Town Council

SEPTEMBER 16, 2025

Consent Agenda

Public Comment

Presentations & Reports

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Tropical Storm Helene - Recovery

FEMA Public Assistance

- Roads & culverts engineering underway – 10-12 mo's out
- Silver-Line Park plans (w/ mitigation) expected this month
- RSP restroom repair quote received – working w/ FEMA on "Alternate Plan"
- PPDR Round 1 nearing completion; Round 2 (44 applications) likely to start on Sunny Ridge – expect work to be completed this fall
- Waterway extensions approved – waiting on ingress/egress

Tropical Storm Helene - Recovery

Long-Term Recovery Planning

- Draft Helene Recovery plan posted on BC Website
- Review of Woodfin section planned
- BC full plan adoption planned for November 16th
- Woodfin full plan adoption planned for December 16th

- CDBG-DR & SRF-DR training & investigation
- Awaiting EPA Technical Assistance grant notification
- CSCI grant follow-up meetings in September and October

Administration

- Contracts: July - August

Equinox	ABCCM	NBB Church	Axon
$4000	$50,000	$8500	$22,922
Hazard Mitigation	Em. Assistance	Market Supplies	(3) Dash Cams

- FY2025 Audit is underway
- TextMyGov launch planned this month
- Records management – Ordinances & resolutions; digitizing minutes
- Helene anniversary newsletter - October
- Helene anniversary gathering – Thursday, Sept. 18th

Planning & Stormwater

- Code Update – Wrapping up Task 1 (about 2 months behind schedule)
- Planning Department re-org

- Focus on SW permit close-out & annual inspection follow-up
- SW informational letters sent

- Planning & SW Staff assume Flood Permit review & tracking
  - Coordinate w/ BC
  - Flood Training

Public Works & Facilities

- Roy Pope playground repairs on-going
  - Tire swing & steps replaced
  - Benches ordered

- Last payment on Taylor St. property made this month!
- Paving to begin soon





Public Works & Facilities



- Modest facility improvements continue
  - Town hall office carpet





- Quotes for Taylor St. bathroom & kitchen refresh

Police

- Evidence room management

  Disposition of materials from 159 cases





- 3 new vehicles added to the fleet in Oct.
- Adding dashboard cameras

Police



- Community Outreach

Officer Jen Laird speaking at a meeting of the Woodfin Business Association

ABCCM Update

SHERYL OLSEN, ABCCM SENIOR SITE COORDINATOR

Stronger Together

North Samaritan Crisis Ministry &
Town of Woodfin

Emergency Assistance

Emergency Assistance Report

$15, 528.03	Rent Assistance
$5,092.45	Utility Assistance
$20,620.48	Total
$4,379.52	Remaining

Emergency Assistance Report

- 29 Households Served
- 20% Non-native English Speaking
- 100% Connected to other services at North Crisis & in the Community

---

- $1194 Average of Rent Assistance
- $566 Average of Utility Assistance

- 20 Households Assisted with Rent
- 9 Households Assisted with Utilities
  - electricity, oil and natural gas

Impact Story

No Water

Michelle lost her job at the Fireplace Restaurant because they did not have water. The restaurant closed after Hurricane Helene struck on September 27, 2024. Michelle receives disability income but it is not enough to sustain her rental so she works part time and that sees her through each month. Her housing was severely affected as well, no electricity for 10 days, she is on the City of Asheville Water System so no water for 6 weeks. When she finally got water, it had to be boiled.

We were able to assist her with one months rent thru the Woodfin Emergency Fund and were able to refer her to other agencies that could assist as well.

The impact of Helene has been huge since Helene, many more high rents, electricity and water cutoffs. We are thankful for the support of all the community members in Buncombe County.

Thank you, Town of Woodfin!

Stronger Together

Thank you for your partnership!

New Business

-Public Hearing-

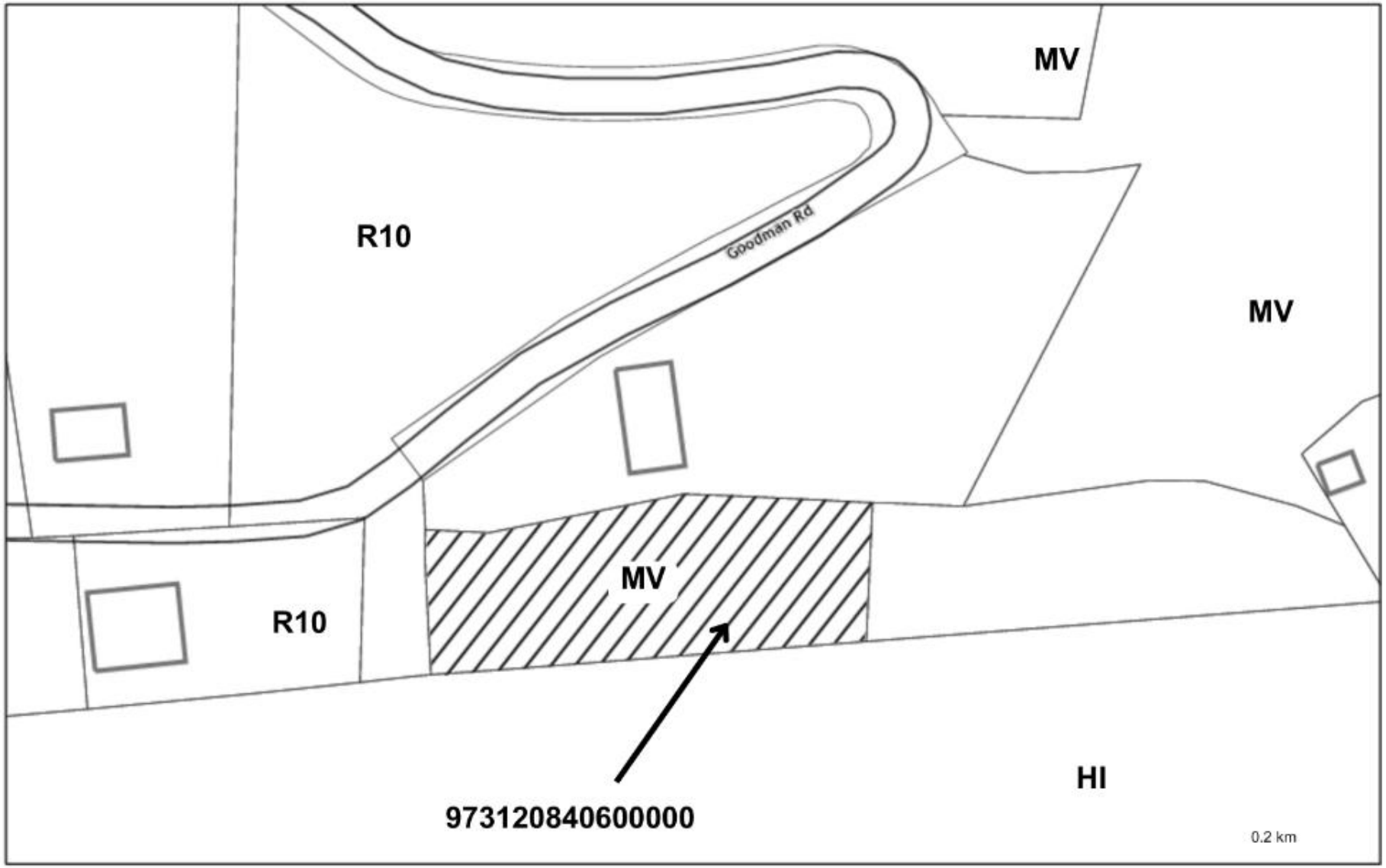
Consideration of Ordinance #2025-18 General Rezoning

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request

A proposed rezoning of a 0.47-acre property located on Goodman Road from Mountain Village (MV) to R-10 Residential District (R-10). The subject property is currently vacant and identified in the Buncombe County tax record as PIN 9731-20-8406.

Exhibit A- Zoning Map



7/31/2025

Woodfin Parcels

Subject Parcels - Proposed Rezoning - from MV to R10

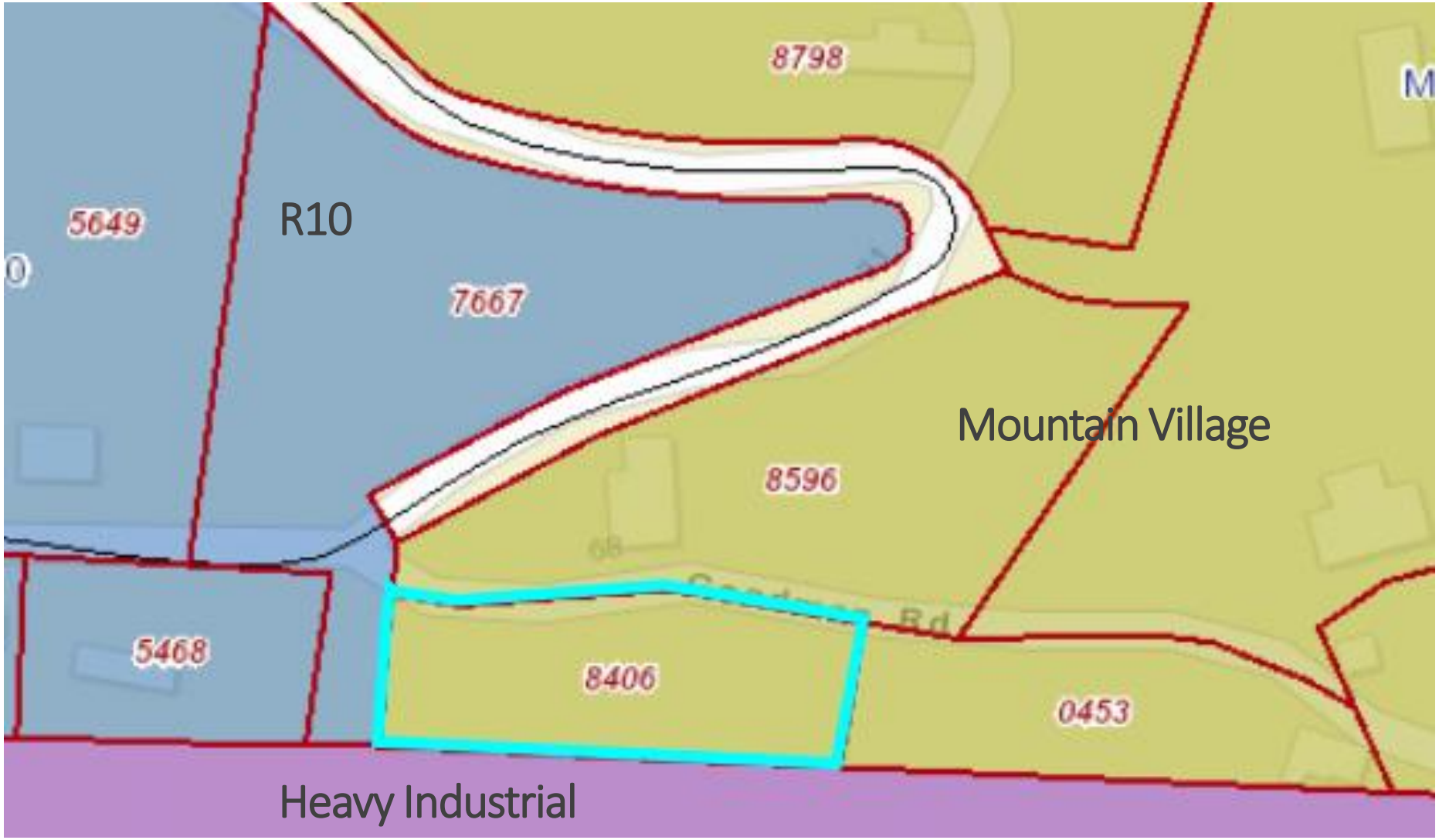
1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

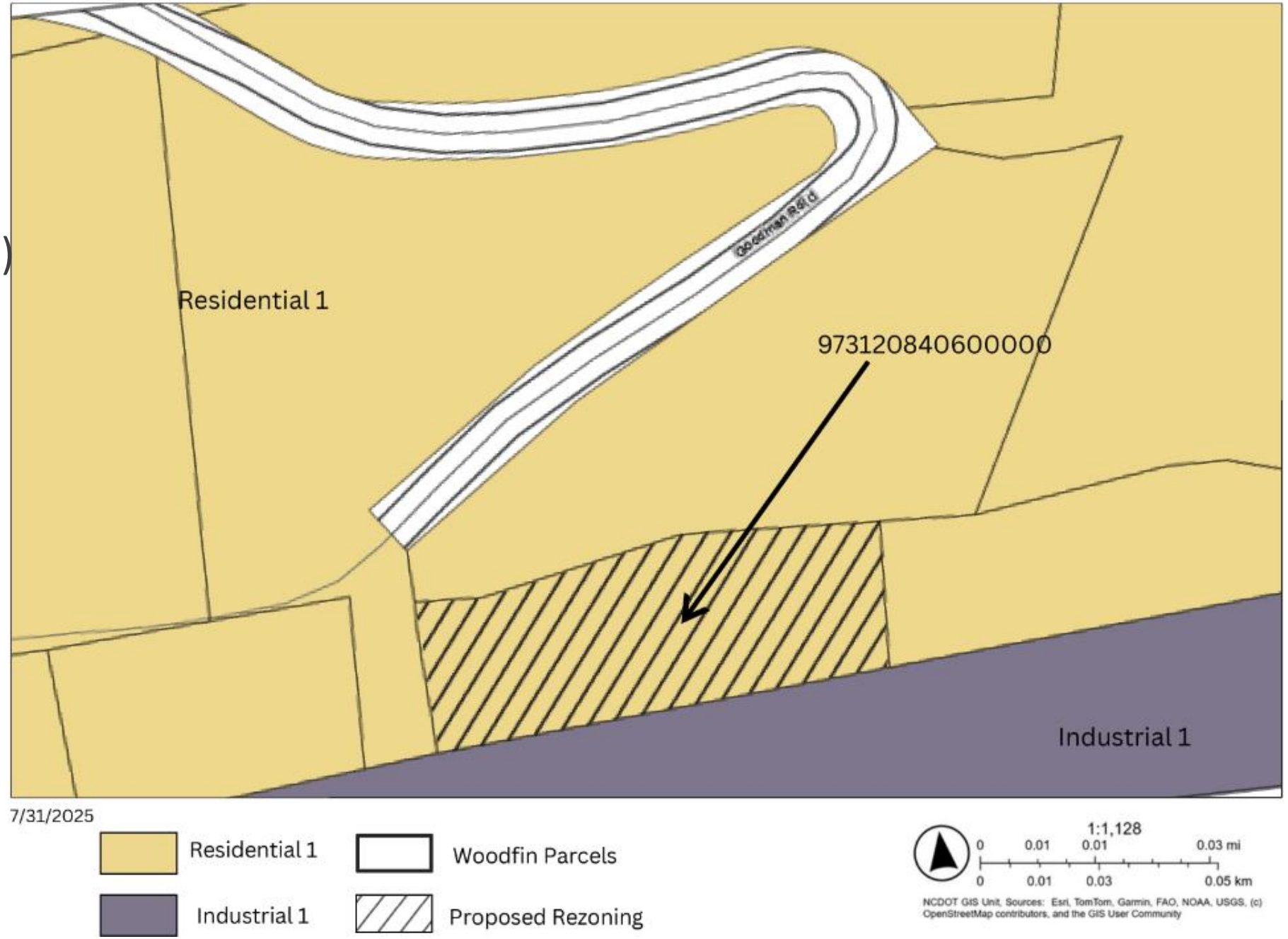
NCDOT GIS Unit, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Zoning Map


8798
5649
R10
7667
Mountain Village
8596
5468
8406
0453
Heavy Industrial

FLUM

(No change required)



Residential 1

Residential 1

DESCRIPTION

Residential 1 properties are generally, older, historic, in-town neighborhoods with a variety of modest single-family housing types. Most neighborhood streets and street rights-of-way are relatively narrow and do not have sidewalks. Steps should be taken to minimize gentrification and displacement, while also offering opportunities for infill housing.







OPPORTUNITIES

- Protect existing and encourage new affordable housing
- Add sidewalks, bike facilities, and other pedestrian safety facilities where feasible
- Consider future permission of tri- and quad-plex units
- Encourage historic preservation of manufacturing era homes
- Encourage infill development where utility and road infrastructure already exist

PRIMARY USES

- Small-scale single family and duplexes
- Manufactured homes
- Existing multifamily

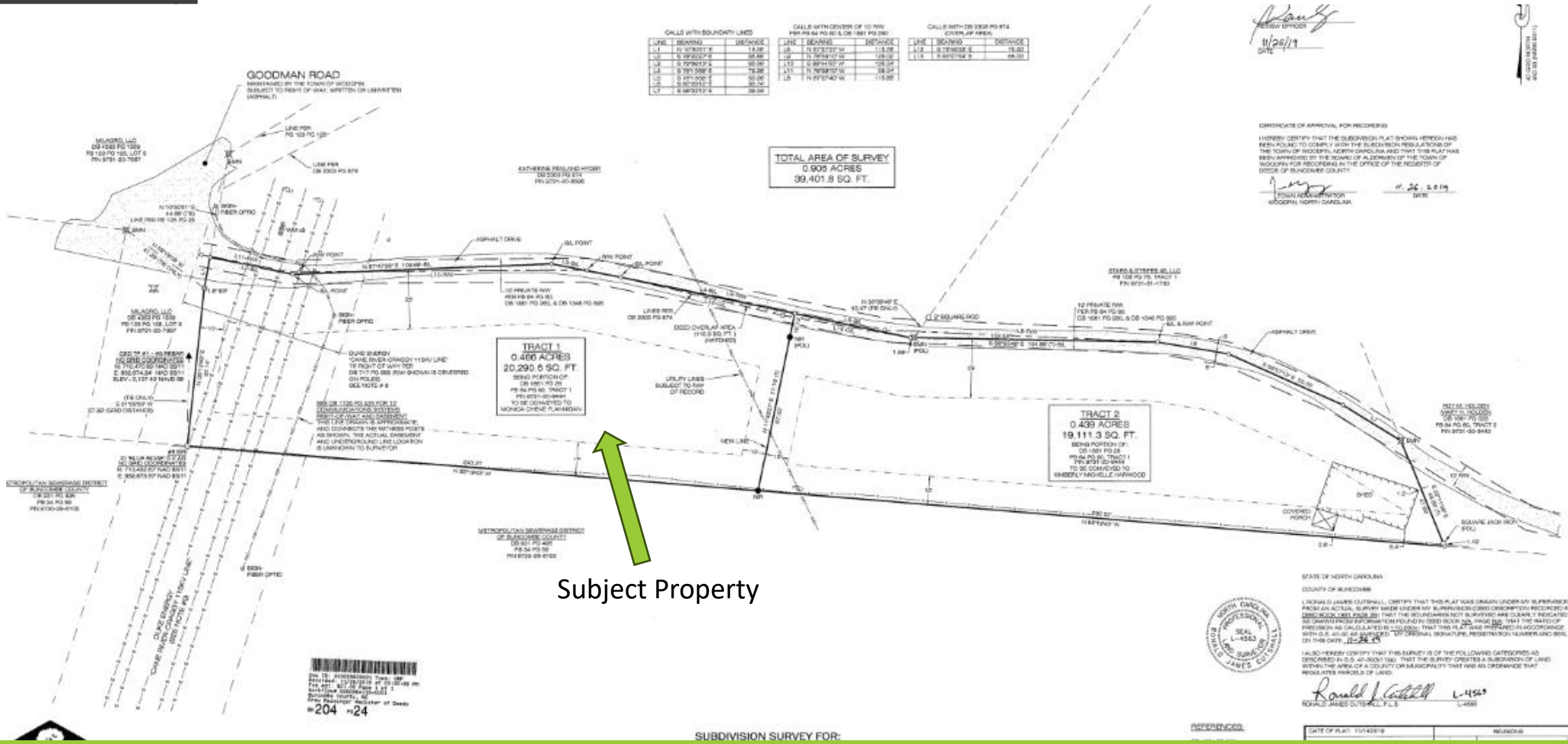
SECONDARY USES

- Institutional uses
- Neighborhood-oriented commercial
- Accessory dwelling units

Aerial


Goodman Rd
Goodman Rd
Goodman Rd
Goodman Rd
7/31/2025
Woodfin Parcels
1:1,405
0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km

Survey


GOODMAN ROAD
TOTAL AREA OF SURVEY
0.905 ACRES
39,401.8 SQ. FT.
TRACT 1
0.466 ACRES
20,290.6 SQ. FT.
TRACT 2
0.439 ACRES
19,111.3 SQ. FT.
Subject Property
SUBDIVISION SURVEY FOR:

Street View



Street View



Considerations:

- Rezoning the property to R-10 will more closely match the existing development pattern for this portion of Goodman Road, which is typified as detached single family residences.
- Mountain Village zoning classification is more suitable for parcels greater than 5 acres which include a mixture of housing types guided by a master plan with the necessary infrastructure improvements and amenities.
- The proposed rezoning would reduce the amount of allowable density in a neighborhood with limited access to public sewer.

Review by Other Bodies

The Woodfin Planning Board of Adjustment reviewed the request at their August 12, 2025, regular meeting and unanimously voted to recommend approval of the proposed rezoning (5:0).

Staff Recommendation

Staff concurs with the Planning Board of Adjustment and supports approval of the proposed zoning of the subject property from Mountain Village (MV) to R-10 Residential District (R-10) as shown in Exhibit A.

Questions from Council

&

Open Public Hearing

Closing of Public Hearing
&
Discussion by Council

Suggested Motion:

I move to approve the rezoning of 0.47 acres from Mountain Village District to R-10 Residential District as shown on Exhibits A & B and find that the request is reasonable, is in the public interest, is consistent with the Town of Woodfin Comprehensive Plan, and meets the development needs of the community in that the request:

1. Uses the Future Land Use Map to guide development decisions (1.1.1),
2. Promotes fiscal responsibility by encouraging growth in areas with existing services over other areas (1.2.6), and
3. Makes government decision-making accessible and transparent to all residents (4.4.3).

Helene Recovery Plan - Woodfin

SHANNON TUCH, TOWN MANAGER

Helene Recovery Plan

Purpose of a (long-range) Recovery Plan …

To go beyond immediate response to restore communities by rebuilding infrastructure, reviving the economy, and revitalizing social systems in a way that also enhances resilience to future events.

By focusing on not just returning to a pre-disaster state but improving upon it, the plan aims to create safer, smarter, and more sustainable communities for the long-term.

Helene Recovery Plan

- Initiated by municipal and county leaders in response to Hurricane Helene
- FEMA funded
- County-wide plan w/ individual project pages for each municipality
- Woodfin identified 17 different recovery projects

Helene Recovery Plan – Woodfin Projects

1. Emergency Communications
2. Resilience Hubs
3. Disaster Partnership Planning
4. Affordable Housing
5. Vulnerability Data/GIS
6. Multi-modal Connectivity
7. Wildfire/Flash Flooding Risk Awareness
8. Stream/Riverbank Restoration
9. Riverfront Park Restoration
10. Green Infrastructure
11. Green Space Development
12. Tree Canopy Enhancement
13. Economic Infrastructure Support
14. Public-Private Partnerships
15. Riverfront Resilience
16. Weaverville Rd. Flood Mitigation
17. Unified Development Code Update

Helene Recovery Plan

Each Project Page Includes:

- Purpose (Description)
- Benefits & Intended Outcomes
- Activities & Deliverables
- Implementation Considerations
- Complexity, Cost, Timing
- Project Sponsor, Project Lead, Partners

Emergency Communications Plan

Implement improved community-wide emergency alerts and communications for more inclusive public safety and enhanced response.

Complexity	Cost	Timing
Medium	$$$ Medium	Short-term

Alignment with Woodfin Comprehensive Plan:

- **Goal 4.1:** Woodfin residents receive high-quality public services and facilities that promote the health, safety, and well-being of all community members.
- **Goal 4.3:** Woodfin will be an active participant in planning and policymaking efforts that impact the town across the region.

Purpose

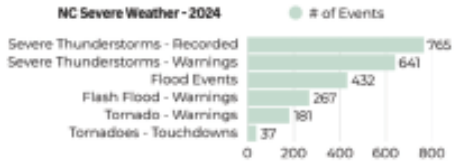
The project will create a comprehensive emergency communications plan for the Town of Woodfin, ensuring effective and accessible communication during disasters such as floods and storms. This plan will utilize various communication channels—including emergency text messaging, internet platforms, cellular connectivity, and low-tech options—to deliver timely alerts and information to residents and responders. The need for this project stems from past communication failures that hindered evacuation and recovery efforts in flood-prone areas. As climate change increases disaster frequency and severity, establishing a robust communication infrastructure is essential for public safety and long-term community recovery. Incorporating low-tech options will also promote inclusivity, ensuring all residents have access to vital information.

Modern systems with geolocation-based messaging can deliver relevant information to only the affected areas, preventing unnecessary alerts and potential panic in unaffected regions

Benefits & Intended Outcomes

- Reliable, timely distribution of emergency alerts and information to all community members.
- Increased community awareness and preparedness for hazards.
- Enhanced coordination among emergency responders, local government, and residents.
- Improved evacuation and response times, reducing injury and property loss.
- Greater inclusivity by providing multiple communication channels, including low-tech options.
- Strengthened community resilience and long-term recovery capacity.

5 of North Carolinas top six warmest years have occurred since 2016



Activities & Deliverables

- Assess current communication systems and identify gaps.
- Select and deploy a community-wide emergency text messaging platform.
- Explore backup options for internet and cellular connectivity.
- Develop low-tech communication methods, such as notice boards, radios, and door-to-door alerts.
- Create and distribute emergency preparedness guidelines for diverse audiences.
- Conduct outreach and training to promote system awareness and usage.
- Train staff, volunteers, and leaders on emergency communication protocols.
- Establish procedures for system maintenance, testing, and updates.

Implementation Considerations

- Secure funding for technology acquisitions and infrastructure upgrades.
- Ensure equitable access for residents with limited connectivity or mobility barriers.
- Coordinate with regional infrastructure providers for backup systems.
- Conduct regular testing, drills, and community education to ensure system effectiveness and awareness.
- Overcome potential public skepticism or resistance to new communication tools.

Project Sponsor:
Town of Woodfin

Project Lead:
City of Woodfin Administrative Staff/Police Department

Partners:

- Buncombe County Emergency Management
- Local Internet and Cellular Service Providers
- Regional Emergency Response Organizations
- Community Organizations and Neighborhood Associations
- N.C. Office of Emergency Management
- Nonprofits focused on Disaster Preparedness and Community Resilience

DRAFT

Staff Recommendation

Staff recommends that the Council support the Woodfin pages of the Helene Recovery Plan and ask that they be shared with Buncombe County to include in the full plan, scheduled for formal adoption in November (Commissioners) and December (Municipalities).

Suggested Motion

I move to approve the 17 Woodfin projects and related information and ask that they be forwarded to Buncombe County for inclusion in the full plan.

Adjournment