Town of Woodfin
Town Council Meeting

Tuesday, September 16, 2025
5:00 pm

ACTION MEETING MINUTES

Council Members Present
Mayor Jim McAllister
Council Member Ken Kahn
Council Member Johanna Young
Vice Mayor Elisabeth Ervin
Council Member Hazel Thornton

Council Members Absent
Council Member Philip Cohen

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

The meeting video can be seen in its entirety at:
https://www.youtube.com/live/FnVRK5Fip2Y?si=VqO1M1EkHhYed9N9

Mayor McAllister called the meeting to order at 5:09 pm.

A. Approval of the Agenda
Council Member Kahn made a motion to approve the agenda. Vice Mayor Ervin seconded the motion which passed unanimously, 4-0.

B. Consent Agenda (0:46)
1. Approval of the August 19, 2025, regular and closed session meeting minutes.
2. Approval of the August 27, 2025, Town Council & PBOA joint training meeting minutes.
3. Approval of the tax collection report for the period ending July 2025.
4. Approval of Resolution 2025-09 Round 3 Disaster assistance Cash Flow Loan Agreement.

Vice Mayor Ervin made a motion to approve the Consent Agenda. Council Member Kahn seconded the motion, which passed unanimously, 4-0.

C. Public Comment (1:08)– 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.

One resident spoke posing questions to the council about the budget for the Woodfin Greenways Project, goals for the project, and if a representative from Buncombe County could update the citizens of Woodfin regarding the Greenway.

Another resident spoke about fire safety concerning the Altura and Charter Mountain Developments, including fire truck access and emergency evacuation issues the additional traffic may create. She also asked council members to watch the May planning board of adjustment meeting and to consider the concerns raised by residents at that meeting.

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 (9:02)

1. Town Manager Report – Shannon Tuch, Town Manager
2. ABCCM Update - Sheryl Olsen, ABCCM Senior Site Coordinator

ABCCM Senior Coordinator Sheryl Olsen could not attend. The ABCCM Update will be at a later date.

E. New Business (57:08)

1. Public Hearing-Consideration of Ordinance 2025-18, a request to rezone 0.47 acres located at 99999 Goodman Road from Mountain Village (MV) to R-10 Residential (R-10). The applicant is Casey Whitfield on behalf of property owner Monica Chene Flannigan. The property can be identified in the Buncombe County tax record as PIN 9731-20-8406. -Ricky Hurley, Planning Director.

Mayor McAllister opened the public hearing at 6:11 pm.

No one spoke at the public hearing.

Mayor McAllister closed the public hearing at 6:12 pm.

Council Member Kahn made a motion to approve Ordinance 2025-18 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). Council Member Thornton seconded the motion, which passed unanimously,4-0.

2. Review of the Town of Woodfin excerpt from the Buncombe County Helene Recovery Plan. – Shannon Tuch, Town Manager.

F. Adjournment-

Vice Mayor Ervin made a motion to adjourn the meeting. Council Member Kahn seconded the motion, which passed unanimously,4-0.

Mayor McAllister adjourned the meeting at 6:40 pm.

TOWN OF WOODFIN
INCORPORATED
JUNE 1971
NORTH CAROLINA

James C. McAllister/Mayor

Attest: Gena Powers
Gena Powers/Town Clerk