Town Council

APRIL 18, 2023

Consent Agenda

Public Comment

Presentations & Reports

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Administration

- Contracts/POs

Newcomb Tree Service $23,900	**BH Granning $28,000**	**Black Mountain $8,664**

Administration

- Town Hall / Town Center Needs & Feasibility Study
  - Scoping meeting this week

- $120K French Broad MPO Feasibility Grant award for a greenway connection from Woodfin to Weaverville.
  - Meet w/ WVL representatives and other stakeholders next week

Planning

- Comprehensive Plan
  - Pop-up engagement opportunities to be scheduled
  - Steering committee meeting planned for May

- Moving forward with merging Planning Board & Board of Adjustment

Stormwater

- Stormwater Assessment & Prioritization - underway
- Stormwater Permitting transfer - underway

- Stormwater Utility
  - Utility fee ordinance to be adopted in June (budget)
  - Contracted with Black Mtn. for utility billing

Parks, Public Works, & Facilities

- Silver Line Park building demolished
  - Concrete slab assessment performed – not suitable for re-use
  - Recommend moving forward with design RFQ in FY 2024

- Public Works salt shed
  - Awaiting construction plans for permitting

- Shelter reservations on the rise

New Business

- Public Hearing - Zoning Text Amendment

RICKY HURLEY, PLANNING DIRECTOR

(New) Planning Board of Adjustment

- Consolidates two boards into one board with dual roles.
- Propose an effective date of May 17
- Will follow up with Resolutions to abolish existing boards

(New) Planning Board of Adjustment

- 7-member board, 3-year terms (to be staggered)
- All 7 members vote on Planning Board cases (rezonings, conditional zonings, text amendments, etc.)
- 5 of the 7 members to vote on Board of Adjustment cases (variances, special use permits, appeals)
- 2 remaining members to act as alternates to the BOA

(New) Planning Board of Adjustment

Minor edits to proposed draft ordinance

1. Removal of 60-day clause – Sec. 54-69(d)(3)
   - *Failure of the Planning Board to make recommendations for a period of 60 days after the amendment has been referred to shall constitute a favorable recommendation.*
   - Addressed by 160D

2. Amend effective date to be May 17, 2023

2. Add clauses 4 & 5 that ordinances are effective and considered "published" once adopted.

Suggested Motion

I move to approve the proposed text amendment with the recommended changes, as proposed by staff, and find that it 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. Provides additional clarity and predictability to development requirements, thereby supporting economic development; and
2. Ensures that the Town's planning, zoning, and permitting processes facilitate sustained and positive development and support the needs of business and industry.

Appointments to the PBOA

SHANNON TUCH, TOWN MANAGER

Appointments - PBOA

- Defer for 30 days
- Advertise on town website and invite new applicants to be considered along with currently serving board members

- Discussion - Community Center

COUNCIL MEMBERS

Facility Reservation Data March 2022 - March 2023							
Year	Month	Community Center	Roy Pope	Silver-Line A	Silver-Line B	Riverside	
		Rentals	Rentals	Rentals	Rentals	Rentals	Total
2022	March	2	10	0	0	0	12
2022	April	6	12	1	3	3	25
2022	May	4	16	10	6	11	47
2022	June	8	15	13	9	5	50
2022	July	7	12	16	11	9	55
2022	August	7	11	11	6	4	39
2022	Sept	5	12	11	9	9	46
2022	October	5	20	13	11	3	52
2022	Nov	3	4	5	5	0	17
2022	Dec	4	0	1	0	0	5
2023	Jan	3	0	1	0	0	4
2023	Feb	5	1	4	2	0	12
2023	March	1	8	9	4	0	22
Totals		60	121	95	66	44	386

- Discussion - Town Advertising

COUNCIL MEMBERS

Closed Session