Town Council

JULY 15, 2025

Consent Agenda

Public Comment

Presentations & Reports

Walk Bike Woodfin Plan

RACHEL BRONSON & KRISTI CARTER-MCADAMS



WALK BIKE WOODFIN

Final Presentation – Woodfin Town Council

July 15, 2025

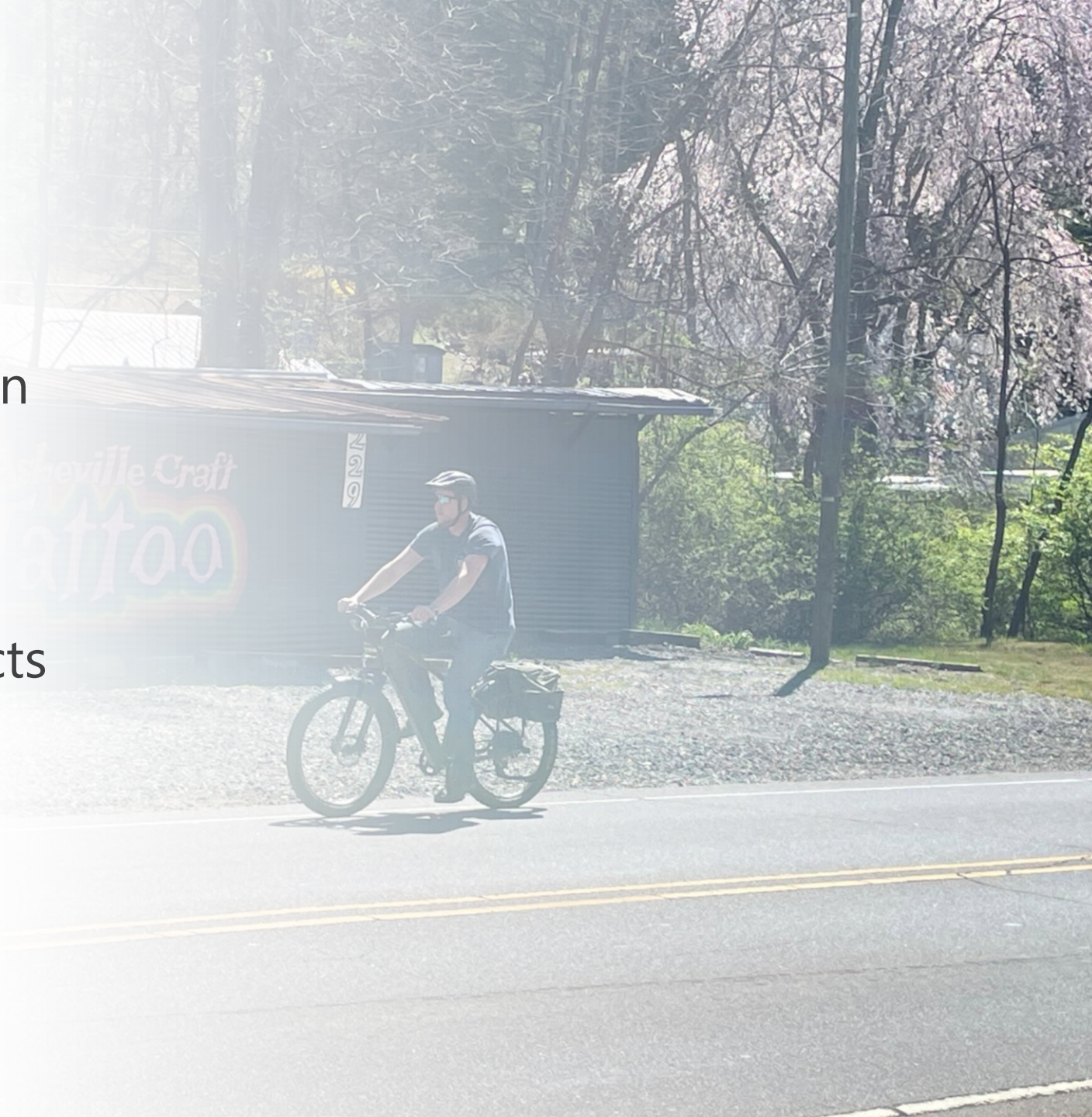


Plan Purpose

Provide a vision and blueprint to make the Town of Woodfin more walkable and bikeable for everyone.

Plan Goals

- Create connections between people and places
- Foster safe streets for everyone
- Prioritize “quick win” projects
- Identify policy solutions
- Encourage a walking and biking culture



Why Plan?



A vision for multimodal connectivity



A guide for developer participation



Positions the Town for future funding & partnerships

Why Plan?

- Pedestrian Facility
- Bicycle Facility
- Multiuse Sidepath
- Greenway Crossing
- Bus Stop (ADA Pad)

Is it in a Plan?

YES NCDOT pays full cost



NO Cost share*

Cost Share Formula	
Population	**NCDOT / Local Share**
> 100,000	80% / 20%
50,000 – 100,000	85% / 15%
10,000 – 50,000	90% / 10%
< 10,000	95% / 5%

**Exception: NCDOT pays the full cost for on-road bicycle facilities.*

WALK BIKE WOODFIN

Project Schedule



KICK-OFF MEETING
COMMUNITY ENGAGEMENT PLAN
DEMOGRAPHIC ANALYSIS
DATA GATHERING
PLAN + POLICY REVIEW

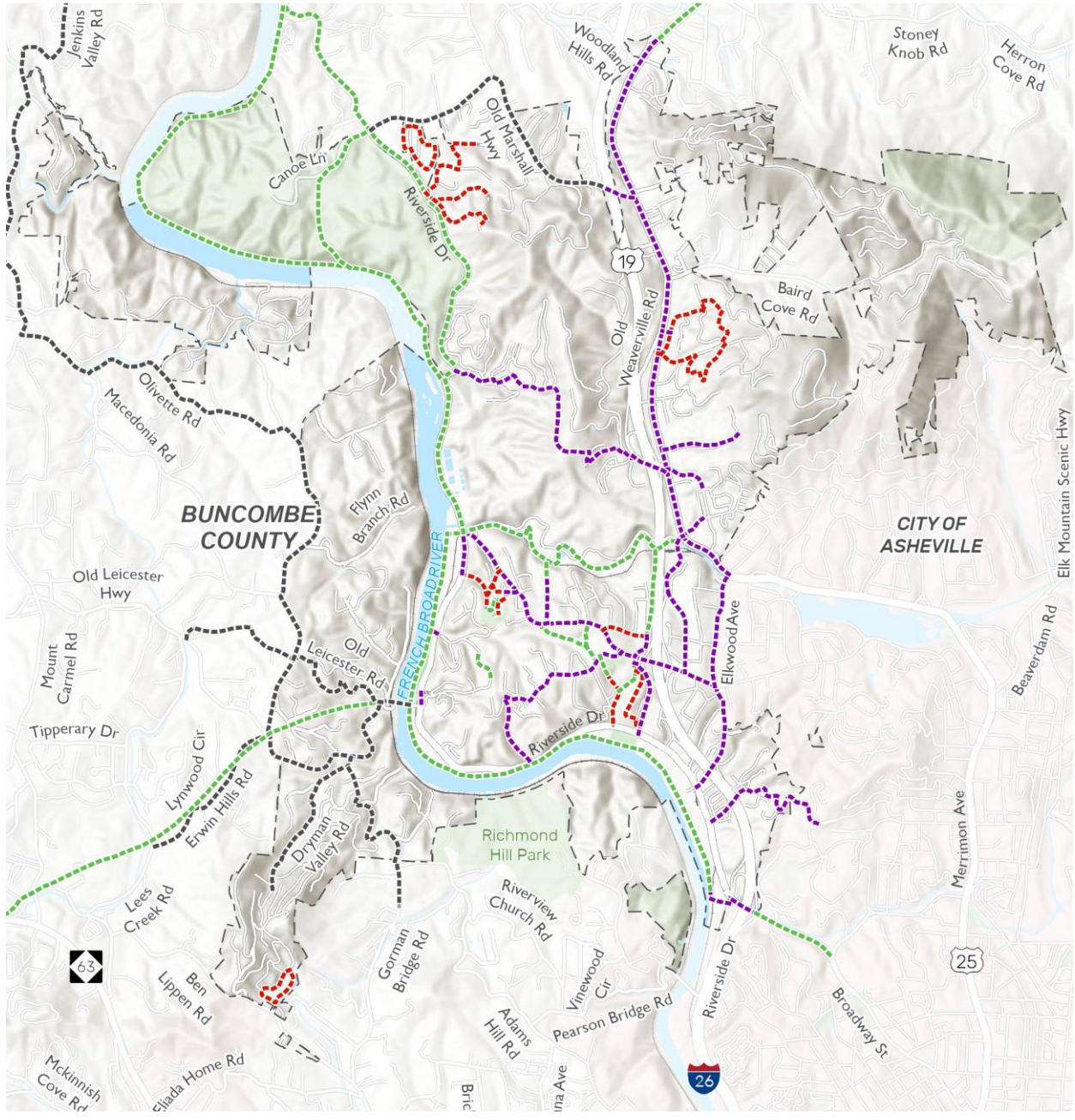
POP-UP EVENTS
SITE VISIT + FIELD WORK
STEERING COMMITTEE MTG.
MAPPING ANALYSIS
COMMUNITY SURVEY

MULTIMODAL NETWORK
POLICIES + PROGRAMS
STEERING COMMITTEE MTG.
PUBLIC MEETING
PROJECT PRIORITIZATION

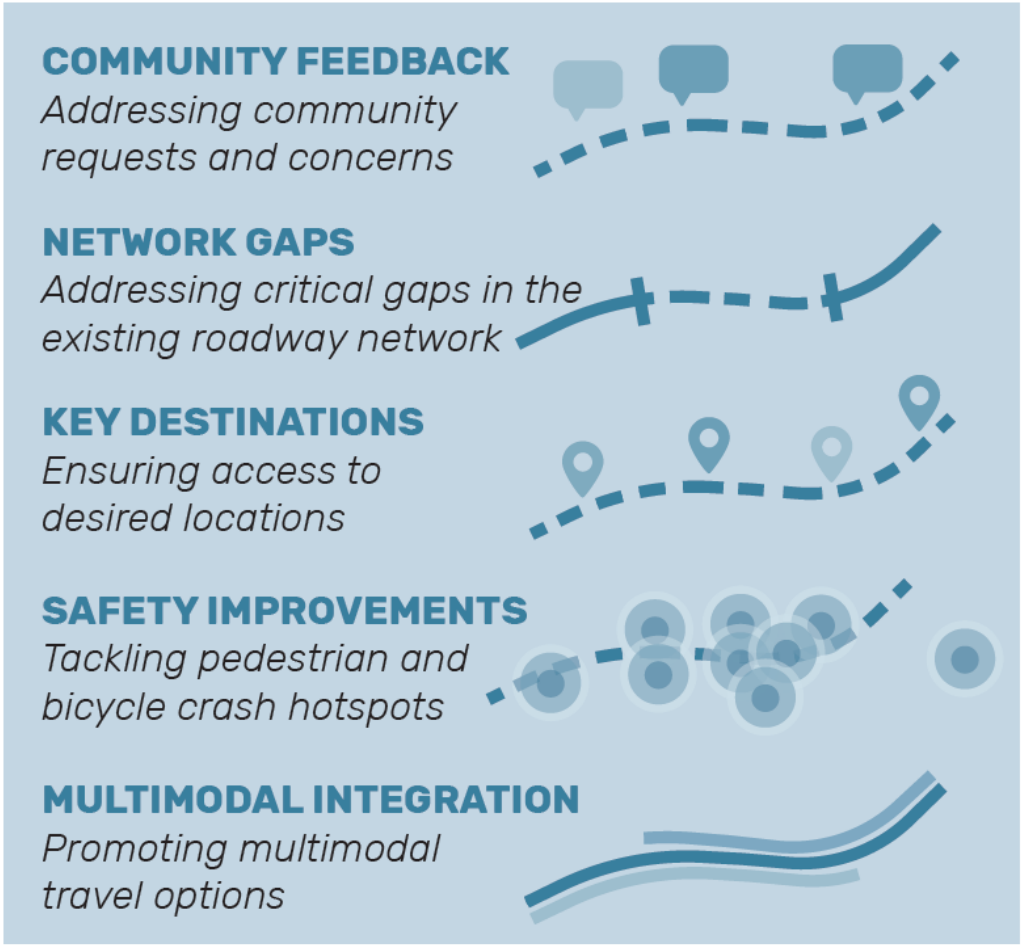
PLAN DEVELOPMENT
CUT SHEETS + CROSS SECTIONS
IMPLEMENTATION + FUNDING
STEERING COMMITTEE MTG.
DRAFT PLAN + ADOPTION

we are here

Project Recommendations



Project Development



Community Engagement

In-Person

4/27/24: Woodfin 5k
6/10/24: MANNA Food Distribution Event
6/21/24: Taylor's Wave Groundbreaking
3/26/25: Public Meeting @ Newbridge Baptist Church

Online

Summer 2024: Online Survey #1
Spring 2025: Online Survey #2

Focus Groups

8/13/24: Woodfin Elementary
9/2/24: Policy & Planners
11/18/24: NCDOT Division 13



+ 3 Steering Committee meetings

Existing Plans

AGENCY	PLAN NAME	YEAR
Town	Woodfin Together	2024
FBRMPO	2024-2033 STIP	2024
FBRMPO	Regional Transit Feasibility Study	2021
FBRMPO	Hellbender Trail Plan	2020
FBRMPO	2045 MTP	2020
Town	Parks and Recreation Master Plan	2019
FBRMPO	Congestion Management Process	2018
City	Asheville Transit Master Plan	2018
FBRMPO	Blue Ridge Bike Plan	2013
County	Greenways and Trails Master Plan	2012
Town	Greenways, Sidewalks and Bikeways Plan	2011





Facility Types

WALK BIKE WOODFIN





Sidewalk
A designated area along a street intended for use by pedestrians or individuals using mobility devices such as wheelchairs.
(Source: McAdams)





Bike Lane
A designated section of the roadway reserved for bicyclists (and sometimes electric scooters), delineated by pavement markings and oftentimes a buffer, delineators, or landscaping.
(Source: City of Corvallis, OR)





Shared Use Path (Greenway)
A two-way off-street path used for both transportation and recreation, frequently situated alongside a stream or river corridor.
(Source: McAdams)



Multiuse Sidepath
A two-way shared use path, similar to a greenway but running parallel to and adjacent to a roadway.
(Source: Montgomery County, MD)



Neighborhood Shared Street
An effective treatment for low-volume, low-speed residential streets as shared spaces for cars, bicycles and pedestrians, by reinforcing their shared nature through materials and design enhancements.
(Source: NATCO & City of Seattle)

Project Ranking

WALK BIKE WOODFIN

SAFETY (UP TO 8 POINTS)

This factor measures the perceived comfort and stress of walking or biking, based on how long people are exposed to traffic, the speed and volume of nearby vehicles, and the number and severity of crashes in the area. Projects located in higher-risk areas received additional points to reflect greater safety needs.

CONNECTIVITY (UP TO 3 POINTS)

This factor evaluates whether the project provides a key connection within Woodfin, enhancing access for the broader community, or if it primarily serves a smaller number of homes or businesses. Projects identified as high-priority for improving connectivity received additional scoring points.

EQUITY (UP TO 3 POINTS)

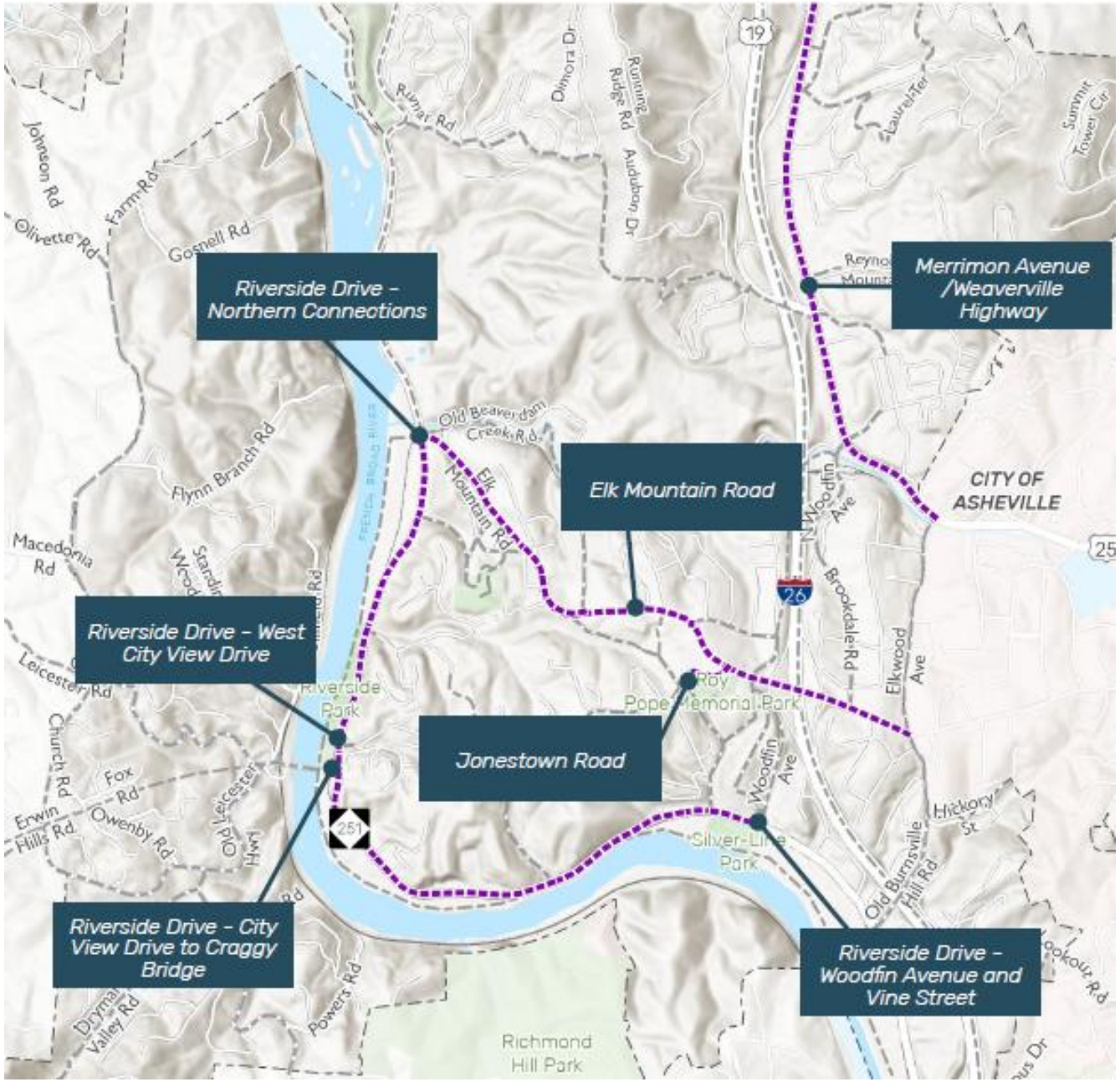
This factor uses NCDOT's Transportation Disadvantage Index (TDI) to evaluate how well a project serves underserved or disadvantaged communities. Projects in areas with certain land uses received additional points to reflect potential for impact.

PUBLIC SUPPORT (UP TO 3 POINTS)

This factor reflects input from the Steering Committee and the broader community, capturing the level of public support and local interest in the project. It helps ensure that community priorities are included in the overall evaluation.

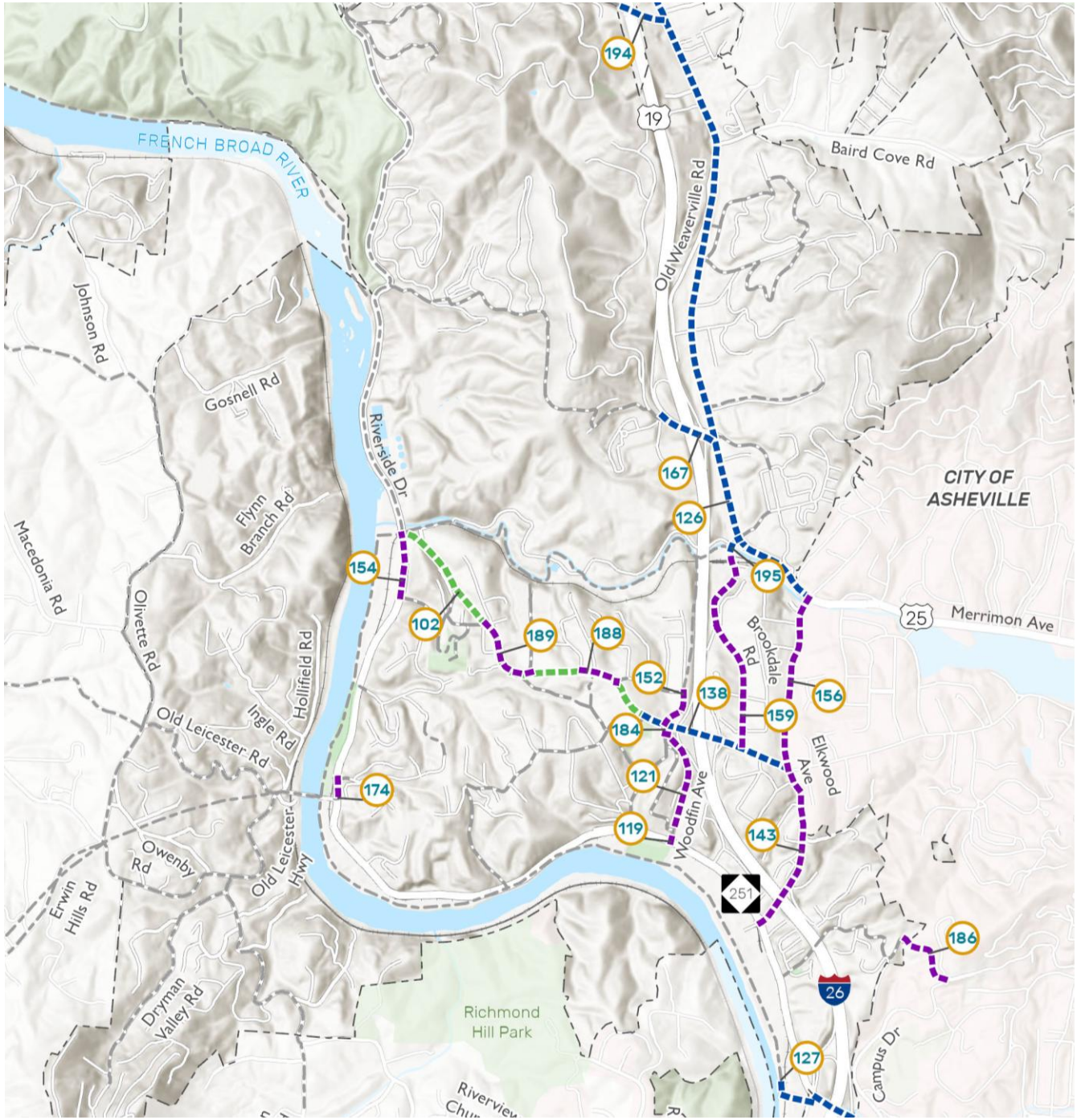
Priority Projects

1. Merrimon Avenue/Weaverville Highway
2. Elk Mountain Road
3. Jonestown Road
4. Riverside Drive Connectivity Plan
    1. Northern Connections – Elk Mountain Road and Beaverdam Creek Greenway
    2. City View Drive to Craggy Bridge (Taylor's Wave)
    3. Woodfin Ave and Vine Street to Silver-Line Park
5. West City View Drive



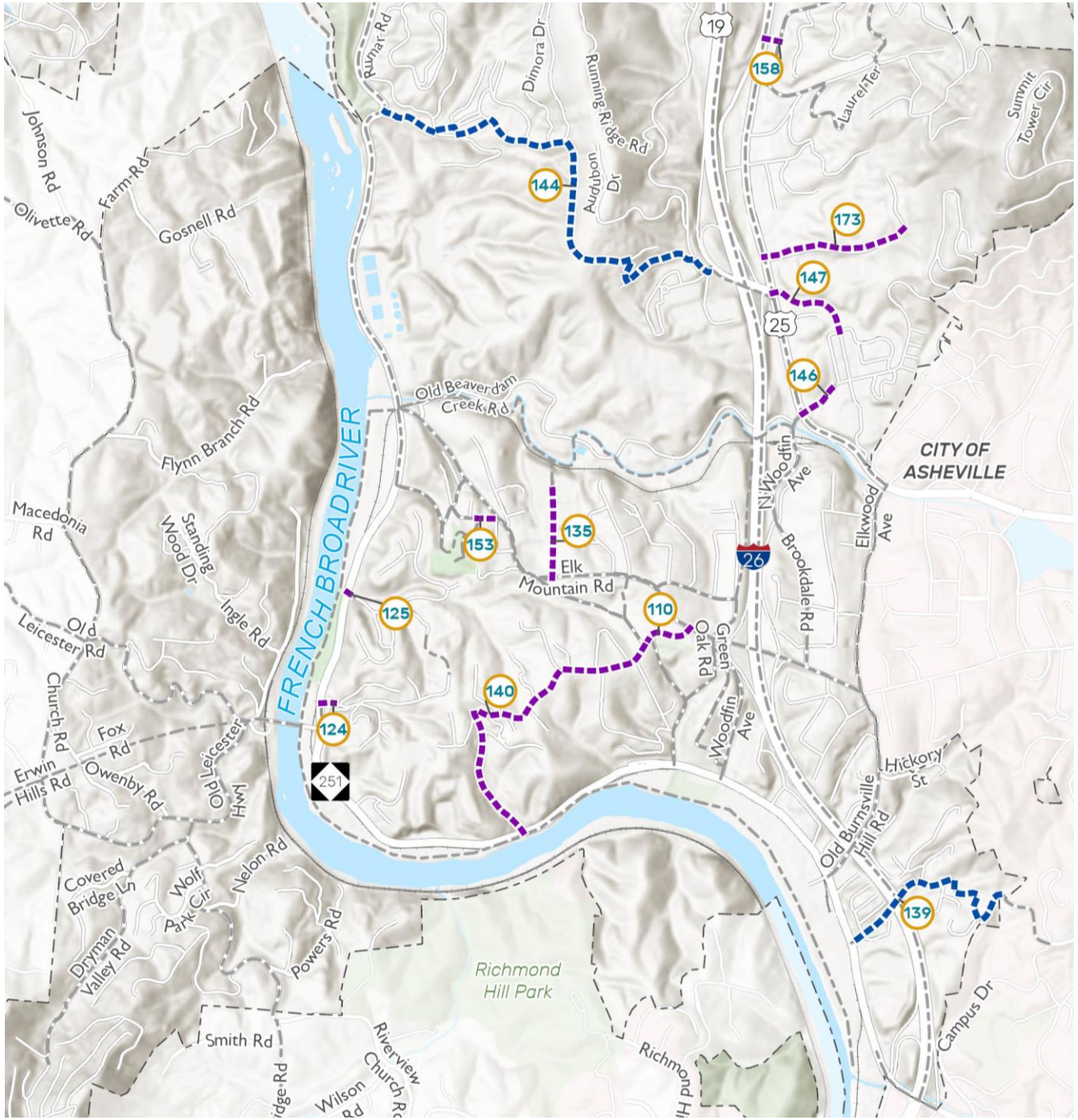
Ped/Bike (NCDOT)

ID	ROADWAY/ PROJECT NAME	FACILITY TYPE	FROM	TO	TOTAL SCORE
126	Merrimon Avenue / Weaverville Highway	Sidewalk/ Bike Facility	Elkmont Drive	Town limits	15
102	Elk Mountain Road	Bike Lane	Jonestown Road	Riverside Drive	12
138	Elk Mountain Road	Sidewalk/ Bike Facility	Lakeshore Drive	Jonestown Road	12
188	Elk Mountain Road	Sidewalk	Cottage Street	W Skyland Circle	11
189	Elk Mountain Road	Sidewalk	Elk Park Drive	Penley Avenue	11
195	Woodfin Avenue	Sidewalk/ Bike Facility	Woodfin Avenue	Merrimon Avenue	9
159	N Woodfin Avenue/ Brookdale Road	Sidewalk	Elk Mountain Road	Beaverdam Creek Greenway	8
167	Us 19/23 Entrance Ramp	Sidewalk/ Bike Facility	Merrimon Avenue	Firethorn Drive	8
127	Broadway Street	Sidewalk/ Bike Facility	Reed Creek Greenway	Future French Broad River Greenway	7
143	Elkwood Avenue/Old Burnsville Hill Road	Sidewalk	Elk Mountain Road	Riverside Drive	7
174	Riverside Drive	Sidewalk	Craggy Bridge	W City View Drive	7
184	Green Oak Road	Sidewalk	Elk Mountain Road	Woodfin Avenue	7
119	Woodfin Avenue	Sidewalk	Riverside Drive	Green Oak Road	6
121	Woodfin Avenue	Sidewalk	Green Oak Road	Green Oak Road	6
154	Riverside Drive	Sidewalk	6th Street	Elk Mountain Road	6
156	Elkwood Avenue	Sidewalk	Merrimon Avenue	Elk Mountain Road	6
194	Old Marshall Highway	Sidewalk/ Bike Facility	I-26	Weaverville Highway	6
152	Washington Avenue	Sidewalk	Cottage Street	Elk Mountain Road	5
186	Lookout Road	Sidewalk	Campus View Road	Riverside Drive	2



Ped/Bike (Town)

ID	ROADWAY/ PROJECT NAME	FACILITY TYPE	FROM	TO	TOTAL SCORE
110	Jonestown Road	Sidewalk	Reese Street	Elk Mountain Road	9
140	Jonestown Road	Sidewalk	Reese Street	Riverside Drive	7
124	City View Drive	Sidewalk	Riverside Drive	West of Rugby Way	6
146	Senator Reynolds Road	Sidewalk	Merrimon Avenue	Silversmith Court	6
147	N Merrimon Avenue	Sidewalk	Merrimon Avenue	Cobblers Way	6
173	Reynolds Mountain Boulevard	Sidewalk	Merrimon Avenue	Northpoint Commons	6
125	River Walk Drive	Sidewalk	Riverside Drive	East of Riverside Drive	5
153	Penley Avenue	Sidewalk	Community Street	Elk Mountain Road	5
135	Elk Park Drive	Sidewalk	Elk Mountain Road	Beaverdam Creek Greenway	4
139	Lookout Road	Sidewalk/Bike Facility	Campus View Road	Riverside Drive	4
144	Goodman Road Connector	Sidewalk/Bike Facility	Riverside Drive	Mills Road	4
158	Wellington Drive	Sidewalk	Wellington Drive	Merrimon Avenue	3



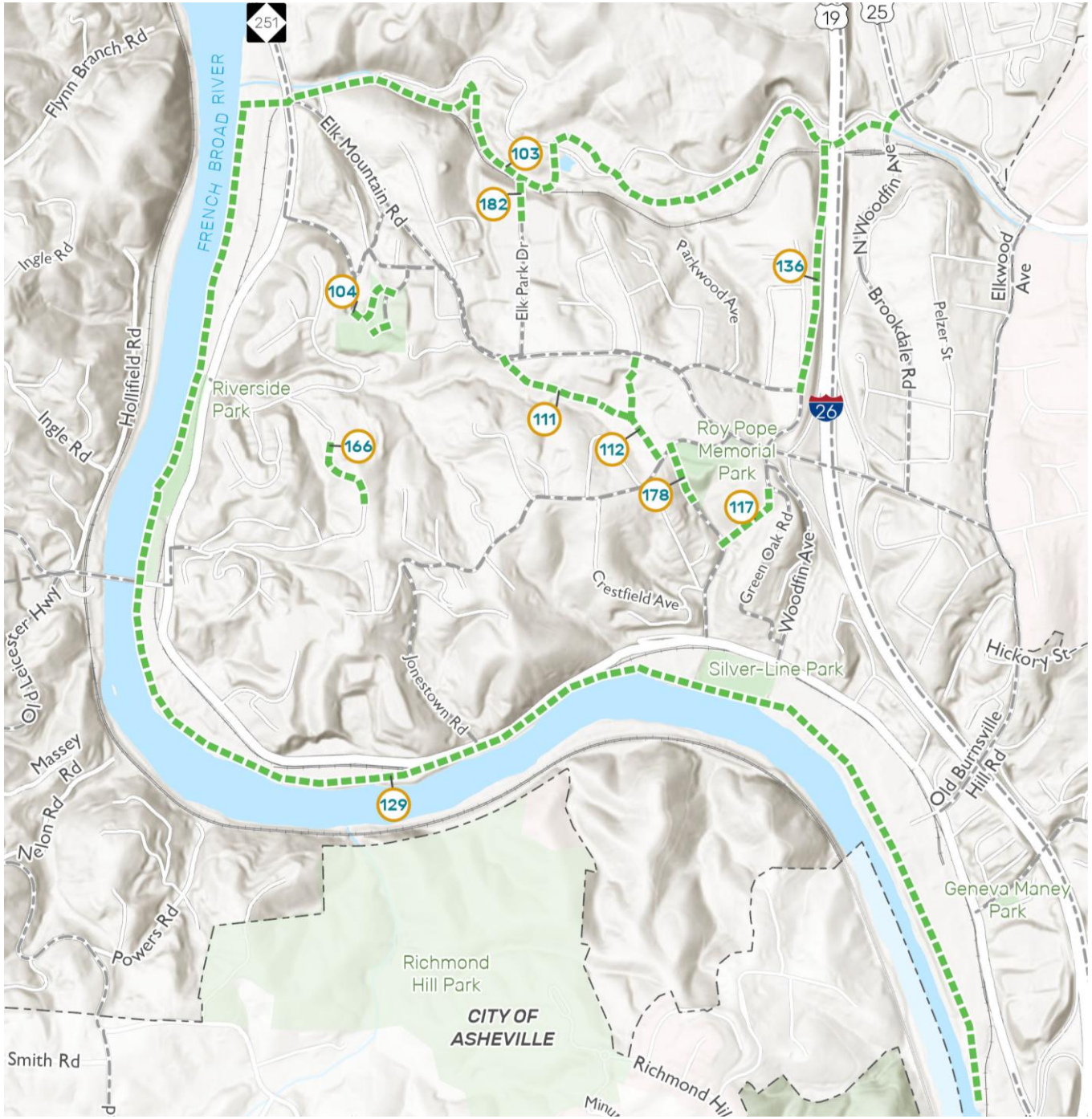
Legend

Recommended Facility Type

- Sidewalk
- Sidewalk/Bike Facility
- All Projects

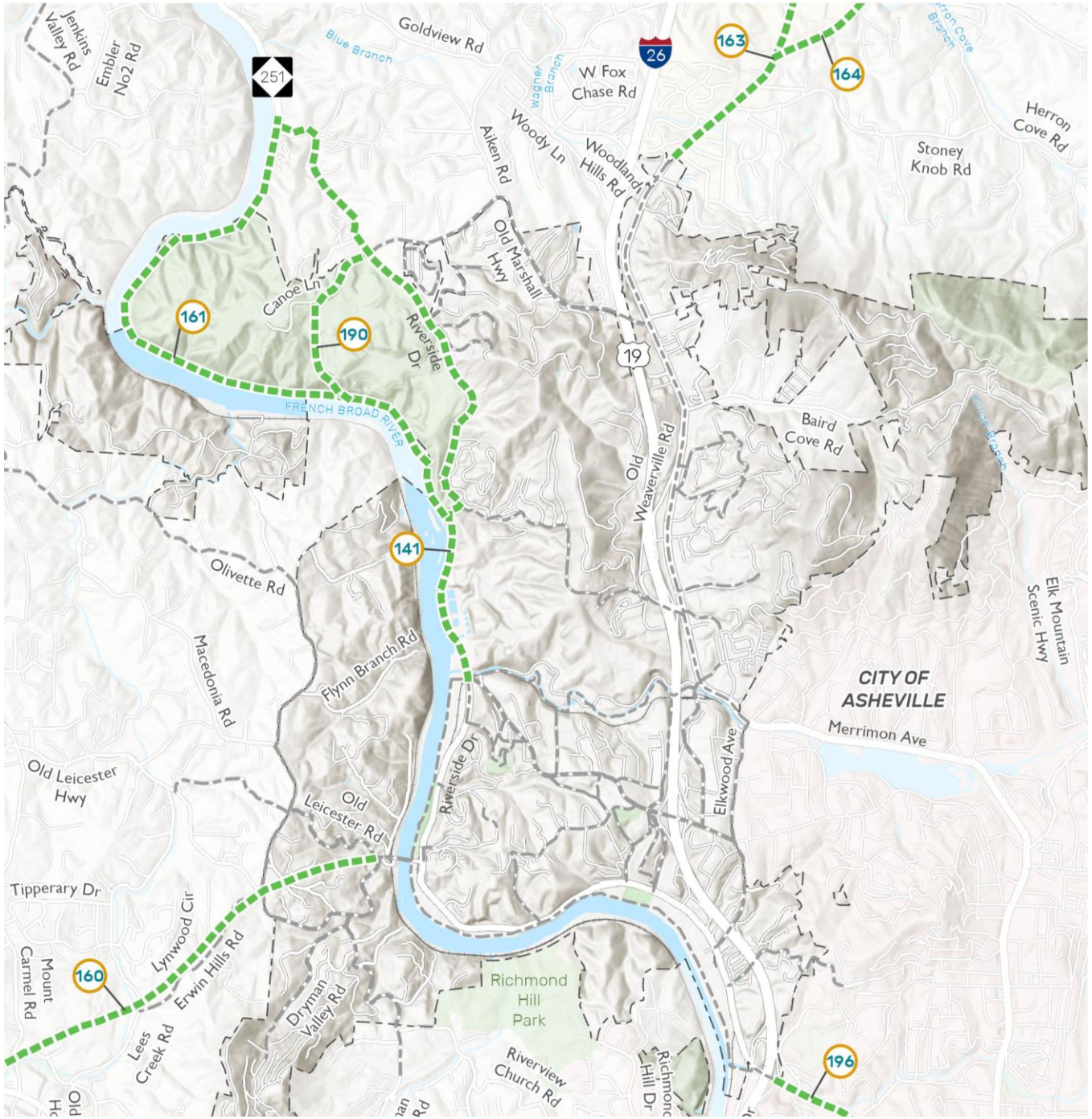
Local Connector Greenways

ID	ROADWAY/ PROJECT NAME	FACILITY TYPE	FROM	TO	TOTAL SCORE
103	Beaverdam Creek Greenway	Greenway	French Broad River	Merrimon Avenue	9
129	NC 251 Greenway	Greenway	US 19/23/70 (Exit 25)	MSD Facility	9
104	Community Center Connector	Greenway	Community Center	6th Street	6
117	Grove Street	Greenway	Vine Street	Green Oak Road	6
178	Short Vine Street	Greenway	Jonestown Road	Short Vine Street	6
111	Elk Mountain Place	Greenway	Elk Mountain Road	Reese Street	5
136	Washington Avenue	Greenway	Cottage Street	Beaverdam Creek Greenway	5
166	River Walk Drive Connector	Greenway	Integrity Drive	Mayberry Drive	5
112	Reese Street Connector	Greenway	Reese Street	Neighborhood Connector	4
182	Elk Park Drive	Greenway	Elk Mountain Road	Beaverdam Creek Greenway	4



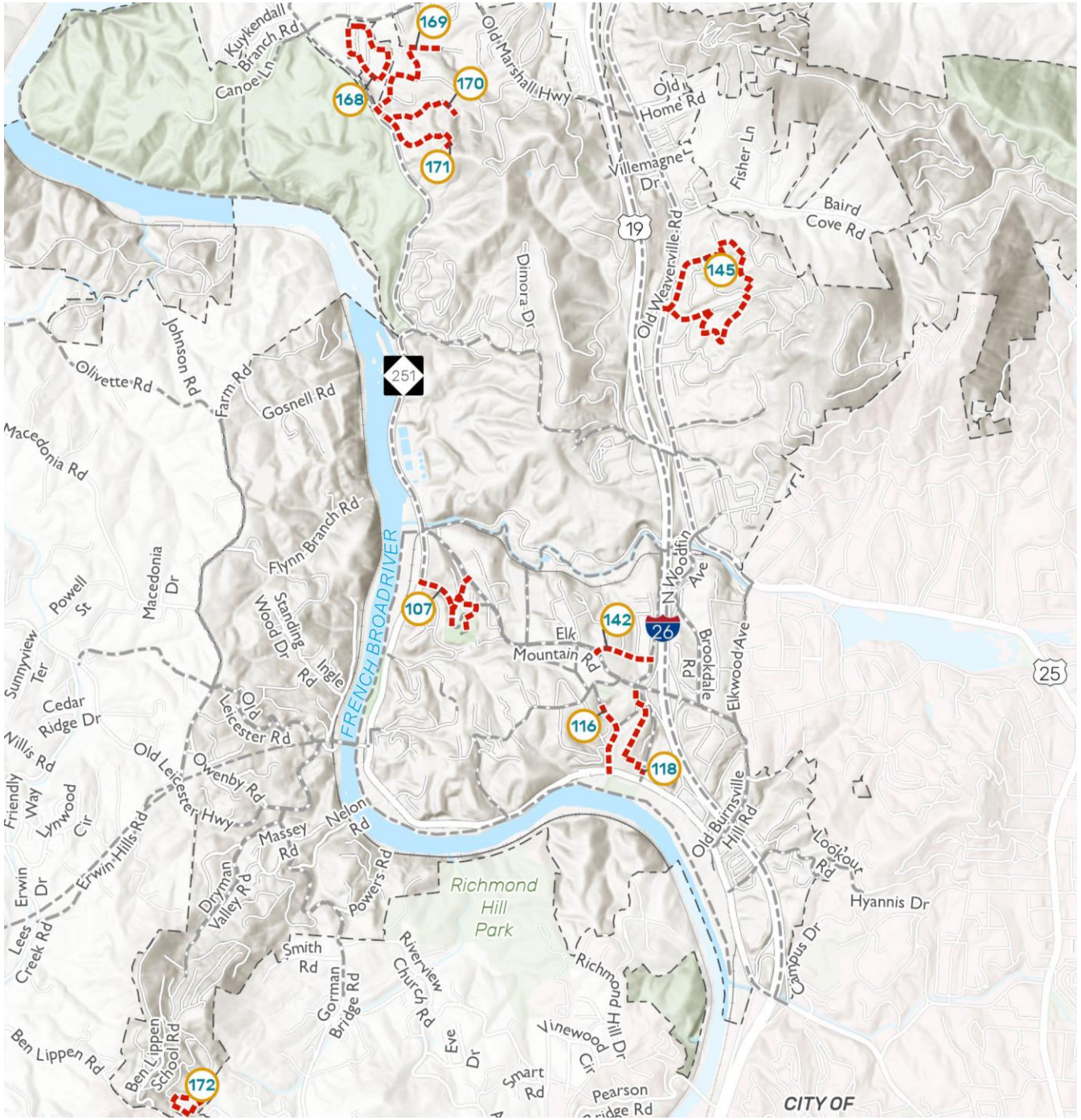
Regional Greenways

ID	ROADWAY/ PROJECT NAME	FACILITY TYPE	FROM	TO	TOTAL SCORE
163	Weaverville Highway Express Design	Regional Greenway	Town Limits	Lake Louise	9
196	Reed Creek Greenway	Regional Greenway	I-26	Existing Reed Creek Greenway	7
141	French Broad River Greenway	Regional Greenway	Elk Mountain Road	French Broad River	5
160	Long-Term Planned Greenway	Regional Greenway	New Leicester Highway	Old Craggy Bridge	5
190	Old Buncombe Turnpike Connector	Regional Greenway	Riverside Drive	Old Marshall Highway	5
164	Reems Creek Road Express Design	Regional Greenway	Weaverville Highway	Reems Creek	4
161	NC 251 Corridor Study Greenway	Regional Greenway	Goodman Road	North of Town Limits	3



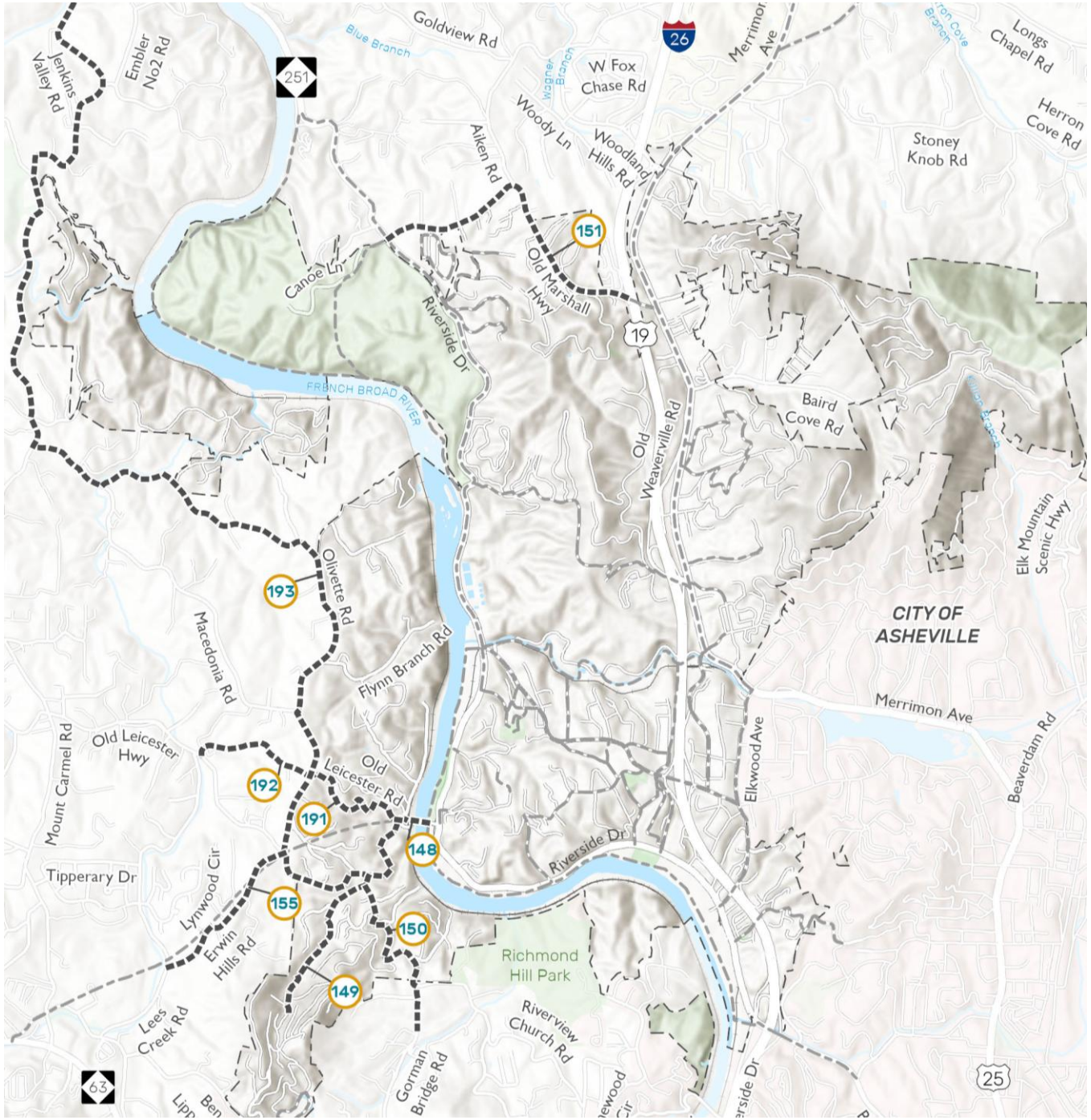
Neighborhood Shared Streets

ID	ROADWAY/ PROJECT NAME	FACILITY TYPE	FROM	TO	TOTAL SCORE
118	Green Oak Road	Neighborhood Shared Street	Woodfin Avenue	Woodfin Avenue	8
116	Short Vine Street	Neighborhood Shared Street	South of Jonestown Road	Riverside Drive	7
107	Fire Station Connector	Neighborhood Shared Street	Elk Mountain Road	6th Street	6
142	Cottage Street	Neighborhood Shared Street	Elk Mountain Road	Washington Avenue	6
145	Breckenridge Parkway Connector	Neighborhood Shared Street	Breckenridge Parkway	Wellington Drive	3
168	Greenwood Fields Connector	Neighborhood Shared Street	Greenwood Fields Drive	Greenwood Fields Drive	3
169	Bannister Drive Connector	Neighborhood Shared Street	Riverside Drive	Crofoot Trail	3
170	Hogan View Drive Connector	Neighborhood Shared Street	Northside Drive	Hogan View Drive	3
171	Northside Drive Connector	Neighborhood Shared Street	Bannister Drive	Northside Drive	3
172	Verde Drive Connector	Neighborhood Shared Street	Destination Drive	Destination Drive	3



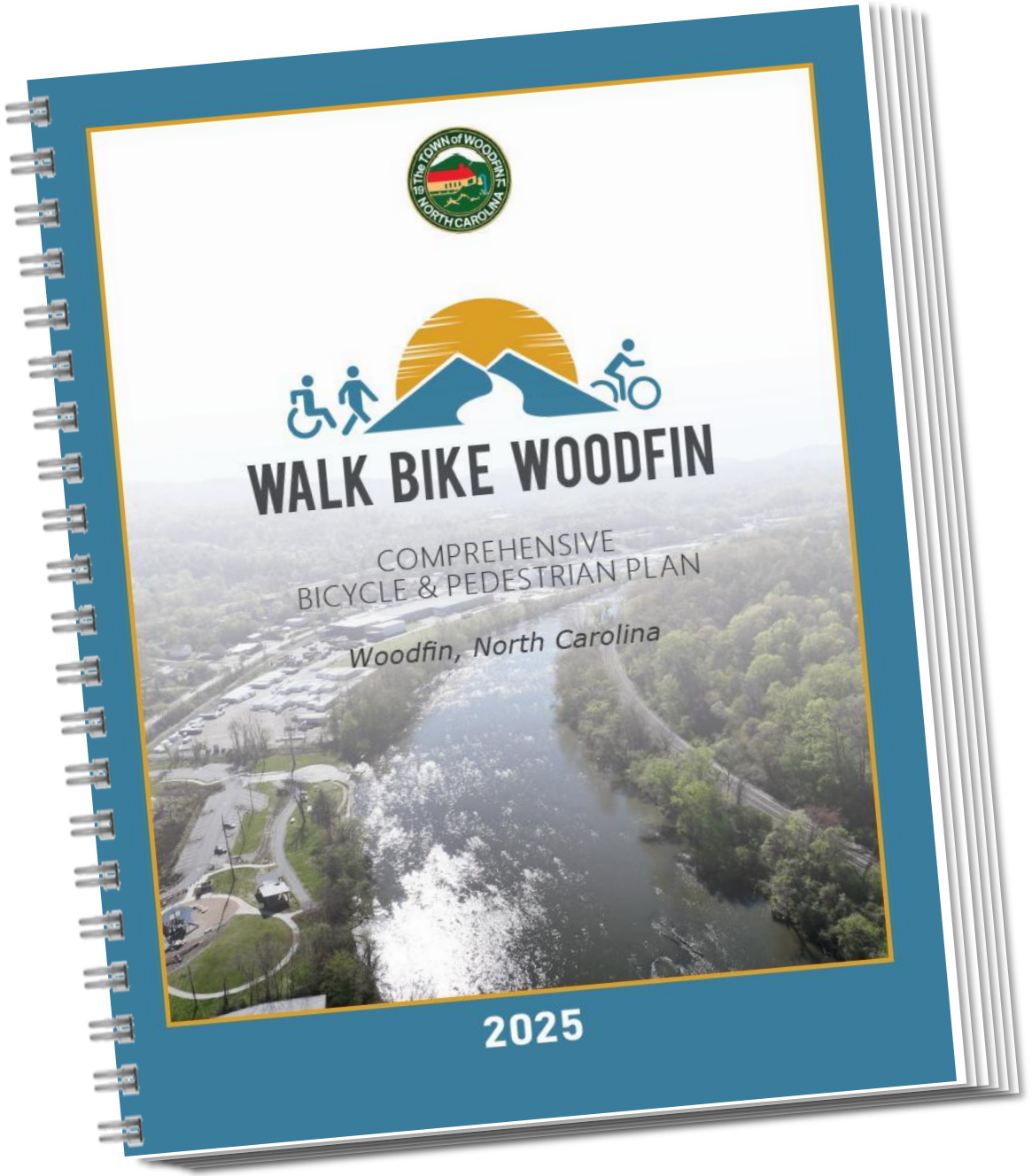
Rural Road Spot Improvements

ID	ROADWAY/ PROJECT NAME	FACILITY TYPE	FROM	TO	TOTAL SCORE
148	Valley Road	Rural Spot Improvement	Old Leicester Road	Riverside Drive	7
155	Erwin Hills Road	Rural Spot Improvement	Old Leicester Highway	Lees Creek Road	7
151	Old Marshall Highway	Rural Spot Improvement	Riverside Drive	Weaverville Highway	6
150	Gorman Bridge Road	Rural Spot Improvement	Dryman Valley Road	Smith Creek	5
149	Leicester Highway/ Gorman Bridge Road/Dryman	Rural Spot Improvement	Old Leicester Highway	Destination Drive	3
191	Old Leicester Road	Rural Spot Improvement	Craggy Bridge	Olivette Road	3
192	Old Leicester Road	Rural Spot Improvement	Olivette Road	Old Leicester Highway	3
193	Olivette/Macedonia/ Jenkins Valley/ Fletcher Martin	Rural Spot Improvement	Old Leicester Highway	Riverside Drive	3

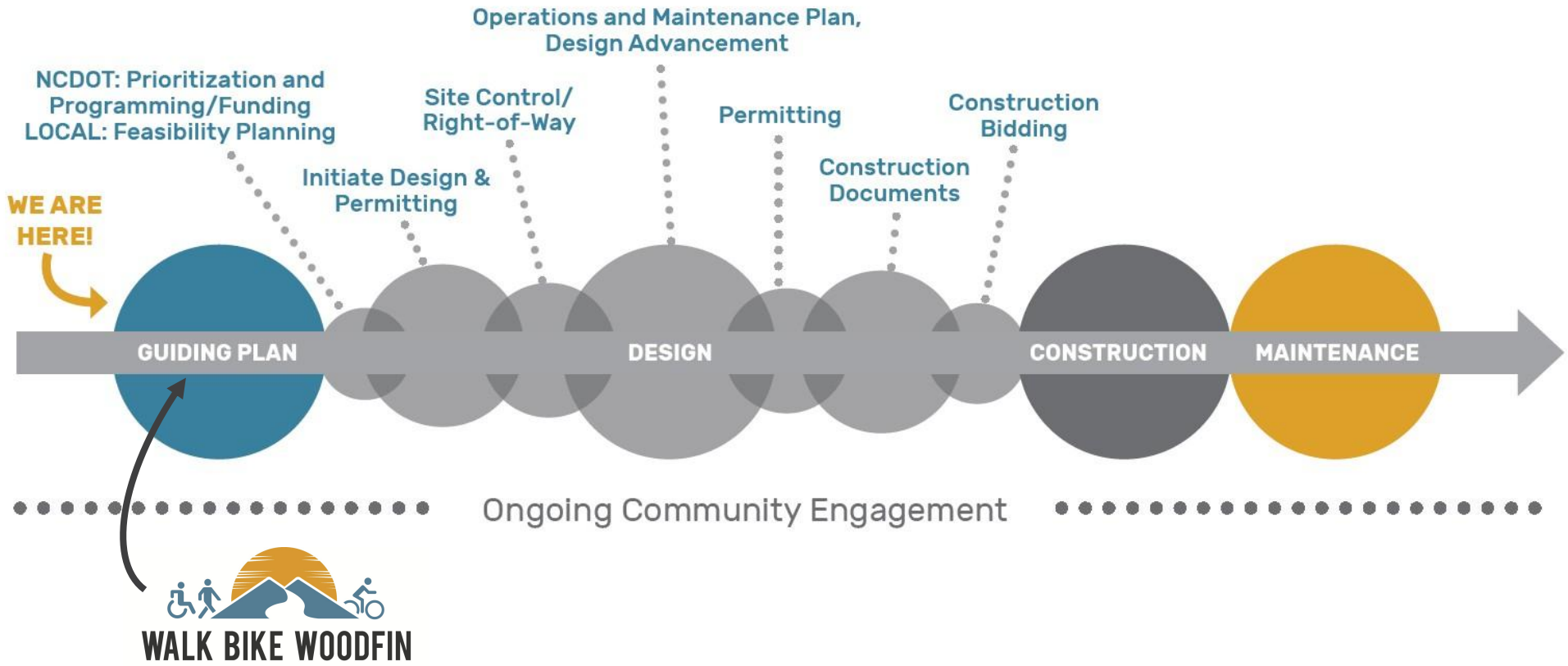


Final Plan Document

- Executive Summary
- Introduction
- Current Conditions
- Public Engagement
- Recommendations
- Programs + Policies
- Implementation



Life Cycle of a Transportation Project





WALK BIKE WOODFIN

Thank you!

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rbronson@mcadamsco.com

Woodfin Water District Annual Report

SETH ECKARD, WOODFIN WATER DISTRICT DIRECTOR

WOODFIN WATER DISTRICT

Providing our customers with water of the highest quality.

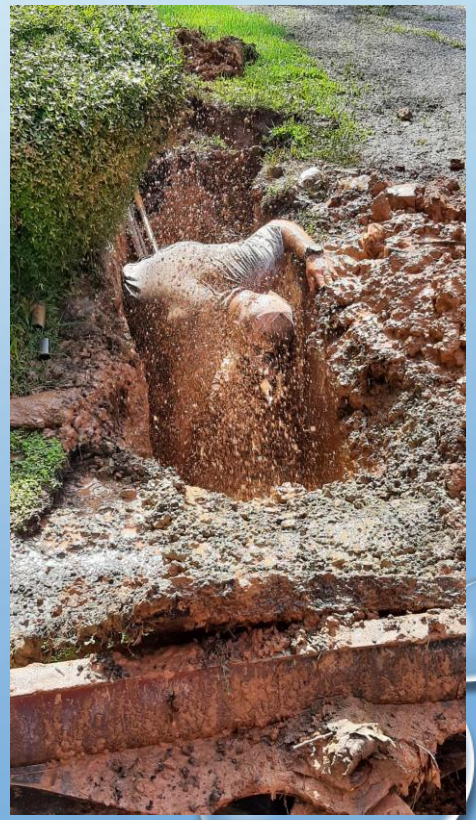
STATE OF THE DISTRICT 2025

WOODFIN WATER DISTRICT

Providing our customers with water of the highest quality.

The Woodfin Sanitary District was formed in 1923 to provide sanitary sewer service for the Beaver Lake & Woodfin area. The Woodfin Water District was formed in 1927 to provide drinking water service to the same area. The two districts were consolidated in 1931 to form the Woodfin Sanitary Water & Sewer District.

- Serve a population of 10,108
- Over 4,000 residential and 150 commercial connections
- Governed by a board of three elected trustees (meetings on the third Monday of each month at 5 pm)



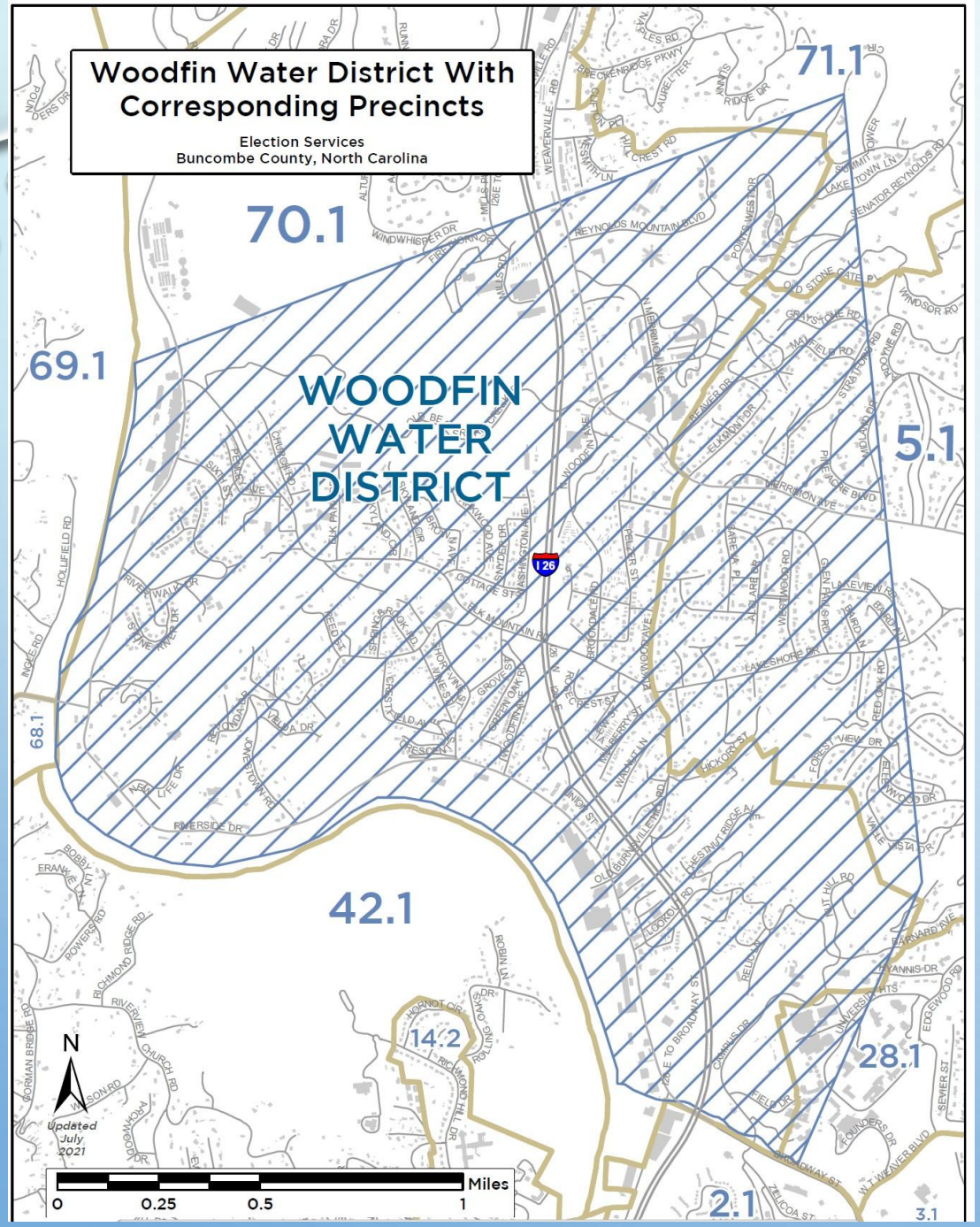
WOODFIN WATER DISTRICT

Providing our customers with water of the highest quality.

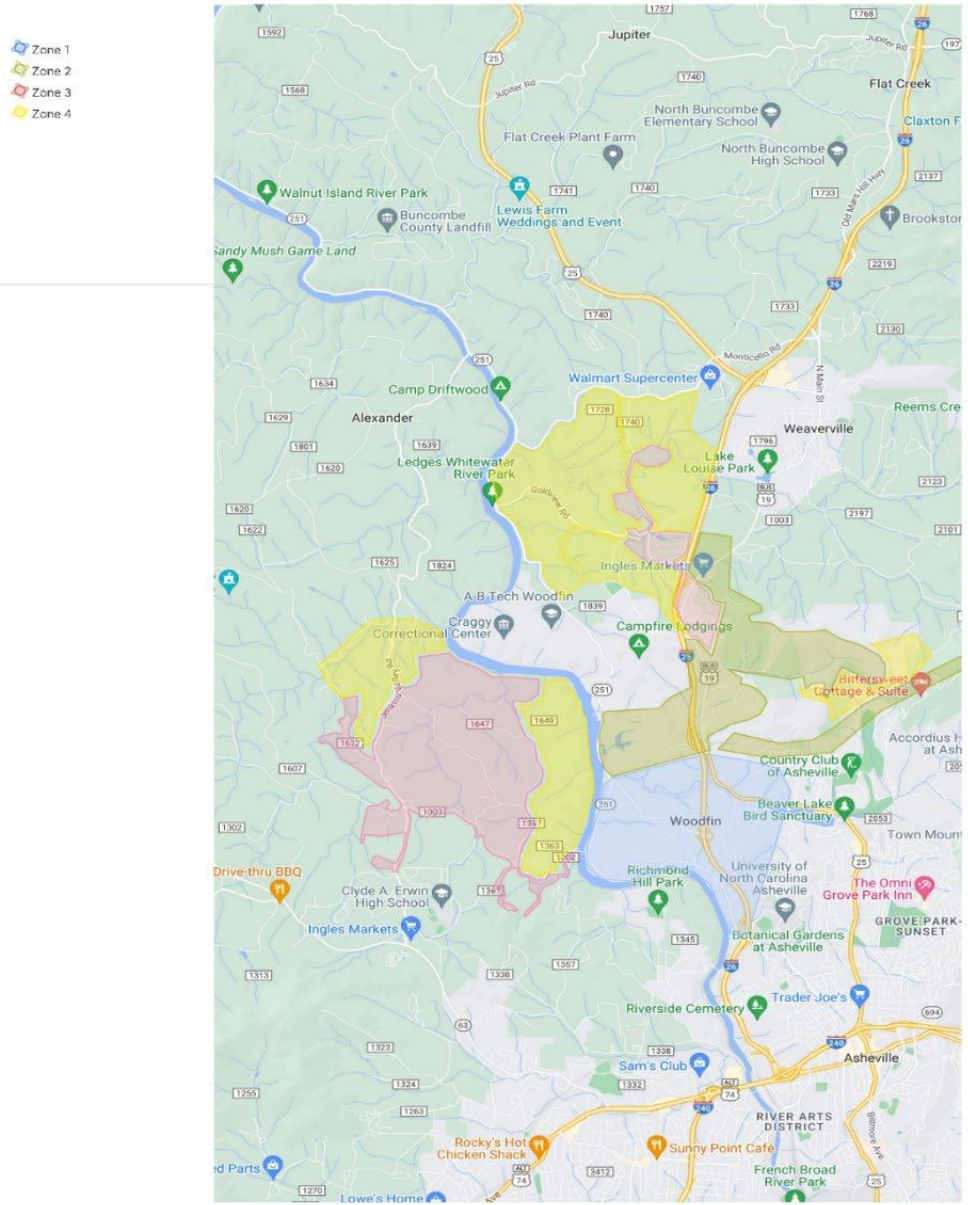


- 13 FT Employees
- Water Distribution and Production
- Approximately 20% of our water comes from the City of Asheville
- Annual operating budget of $2.8 million





Rate Zone Map



Water Plant



- The district owns 2,000 acres of protected watershed
- Reservoir holds approximately 51 million gallons
- Manufacture 800,000 gallons of water a day
- Woodfin Water Plant built in 1995

Water Plant



Goats: Maisie Grace, Millie Mae & Mama Mia



Hurricane Helene

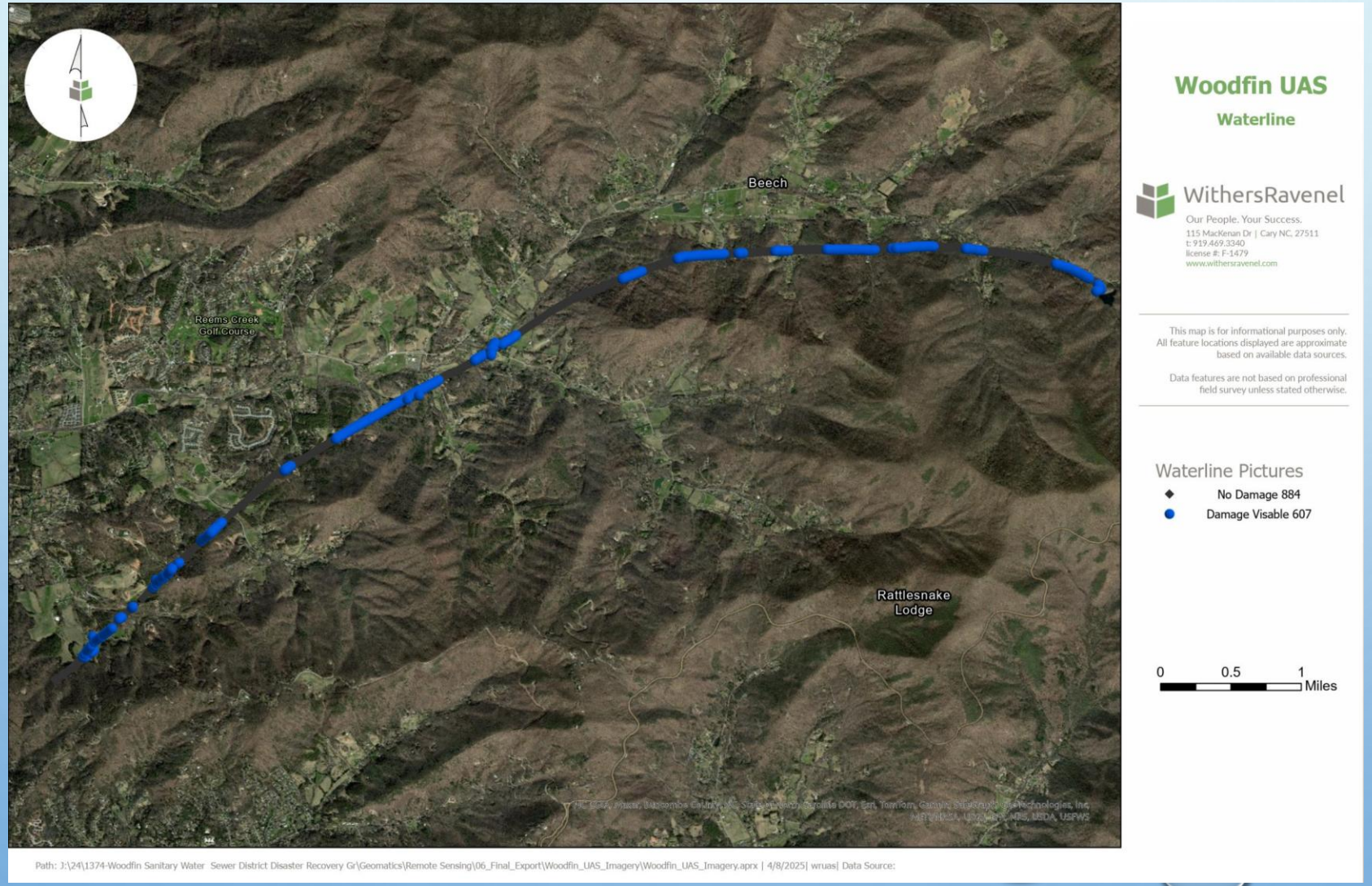
- Leaks and Breaks: **27**
- Spillway
- Bridge
- Damn
- Backup Generator







Hurricane Helene

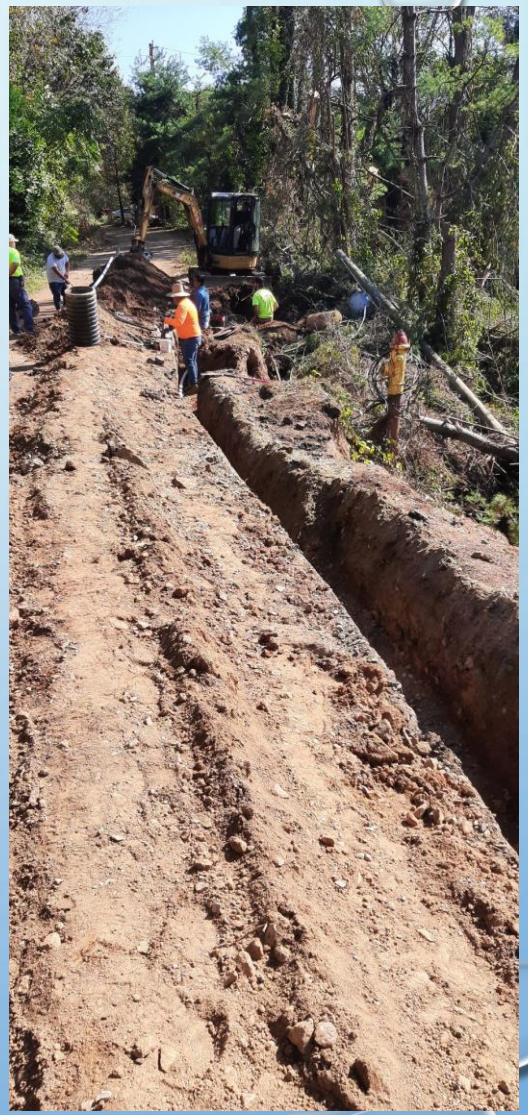


Hurricane Helene

We estimate nearly $5 million worth of damage and debris removal due to the storm.

Received help from MSD, City of Durham, the Onslow Water and Sewer Authority, and FEMA





Capital Improvement Planning

- Aging Equipment: fleet, heavy equipment, Supervisory Control and Data Acquisition (SCADA)
- Aging Infrastructure: storage tanks, water plant (pumps, filters, lagoon)
- Regulatory Environment: Lead and Copper Rule, PFAS (forever chemicals)
- Construction Inflation
- Operational Increases: Asheville Wholesale Water Purchase

Capital Improvement Planning

Woodfin Water District
Enterprise Fund
Draft FY26 through FY35 Capital Improvements Plan

Water Treatment

Project Number	Project Description	10-Yr CIP Cost Cost	FY 1 2026	FY 2 2027	FY 3 2028	FY 4 2029	FY 5 2030	FY 6 2031	FY 7 2032	FY 8 2033	FY 9 2034	FY 10 2035	Years 11 - 15
Vehicles and Equipment													
1	Website Updates	20,000	20,000										
2	New ATV	10,000		10,000									15,000
3	2011 Ford Ranger	28,000		28,000									43,000
4	2018 Nisson Frontier	37,000			37,000								54,000
Subtotal - Vehicles and Equipment		**95,000**	**20,000**	**38,000**	**37,000**	-	-	-	-	-	-	-	**112,000**
Plant Improvements													
1	Spillway Dam Repairs	170,000	170,000										
2	Bridge Repairs	125,000	125,000										
3	Stormwater Improvements	100,000	100,000										
4	Debris Clearing - Hauling	500,000	500,000										
5	WTP Generator Replacement	300,000	300,000										
6	Demo House	120,000	120,000										
7	WTP Upgrades (Effluent Valves, Day Tank, Security Gate)	57,000	57,000										
8	WTP SCADA Upgrades	582,000		582,000									
9	Flow Control Valve Lid	5,000		5,000									
10	WTP Valve Replacements and Upgrades	216,000			216,000								
11	WTP Caustic Tank Replacement	178,000			178,000								
12	Safe Yield Analysis	111,000					111,000						
13	WTP Lagoon Modifications, New Lined Lagoon	1,579,000								1,579,000			
14	New 2.0 MG WTP Clearwell	-											9,606,000
Subtotal - Plant Improvements		**4,043,000**	**1,372,000**	**587,000**	**394,000**	-	**111,000**	-	-	**1,579,000**	-	-	**9,606,000**
10-Yr CIP: Water Treatment FY26-35		**4,138,000**	**1,392,000**	**625,000**	**431,000**	-	**111,000**	-	-	**1,579,000**	-	-	**9,718,000**

Capital Project funded or patially funded using external source(s). Grant, Direct Allocation, etc.
Capital Project funded or patially funded using debt issue(s)

- 10-year Capital Improvement Plan
- $22 Million in projected Capital Investment
- State Grants and partnering with FEMA to pay for a significant portion of the plan
- The District has no debt

Woodfin Water District
Enterprise Fund
Draft FY26 through FY35 Capital Improvements Plan

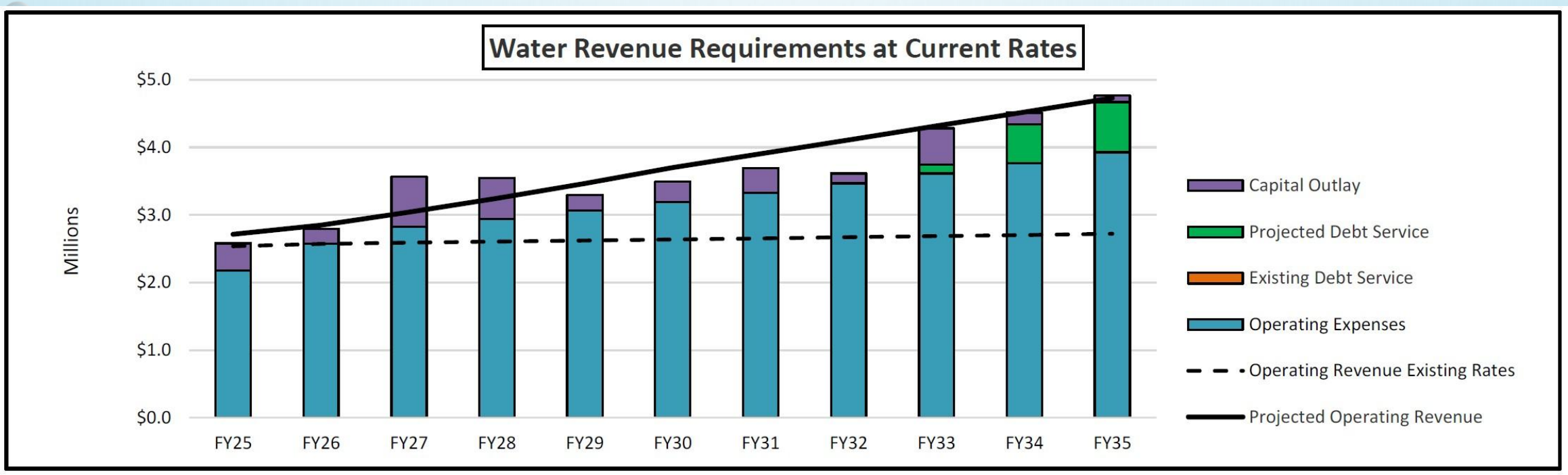
Water Distribution System

Project Number	Project Description	10-Yr CIP Cost Cost	FY 1 2026	FY 2 2027	FY 3 2028	FY 4 2029	FY 5 2030	FY 6 2031	FY 7 2032	FY 8 2033	FY 9 2034	FY 10 2035	Years 11 - 15
Vehicles and Equipment													
1	Automated Flagger Assistance Devices - 1 set	35,000	35,000										
2	GIS Mapping and Data Field Unit	3,000	3,000										
5	Field Tool Replacement	10,000	10,000										16,000
3	Meter Replacement	300,000	25,000	26,000	27,000	28,000	29,000	30,000	32,000	33,000	34,000	36,000	200,000
4	Hydrant Replacement	288,000	24,000	25,000	26,000	27,000	28,000	29,000	30,000	32,000	33,000	34,000	190,000
6	Heating System for Shop	16,000		16,000									
7	2013 Ford F250 Truck	49,000			49,000								72,000
8	2013 Trailer	15,000			15,000								
9	Storage for Maps and Plan Sets	3,000				3,000							
10	New Desk and Computer	5,000				5,000							
11	New Excavator, Less Trade-In Units	90,000				90,000							144,000
12	Field Repairs Equipment Trailer	9,000				9,000							
13	Portable Air Compressor	10,000				10,000							16,000
14	Replace Fuel Tank at Shop	4,000				4,000							
15	2020 F550	71,000					71,000						
16	2022 Chevy Colorado	54,000							54,000				
17	Generator for Office Building	164,000									164,000		
18	2024 F150 Crewcab 4x4	70,000										70,000	
Subtotal Vehicles and Equipment		**1,196,000**	**97,000**	**67,000**	**117,000**	**176,000**	**128,000**	**59,000**	**116,000**	**229,000**	**137,000**	**70,000**	**638,000**
Distribution Infrastructure													
1	Water Line Resiliency	100,000	100,000										
2	Fire Hydrant Replacements	217,000	18,000	19,000	19,000	20,000	21,000	22,000	23,000	24,000	25,000	26,000	
3	Valving Changes at Reynolds Mtn and Leisure Mtn	274,000						274,000					
4	Water Main Replacement	4,596,000									4,596,000		5,376,000
5	Reynolds Mtn Tank Rehab	1,708,000										1,708,000	
6	Weaverville Interconnection	-											6,084,000
Subtotal - Distribution Infrastructure		**6,895,000**	**118,000**	**19,000**	**19,000**	**20,000**	**21,000**	**296,000**	**23,000**	**24,000**	**4,621,000**	**1,734,000**	**11,460,000**
10-Yr CIP: Water Distribution FY26-35		**8,091,000**	**215,000**	**86,000**	**136,000**	**196,000**	**149,000**	**355,000**	**139,000**	**253,000**	**4,758,000**	**1,804,000**	**12,736,000**

Total System Capital Improvements Plan

10-Yr CIP: Total Enterprise Fund FY26-35	**12,229,000**	**1,607,000**	**711,000**	**567,000**	**196,000**	**260,000**	**355,000**	**139,000**	**1,832,000**	**4,758,000**	**1,804,000**	**22,454,000**

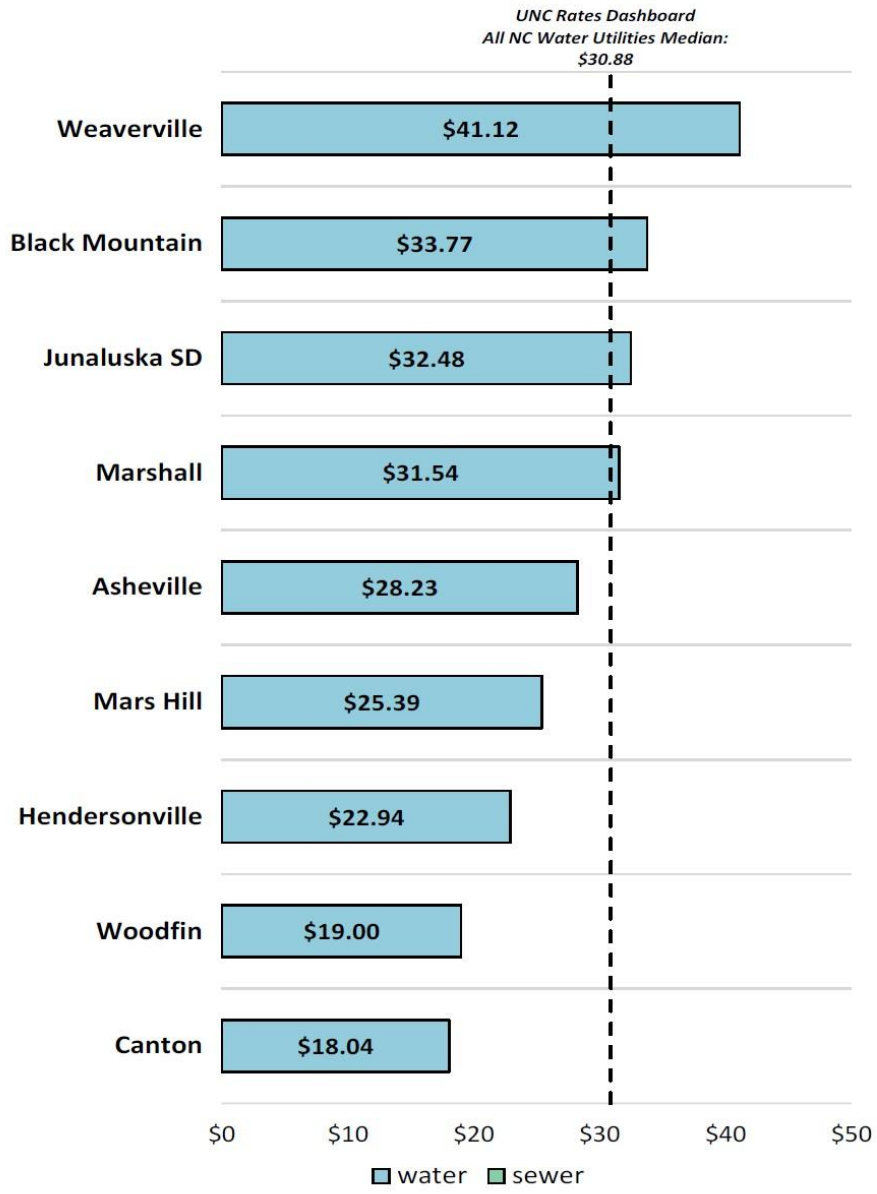
Capital Project funded or patially funded using external source(s). Grant, Direct Allocation, etc.
Capital Project funded or patially funded using debt issue(s)


Water Revenue Requirements at Current Rates
Millions
$5.0
$4.0
$3.0
$2.0
$1.0
$0.0
FY25
FY26
FY27
FY28
FY29
FY30
FY31
FY32
FY33
FY34
FY35
Capital Outlay
Projected Debt Service
Existing Debt Service
Operating Expenses
Operating Revenue Existing Rates
Projected Operating Revenue

FY25 Water Residential User Rates

3,000 Gallons Usage per Month

Source: FY25 Approved Water and Sewer Fee Schedules



Bi-Monthly Water Bill: 3,000 gallons

Customer Class	FY25	FY26	$ Change	Percent
Residential: Zone 1	$38.00	$40.00	$2.00	5.3%
Residential: Zone 2	$45.00	$47.50	$2.50	5.6%
Residential: Zone 3	$52.00	$55.00	$3.00	5.8%
Residential: Zone 4	$58.00	$62.00	$4.00	6.9%

2025 Projects

- Website Upgrade: Improve communication and ease of use for customers
- Partnered with the Town to provide free water for the new community garden
- Helene FEMA construction projects: Spillway, Dam, WTP Bridge
- Applied for a $5 Million North Carolina State Revolving Loan (100% Principal Forgiveness) for the upgrade of our SCADA system, backup generator, pump station, and transmission lines

QUESTIONS?

CONTACT INFORMATION

SETH ECKARD

SECKARD@WOODFINWATER.COM

(828) 253-5551

New Business

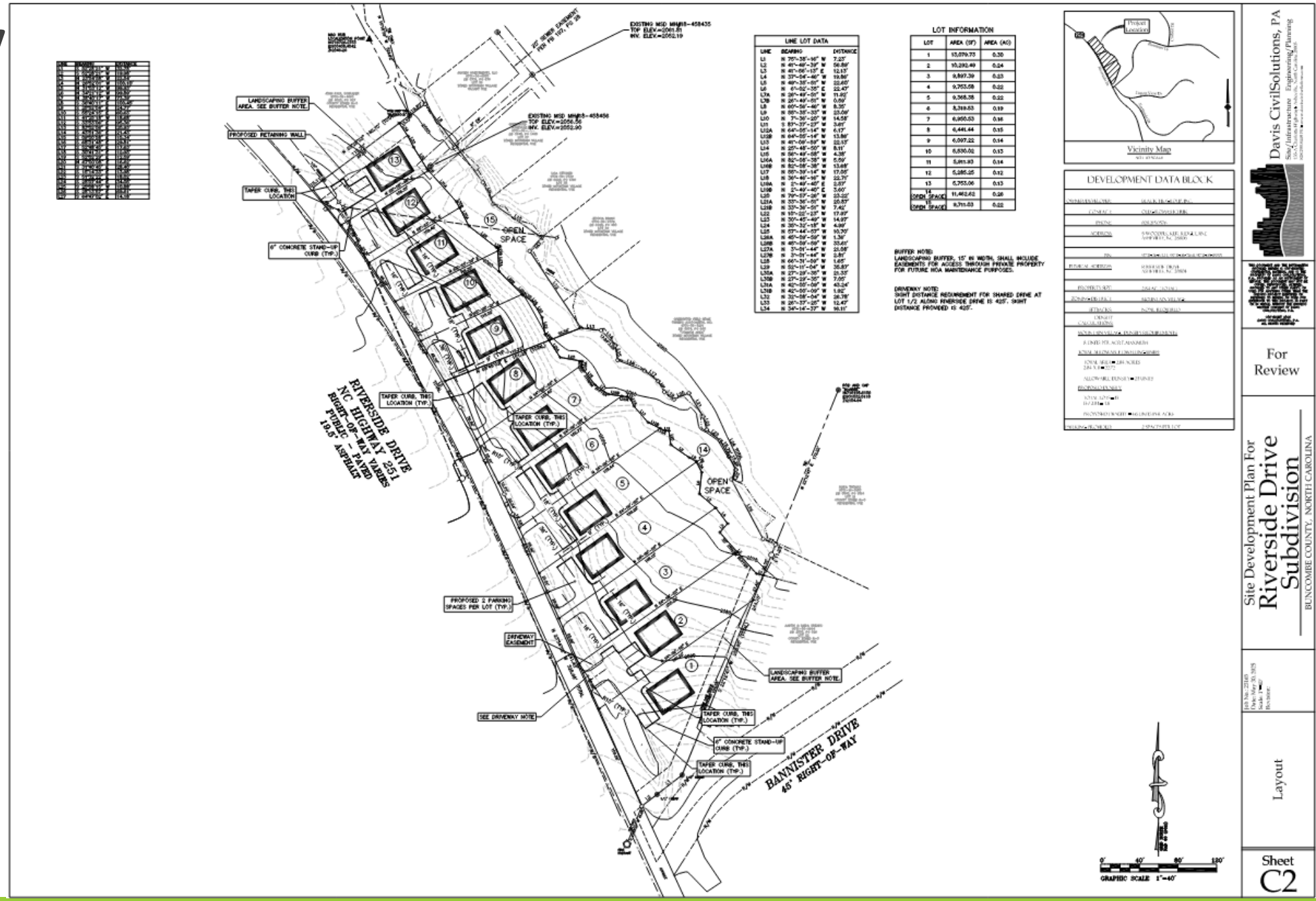
Preliminary Plat Approval Riverside Drive

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request:

An administrative (ministerial) review of a **preliminary plat** for a 13-lot major subdivision located on three parcels totaling 2.8 acres. The site is currently vacant and located at 99999 Old Marshall Highway (Riverside Drive), being identified in the Buncombe County tax record as PINs 9731-05-8955, 9731-06-7164, and 9731-06-6324.

Preliminary Plat



Davis CivilSolutions, PA

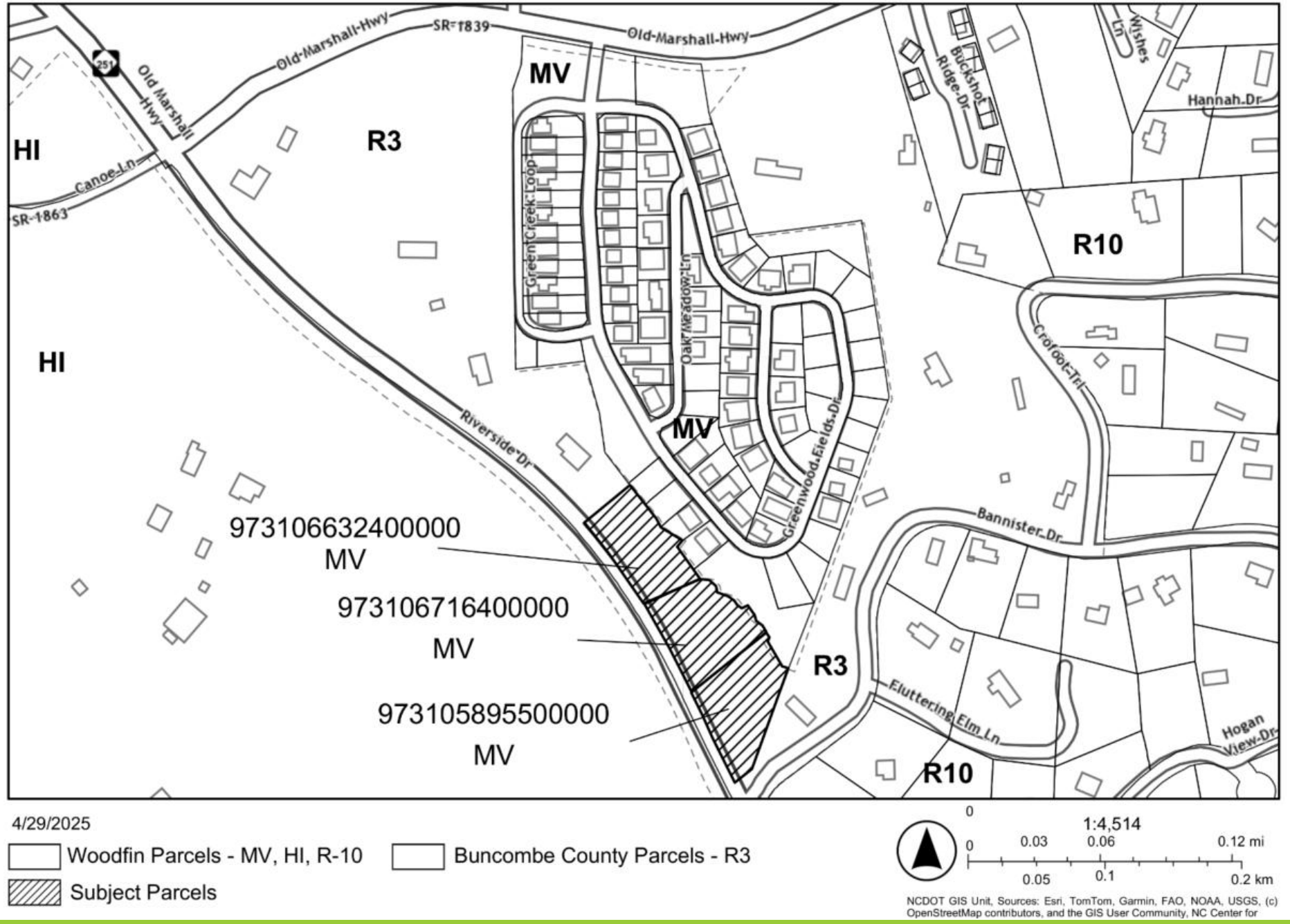
For Review

Site Development Plan For
Riverside Drive Subdivision
BUNCOMBE COUNTY, NORTH CAROLINA

Layout

Sheet C2

Zoning Map


Old-Marshall-Hwy
SR-1839
Old-Marshall-Hwy
251
Old Marshall Hwy
HI
R3
MV
Canoe-Ln
SR-1863
Green Creek Loop
Oak Meadow Ln
Buckshot Ridge Dr
Wishes Ln
Hannah Dr
R10
HI
Riverside Dr
MV
Greenwood Fields Dr
Crofoot Trl
Bannister Dr
973106632400000
MV
973106716400000
MV
R3
Fluttering Elm Ln
973105895500000
MV
Hogan View Dr
R10
4/29/2025
Woodfin Parcels - MV, HI, R-10
Buncombe County Parcels - R3
Subject Parcels
0
1:4,514
0 0.03 0.06 0.12 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



4/29/2025

Woodfin Parcels

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

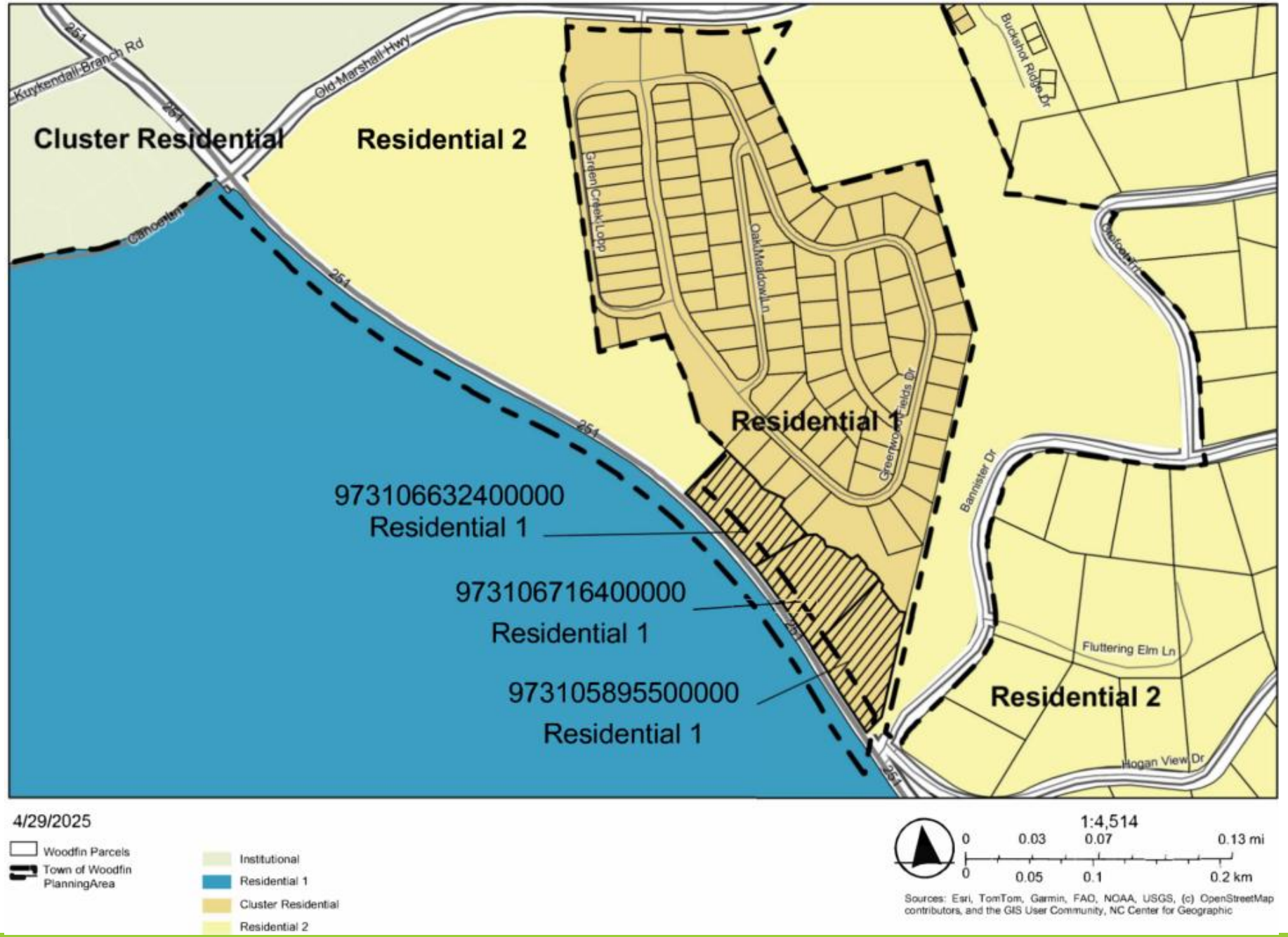
1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

NC CGIA, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC Center for

Future Land Use Map



Considerations:

- The proposed development is allowed as a “use by right” within the Mountain Village zoning district for up to 19 dwelling units/lots.
- This is a ministerial/administrative review, and the concept plan is evaluated for its ability to comply with the minimum technical standards.
- There is no zoning change proposed, and the subdivision can comply with the town’s development requirements and zoning standards.
- The proposed subdivision will come back before the PBOA for Preliminary Plat approval.

Board Discussion
(NO Public Hearing)

Staff Comments:

Staff has reviewed the proposed preliminary plat and found the plat complies with the technical standards of the ordinance.

Suggested Motion:

I move to approve the preliminary subdivision plat for 2.8 acres as shown and complies with the technical requirements of Chapter 46 – Subdivisions.

-Public Hearing-

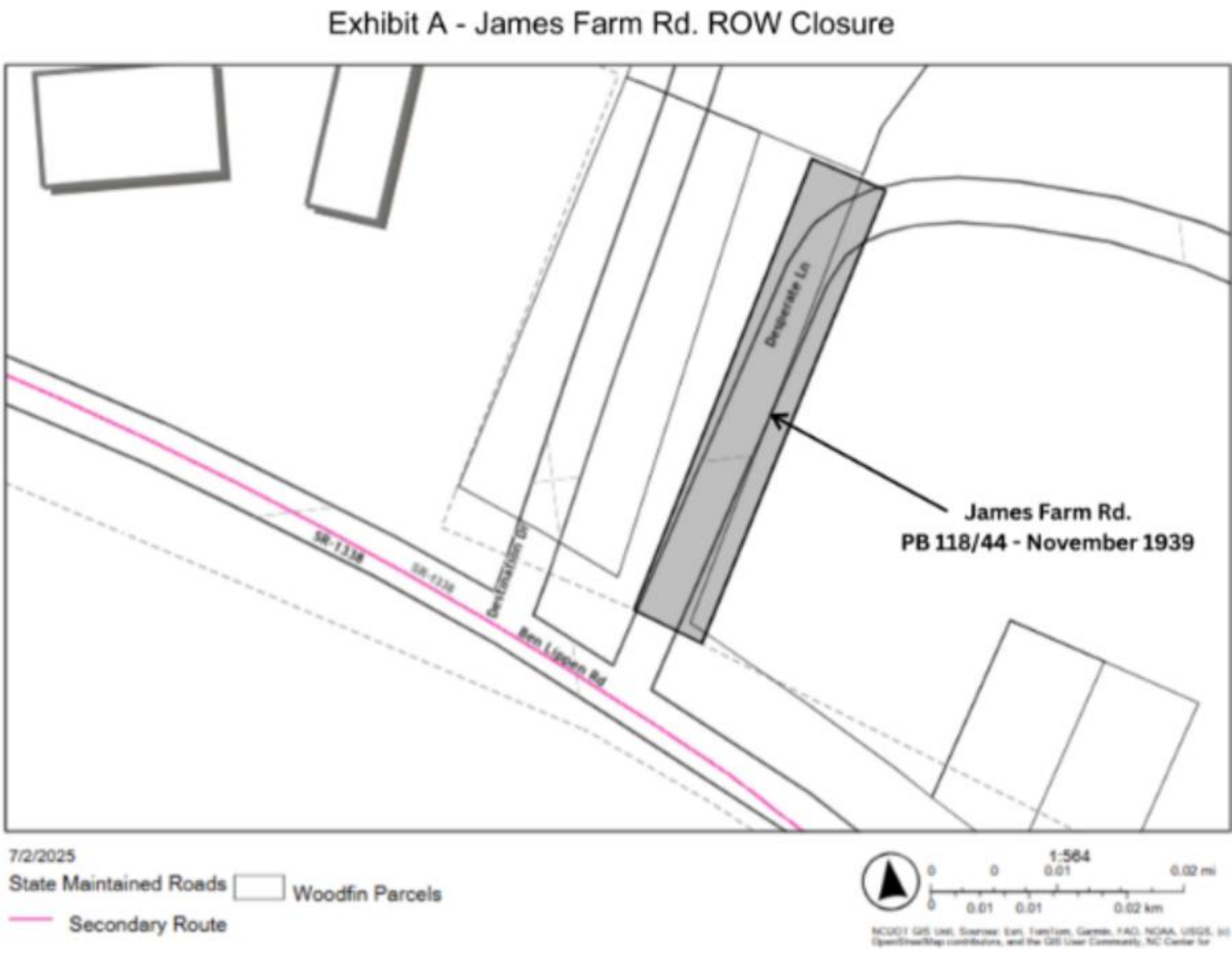
Consideration of Ordinance 2025-13 Right-of-Way Closure Request for Desperate Lane

RICKY HURLEY, PLANNING DIRECTOR

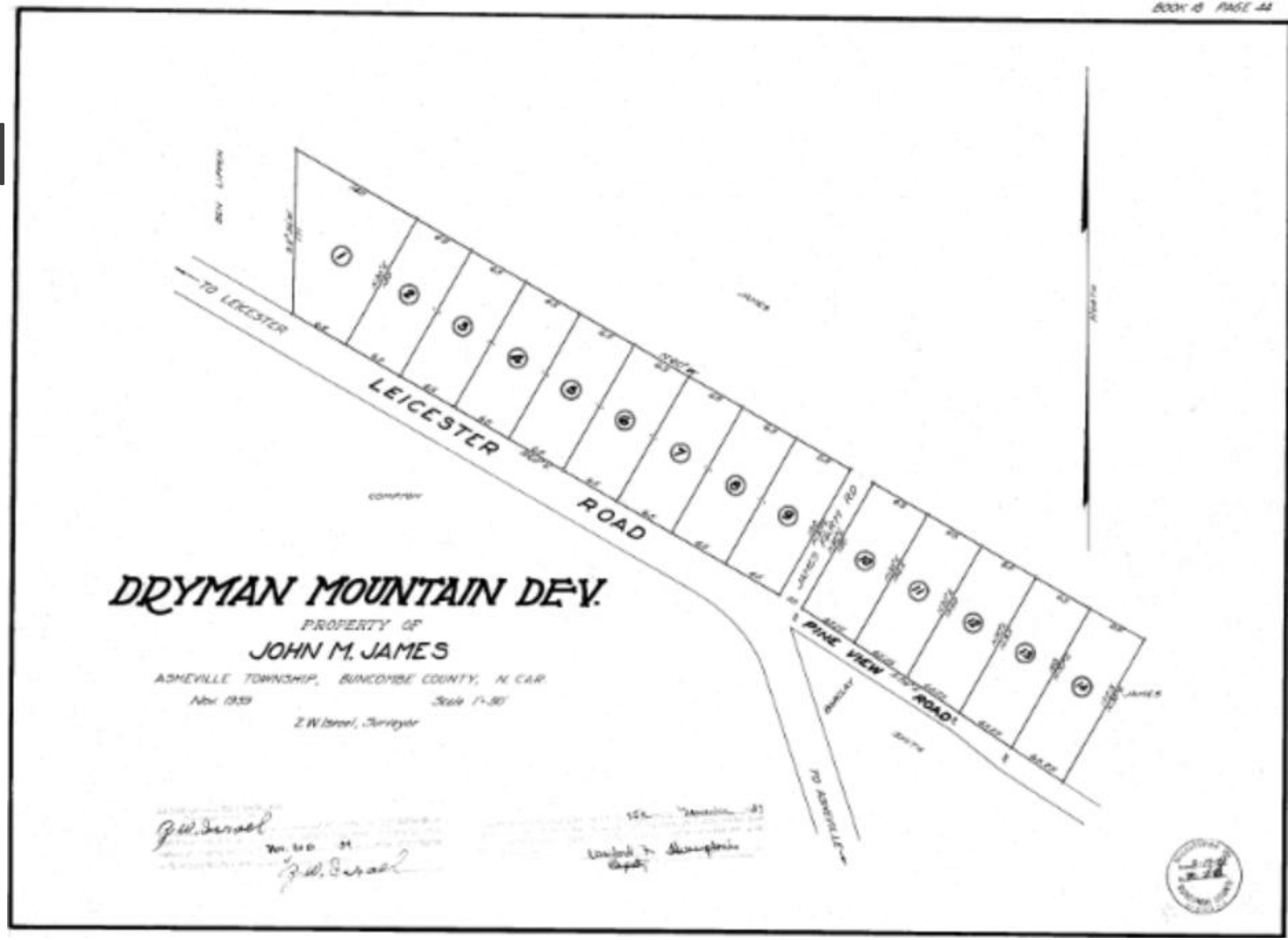
Summary of Request:

Jan and Reese Lasher, property owners of 4 Desperate Lane, have petitioned the town to close the 25-foot right-of-way for Desperate Lane that is also immediately adjacent to Destination Drive.

Exhibit A – Desperate Lane (James Farm Rd)



Original Plat– James Farm Rd



Considerations:

- All properties abutting the right-of-way have frontage on public streets.
- If the right-of-way were to be opened, it would create a conflict based on proximity to Destination Drive.
- Closing of the right-of-way will not impact development or further subdivision of adjacent properties.

Staff Recommendation

Staff recommends approval of the right-of-way closure as shown on the attached Exhibit A map. This request is consistent with recommendations in the Woodfin Together comprehensive plan in that it:

1) Makes government decision making accessible and transparent to all residents.

Suggested Motion:

Suggested Motion:

I move to approve the petition for the right-of-way closure of Desperate Lane as currently submitted as it is in the public's interest, and meets the development needs of the community in that the closure request:

1) Will not impede access to existing property or preclude further subdivision or infill development.
2) Will convert the land area into taxable property.

Council Discussion: Responsibilities & Authority of the Mayor and Council Members

COUNCIL MEMBERS KAHN & ERVIN

Adjournment