Town of Woodfin
Planning Board of Adjustment

Tuesday, May 5, 2026
6:00 pm

ACTION MEETING MINUTES

Committee Members Present

Chairperson Michael Hayes
Member Larry Hopkins
Member Kennedy Young
Member Chris DeRonne
Member Michael Valentine
Member Jerry VeHaun

Town Staff Present

Ricky Hurley, Planning Director

The meeting video can be seen in its entirety at:
https://www.youtube.com/live/mXbTh-Vc-o8?si=Y5tI2mNOR-YrsQn7

Chairperson Hayes called the meeting to order at 6:03 p.m.

Chairperson Hayes called the role to certify board quorum all listed above were present.

A. Approval of the Agenda (04:11)

All members voted and approved the agenda unanimously, 6-0.

B. Approval of April 7, 2026, Meeting Minutes (04:22)

Member Valentine made a motion to approve April 7, 2026, meeting minutes. Member Young seconded the motion, which was voted on and passed unanimously, 6-0.

C. Public Comment (05:00)

The public is invited to attend this meeting in person or view this meeting on YouTube Live: http://www.youtube.com/@townofwoodfinnc1104 . All documents related to agenda items not published on the website may be viewed in person at Woodfin Town Hall, 90 Elk Mountain Rd, Woodfin.

There was no public comment.

D. Unfinished Business (05:20)

E. New Business (05:24)

Legislative Public Hearings

1. A request for a text amendment to Chapter 54 Town of Woodfin Code of Ordinances to add accessory dwellings as a Limited Use to the Community Shopping District and update the standards found in Sec. 54-144(a)1. (5:30)

Chairperson Hayes opened the public hearing at 6:19 pm.

There was no public comment.

Chairperson Hayes closed the public hearing at 6:20 pm.

Member Valentine made a motion to approve the proposed text amendment and find that it 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: 1. Promotes an integrated mix of housing types and affordability options and designed with people in mind (1.1.2). 2. Balances the supply of land for housing and employment and protects land for economic development and ensures an adequate supply of appropriately located and sized employment space (3.1.5, 3.2.5); with the condition that the use, be limited to employees or caretakers' residence. Member DeRonne seconded the motion, which passed unanimously, 6-0.

2. A request to rezone a 0.19-acre property from Community Shopping (CS) to R-7 Residential (R-7) located at 99999 Weaverville Road (Old Weaverville Rd) identified in the Buncombe County tax record as a PIN 9730-69-1931. The applicant is Teresa Sluder on behalf of the property owners Yolanda & Jermaine Battle. ***Continued from 4-7-2026 meeting; will be continued to 6/2/2026 PBOA Meeting. (23:18)***

3. A request to rezone a 1.68-acre property from R-10 Residential (R-10) to Manufactured Home Community (MHC) for properties located at 7 & 23 Second Street and identified in the Buncombe County tax record as PINs 9730-26-9183 & 9730-360-0410. The applicants/property owners are Cassandra (Sandi) & Matthew Childs. (25:03)

Chairperson Hayes opened the public hearing at 6:38 pm.

Cassandra Childs (Applicant) spoke to the board regarding the request above and the improvements made to the above-named property and why the request to rezone was made.

Terri Hoffman, 28 Church Road, spoke to the board concerning a dilapidated trailer next to her home and the trailer park in this request. She asked the board to please make sure that the trailer parks in Woodfin are kept to a standard that the surrounding community is not negatively affected.

Chairperson Hayes closed the public hearing at 6:55 pm.

Member Valentine made a motion to 1. Approve the rezoning of 1.68 acres as shown on Exhibits A & B from Residential R-10 to Manufactured Home Community. 2. Amend the Woodfin Together Future Land Use Map for areas identified on Exhibit B from Residential 1 to Mobile Home Community 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: 1. Uses the Future Land Use Map for guide development decisions (1.1.1). 2. Promotes an integrated mix of housing types and affordability options while discouraging gentrification and displacement of existing residents (1.1.2 & 1.2.1). 3. Protects existing affordable housing (1.2.2). Member DeRonne seconded the motion, which passed unanimously, 6-0.

Evidentiary Public Hearings (01:03:08)

4. A request for a variance from Sec. 54-143(c)4 and Sec. 54-147(c)of the Town of Woodfin Code of Ordinances to allow placement of an accessory structure in the front yard and reduce the required front setback to 12 feet. The subject properties are zoned R-10 and located at 127 & 99999 Jonestown Road, identified in the Buncombe County tax record as PINs 9730-23-7387 & 9730-23-8338. The applicant and property owners Samuel Spees & Blaine Steiner.

Chairperson Hayes opened the public hearing at 7:04 pm.

Director Hurley asked Member Young to excuse himself from the dais for this evidentiary hearing as only 5 members are required to sit for this type of hearing and he is the alternate, which was not needed as none of the other members had a conflict of interest. Director Hurley then asked the property owners, Samuel Spees and Blaine Steiner, to come up to be sworn in along with himself. Chairperson Hayes swore them in. Director Hurley gave an overview of the request. Board members asked clarifying questions which Director Hurley answered.

There were no members of the public wishing to comment.

Chairperson Hayes closed the public hearing at 7:38 pm.

Member DeRonne made a motion that we as the board have found that per section 69-E2 that any unnecessary hardships would result from carrying out strict letter of the zoning regulation. And therefore, we have reviewed all of the requirements necessary for granting a variance, including A. that they would have unnecessary hardships if they were to follow the existing limits as stated. These are hardships that do not result from actions taken by the applicant. They are the direct result of the topography of the land. The existing old house and property as it stands on the land and MSD setback requirements from sewer lines that run under the property. So there really isn't any other place to put this aside from the location that we are granting the variance for the structure to be at the front of the property as well as closer to the variance or reducing the variance to 12 feet or the setback to 12 feet from 25 feet. So, all four of these conditions we feel are met. So, we therefore approve this. And condition upon a couple of minor conditions to that approval which will be based upon combining the two plats so that this doesn't cross the boundary of two lots, so that will be one. 2. The structure you build will be limited to a single story and 450 square foot structure, and the smaller existing metal structure that is there now up against the property line cannot be replaced as it would then break the compliance for that zoning regulation. So, that would have to be removed, it doesn't have to be removed, but if it is removed it can't be rebuilt in that same place. And adding a second row of evergreen shrubs that are offset six feet on center form the existing row to fill in gaps between the triplex and the new structure. Member Valentine seconded the motion, which passed unanimously, 5-0.

Chairperson Hayes took a roll call vote as follows:

Member Valentine- Approved

Member DeRonne- Approved

Member Hopkins- Approved

Member VeHaun- Approved

Member Hayes- Approved

F. Adjourn (01:41:26)

Member Valentine made a motion to adjourn the meeting. Member DeRonne seconded the motion, which passed unanimously, 6-0.

Chairperson Hayes adjourned the meeting at 7:41 p.m.

TOWN OF WOODFIN
INCORPORATED
JUNE 1971
NORTH CAROLINA

Michael B. Hayes
Michael Hayes, Chairperson

Attest: Gena Powers
Gena Powers, Town Clerk