


Exhibit E- Site Plan

* TIA not required.
  Peak hour = 70
  Total daily = 788



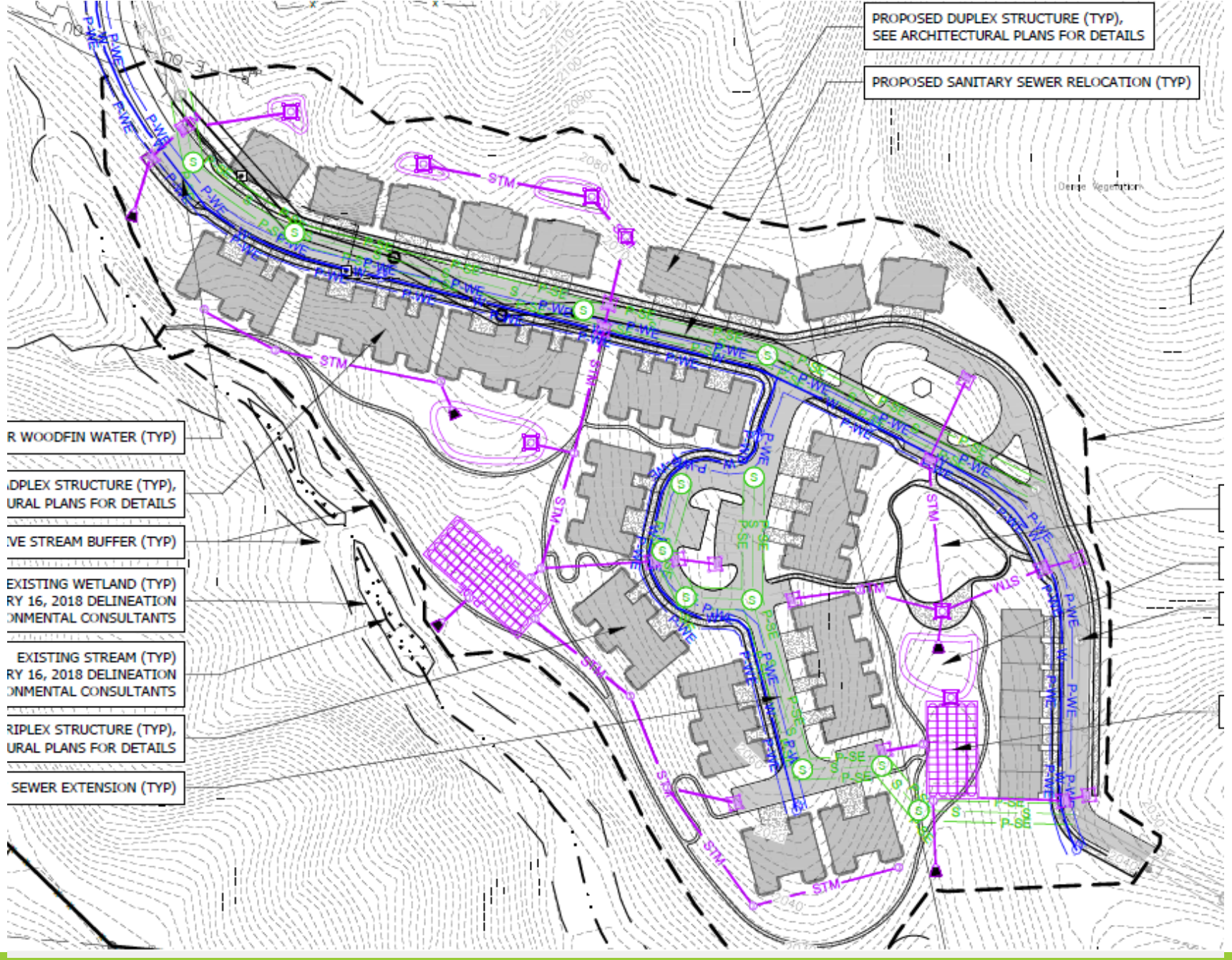

PROPOSED DUPLEX STRUCTURE (TYP), SEE ARCHITECTURAL PLANS FOR DETAILS
PROPOSED SANITARY SEWER RELOCATION (TYP)
R WOODFIN WATER (TYP)
DPLEX STRUCTURE (TYP), URAL PLANS FOR DETAILS
VE STREAM BUFFER (TYP)
EXISTING WETLAND (TYP) RY 16, 2018 DELINEATION ONMENTAL CONSULTANTS
EXISTING STREAM (TYP) RY 16, 2018 DELINEATION ONMENTAL CONSULTANTS
RIPLEX STRUCTURE (TYP), URAL PLANS FOR DETAILS
SEWER EXTENSION (TYP)
STM
P-WE
P-SE
Dense Vegetation

Exhibit E- Site Plan (Landscaping)

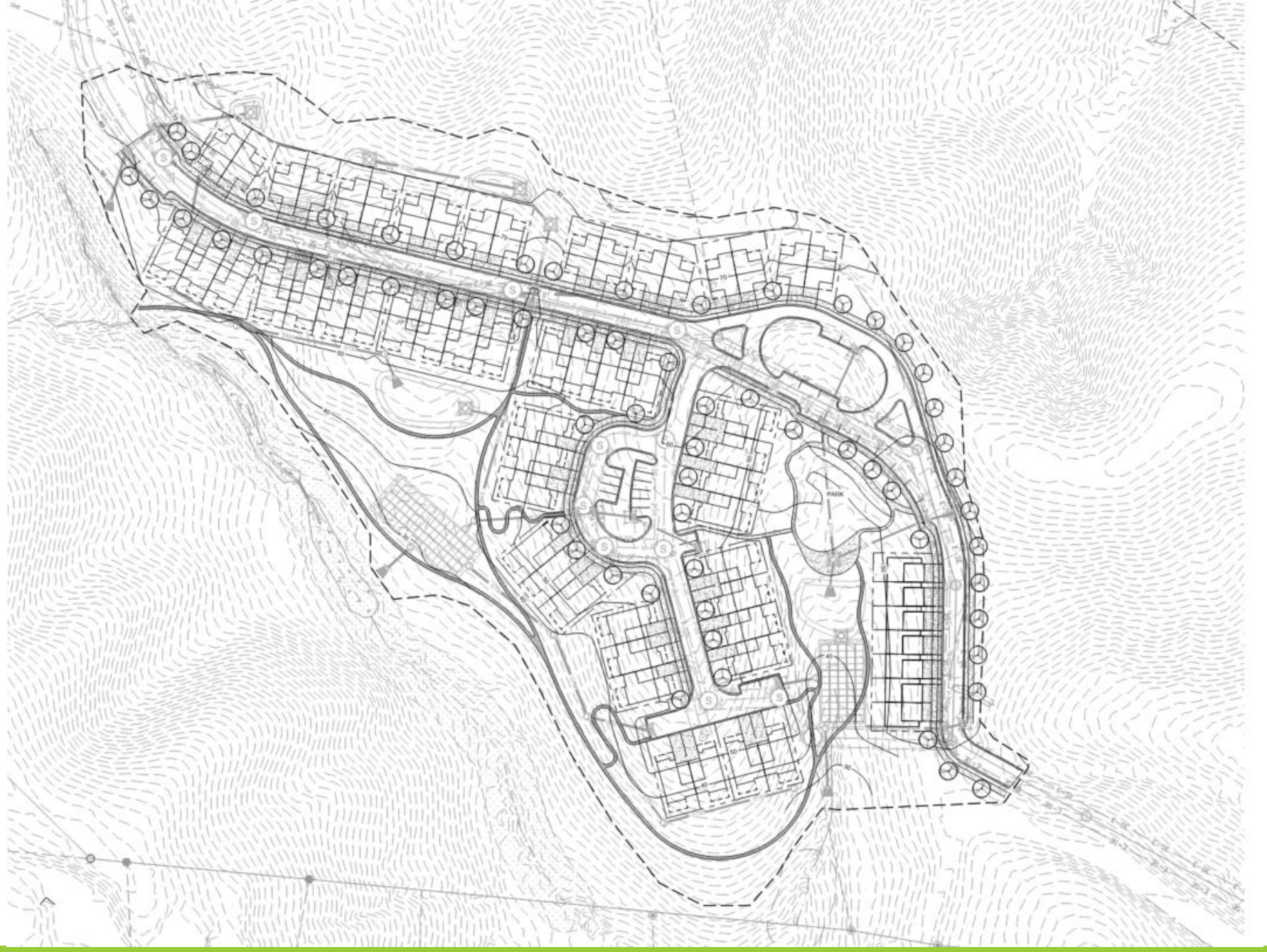


Exhibit E-
Building Plans

Architectural Character – Uphill Walkup



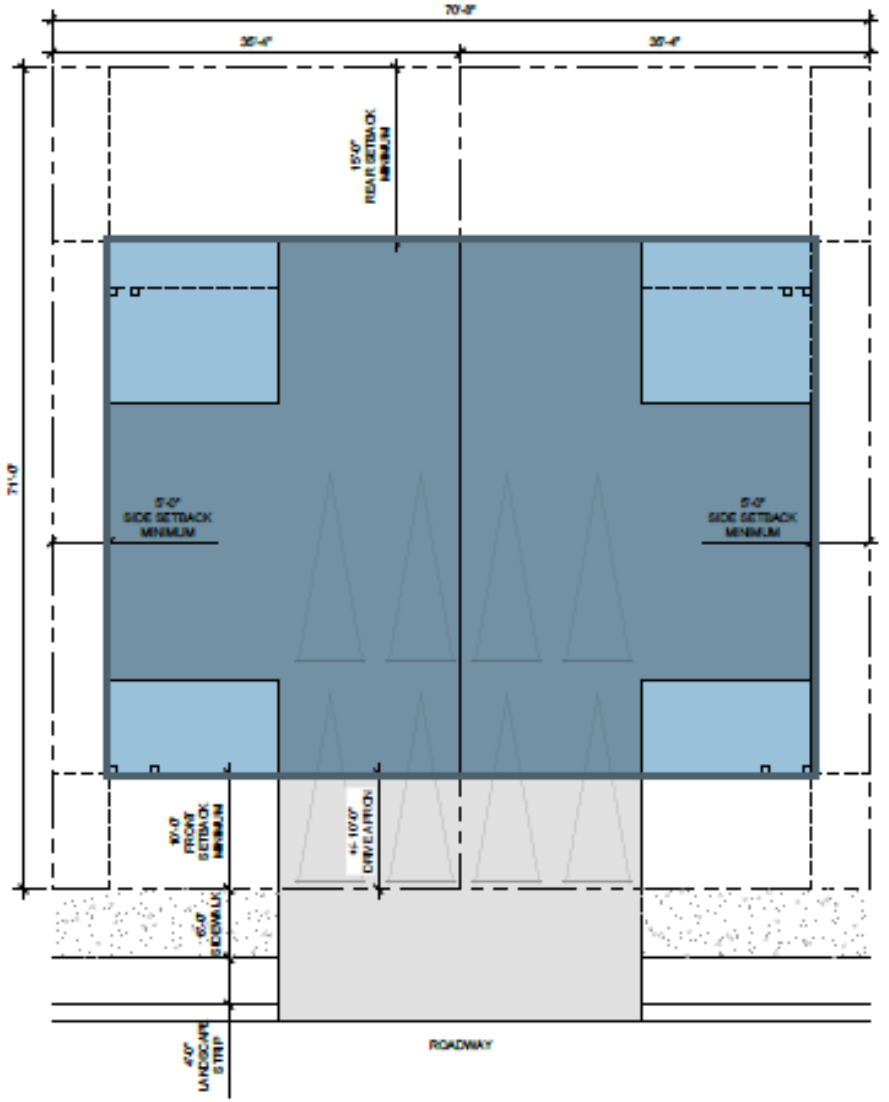
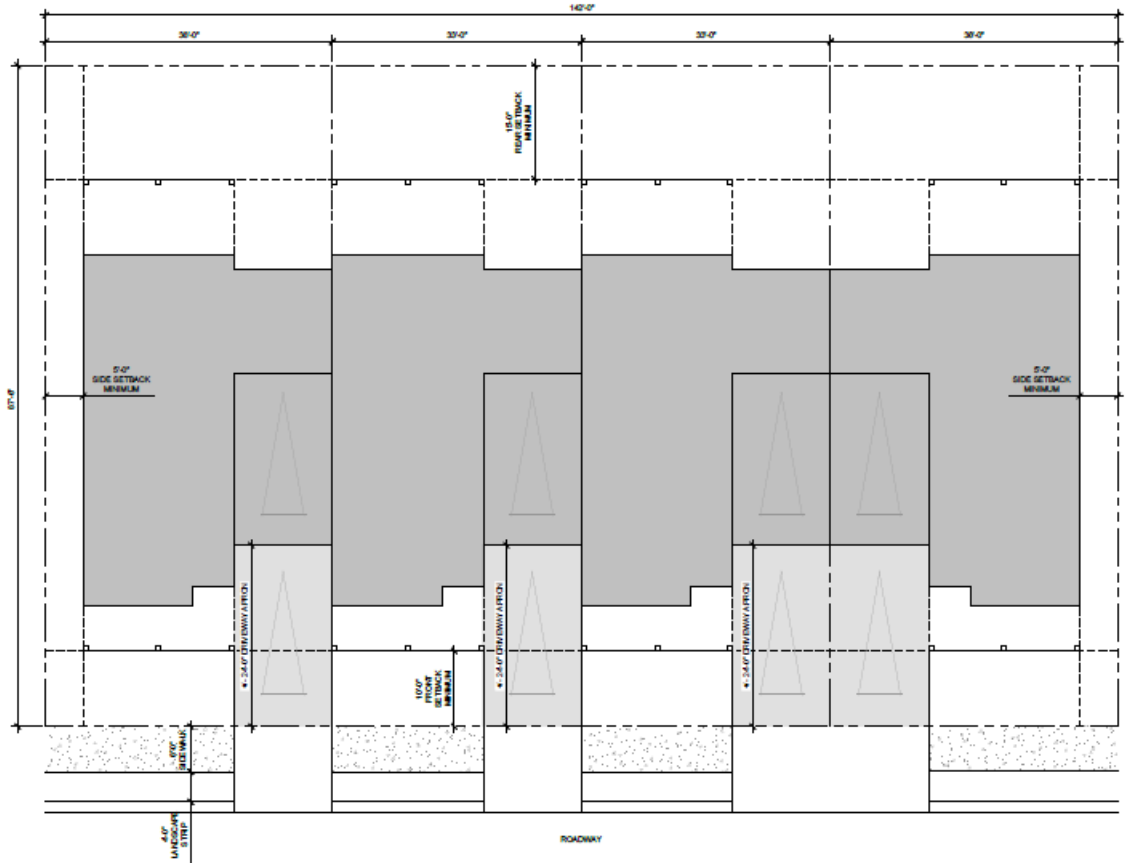


Exhibit E-
Building Plans

Architectural Character – Downhill Walkout





Requested Modifications

1. Use of LED fixtures for streetlights (all fixtures will be dark sky compliant).
2. Increase the maximum spacing of street trees from 60 feet to 85 feet due to avoid conflict with utilities and other structures.

Review by other bodies:

The Woodfin Planning Board of Adjustment (PBOA) reviewed the request at their April 1, 2025, regular meeting and voted unanimously to recommend approval of the proposed conditional zoning (5:0).

Staff Recommendation

Staff concurs with the Planning Board of Adjustment to recommend approval of the conditional zoning request from Mountain Village to Mountain Village – CZ, along with approval of the and associated site & building plans, subject to the conditions identified in the Exhibit D – Project Conditions.

- PUBLIC HEARING -

Sugested Motion

I move to approve the proposed site plan and conditional zoning of 11.25 acres as shown on Exhibits A & E from Mountain Village (MV) to Mountain Village - Conditional Zone (MV-CZ), subject to the conditions identified in the Exhibit D - Project Conditions and subject to the following additional conditions:

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 green and sustainable principles with distinct and human-scale architectural design while forming complete communities. (Principles 6 & 7)
2. 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)
3. 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)

Suggested Motion (cont'd.)

4. Balances the supply of land for housing and employment and protects land for economic development. (3.1.5).
5. Protects environmentally sensitive areas such as floodplains, wetlands, steep slopes, and areas adjacent to streams and creeks while also encouraging accessibility to green spaces. (5.1.1 & 5.1.2)

Committee Discussion & Appointments

WOODFIN TOWN COUNCIL

Boards, Commissions & Committees

Local Government relies on a number of different kinds of committees to help with certain policy decisions. Some of the most common include:

• Mandated boards/commissions	i.e. PBOA
• Advisory boards/commissions/committee	i.e. PGAC
• Council subcommittee	i.e. Landscape & Open Space
• Task force	i.e. Special Events
• Steering committee	i.e. Town Hall Feasibility

Boards, Commissions & Committees

New Committees:

1. Communications
2. Community Partners
3. Water Infrastructure

Decisions Needed:

1. Standing or time limited (ad hoc)?
2. Council subcommittee or task force?
3. Council appointees?
4. If task force, who appoints members?

Suggested Motion - Communications

I move to establish a new [standing or ad hoc] **Communications Committee** that is a [council subcommittee or task force] with membership to be appointed by the [council, town manager, PBOA, or PGAC].

I move to appoint [name of council members] to serve on the **Communications Committee.**

Suggested Motion – Community Partners

I move to establish a new [standing or ad hoc] **Community Partners Committee** that is a [council subcommittee or task force] with membership to be appointed by the [council, town manager, PBOA, or PGAC].

I move to appoint [name of council members] to serve on the **Community Partners Committee.**

Suggested Motion – Water Infrastructure

I move to establish a new [standing or ad hoc] **Water Infrastructure Committee** that is a [council subcommittee or task force] with membership to be appointed by the [council, town manager, PBOA, or PGAC].

I move to appoint [name of council members] to serve on the **Water Infrastructure Committee.**

Property Donation Discussion

MAYOR MCALLISTER & VICE-MAYOR ERVIN

Adjournment