Town Council

DECEMBER 19, 2023

Consent Agenda

Presentations & Reports

Presentation of the Old North State Award to Ronnie Lunsford

SHANNON TUCH, TOWN MANAGER



For dedication and service beyond expectation and excellence to the Great State of North Carolina, on behalf of the citizens of this state . . .

Neighbors for More Neighbors

SUSAN BEAN, HOUSING & TRANSPORTATION DIRECTOR

Neighbors for More Neighbors WNC

Housing Solutions for a Sustainable Future

NEIGHBORS FOR MORE NEIGHBORS WNC

About Us.

mountaintrue.

Protecting the Places We Share.

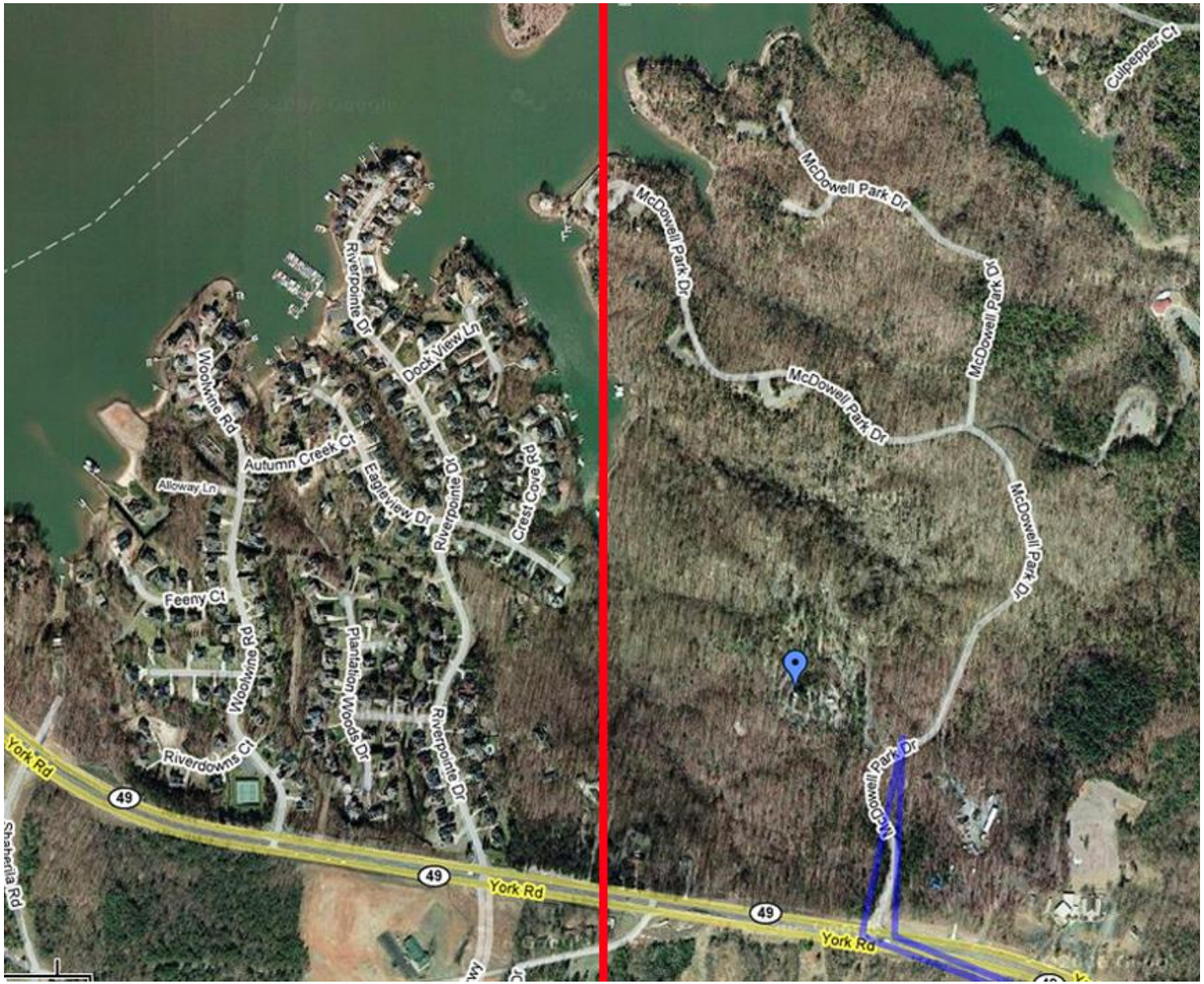
NEIGHBORS FOR MORE NEIGHBORS WNC

Housing as an Environmental Issue? Yes!

NEIGHBORS FOR MORE NEIGHBORS WNC



NEIGHBORS FOR MORE NEIGHBORS WNC



Sprawling Charlotte development on left. McDowell Nature Preserve on right.

568%

From 1976 to 2006, land development in the North Carolina mountains **increased 568 percent** - from 34,348 acres to 229,422 acres

Population, meanwhile, increased **only 42 percent**

NEIGHBORS FOR MORE NEIGHBORS WNC

**Renaissance Computing Institute (RENCI) study from 2010*

We Face a Dual Crisis

Climate Change



Housing Shortage



NEIGHBORS FOR MORE NEIGHBORS WNC



- **Declining Construction:**
  Housing starts peaked in absolute terms in 1972

- **National shortage estimates:**
  - Freddie Mac - **3.8 million homes**
  - Fannie Mae - **4.4 million homes**

NEIGHBORS FOR MORE NEIGHBORS WNC

Housing Shortage in Buncombe County

Rental Units Needed:

5,439 units for families

2,260 units for seniors

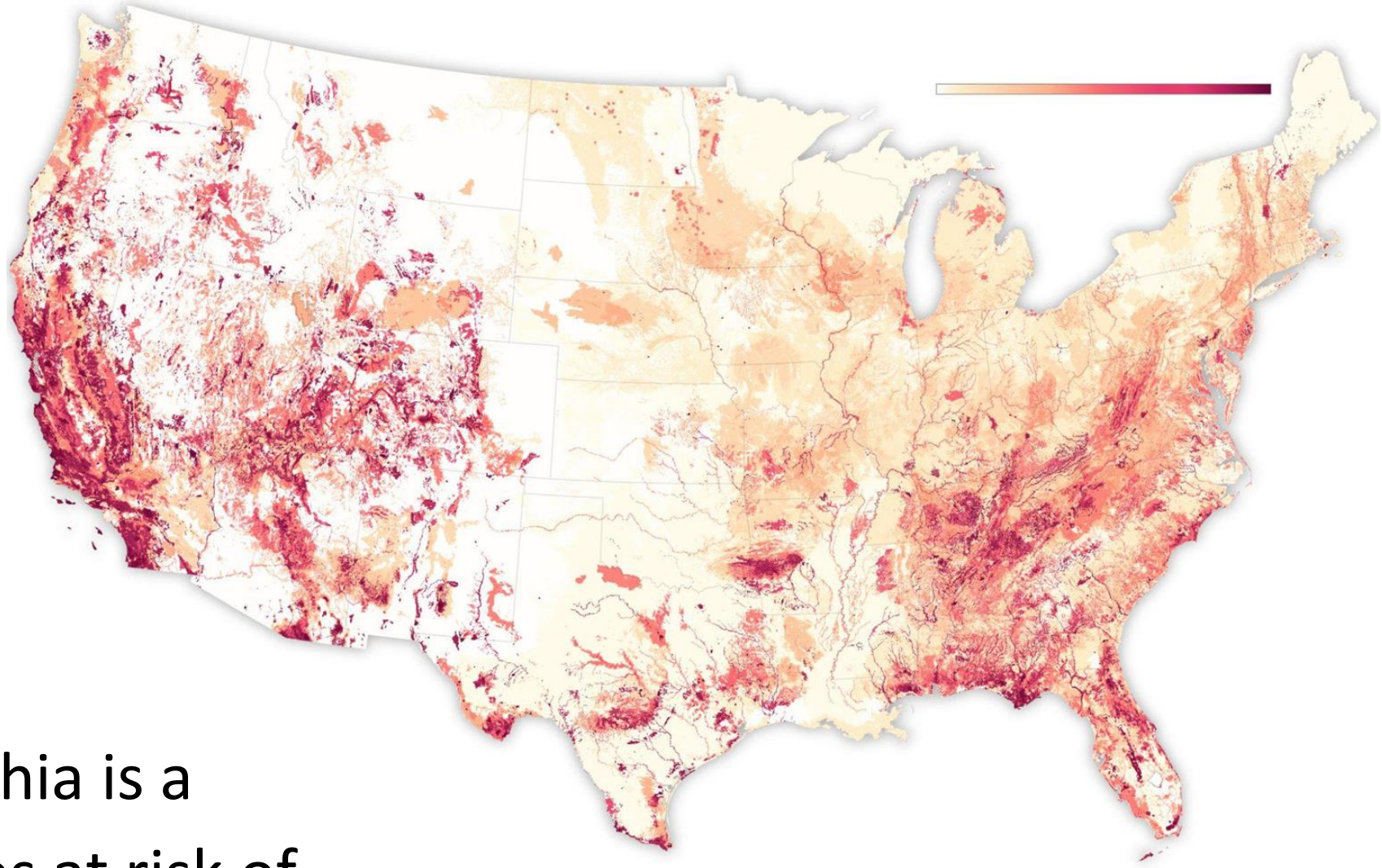
Sale Units Needed:

2,254 units for families

1,294 units for seniors

* WNC Housing Needs Assessment (2021)

NEIGHBORS FOR MORE NEIGHBORS WNC



Southern Appalachia is a hotspot for species at risk of vanishing

NEIGHBORS FOR MORE NEIGHBORS WNC





More Neighbors? Yes, Please!



NEIGHBORS FOR MORE NEIGHBORS WNC

Best Practices on Municipal Zoning Policy

Allow more homes on every lot that allows a single-detached house

Allow one or more accessory dwelling units on all residential lots

Allow apartments or mixed-use developments in more places

NEIGHBORS FOR MORE NEIGHBORS WNC

Best Practices on Municipal Zoning Policy

Allow apartments & mixed-use developments to include more homes

Remove or reduce minimum lot sizes & allow fee-simple lot division

Allow manufactured homes everywhere

Allow very small homes

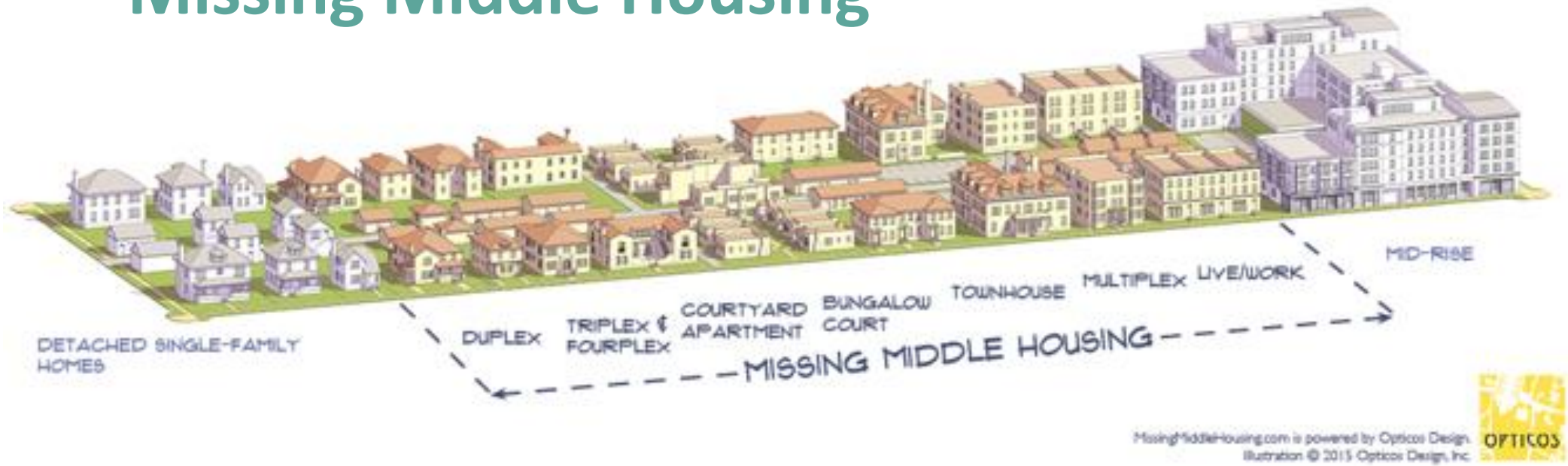
NEIGHBORS FOR MORE NEIGHBORS WNC

Project Aspire



NEIGHBORS FOR MORE NEIGHBORS WNC

A Solution Sized for Our Region:
Missing Middle Housing



NEIGHBORS FOR MORE NEIGHBORS WNC









NEIGHBORS FOR MORE NEIGHBORS WNC

More Neighbors? Yes, Please!



NEIGHBORS FOR MORE NEIGHBORS WNC

Questions?

Susan Bean

susan@mountaintrue.org

828-258-8737 ext. 216

NEIGHBORS FOR MORE NEIGHBORS WNC

Town Manager Report

SHANNON TUCH, TOWN MANAGER

Contracts & POs

- Nov. – Dec.

NC DEQ
$5,810
(MS4 Permit Fine)

Departmental Updates

- **Administration**
  - New council member orientation
  - Wrapping up Comp Plan & Town Hall Feasibility, council discussion in January
  - West of the FBR community meeting – Jan. 25th, 6 p.m.
  - Council retreat planning – Feb. 7th, 9 a.m. to 4 p.m.

- **Police**
  - Two new officers to join the department in January.
  - Second PBL exercise planned for this winter

Departmental Updates

- **Public Works / Facilities**
  - Holiday schedules for solid waste collections
  - Salt shed construction has begun!

- **Planning**
  - Holiday/end of year slowdown – shift focus to ZTAs (Manufactured Housing, Special Events, etc.)
  - Conditional zoning, rezoning
  - Comprehensive Plan edits

Departmental Updates

- **Stormwater**
  - 81% of fees collected
  - Over 50 appeals – all have been responded to

- **Parks**
  - Silver-Line Park Master Plan update in progress, restroom options reviewed by PGAC
  - PGAC reviewed Taylor's Wave Task Force recommendations
  - Riverside Park + Wave addendum posted – deadline Jan. 4th
  - Volunteer Coordinator to begin work Jan. 2nd

New Business

Appointment of Vice-Mayor

-Public Hearing- Conditional Rezoning

Summary of Request:

A request to conditionally rezone 10.18 acres located at 24 and 41 Crystal Country Way from R-21 Residential District (R-21) to R-10 Residential District - Conditional Zone (R-10 CZ). The owner plans to develop a major subdivision with 17 single-family lots.

Exhibit A- Zoning Map

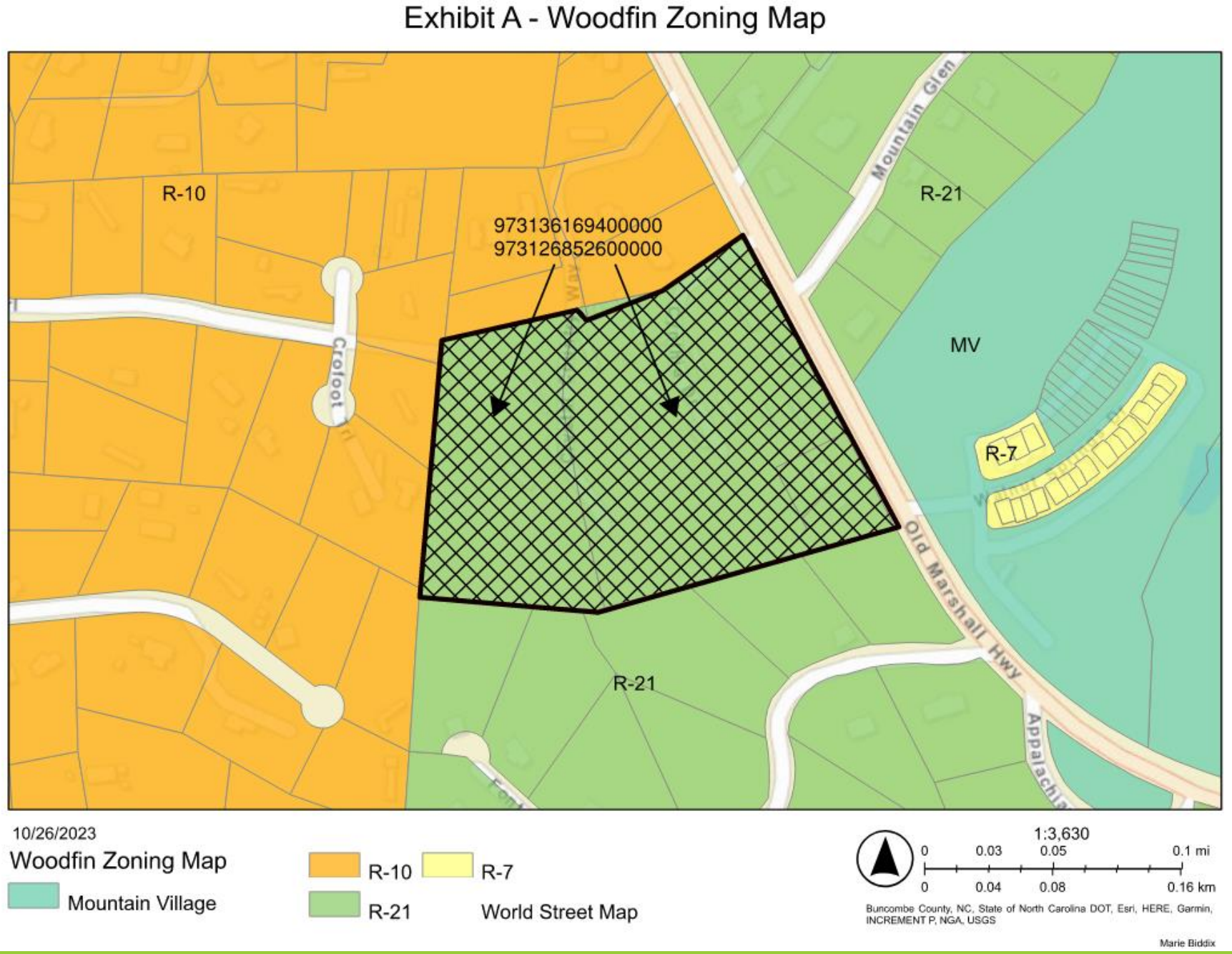


Exhibit B- Aerial



Subdivision Plan

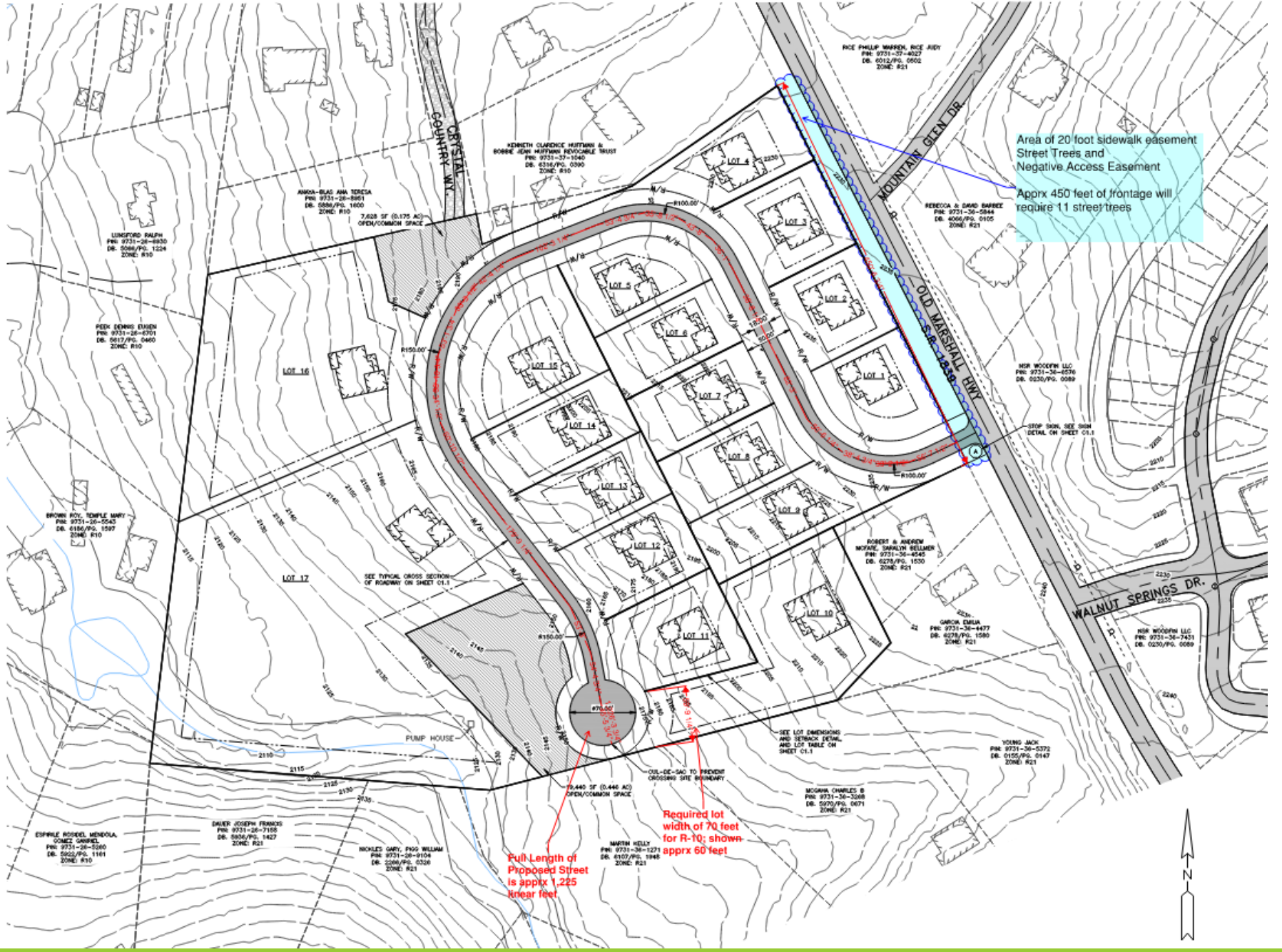
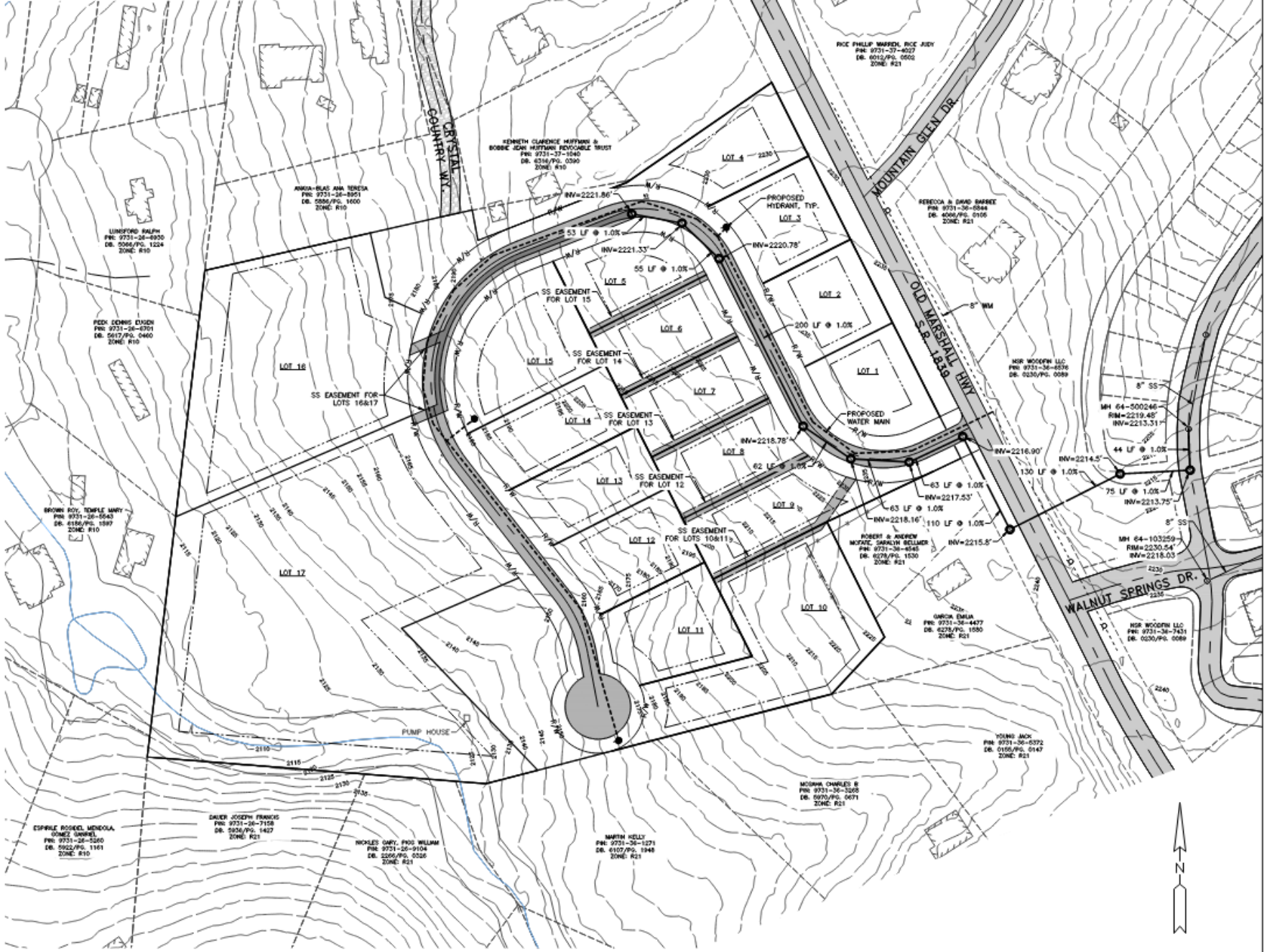


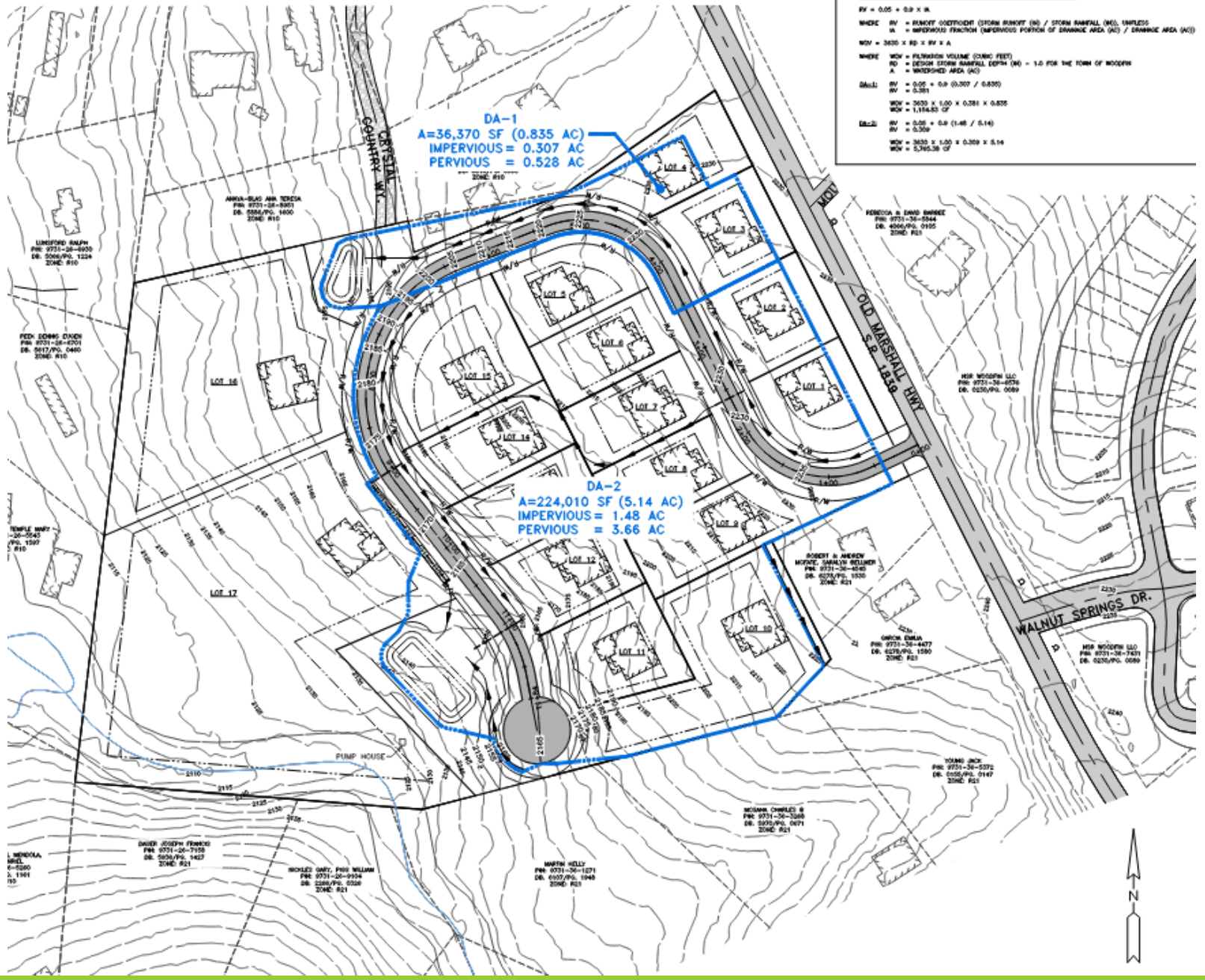
Exhibit C - Revised Subdivision Plan



Utility Plan



Stormwater Plan



Elevations


ARCHITECTURAL SHINGLES
HEIGHT NOT TO EXCEED 35'
HARDBOARD SIDING
STANDING SEAM METAL ROOF FOR PORCH
PARGED OR BRICKED SKIRT
FRONT ELEVATION


50'
54'
PORCH
NOOK
12' X 10'6"
9' CLG.
SLOPE 14" TO 18"
LIN
UP
RAIL
EATING BAR
MASTER
BEDROOM
16'8" X 12'
9' CLG.
OPTIONAL BASEMENT
STAIRS
DW
KITCHEN
12' X 10'
9' CLG.
REF
DN
LIVING ROOM
17' X 20'
10' CLG.
LAUND.
D
W
WORK BENCH
DINING ROOM
11'8" X 12'4"
9' CLG.
SITTING
11' X 7'
GARAGE
21'6" X 20'4"
PORCH

Old Marshall Hwy – Looking Southeast



Site - Looking West



Site – Looking South



Across Old Marshall Hwy - East



Old Marshall Hwy- Looking Northwest



Modifications Requested:

- Use of LED fixtures for streetlights (will be dark sky compliant).
- Modification to required lot width for Lot 10

Recommendation:

The Planning Board of Adjustment recommended approval (6:0) of the proposed conditional zoning of the subject properties to R10 Residential District-Conditional Zone (R10-CZ) while requiring street trees along the new subdivision street. Staff concurs with the Board's recommendation of approval, subject to the conditions identified in the Exhibit D – Project Conditions. However, the Council may recommend additional conditions to mitigate anticipated impacts.

Suggested Motion:

I move to approve the conditional zoning of 10.18 acres as shown on Exhibits A & B from R-21 Residential District to R-10 Residential District Conditional Zone, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the following additional conditions:

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

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. Promotes economic development by providing compatible infill development of undeveloped properties within the Town that reduces infrastructure cost while allowing open space to be preserved.
2. Provides a range of housing types and prices and ensure a high-quality building stock.
3. Protects floodplains, steep slopes, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas. (5.1.1-Draft Comp Plan)

Closed Session

Adjournment