Town Council

JUNE 17, 2025

Consent Agenda

Public Comment

Presentations & Reports

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Tropical Storm Helene - Recovery

- Public Assistance applications for parks are in process
- Roads and culverts engineering work is underway
- Transition to the state's SMART program for debris removal is delayed
- Recovery Plan project development progressing

Administration

- Contracts: May - June

None

- (Town Hall) Beautification Day(s) – July 1-6
- Communications & Water subcommittees meet
- Final budget work completed

Planning & PW/Facilities

- Code update kickoff to occur this week (2 days)
- Altura CZ – delayed
- Woodfin to Weaverville Greenway Feasibility hold has been lifted and work is proceeding
- Walk, Bike Woodfin (WBW) draft plan in review

- Mowing has re-started
- Discussing bulky item pickup dates - TBD

Stormwater & Parks

- Catch basin cleaning/vacuuming completed

- RSP Expansion – No update (drilling continues)
- SLP – No update (permit set & bid documents in development)
- Geneva Maney Community Garden – workday scheduled every Saturday through June
- Roy Pope Park – working on replacement parts for play structure

Police

- Jamie McCandless named as Acting Sergeant
- Recruitment efforts for police officers continues and is making good progress
- SRO to receive school-based training through the Sheriff's Department in July
- Preparing to submit a grant application supporting programs for:
  - Accreditation with the State of NC, and
  - Risk Management through the NCLM

New Business

ABC Store Annual Report

JACKIE CRAIG, ABC BOARD CHAIR

ABC Board Q &A

COUNCIL MEMBERS ERVIN & KAHN

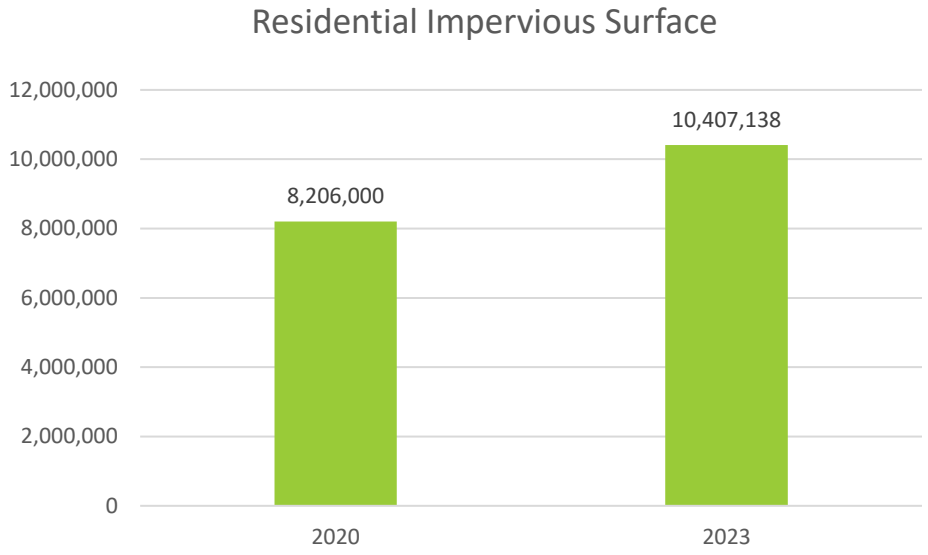
-Public Hearing-

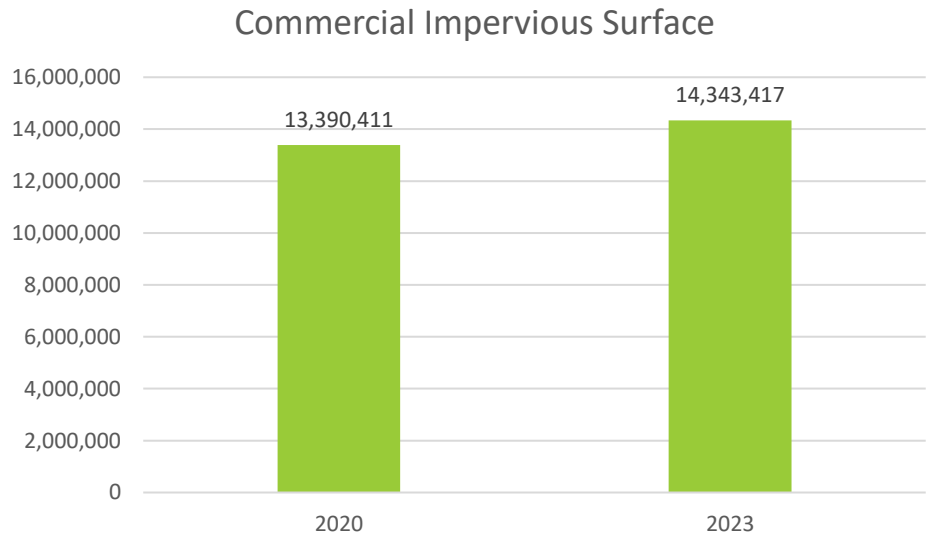
Consideration of Ordinance 2025-08 a request to Update Stormwater Fees.

ADRIENNE ISENHOWER, PROJECTS & FACILITIES DIRECTOR

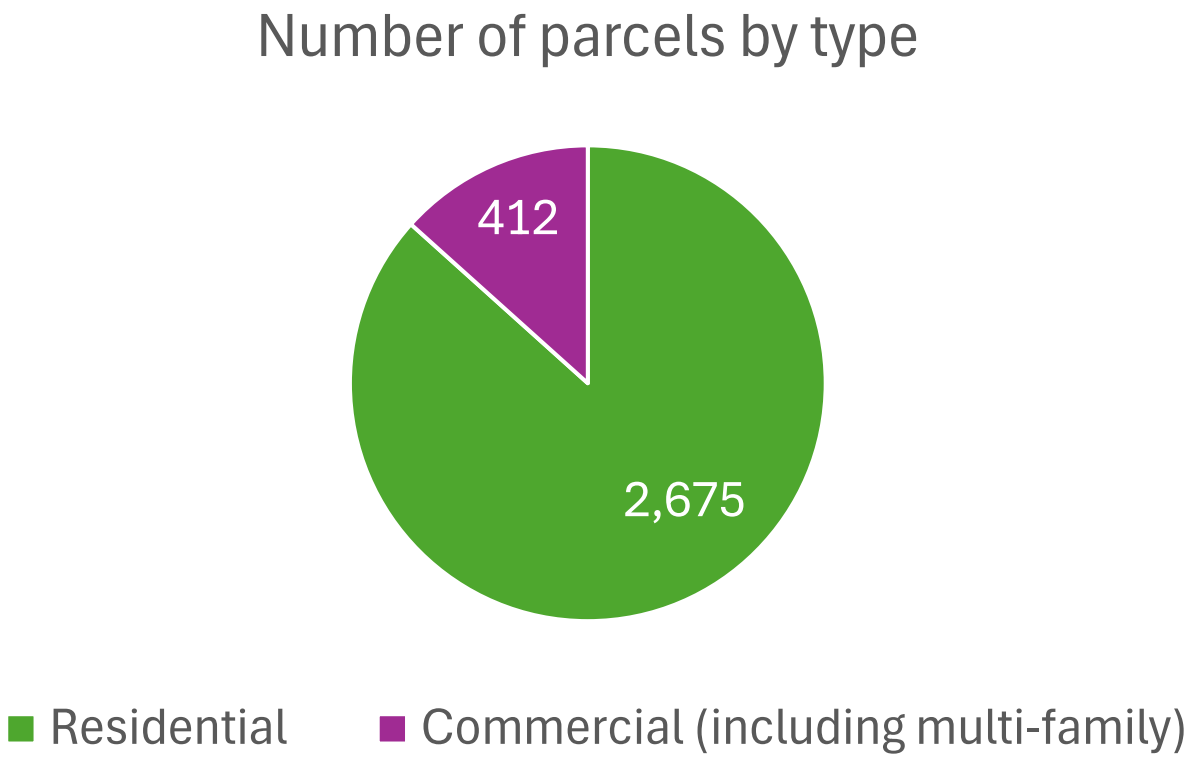
Impervious Surface Analysis

- New aerial photography collected with updated parcel dimensions and building footprint data
- Increases to impervious surface total for both residential and commercial properties



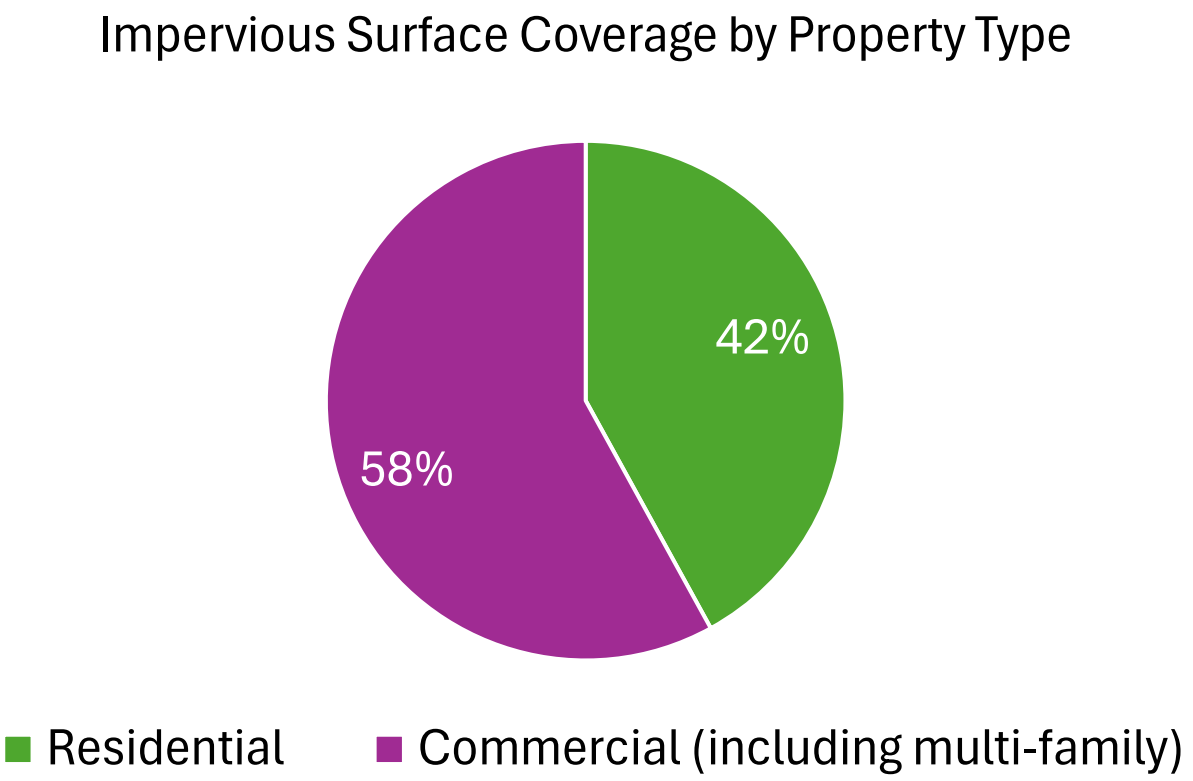


Total Parcels



Total number of parcels = 3,087

Total Impervious Surface Coverage



Total impervious surface coverage: 24.7 million square feet

Single-Family Residential Rate Structure

- Tiered-flat fee
- Per ERU above 21,000 square feet
- Based on 93% collection rate
- Revenue Projection: $174,630.73 (42% total budget)

Tiers	# of Parcels	% Coverage	Monthly Fee	Annual Fee
0-3350	1578	32%	$ 2.93	$ 35.11
3351-6000	725	31%	$ 6.25	$ 75.02
6001-21000	359	30%	$ 12.21	$ 146.55

Average fee reduction of 21.8%

Commercial Rate Structure

Per ERU (equivalent residential unit) fee

Equivalent residential unit = 3,891 square feet impervious surface

- residential impervious surface (10,407,138) ÷ total residential parcels (2675)

ERU rate: $5.44

- revenue projection ($240,681) ÷ total number of ERUs (3687)

-Public Hearing-

Suggested Motion

I move to approve the proposed amendment to Chapter 41, Article VII – Stormwater Management Utility, Subsection 41-45 Rate Structure, to amend the stormwater fee rates.

Proposed FY 2026 Budget Public Hearing

SHERI POWERS, FINANCE & BUDGET DIRECTOR

Recommended General Fund FY2026 Budget

General Fund	FY2025 Budget (as Amended)	FY2025 Projection	Recommended FY2026 Budget
Revenue	$15,692,269	*$7,990,721	$8,214,932
Expenditures	$15,692,269	7,766,201	8,214,932
Revenue over/under Exp		(224,520)	-0-

* FY2025 Projection does not include approximately $7million in FEMA grant revenue and related expenditures.

Ad Valorem Tax in Woodfin…Example



=

Combined Tax Rate .9825

Buncombe County Tax *.5466 = $2,383.69

Town of Woodfin Tax .3300 = $1,439.11

Woodfin Fire Tax .1059 = $461.82

Total Ad Valorem Tax paid = $4,284.62

$436,094 Assessed Value

Total Ad Valorem Tax paid last Fiscal Year = $4,158.16 = $126.46 increase

*Buncombe County's approved FY26 tax rate increases from 51.76 cents to 54.66 cents per $100 in tax value.

Zillow - The average Woodfin, NC home value on March 31, 2025, is $436,094, up 1.7% over the past year.

General Fund Revenue

FY2025-2026 General Fund Revenue	FY2025 Budget (As Amended)	FY2025 Projections	FY2026 Base Budget	FY2026 Expansion	FY2026 Recommended
Ad Valorem Taxes	$ 4,408,558	$ 4,504,343	$ 4,608,899		$ 4,608,899
Other Taxes	2,444,311	2,404,021	2,531,895		2,531,894
Unrestricted Intergovernmental	106,619.00	86,581	86,553		86,553
Restricted intergovernmental	292,822.00	320,782	321,843		321,843
Permits and Fees	47,545.00	43,995	45,447		45,447
Sales, Services, and Rental Income	25,376.00	38,807	30,609		30,609
Interest on Investments	241,768.00	357,831	316,000		316,000
Miscellaneous	34,965.00	46,284	29,654		29,654
Grant	7,143,724.00	188,078	36,000		36,000
Fund Balance Appropriation	281,597.06	0	0	208,034	208,034
Other Financing Sources	664983.59				-
Total Budgeted Revenue	$ 15,692,269	$ 7,990,722	$ 8,006,899	208,034	$ 8,214,932

EXPANSION BUDGET

Summary

$669,623

Roy Pope Park - $15,000

Public Works Facility Paving - $176,000

Police Department Leased Vehicles – Three Additional Vehicles and Upfitting - $92,673

TextMYGov Community Messaging Platform - $6,500

3% Cost of Living Salary Adjustment - $102,421

Move Evidence Room Technician to PD Full Time and Hire PT Front Desk Position - $24,960

Police Department Career Development Elements of New Pay Plan - $35,000

Public Works Salary Adjustments to Bring Pay inline with Market - $24,497

Silverline Park Restrooms - $192,572

Total: $669,623

General Fund Expenditures

FY2025-2026 General Fund Expenditures	FY2025 Budget (As Amended)	FY2025 Projections	FY2026 Base Budget	FY2026 Expansion	FY2026 Recommended W/Expansion
Administration	$ 1,660,759	$ 1,570,650	$ 1,030,706	$ 108,921	$ 1,139,627
Tax Collections	394,546	397,866	$ 404,641	-	404,641
Planning and Zoning	567,921	513,312	$ 339,785	-	339,785
Police	2,993,748	2,608,412	$ 2,956,147	152,633	3,108,780
Public Works	9,259,069	3,144,590	$ 2,102,374	200,497	2,302,871
Parks and Recreation	816,225	803,618	$ 711,656	15,000	726,656
Transfers to Capital Proj. Fund	-	-	-	192,572	192,572
Total General Fund Expenditures	**15,692,268**	**7,766,201**	**7,545,309**	**669,623**	**8,214,932**
General Fund Revenue	**15,692,269**	**7,990,722**	**8,214,932**	**-**	**8,214,932**
Revenue Over/Under Expenditure	**0**	**224,521**	**669,623**		**0**

The proposed budget includes funding for 39 full time and 2 part time positions.

Recommended General Fund FY2026 Budget

General Fund	FY2025 Budget (as Amended)	FY2025 Projection	Recommended FY2026 Budget
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Expenditures	$15,692,269	7,766,201	8,214,932
Revenue over/under Exp		(224,520)	-0-

*** FY2025 Projection does not include approximately $7million in FEMA grant revenue and related expenditures.**

FY 2026
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	9,111,599
380015	Miscellaneous	380015	Individual & Corporate Donations	449,864
388000	Other Financing Sources	388000	Lease Liabilities Issued	201,085
390000	Transfers To/From Other Funds	390000	Transfers To/From Other Funds	2,058,679
			Total Revenue	$ 16,321,227
Expenditures				
620001	Greenway Project	305	Professional Services	$ 24,949
620001	Greenway Project	502	Acquisition	1,645
620002	Silver-Line Park	305	Professional Services	152,747
620002	Silver-Line Park	501	Design	330,311
620002	Silver-Line Park	503	Construction	3,111,585
620003	Whitewater Wave	305	Professional Services	269,954
620003	Whitewater Wave	501	Design	386,460
620003	Whitewater Wave	503	Construction	3,867,077
620003	Whitewater Wave	520	Contingency	307,667
620004	Riverside Park	305	Professional Services	470,647
620004	Riverside Park	416	Lease Payments	96,000
620004	Riverside Park	501	Design	656,054
620004	Riverside Park	502	Acquisition	607,694
620004	Riverside Park	503	Construction	5,384,503
620004	Riverside Park	520	Contingency	452,849
620004	Riverside Park	740	Capital Outlay	201,085
			Total Expenditures	$ 16,321,227

Stormwater Enterprise Fund Budget

Storm Water Utility Fund 25				
Revenue				
354000	Permits and Fees	354000	Stormwater Utility Fees	415,312
355000	Permits and Fees	355000	Stormwater Plan Review fee	4,000
			Total Revenue	**419,312**
Expenditures				
543000	Stormwater Management	100	Salaries And Wages	84,282
543000	Stormwater Management	105	Overtime	2,000
543000	Stormwater Management	220	F.I.C.A. Tax	6,601
543000	Stormwater Management	230	Group Health Insurance	8,215
543000	Stormwater Management	240	Retirement - Local Government	10,215
543000	Stormwater Management	250	Workman'S Compensation Insur.	1,117
543000	Stormwater Management	260	401(K) Contributions	5,695
543000	Stormwater Management	305	Professional Services	90,000
543000	Stormwater Management	311	Postage	2,000
543000	Stormwater Management	312	Printing	2,000
543000	Stormwater Management	333	Departmental Supplies	3,500
543000	Stormwater Management	338	Website and Computers	7,500
543000	Stormwater Management	340	Travel and Training	3,000
543000	Stormwater Management	445	Maintenance and Repairs Stormdrains	153,809
543000	Stormwater Management	530	Dues & Subscriptions	2,000
543000	Stormwater Management	575	Collection Fees - Buncombe County	8,306
543000	Stormwater Management	749	Bad Dept Expense	29,072
			Total Expenditures	**419,312**

Hurricane Helene FEMA Assistance

4 Budget Amendments in FY2025 totaling: General Fund $7,790,708, Stormwater Fund $520,685, Parks Capital Projects fund $697,671.

Hurricane Helene

Date	Fund	Description	Account	Budgeted Revenue	Received to Date	Account	Budgeted Expense	Expended to Date
11/19/2024	General Fund	Roadside Debris Removal	Grant	$ 1,648,062.00	$ 824,031.25	Sanitation Debris Removal	$ 1,648,062.00	$ 687,358.21
11/19/2024	General Fund	Patching and Resurfacing Streets	Grant	$ 564,375.00		Street Repairs	$ 564,375.00	
4/8/2025	General Fund	NC Disaster Cash Flow Loan	Proceeds from Installment Loan	$ 664,983.59	$ 664,983.59	Fund Balance	$ 664,983.59	
4/8/2025	General Fund	FEMA Cat A and B - Emergency Response	Grant	$ 188,077.74		Various	$ 188,077.74	$ 114,814.43
4/15/2025	General Fund	Debris Removal PPDR	Grant	$ 2,409,052.00		Sanitation Debris Removal	$ 2,409,052.00	$ 285,408.42
4/15/2025	General Fund	Debris Removal Waterways	Grant	$ 2,241,158.00		Sanitation Debris Removal	$ 2,241,158.00	$ 416,245.00
4/15/2025	General Fund	Streets Engineering Services	Grant	$ 75,000.00		Streets Professional Services	$ 75,000.00	
				$ 7,790,708.33	$ 1,489,014.84		$ 7,790,708.33	$ 1,503,826.06
12/17/2024	Parks Capital Proj	Emergency Bank Stabolization	Grant	$ 649,519.00		Capital Outlay- Riverside Park	$ 649,519.00	
4/15/2025	Parks Capital Proj		Grant	$ 48,152.00		Silverline Park - Professional Services	$ 48,152.00	
				$ 697,671.00	$ -		$ 697,671.00	$ -
11/19/2024	Stormwater Fund	Repair Stromwater Insfrastructure	Grant	$ 423,125.00		Stormwater Maint. And Repairs	$ 423,125.00	
4/8/2025	Stormwater Fund	FEMA Cat A and B - Emergency Response	Grant	$ 22,560.47			$ 22,560.47	
4/15/2025	Stormwater Fund	Culverts Engineering Services	Grant	$ 75,000.00		Professional Servises - Culverts	$ 75,000.00	
				$ 520,685.47	$ -		$ 520,685.47	$ -

Fiscal Year 2025-2026 Budget

Public Hearing

Suggested Motion:

I move to approve Ordinance 2025-09, the Town of Woodfin's Fiscal Year 2025-2026 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 maintains the current ad valorem tax rate of thirty-three cents ($.33) per $100 of taxable property.

-Public Hearing- Text Amendment

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request

A zoning text amendment to Chapters 46 and 54 adding new and enhancing existing landscape and open space requirements.

Current Standards

- Subdivisions: the Mountain Village district requires open space and street trees for new development. Amendments to the subdivision chapter will require street trees and 15% open space for all major subdivisions containing five lots or more, regardless of the underlying zoning district.
- Zoning: Mountain Village district is the only zoning classification with moderate landscape standards requiring vehicular use area planting, street yards, and buffer yards. All other zoning district landscape standards are limited to a 10-foot buffer strip when a commercially zoned property is being developed adjacent to residentially zoned land, and for downhill plantings for new construction located in steep slope zones.

Applicability

- Residential multi-family or single-family projects with five or more dwelling units
- Non-residential building construction of 5,000 square feet or more
- Building or business area expansions that are 50% or greater than the pre-expansion square footage, or
- Building or business area expansions of 20,000 square feet or more, regardless of pre-expansion building/business size

Proposed Standards

- Street trees – one tree for each 40/50 feet of street frontage.
- Buffer yards – 20-foot-wide vegetated buffer with eight trees & 14 shrubs per 100 linear feet.
- Vehicular Use Area – one tree per 1,500 sq ft of vehicular use area. Trees must be within 20 feet of the vehicular use area with any islands being a minimum 300 square feet.
- Screening – a hedge of evergreen trees or opaque fence/wall.
- Open space – open space will be required for commercial development, ranging from 5% t0 15% of the total parcel size. All major subdivisions will require 15% opens space area.

Other Changes

- Incentivizing the preservation of existing trees by allowing them to be credited towards the landscape requirement. The larger the diameter of the tree, the greater the credit.
- Including standards for maintenance & prohibitions on excessive pruning
- Expanding the prohibition for speculative grading to all zoning districts within the town.
- Re-organizing and updating definitions
- Updating the tree credit table in steep slopes to be consistent with landscape standards
- Updating application requirements for Conditional Zoning (Sec. 54-156)
- Deleting the site plan checklist located in 54-157

Planting List

| Trees | | |

Planting List

Shrubs															
Common name	*Botanical Name*	Type		Light				Water				Height	Pollinator
*Tag alder	*Alnus serrulata*	D		F	→	P		H	→	M		12-20'	bees; larval host
Red chokeberry	*Aronia arbutifolia*	D		F	→	P		H	→	SX		6-10'	
Black chokeberry	*Aronia melanocarpa*	D		F	→	P		H	→	X		3-6'	
Sweetshrub	*Calycanthus floridus*	D		P	→	S		H	→	SX		4-6'	beetles
New Jersey tea	*Ceanothus americanus*	D		P	→	S		M	→	X		3-4'	hummingbirds, butterflies
Cinnamonbark	*Clethra acuminata*	D		F	→	P		SX	→	X		7-12'	hummingbirds, butterflies, honey bees
Silky dogwood	*Cornus amomum*	D		F	→	P		H	→	SX		4-10'	bees, flies, butterflies; larval host
Hazelnut	*Corylus americana*	D		F	→	S		M	→	SX		10-16'	edible nuts; wildlife
Bush honeysuckle	*Diervilla sessilifolia*	D		F	→	S		M	→	X		4-5'	bumble bees, (larval host to bumblebee hawkmoth)
Hearts-a-bustin	*Euonymus americanus*	D		P	→	S		M	→	SX		3-6'	bees, beetles, flies, ants; larval host
Large fothergilla	*Fothergilla major*	D		F	→	P		M	→	SX		6-10'	
Wild hydrangea	*Hydrangea arborescens*	D		P	→	S		M	→	SX		4-5'	butterflies, bees
Oakleaf hydrangea	*Hydrangea quercifolia*	D		P	→	S		M	→			3-12'	bees
Dense St. John's wort	*Hypericum densiflorum*	D		F	→	P		M	→	X		2-6'	Bees
Shrubby St. John's wort	*Hypericum prolificum*	D		F	→	P		H	→	X		1-5'	birds
Common winterberry	*Ilex verticillata*	D		F	→	S		H	→	M		6-20'	honey bees, butterflies (larval host to Elf butterfly)
Virginia sweetspire	*Itea virginica*	D		F	→	S		H	→	SX		3-5'	
Mountain laurel	*Kalmia latifolia*	E		F	→	P		SX	→	X		8-20'	butterflies, hummingbirds
Drooping leucothoe	*Leucothoe fontanesiana*	E		P	→	S		M	→	X		18-24"	bees, butterflies
Spicebush	*Lindera benzoin*	D		P	→	S		M				6-12'	butterflies (larval host for Eastern tiger swallowtail, spicebush
Mock orange	*Philadelphus inodorus*	D		F	→	P		M	→	SX			
Sweet azalea	*Rhododendron arborescer*	D		F	→	S		H	→	M		8-12'	butterflies, hummingbirds; larval host
Flame azalea	*Rhododendron calendulac*	E		P	→	S		M	→	SX		4-8'	butterflies, hummingbirds; larval host
Carolina rhododendron, Punctatum	*Rhododendron carolinianu*	E		P	→	S		M	→	SX		3-6'	hummingbirds, butterflies
Catawba rhododendron	*Rhododendron catawbiens*	D		F	→	S		M	→	SX		6-10'	hummingbirds, butterflies
Rosebay rhododendron	*Rhododendron maximum*	E		P	→	S		M	→	SX		5-15'	
Pinxter azalea	*Rhododendron periclymen*	D		P	→	S		H	→	SX		6-12'	hummingbirds, bumble bees
Pinkshell azalea	*Rhododendron vaseyi*	E		F	→	P		M	→	SX		5-10'	butterflies, bees
*Smooth sumac	*Rhus glabra*	D		F	→	P		M	→	SX		9-15'	fruit attractive to wildlife
Carolina rose	*Rosa carolina*	D		F	→	P		M	→	SX		3-6'	bees, flies, beetles; larval host
*Silky willow	*Salix sericea*	D		F	→	S		H	→	SX		6-13'	bees and butterflies; larval host
*Elderberry	*Sambucus canadensis*	D		F	→	S		M				5-12'	flies, bees, butterflies, moths (larval host for Spring azure butt
*Coral berry	*Symphoricarpos orbiculatu*	D		F	→	S		M	→	X		2-5'	birds
*Highbush blueberry	*Vaccinium corymbosum*	D		F	→	P		SX	→	X		6-12'	bees, bumble bees; edible fruit
Cranberry	*Vaccinium macrocarpon*	E		F	→	P		H	→	M		<1'	Bees
Lowbush blueberry	*Vaccinium pallidum*	D		P	→	S		M	→	X			bees, butterflies; edible fruit
Maple-leaf viburnum	*Viburnum acerifolium*	D		P	→	S		M	→	X		3-6'	butterflies
Witherod viburnum	*Viburnum cassinoides*	D		F	→	S		M	→	SX		5-6'	butterflies
*Arrowwood	*Viburnum dentatum*	D		F	→	P		M	→	SX		6-8'	bees, bumble bees, butterflies, moths

-Public Hearing-

Review by other bodies

The Woodfin Planning Board of Adjustment reviewed the request at their June 3, 2025, regular meeting and unanimously voted to recommend approval of the proposed text amendment (7:0).

Staff Recommendation

Staff concurs with the Planning Board of Adjustment and recommends approval of the proposed text amendments to Chapters 46 and 54.

Suggested Motion

I move to approve the proposed text amendment subject to the following additional conditions:

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

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. Provides additional clarity and predictability to development requirements, thereby supporting economic development;
2. Ensures that the Town's planning, zoning, and permitting processes facilitate sustained and positive development and support the needs of business and industry; and
3. Preserves and enhances Woodfin's open space, natural environment, and community character.

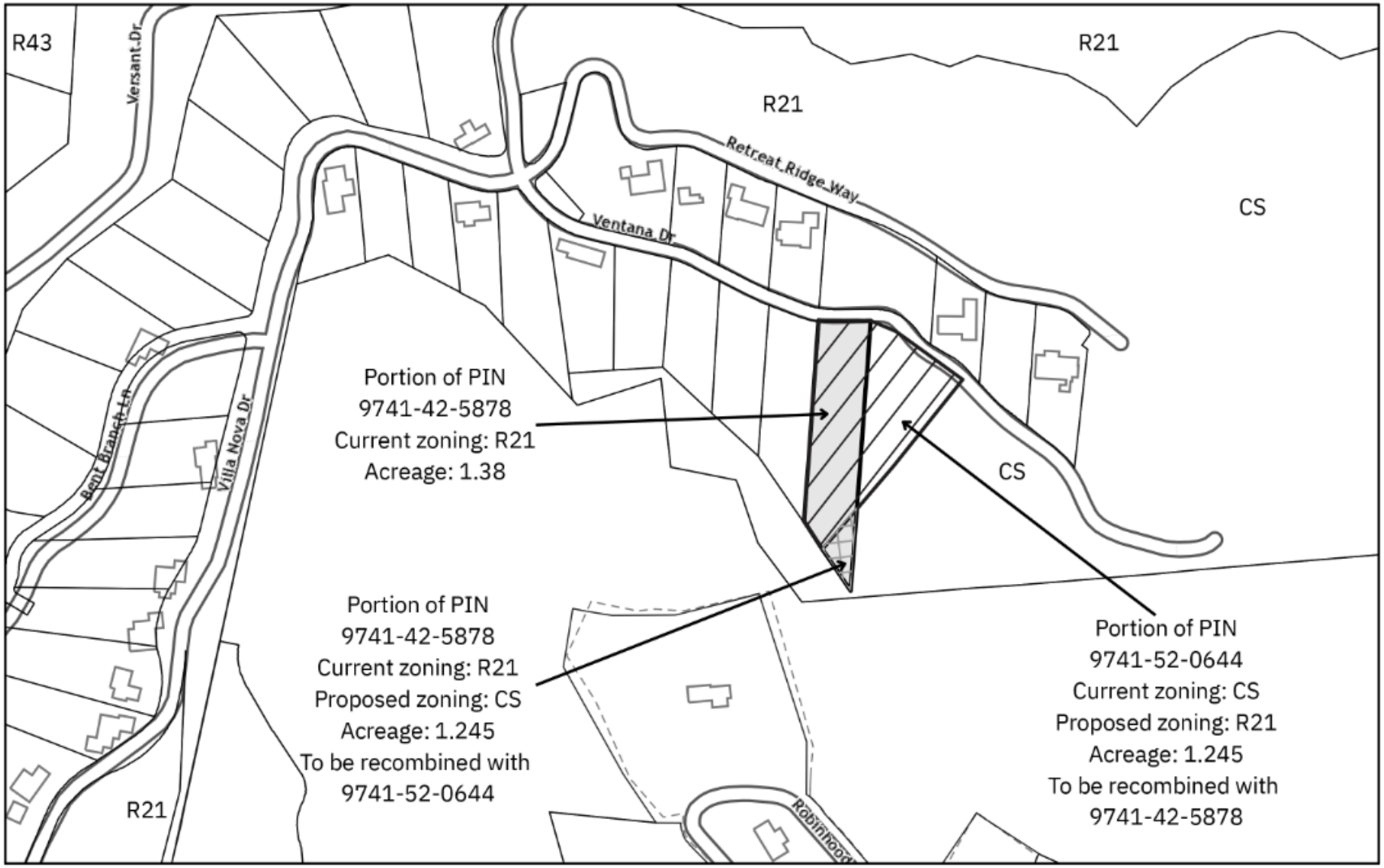
-Public Hearing-
Zoning Map Amendment

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request

A proposed rezoning of a 1.25 acre portion of property located at 317 Ventana Drive from Community Shopping District (CS) to R-21 Residential District (R-21), and the rezoning of a 0.18 acre portion of property located at 99999 Ventana Dr. from R-21 Residential District (R-21) to Community Shopping District (CS). The subject properties are currently vacant and identified in the Buncombe County tax record as PIN 9741-52-0644 and 9741-42-5878.

Zoning Map


R43
Versant Dr
R21
R21
Retreat Ridge Way
Ventana Dr
CS
Bent Branch Ln
Villa Nova Dr
Portion of PIN
9741-42-5878
Current zoning: R21
Acreage: 1.38
CS
Portion of PIN
9741-42-5878
Current zoning: R21
Proposed zoning: CS
Acreage: 1.245
To be recombined with
9741-52-0644
Portion of PIN
9741-52-0644
Current zoning: CS
Proposed zoning: R21
Acreage: 1.245
To be recombined with
9741-42-5878
R21
Robinhood
5/27/2025
Woodfin Parcels
Subject parcel - current acreage
Area of proposed rezoning - R21-CS
Area of proposed rezoning - CS-R21
1:4,514
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km
NCDOT GIS Unit, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC Center for

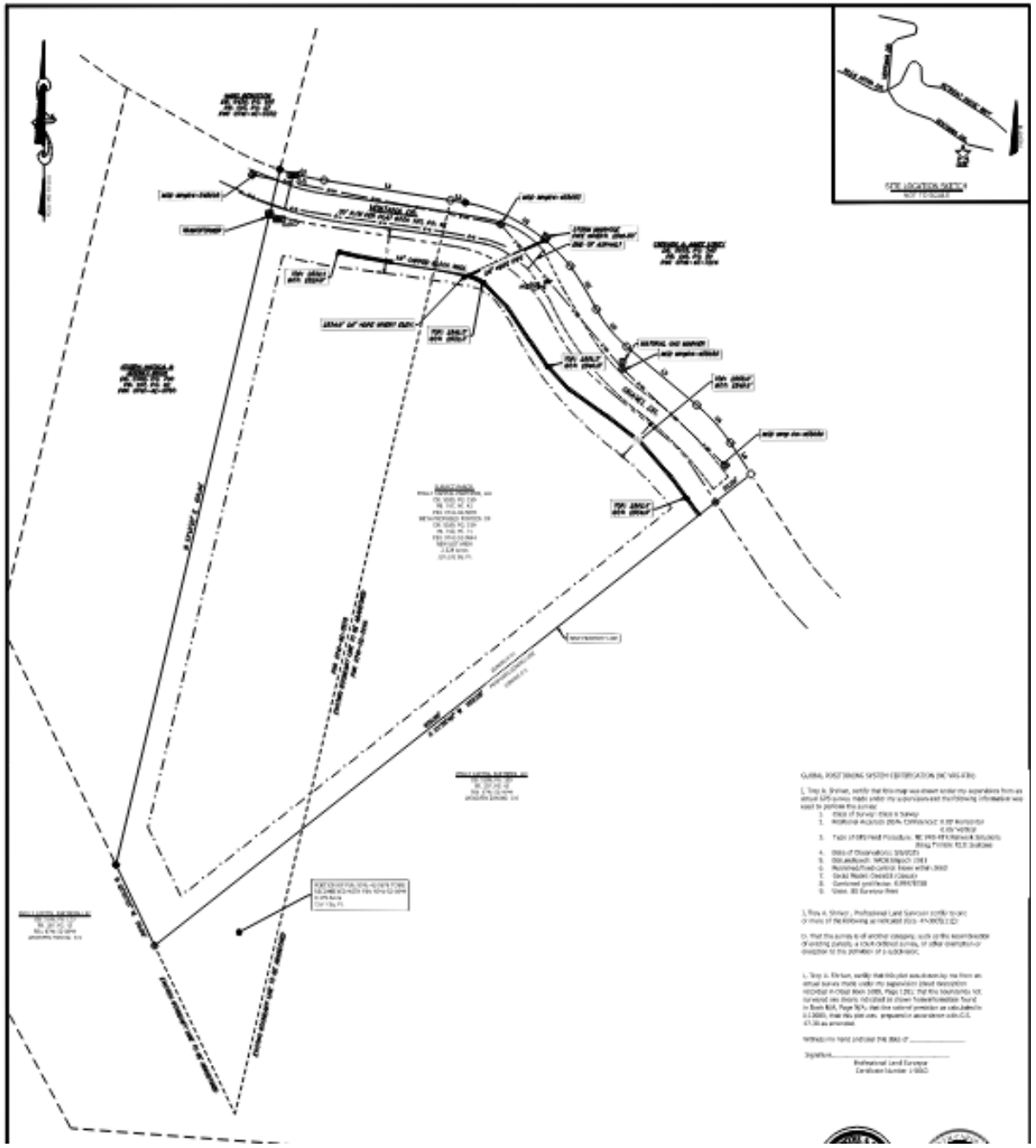
FLUM


Conservation
Residential 2
Cluster Residential
City of Asheville
Versant Dr
Versant Dr
Retreat Ridge Way
Retreat Ridge Way
Ventana Dr
Ventana Dr
Villa Nova Dr
Villa Nova Dr
Killian Branch
Killian Branch
Robinhood Rd
Robinhood Rd
5/27/2025
Woodfin Parcels
Town of Woodfin
Woodfin Planning Area
City of Asheville
Cluster Residential
Conservation
Residential 2
1:4,514
0
0.03
0.07
0.13 mi
0
0.05
0.1
0.2 km
NCDOT GIS Unit, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC Center for

Aerial


Versant Dr
Retreat Ridge Way
Ventana Dr
Starfish Ave
Subject Parcels
Starfish Ave

Survey



Considerations:

- Rezoning the property to R-21 and a recombination of property would create a conforming lot that would allow for the construction of a single-family home.
- The proposed rezoning would reduce the amount of commercially zoned property within the Steep Slope zone.
- The existing commercial zoning district was established previously as part of the development for the larger Versant/Ventana community.
- Only a small portion (0.18 ac.) of R-21 zoned area is requested to be rezoned to CS as part of a planned property line adjustment.
- The proposed rezonings would result in a net gain of 1.07 acres of residentially zoned property.

-Public Hearing-

Review by other bodies

The Woodfin Planning Board of Adjustment reviewed the request at their June 3, 2025, regular meeting and unanimously voted to recommend approval of the proposed zoning map amendment (7:0).

Staff Recommendation

Staff concurs with the Planning Board of Adjustment and recommends approval of the proposed rezoning of the subject properties to R-21 Residential District (R-21) and Community Shopping (CS), as shown in Exhibit A.

Suggested Motion

I move to approve the rezoning of 1.25 acres from Community Shopping District to R-21 Residential District and rezoning of 0.18 from R-21 Residential District to Community Shopping as shown on Exhibits A & B 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. Uses the Future Land Use Map for guide development decisions (1.1.1).
2. Make government decision-making accessible and transparent to all residents (4.4.3).

Adjournment