Town Council

MARCH 17, 2026

Consent Agenda

Public Comment

Presentations & Reports

Buncombe County Greenways

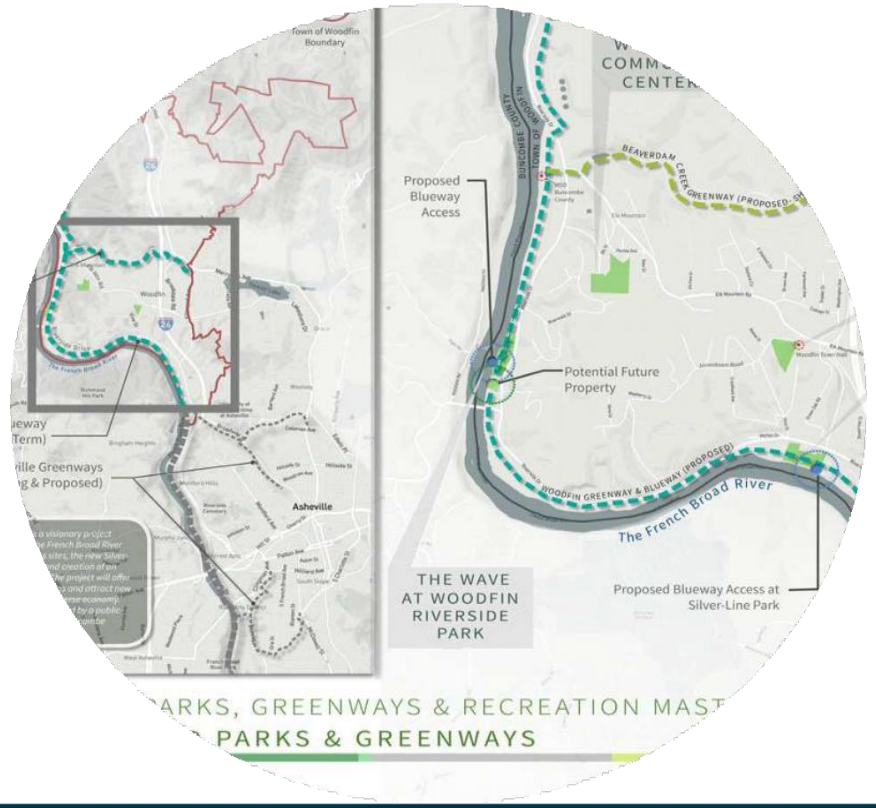
ALLISON DAINS, BUNCOMBE COUNTY PARKS & RECREATION DIRECTOR

Woodfin Greenway Update

Presented by
Allison Dains, Parks & Recreation Director

March 17, 2026

Woodfin Greenway & Blueway



Goals of Project

Transportation

Health and Wellness

Economic Boost

Components of Project

- Silver-Line Park - Complete
- Riverside Park Expansion
  - The Wave
  - Riverside Park
- Woodfin Greenway
  - Hwy 251
  - Beaverdam Creek

Greenway Project Phases

Building Greenways

1. Feasibility Study
2. Become a Prioritized Project on STIP or MTP
3. Secure Local Match
4. RFP/Hire Consultant Team

NCDOT Process

5. Preliminary Engineering
6. Right of Way (Plans and Acquisition)
7. Construction

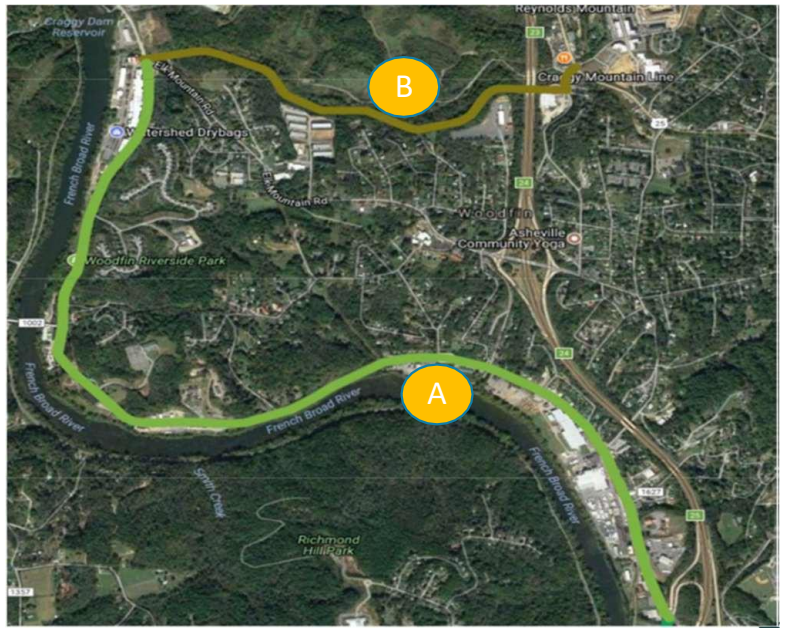


Woodfin Greenway

Current Project

- **Hwy 251** - **Section A (EB-5774A)** is approximately 2.8 miles
  - HNTB – primary design consultant
  - Woodfin Greenway begins at the intersection of Broadway and Riverside Drive, the French Broad River section will follow the river north to Beaverdam Creek.

- **Beaverdam Creek** - **Section B (EB-5774B)** is approximately 1.3 miles
  - Equinox – primary design consultant
  - The Beaverdam Creek section will follow the Creek upstream through a wooded and secluded gorge at the base of Reynolds Mountain.



Project Communication

Recurring Meetings

- **Woodfin Greenway & Blueway Status meeting:**
  - **Frequency:** Monthly
  - **Attendees:**
    - **Woodfin:** Town Manager, Project and Facilities Director, Finance Director, Town Council Representative
    - **Other Stakeholders:** Riverlink
    - **Buncombe County:** Project Manager & Transportation Planner
- **Woodfin Greenway Status Meetings:**
  - **Frequency:** Monthly
  - **Attendees:**
    - **Consultants:** HNTB (EB-5774A) and Equinox (EB-5774B)
    - **Woodfin**: Project and Facilities Director
    - **Other Stakeholders**: NCDOT and MPO
    - **Buncombe County:** Project Manager, Transportation Planner, and Lead Transportation Planner

Ongoing Updates

- **Buncombe County Board of Commissioners -** Buncombe County staff provide semi-annual project updates to the BOC
- **Parks & Recreation Advisory Board** – bi-monthly meetings open to the public; greenway status updates are provided
- **Connect Buncombe/Enka –** Status updates provided at least 2 times/year during regularly scheduled meetings
- **Buncombe County Website** - the county has recently transitioned to a new website and has been working to update greenway project pages
  - https://www.buncombenc.gov/397/Greenways

Major Milestones

- **Project Extension & Funding – Summer 2024**
  - Amendment to extend contract with NCDOT
  - Updated cost estimates, approved by NCDOT
- **Helene - Fall 2024 to January 2025**
  - non-emergency NCDOT Division 13 projects paused
- **NCDOT Reactivation- February 2025**
  - Projects resume and damage assessment from storm & additional scope of work to complete projects
- **Reassessment - June 2025**
  - EB-5774A - 25% design plan and proposed alignment with no increase in costs
  - EB-5774B – additions services required, cost estimates reviewed and approved by NCDOT
- **Greenway Alignment - October 2025**
  - NCDOT recommends splitting EB-5774A into 2 projects
- **Amendment to Termini - November 2025**
  - Submission to MPO, then NCDOT
  - New termini proposed – Broadway to Mill at Riverside Drive, EB-5774AA
- **MPO - February 2026**
  - Amendment to the STIP approved
- **NCDOT - March 2026**
  - NCDOT review amendment request where final approval occurs
- **Landowner Outreach – ongoing**
  - ROW – set to begin for EB-5774A(A) in August and September for EB-5774-B

Budget

Funding Sources	Total Budget
DOT/MPO	$13,061,00
TDA	$860,000
County – General Funds	$1,132,000
County – Bond Funds	$1,273,250
Total Funding	**$16,326,250**
Total Expenses (Estimated)*	**$16,015,906**

*Estimated expenses are based on data from February 2026. New cost estimates will be submitted to the NCDOT for approval at time of ROW.

Next Steps

- **Termini Approval** – Final approval from NCDOT and new alignment recorded within the STIP

- **65%/70% Design** – submission to NCDOT for approval to move into ROW
  - Cost Estimates – submitted to NCDOT for approval

- **ROW** – easement and land acquisition of properties included in the alignment (1 year)
  - August – Hwy 251
  - September – Beaverdam Creek

- **90% Design** – Community engagement to review design
  - Plans submitted to NCDOT for approval

- **Construction Documents** – Let projects for construction at 100% approved design
  - 16 – 18 months of construction

❖ For more information, visit our website. https://www.buncombenc.gov/397/Greenways

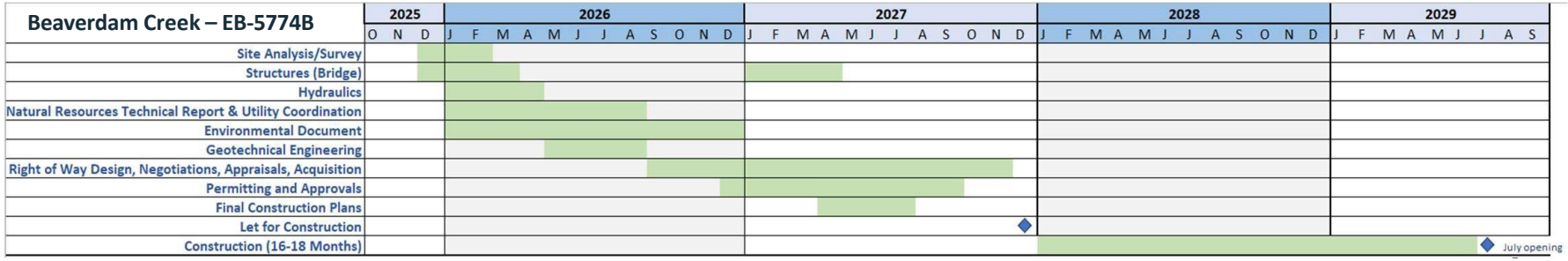
Appendix

Project Timeline

Hwy 251 – EB-5774A

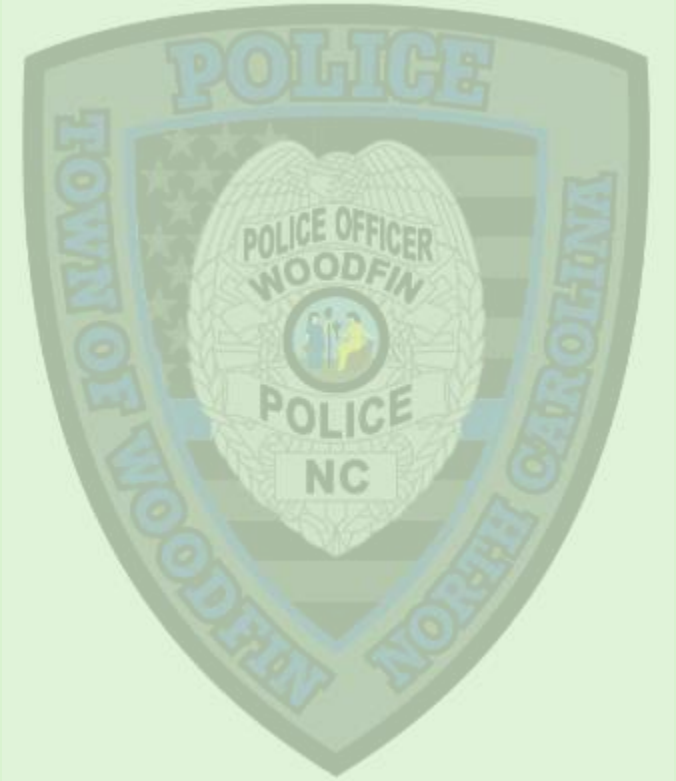


Beaverdam Creek – EB-5774B



Woodfin Police Annual Report

JACQUI BOYKIN, CHIEF OF POLICE



Established 1971

Woodfin Police

2025- A Year in Review

March 17, 2026

Mission

Our mission is to protect life and property, and to maintain order and safety for the public. Our mandate is to provide these services by upholding our core values.



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Values

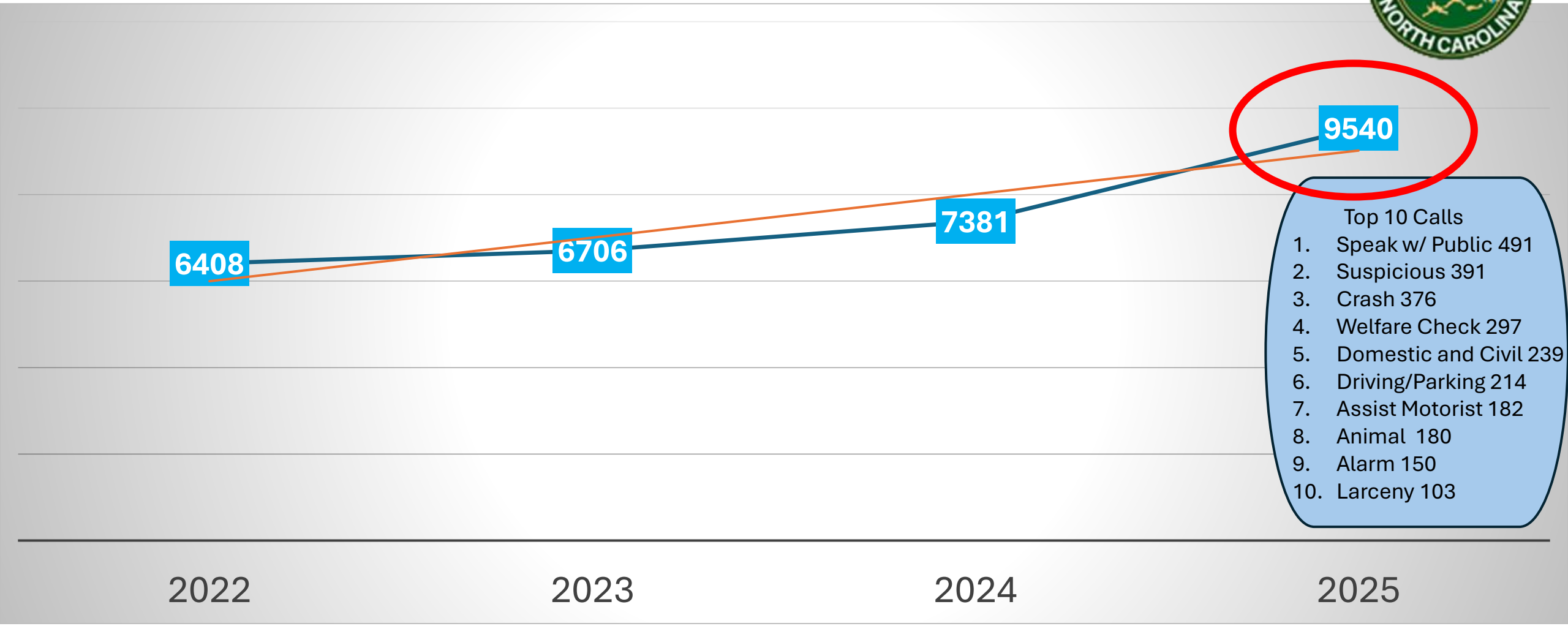
Professionalism
Accountability
Excellence
Integrity
Service

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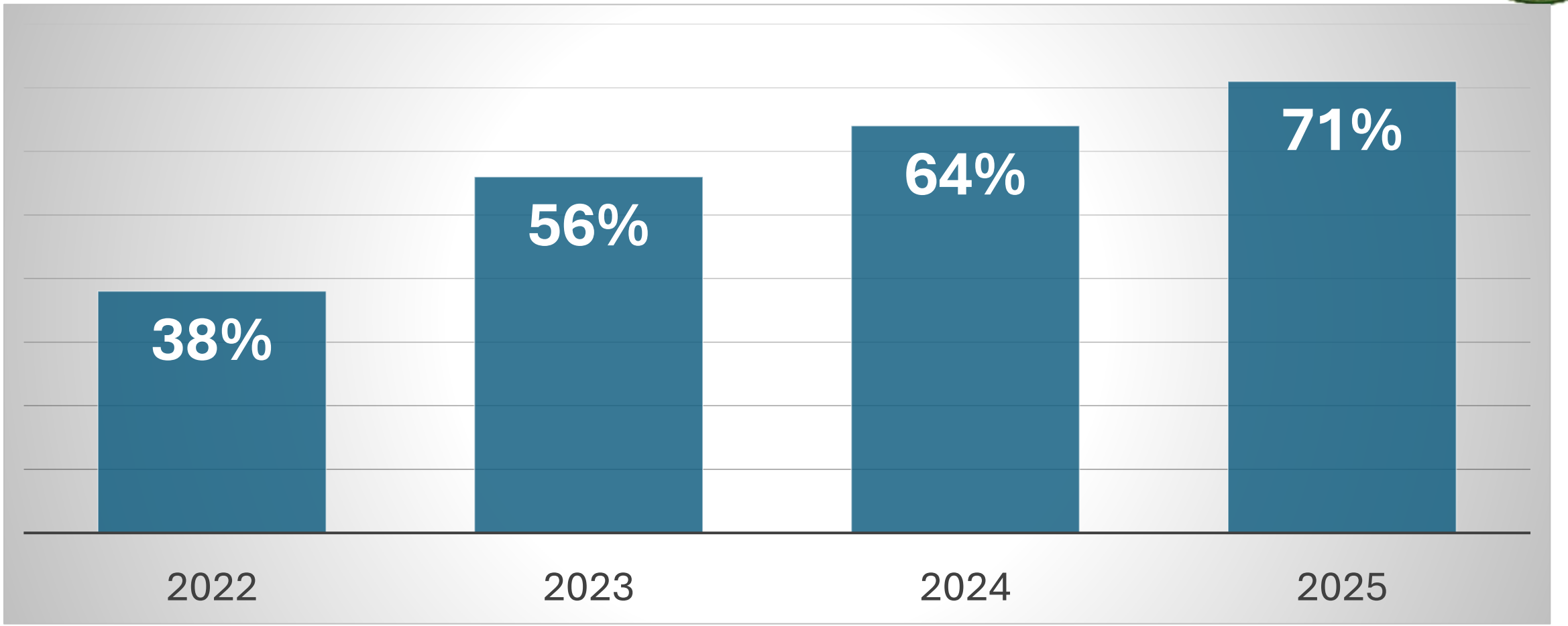
Notable Accomplishments in 2025

- Fully Staffed!
- Signed On with NCLEA and NCLM Risk Management
- Strategic Planning
- Community Partners
- Grant Funding
- Uniforms and Equipment

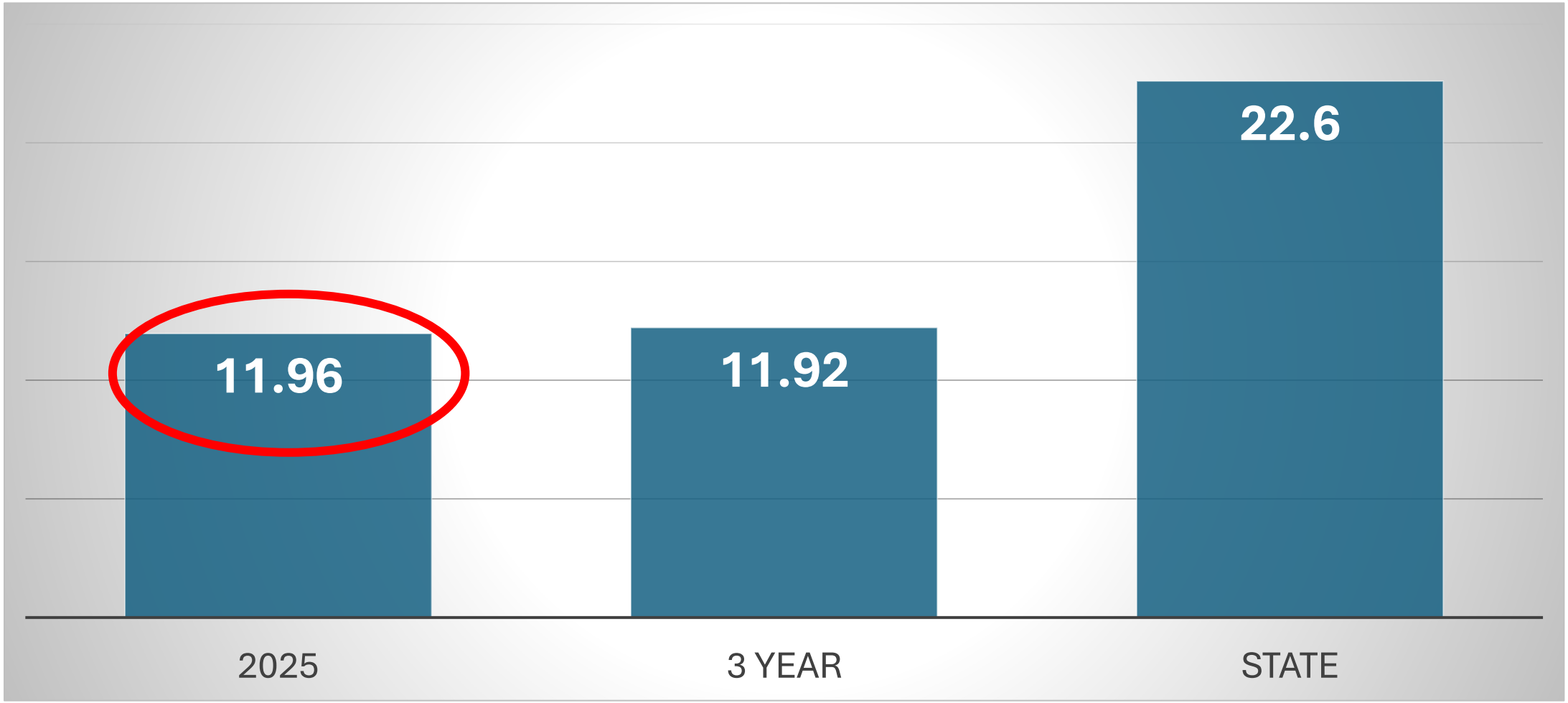
Calls for Service



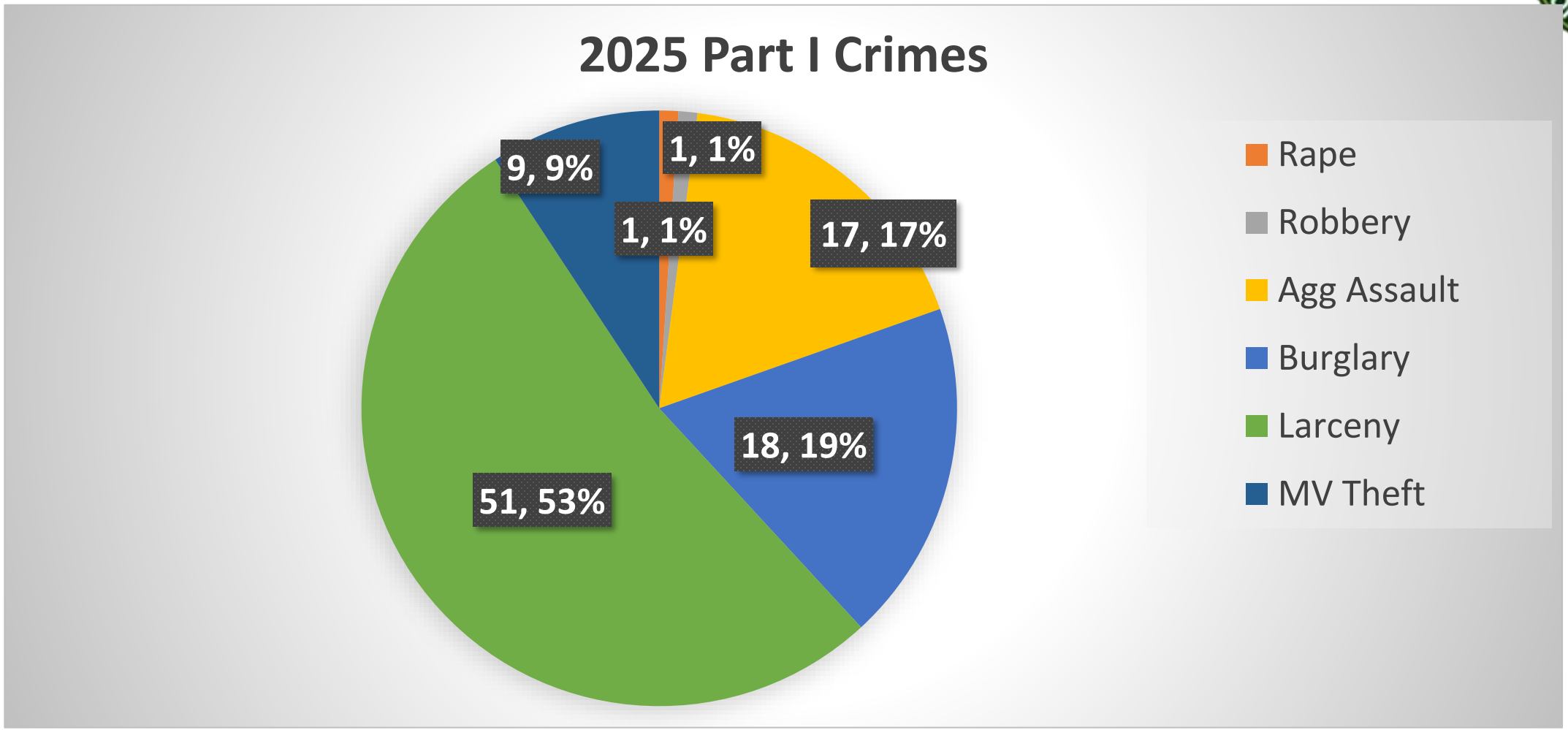
Self Initiated Activity



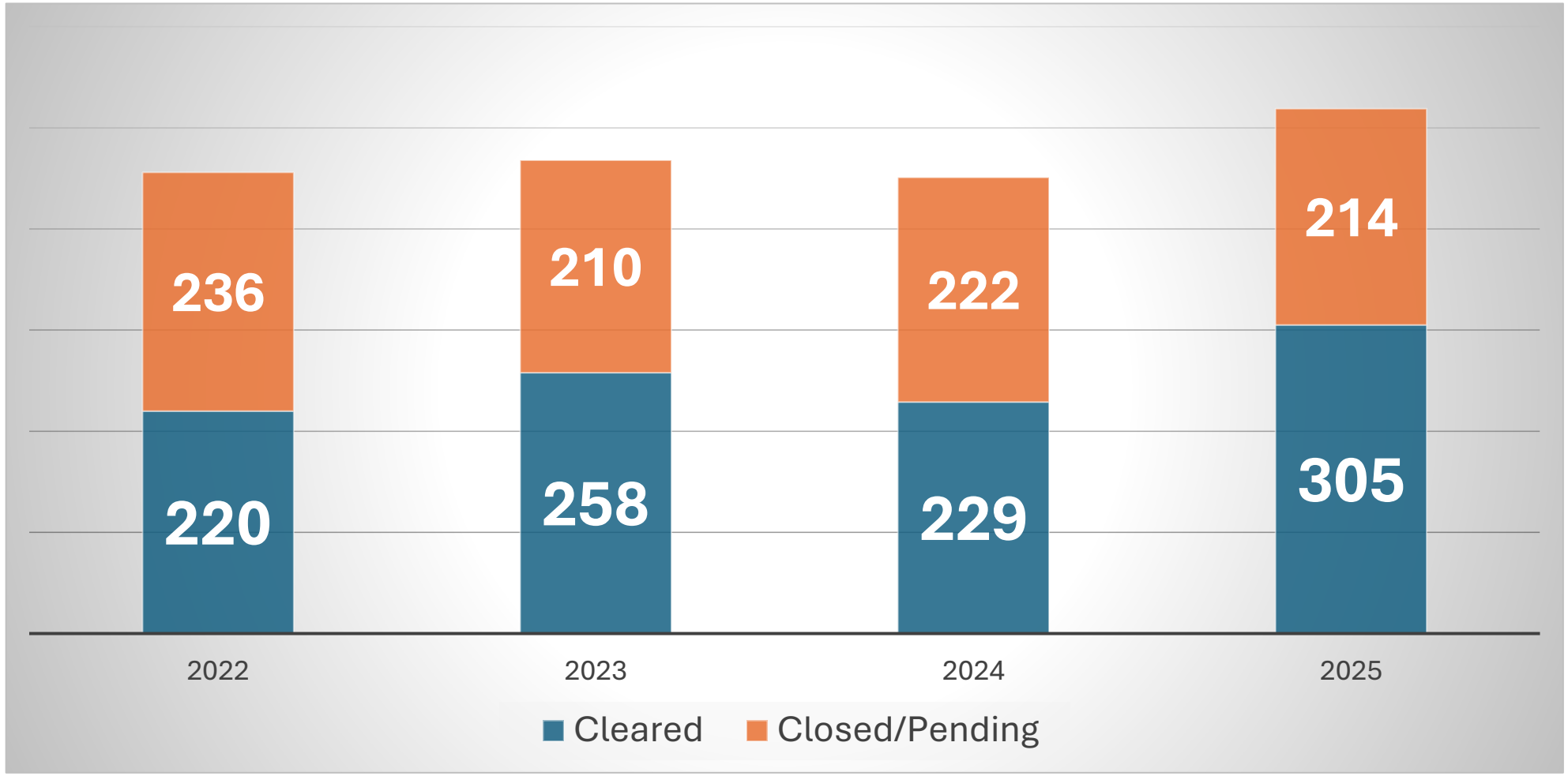
Crime Rate



Crime Rate

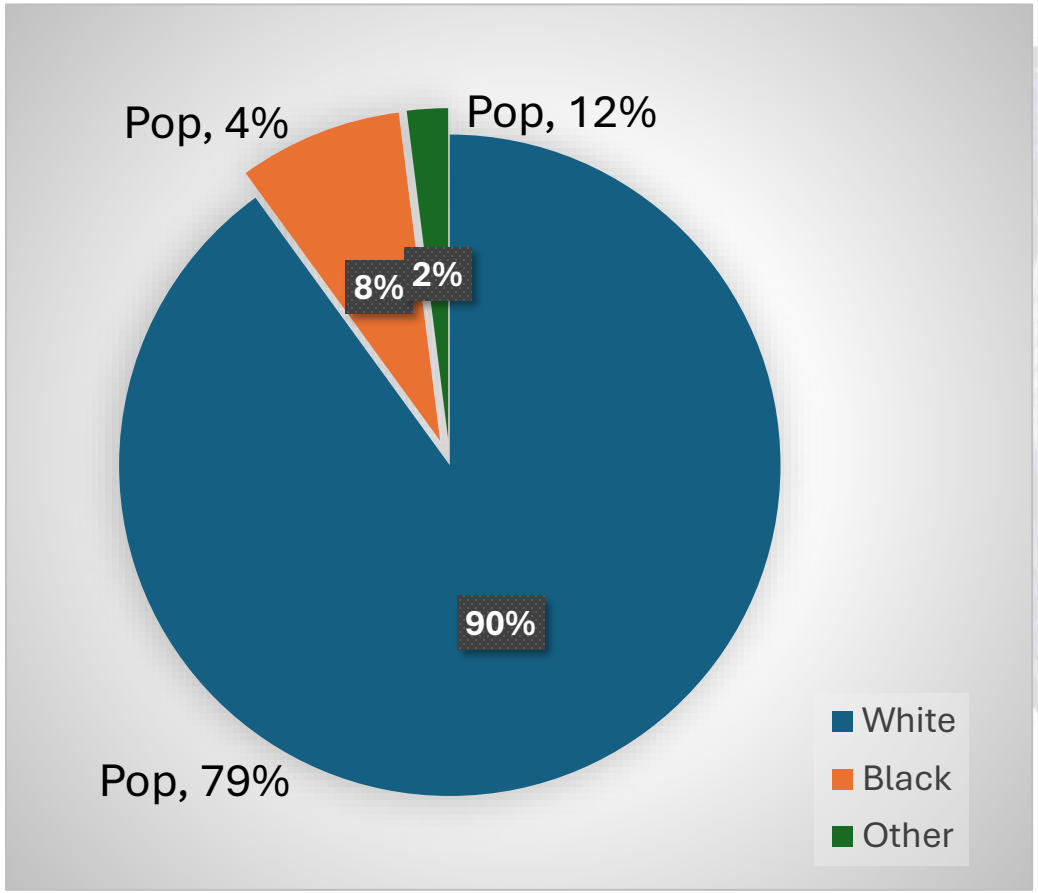

2025 Part I Crimes
1, 1%
17, 17%
18, 19%
51, 53%
9, 9%
1, 1%
Rape
Robbery
Agg Assault
Burglary
Larceny
MV Theft

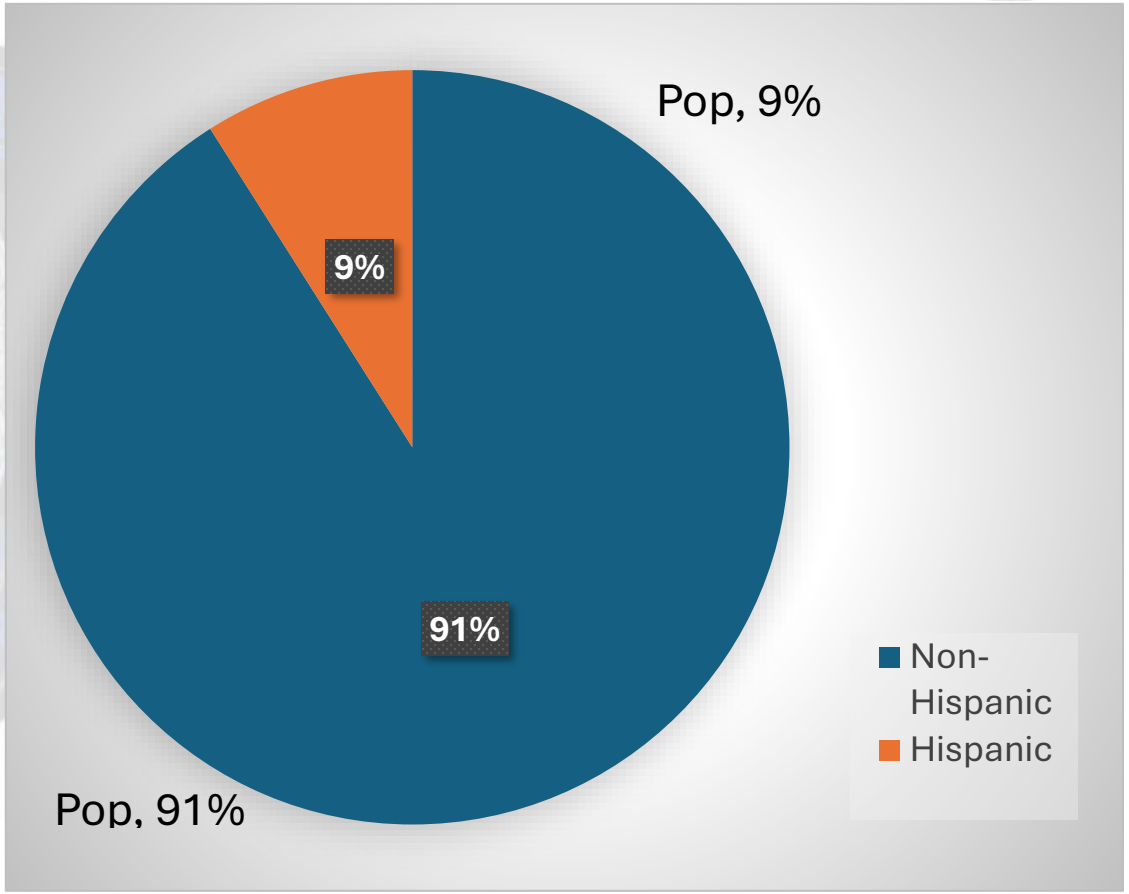
Reports and Case Clearance



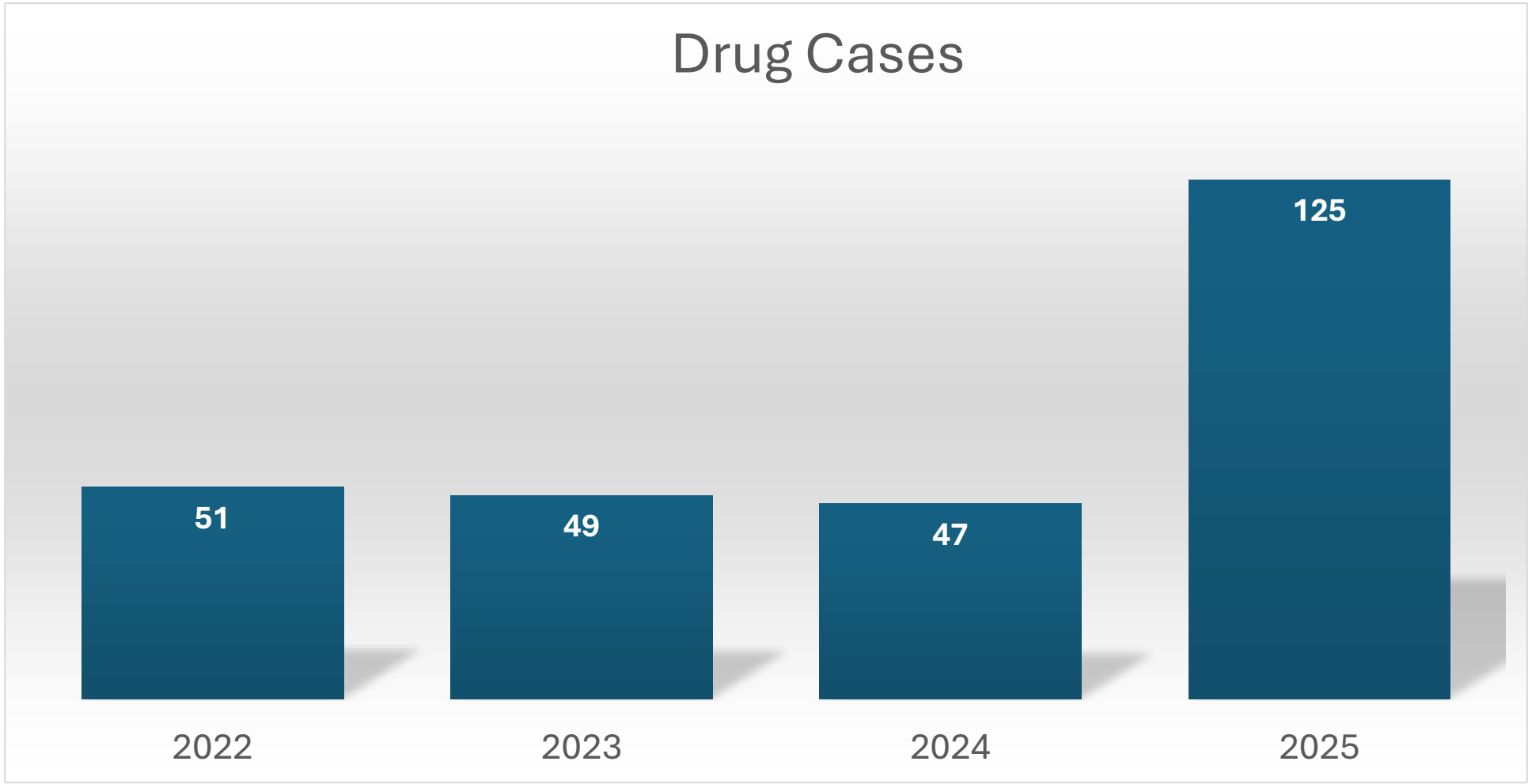
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Traffic Stops

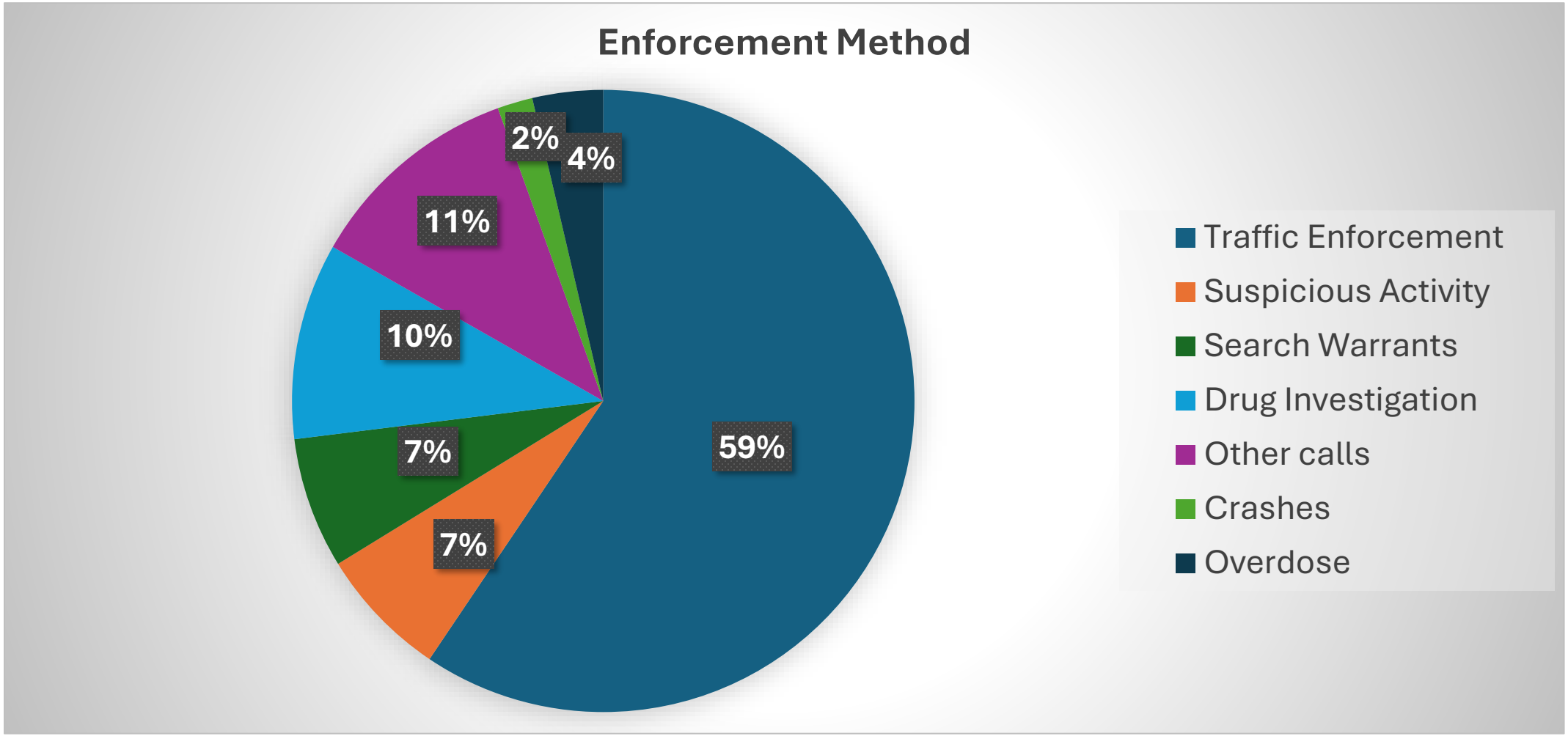




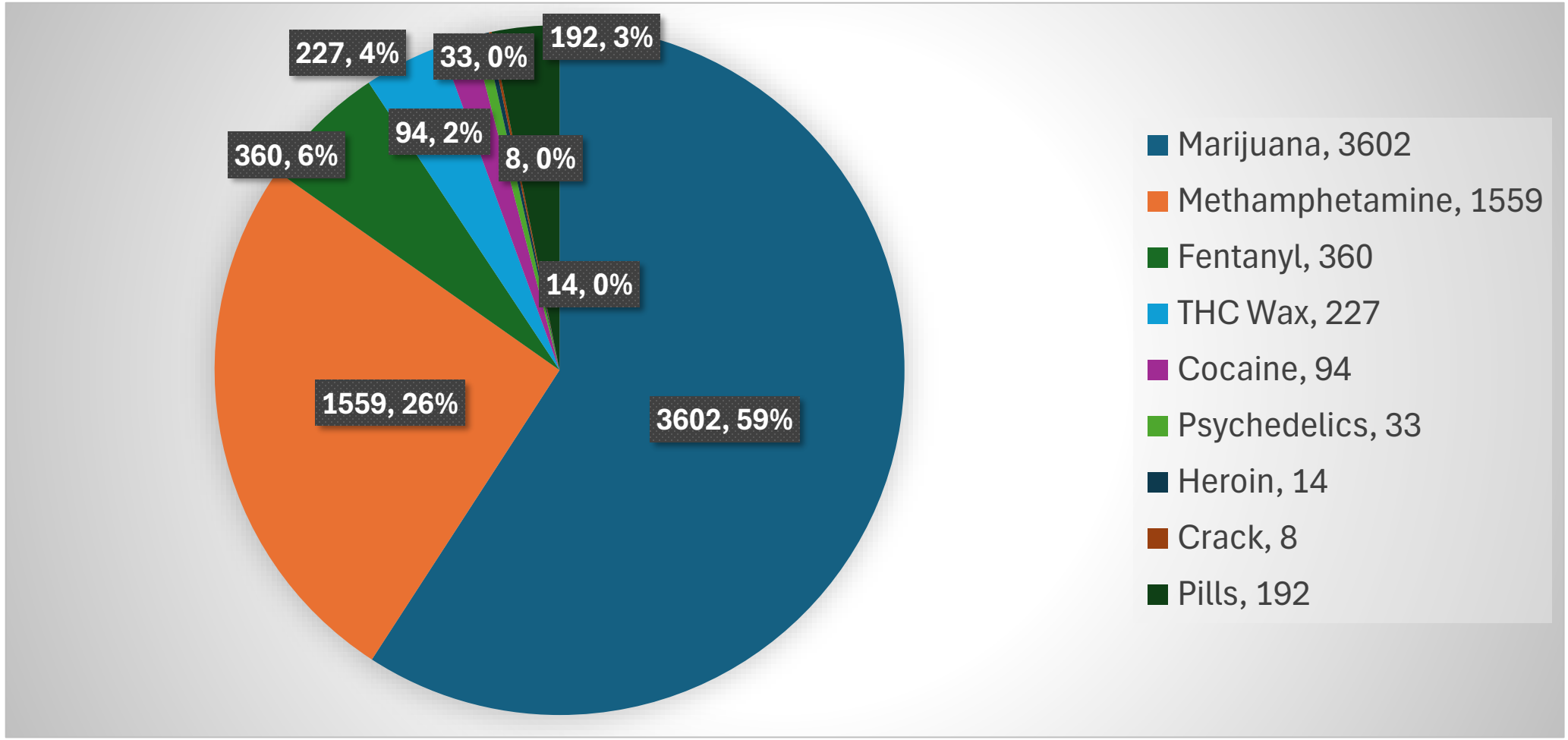
Drug Violations



Drug Violations

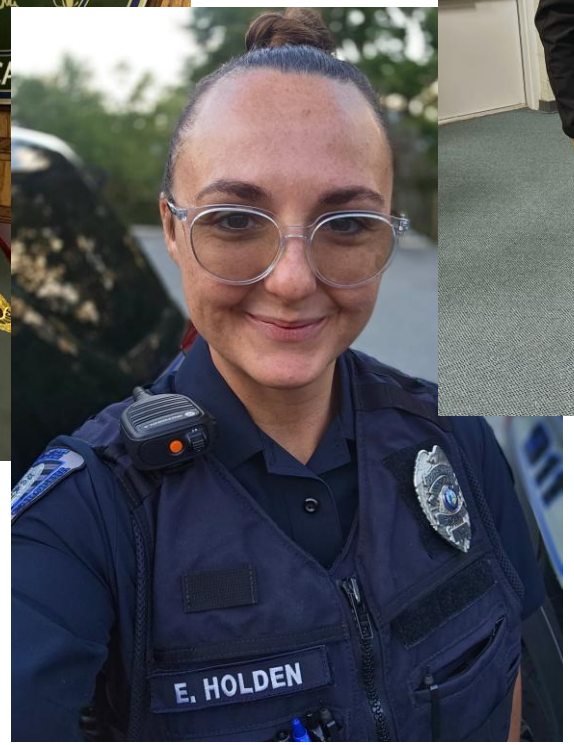


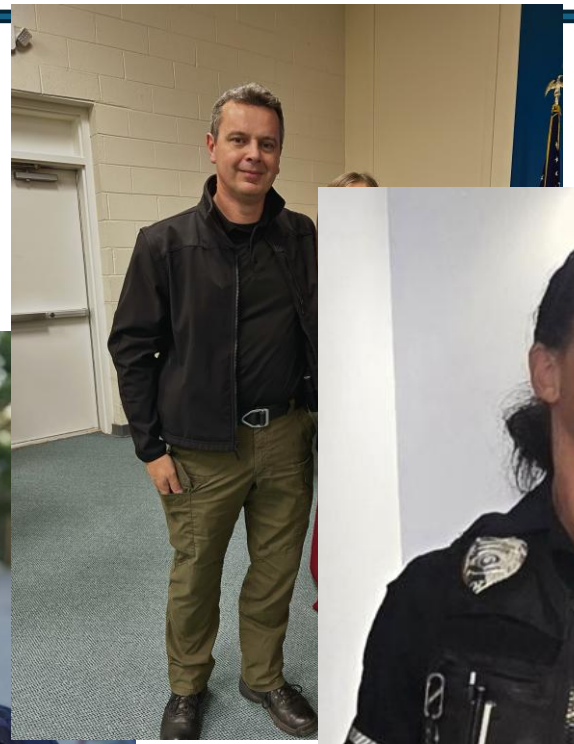
Drug Types


227, 4%
33, 0%
192, 3%
94, 2%
360, 6%
8, 0%
14, 0%
1559, 26%
3602, 59%
Marijuana, 3602
Methamphetamine, 1559
Fentanyl, 360
THC Wax, 227
Cocaine, 94
Psychedelics, 33
Heroin, 14
Crack, 8
Pills, 192

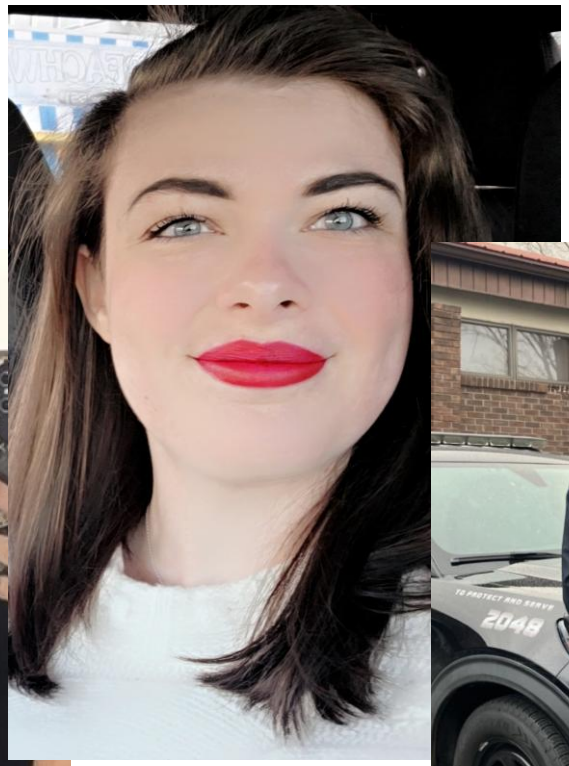
Personnel Updates













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Foreshadowing 2026

- Well equipped and trained staff
- Grow community partnerships
- Continue work towards accreditation
- Defined drug intervention strategy
- Motorola Migration
- Quarterly updates



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Town Manager Report

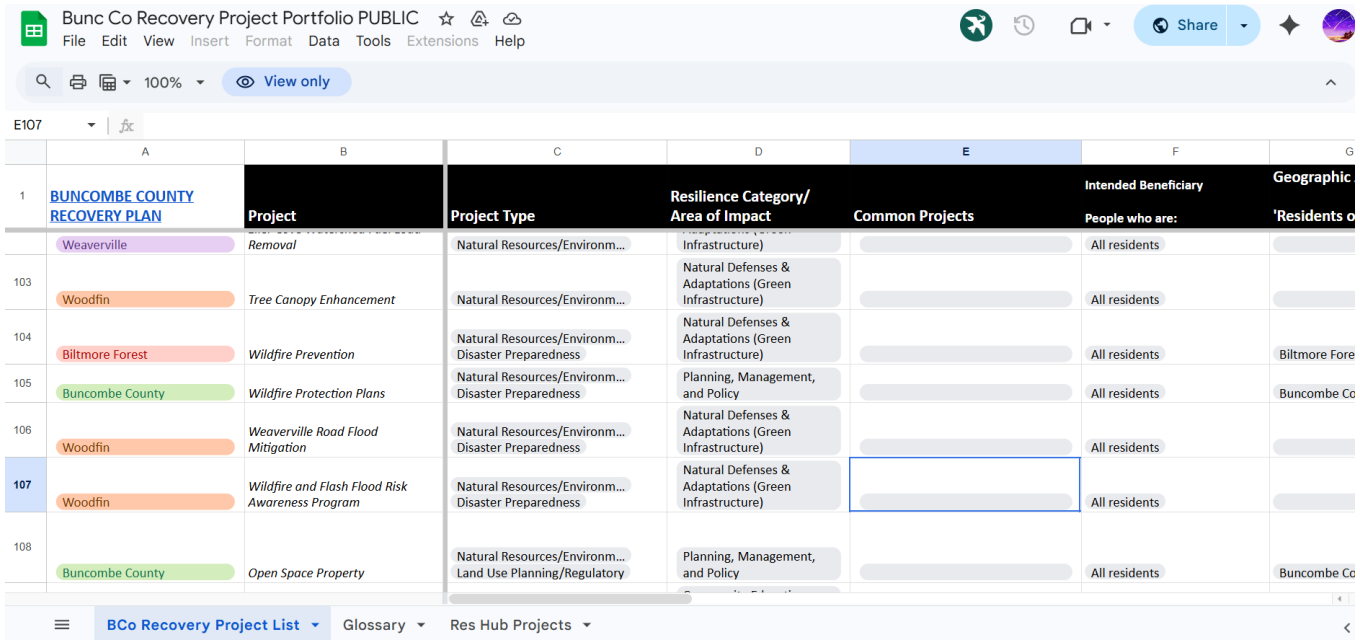
SHANNON TUCH, TOWN MANAGER

Tropical Storm Helene - Recovery

- Federal Gov’t. shutdown affecting progress
- Four extension requests submitted
- All debris projects approved and pending obligation, or are already obligated
- Exploring options for stormwater & roads
- Silver-Line contract planned for April

Tropical Storm Helene - Recovery

- Attended Resiliency Hub Summit



Bunc Co Recovery Project Portfolio PUBLIC

File Edit View Insert Format Data Tools Extensions Help

Share

100% View only

E107

	A	B	C	D	E	F	G
1	BUNCOMBE COUNTY RECOVERY PLAN	Project	Project Type	Resilience Category/ Area of Impact	Common Projects	Intended Beneficiary People who are:	Geographic 'Residents o
	Weaverville	*Removal*	Natural Resources/Environm...	Infrastructure)		All residents	
103	Woodfin	*Tree Canopy Enhancement*	Natural Resources/Environm...	Natural Defenses & Adaptations (Green Infrastructure)		All residents	
104	Biltmore Forest	*Wildfire Prevention*	Natural Resources/Environm... Disaster Preparedness	Natural Defenses & Adaptations (Green Infrastructure)		All residents	Biltmore Fore
105	Buncombe County	*Wildfire Protection Plans*	Natural Resources/Environm... Disaster Preparedness	Planning, Management, and Policy		All residents	Buncombe Co
106	Woodfin	*Weaverville Road Flood Mitigation*	Natural Resources/Environm... Disaster Preparedness	Natural Defenses & Adaptations (Green Infrastructure)		All residents	
107	Woodfin	*Wildfire and Flash Flood Risk Awareness Program*	Natural Resources/Environm... Disaster Preparedness	Natural Defenses & Adaptations (Green Infrastructure)		All residents	
108	Buncombe County	*Open Space Property*	Natural Resources/Environm... Land Use Planning/Regulatory	Planning, Management, and Policy		All residents	Buncombe Co

BCo Recovery Project List | Glossary | Res Hub Projects



- Participated in Multi-jurisdictional Analysis (for recovery projects)

Administration

- Contracts: approved in the last 30 days

J.M. Teague
$4,500
Guardrail Study

Ellis Hankins
$750
Council/Manager
Roles & Responsibilities

- Council retreat summary documents
- Expansion budget requests
- Supplemental information for appropriation request
- iWorks work order improvements
- Accessibility updates to website

Planning & Stormwater/Flood

- Code Update – Code diagnosis is in review;
  Steering Committee meeting & council update planned for April
- Enforcement cases on-going

- CFM Training
- Floodplain regulation research
- Stormwater fee assessment – no change proposed (new data planned next year)

Public Works & Facilities

- Renovation @ Taylor St. underway
- Added additional seed and straw to ballfields
- iWorks work order system (working w/ Admin)
- PACE subcommittee working on:
  - Sign placement
  - Traffic calming policy
  - Special events policy
- Working on TDA reimbursement for Wave
- Working on temporary construction easement for west side access
- Off-site work for RSP on-going

Police

- Expansion budget analysis
- Buncombe-Madison Hazard Mitigation Plan update
- Officers certified to offer self-defense training
- Interfaith Alliance meeting
- Woodfin Elementary School’s annual 5K

New Business

-Public Hearing-

Consideration of Ordinance #2026-02 Conditional Zoning

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request

Conditional zoning review for approximately 3.03 acres located off of Reynolds Mountain Blvd. from Community Shopping (CS) to Community Shopping 2-Conditional Zone (CS2-CZ) for the development of a 60-unit multi-family development. The project area is identified in the Buncombe County tax record as PIN 9730-78-2987.

Exhibit A- Zoning Map

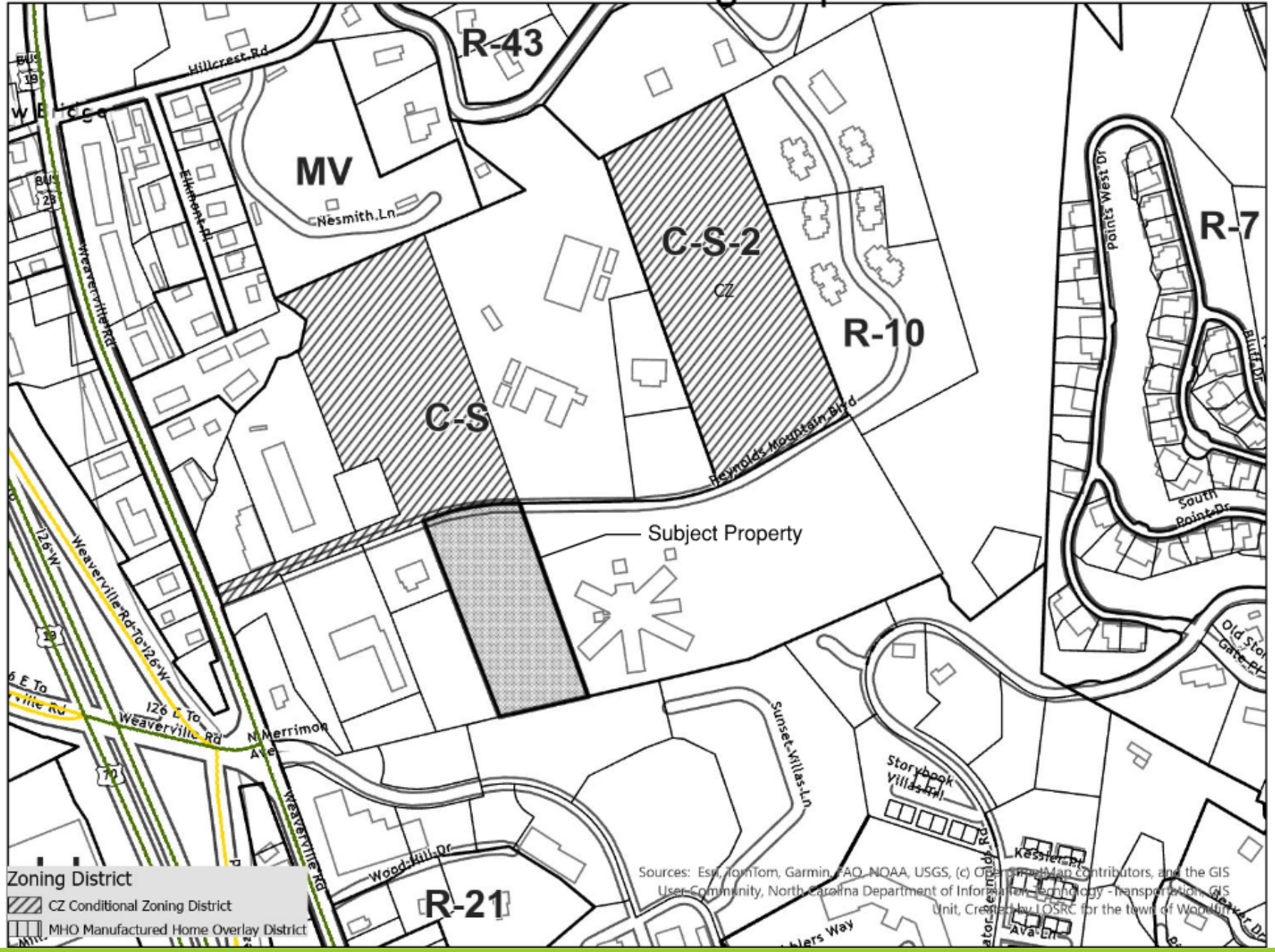


Exhibit A1 - Zoning Map

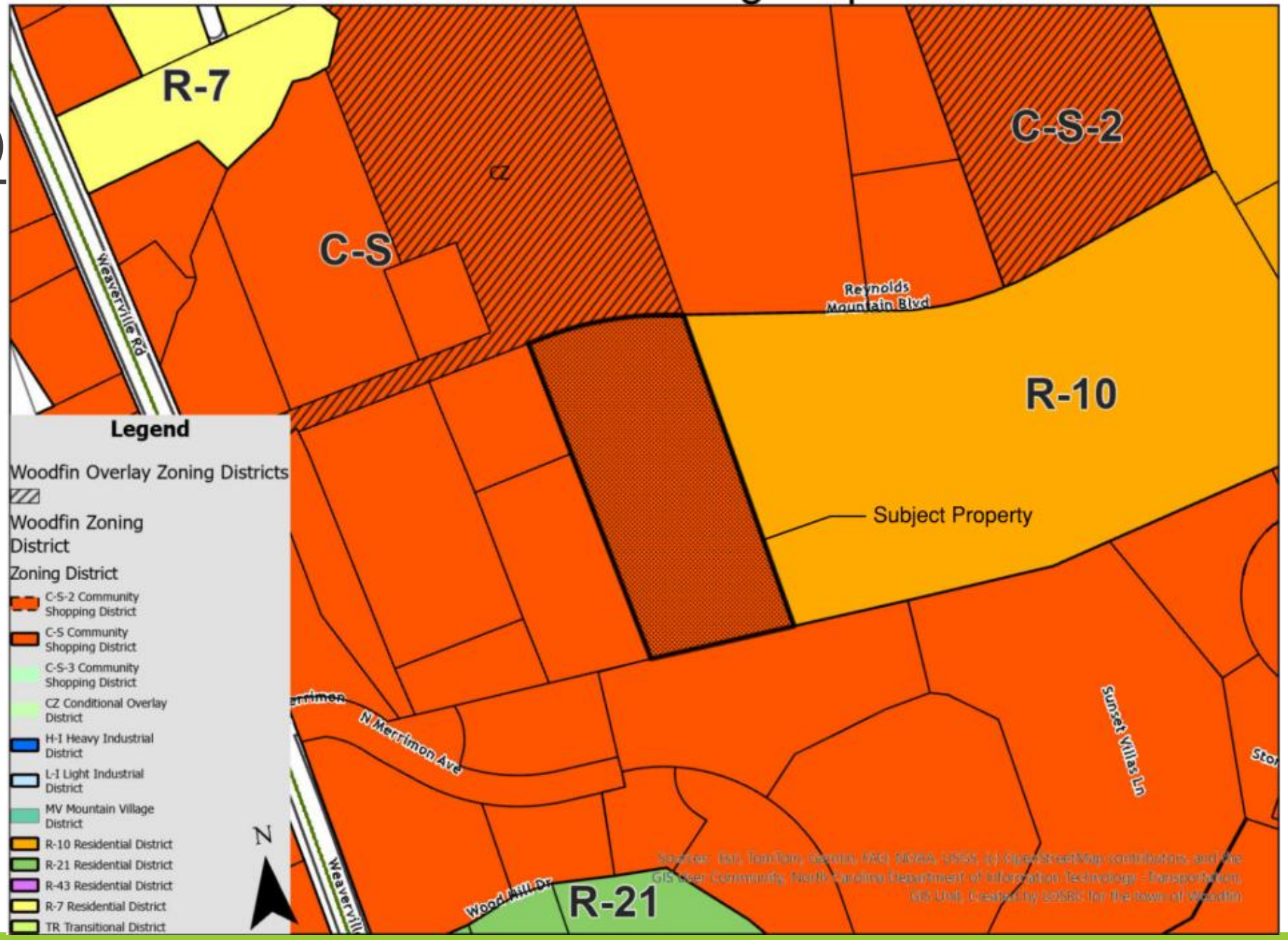
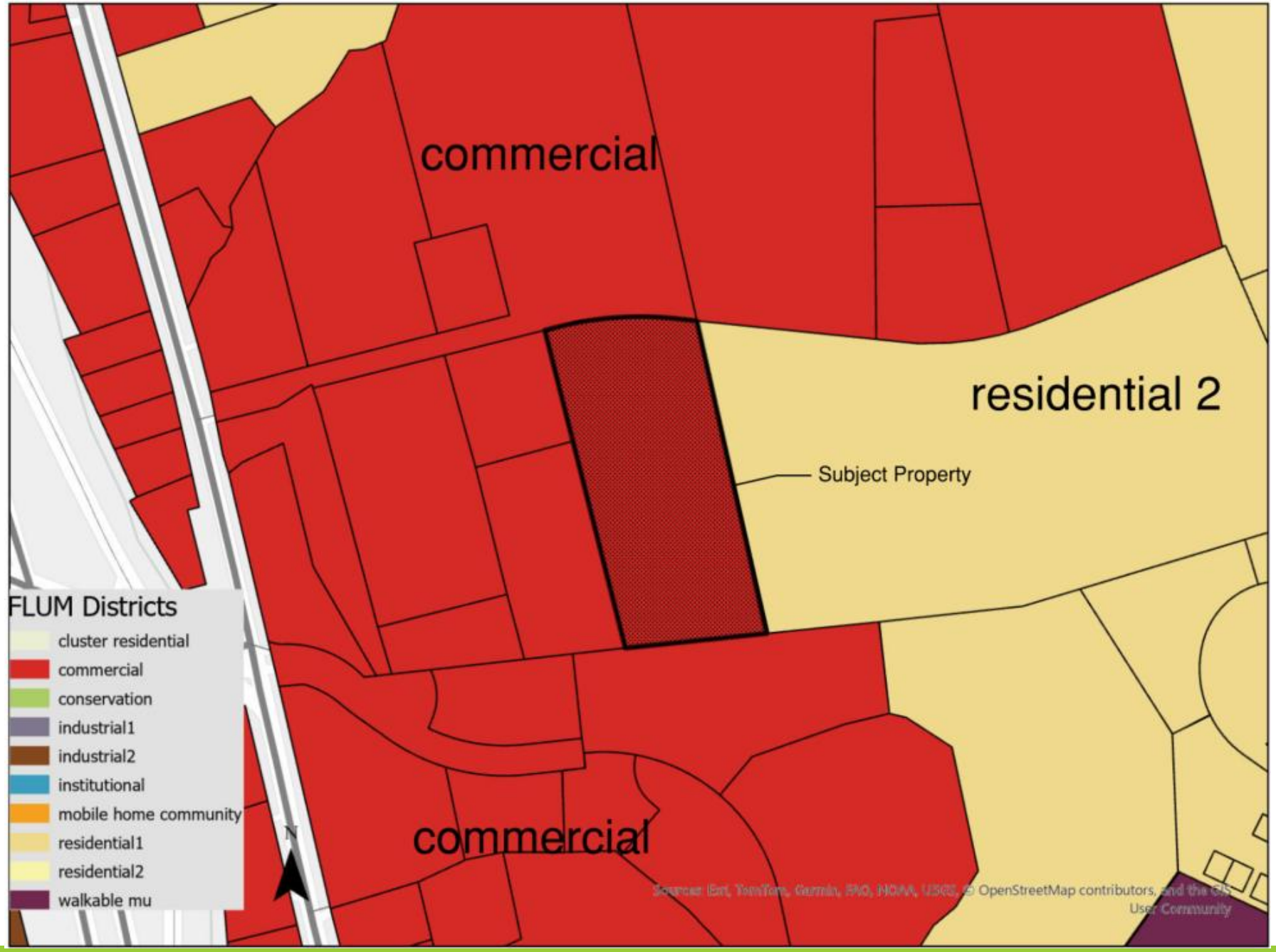


Exhibit B - FLUM

(No change required)



Commercial

Commercial

DESCRIPTION

Commercial areas include a variety of existing and future commercial uses, generally oriented toward the wants and needs of the Woodfin residential and small business community, as well as providing goods and services to the region. Over time, certain commercial areas may evolve to become more walkable.



OPPORTUNITIES

- Protect and maintain affordable commercial properties
- Add sidewalks, street trees, bike facilities



PRIMARY USES

- Community-oriented commercial
- Mixed-Use

SECONDARY USES

- Office
- Institutional



DESIRED CHARACTERISTICS

Building Height	1-2 stories
Building Setback	0-20 ft
Lot Width	40-300 ft
Parking	Shared surface

Exhibit C - Aerial



Exhibit E – Master Plan

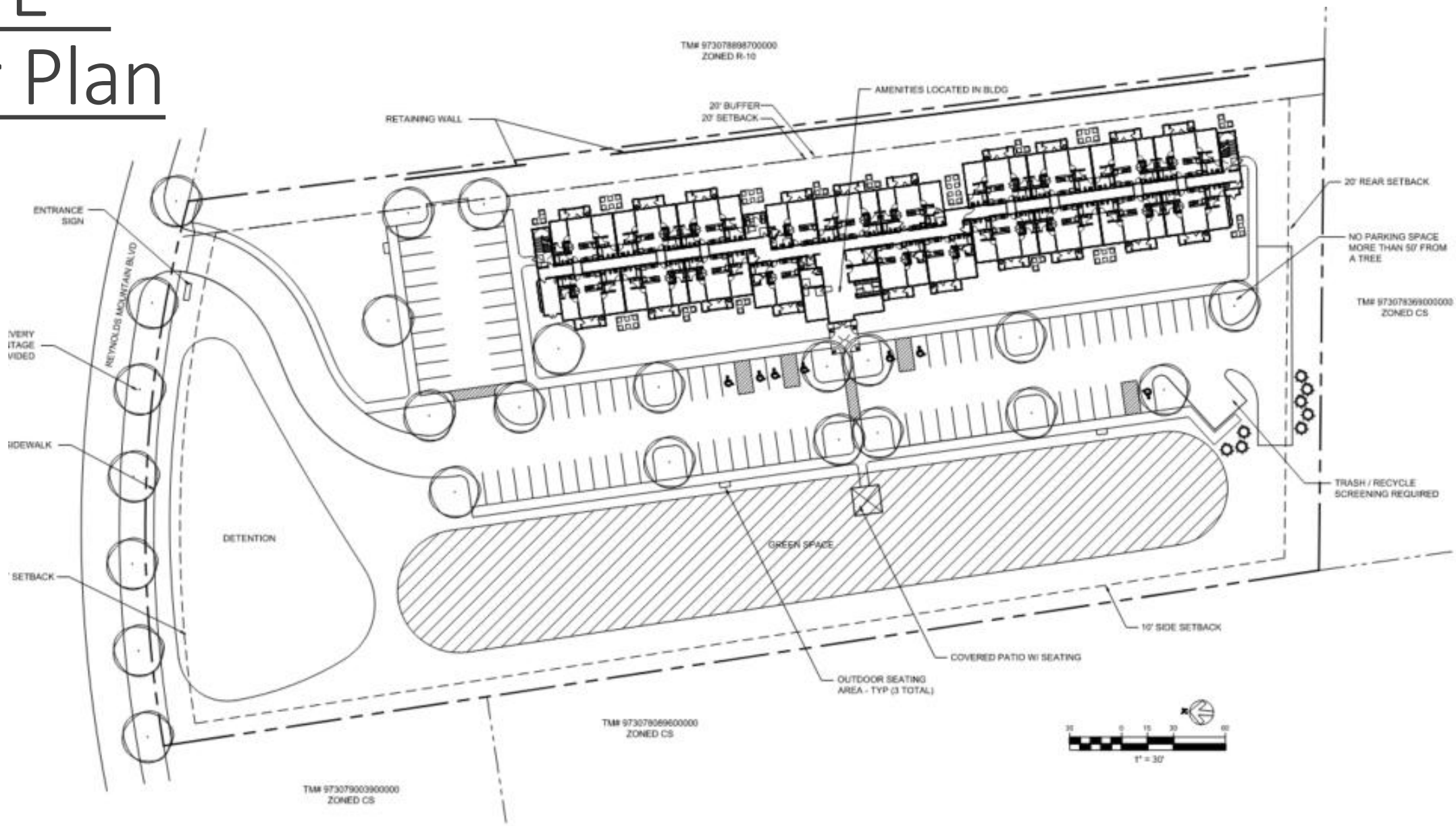


Exhibit E – Master Plan



1 FRONT ELEVATION OVERALL



2 REAR ELEVATION OVERALL



3 RIGHT SIDE ELEVATION



4 LEFT SIDE ELEVATION

PLANS MEET THE "APPENDIX R" DESIGN QUALITY STANDARDS AND REQUIREMENTS SET FORTH BY THE 2018 NC CAP

Modifications Requested:

- Use of LED fixtures for streetlights (all fixtures will be dark sky compliant).
- Maximum building height of 42 feet.

Considerations:

- The area is a mixture of uses that gradually transition from non-residential commercial uses along Weaverville Highway to residential uses.
- Recent projects along Reynolds Mountain Boulevard have received similar height modifications, allowing this project to blend in with the development pattern of 3-5 story buildings.
- Placement of higher density housing near transportation corridors affords residents easy access to employment and services while lessening the number and duration of vehicle trips.
- 100% of the planned units will be affordable to households earning 80% or less of the Area Median Income (AMI) and targeted to those aged 55+.

Review by Other Bodies

The Woodfin Planning Board of Adjustment reviewed the request at their February 3, 2026, regular meeting and unanimously voted to recommend approval of the proposed rezoning (4:0).

Staff Recommendation

Staff concurs with the PBOA recommendation and supports approval of the proposed conditional zoning of the subject property to Community Shopping 2-Conditional Zone (CS2-CZ) as shown on Exhibits A & E, and subject to the conditions identified in the Exhibit D.

Council may recommend additional conditions to mitigate the anticipated impacts.

Questions from Council

&

Open Public Hearing

Closing of Public Hearing
&
Discussion by Council

Suggested Motion:

I move to approve the conditional zoning of 3.03 acres as shown on Exhibits A from Community Shopping (CS) to Community Shopping 2 – Conditional Zone (CS2-CZ), for the purpose of constructing a 60-unit multi-family apartment building and related site improvements as shown on Exhibit E, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the following additional conditions:

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

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 – continued:

1. Promotes a mix of housing types and affordability options by working with developers to incorporate income-restricted housing into new developments (1.1.2 & 1.2.4)
2. Promotes long-term fiscal responsibility by growth in areas with existing services. (1.2.6)
3. Supports walkable employment centers so that residents may both live and work in Woodfin (3.1.4).

Discussion on unique zip code for Woodfin

VICE MAYOR ERVIN, COUNCIL MEMBERS KAHN & YOUNG

Adjournment