STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Woodfin Together Comprehensive Plan

Staff Contact: Ricky Hurley

Meeting Date: January 2, 2024

Summary:

The proposed comprehensive plan, Woodfin Together, is presented for adoption in accordance with North Carolina General Statute 160D-501 Plans.

Background:

Woodfin's current comprehensive plan was initially developed in 2009 and officially adopted by the Town Council in 2021 to comply with General Statute 160D. Comprehensive plans are required by North Carolina state law for the town to adopt and apply zoning regulations within its jurisdiction. As communities grow and change, periodic updates are necessary to ensure development patterns, infrastructure investment, housing options, and environmental protection are directed towards the most suitable portions of the planning area. At a minimum, a comprehensive plan should be updated every 10-15 years to remain relevant, establish or update current goals, and provide opportunity for community members to participate.

The Town contracted with J.M. Teague Engineering for an initial round of public engagement and analysis in the fall of 2021. Input that was gathered through surveys and stakeholder engagement reflected community concerns and priorities and a need for a complete update to the current plan. The Town selected Quantum Consultants and Traffic Planning & Design in the fall of 2022 to begin a comprehensive plan update that would include additional public engagement, updated policies and goals, a future land use map (FLUM), and a list of recommendations to implement the plan's stated objectives. In the past year, town staff and our consultant team have engaged with multiple community stakeholder groups, formed a comprehensive plan steering committee, gathered comments via online surveys on a dedicated plan webpage, conducted three drop-in input sessions at the community center and the Woodfin 5K, and performed targeted outreach to underrepresented populations. The draft document has been shared with the Town's advisory boards, community stakeholders, and zoning department customers for community feedback since mid-September 2023.

Staff Analysis:

North Carolina General Statute 160D-501(a1) states:

> A comprehensive plan sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction. A land-use plan uses text and maps to designate the future use or reuse of land. A comprehensive or land-use plan is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs.

The statute further describes common elements that should be included in a plan, summarized as:

1) Issues and opportunities
2) The pattern of desired growth and development
3) Employment, economic, and community development opportunities
4) Public services and infrastructure needed to support development
5) A range of housing types and affordability to accommodate a variety of needs and income levels
6) Recreation and open spaces
7) Mitigation of natural hazards (floods, landslides, wildfires, etc.)
8) Protection of the environment and natural resources
9) Protection of significant architectural, scenic, cultural, and historic resources
10) Analysis and evaluation of implementation measures

The Woodfin Together Plan includes all the above listed elements, spread across the following five focus areas:

- A Livable Built Pattern
- Transportation Options
- Opportunities to Thrive
- Great Government, and
- A Sustainable Town

Each focus area also includes reference information along with **Goals** and **Policies** that came directly from community and stakeholder input. Those goals and policies were grouped into the above-mentioned focus areas. It is important to note that this is a ***community*** plan, based on extensive community input and is **not** a plan with content guided by staff or consultants. Also included in the plan is an introduction, as well as an appendix that identifies a series of action steps that may be pursued to help move the town towards the community identified goals and vision. **Woodfin Together** meets all statutory requirements and will be a valuable guide to future decisions and actions in Woodfin.

Staff Recommendation:

Staff recommend approval of the **Woodfin Together** comprehensive plan as presented.

Suggested Motion:

I move to approve the proposed comprehensive plan, known as **Woodfin Together**, subject to the following:

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

and find that it is reasonable, is in the public interest, is consistent with town adopted goals and plans, and meets development and other needs of the community in that the request:

1. Meets the statutory requirement for a municipal comprehensive plan;
2. Ensures that the Town's planning, zoning, and permitting processes facilitate sustained and positive development and support the needs of residents, business, and industry.
3. Promotes council strategic goals including: Excellent town services; Affordable living, equity and inclusion; Investment in transportation and infrastructure; and fostering sense of place through quality government facilities.

Attachments:

(1) Woodfin Together Comprehensive Plan
(2) Memorandum – Plan Edits

Draft Comprehensive Plan document -- 12.20.2023

QUANTUM CONSULTANTS

www.quantumconsultants.com

MEMORANDUM

TO: **Ricky Hurley, Shannon Tuch**
FROM: **Nate Baker**
DATE: **December 22, 2023**
RE: **Edits to Comprehensive Plan Document**

Below includes a list of general edits made to the public review drafts of the Comprehensive Plan between October 17 and the current draft. During this time, the planning team received comments and input from members of the general public, the plan steering committee, the Planning Board, and Town Council.

- Converted the table of contents to a visual page
- Made general edits, such as rephrasing sentences
- Incorporated minor mapping edits in the Future Land Use Map
- Made some minor edits to FLUM categories, such as changing some category names
- Updated or added some plan policies in multiple chapters
- Moved transportation goals and policies to the back of the transportation chapter
- Replaced some transportation policies with more general policy language
- Moved some transportation policies to the appendix
- Corrected chapter numbering
- Added plan appendix with implementation actions

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STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: General Rezoning—3 Breckenridge Parkway

Presenter: Ricky Hurley, AICP

Meeting Date: January 2, 2024

Summary:
General rezoning review for 0.5 acres located at 3 Breckenridge Parkway from Community Shopping District (CS) to R-10 Residential District (R-10). The subject property is currently occupied by a single-family house and identified in the Buncombe County tax record as PIN 9731-61-6348.

Background:
The applicant is requesting a zoning change to R-10 Residential District as part of a general rezoning request. A general rezoning may be requested by a property owner or assigned by the Town as part of the zoning map amendment process. This type of request does not include a site-specific plan, and as part of the Board's review and consideration must evaluate all potential uses permitted by right, special use, or limited use. The subject property is currently occupied by one detached single-family dwelling, which is a nonconforming use within the Community Shopping District. If the Board were to grant the rezoning request, the single-family dwelling would become a conforming use.

Staff Analysis:
The property is located approximately 100 feet east of the intersection of Weaverville Road and Breckenridge Parkway, with most of the surrounding properties being developed for detached single-family, except for commercial businesses immediately along the Weaverville Road corridor. Breckenridge Parkway provides the principal means of access to the parcel and is a town-maintained street that serves a larger residential area to the east of the subject property. Traffic control for this intersection with Weaverville Road is by use of a single stop sign at Breckenridge Parkway.

Zoning classifications for surrounding properties are R-10 Residential District to north and east of site, Community Shopping District to south and west along Weaverville Road. Businesses in the immediate area include Centreville Lunchonette, Everyday Gourmet, an accountant, a foam and fabric store, and a salon.

The topography of this area is defined by a small valley abutting a high ridgeline that is part of the Craggy Mountains immediately to the east and a lower ridge lying west of US Hwy 19/23. The overall

elevation slopes downhill from north to south along a small creek west of and parallel to Weaverville Road. The parcel is not within the Steep Slope area as defined within the Town's Code of Ordinances. A regulated flood hazard zone does not affect the subject parcel but is located immediately west of the parcel and follows the creek along Weaverville Road.

Considerations:

- Rezoning of the property to R-10 will make the existing residence a conforming use.
- Rezoning would preserve existing housing stock, allow for potential development of additional units, and preclude further commercial development along a residential street within a principally residential area.
- The commercial business located at 5 Breckenridge Parkway is accessed through this site and would be using a residentially zoned area to access a commercial use.
- The business at 5 Breckenridge Parkway will lack a required screening yard along the shared property line with the subject parcel that currently not required.

Staff Recommendation:

Staff supports approval of the proposed zoning of the subject property to R-10 Residential District (R10) in that redevelopment under zoning classification could produce negative impacts to adjacent residential uses as a screening yard would not be required along a road frontage, would require commercial traffic to leave Weaverville Road to access businesses, and that adequate land already exists within the Community Shopping District that directly fronts along major road corridors within the Town.

Suggested Motion:

I move to approve the zoning of 0.5 acres as shown on Exhibits A & B from Community Shopping District to R-10 Residential District 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 underdeveloped properties within the Town while increasing density along transportation corridors.
2. Provides a range of housing types and prices and ensure a high-quality building stock.

Attachments:

(1) Exhibit A – Zoning Map
(2) Exhibit B – Existing Conditions/Aerial Map
(3) Exhibit C – Survey
(4) Application
(5) Draft Planning Board Recommendation

Exhibit A - Woodfin Zoning Map

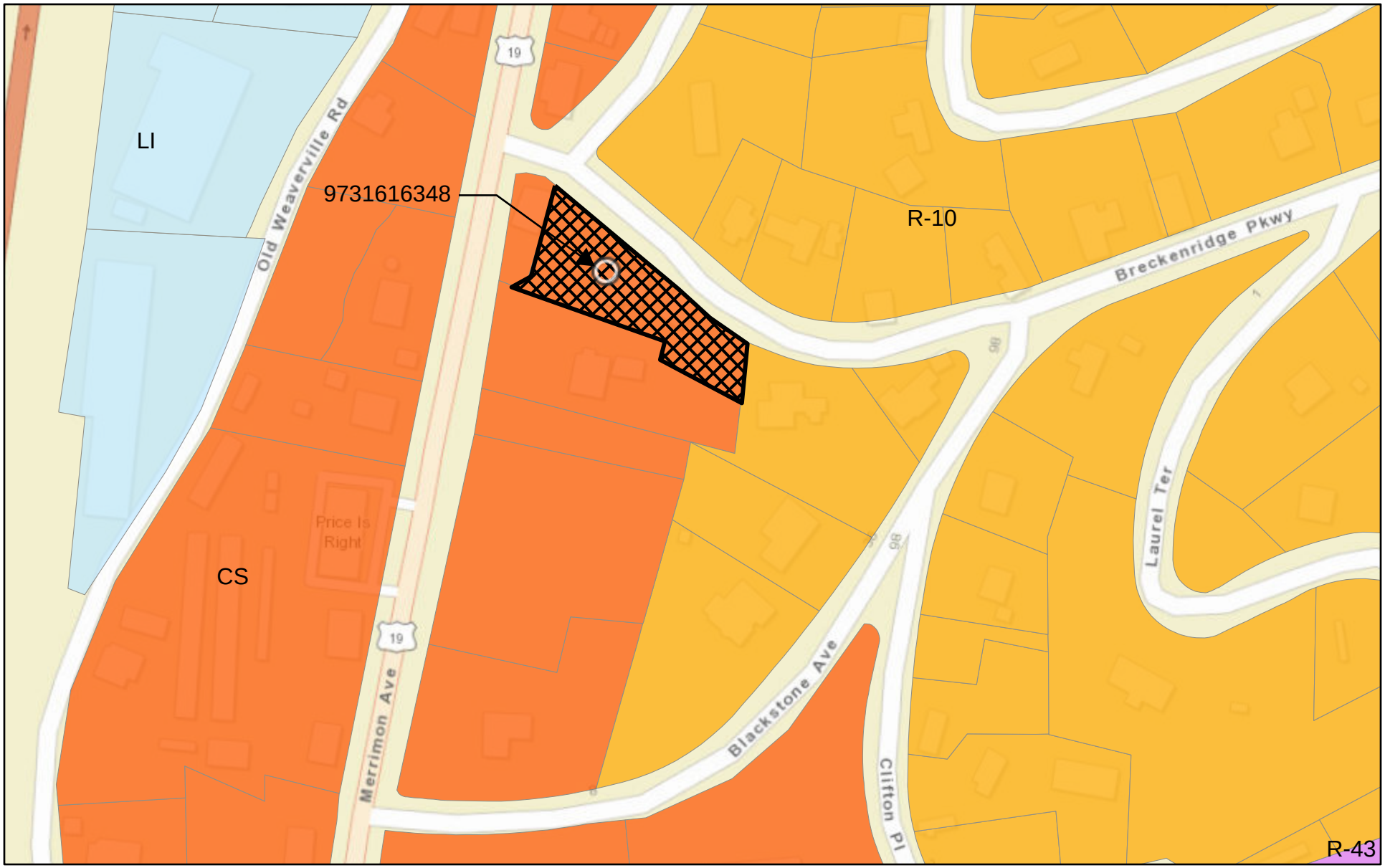


Exhibit B - Aerial



December 18, 2023

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

199 /91

I, KARSTEN S SLUDER, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOK/PAGE: 665/361, 5249/1419, 876/454, PLAT BOOK/PAGE:15/35, 14/83, 195/90) ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(11):

(d.) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 28th DAY OF MAY, A.D., 2019.

KARSTEN S SLUDER
N.C. PROFESSIONAL LAND SURVEYOR

LICENSE # L-4940

NORTH CAROLINA PROFESSIONAL SEAL L-4940 LAND SURVEYOR KARSTEN S SLUDER

Doc ID: 032345620001 Type: CRP
Recorded: 05/30/2019 at 11:10:53 AM
Fee Amt: $21.00 Page 1 of 1
Workflow# 0000524084-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 199 PG 91

I, KARSTEN S SLUDER, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)	CLASS OF SURVEY:	CLASS A
(2)	POSITIONAL ACCURACY:	HORIZONTAL: 0.026'
		VERTICAL: 0.042'
(3)	TYPES OF GPS FIELD PROCEDURE(S):	VRS
(4)	DATES OF SURVEY:	11-16-18,
(5)	DATUM/EPOCH:	NAD 83 2001
(6)	PUBLISHED/FIXED CONTROL USE:	NCGS RTN NETWORK
(7)	GEIOD MODEL:	GEOID 12B
(8)	COMBINED GRID FACTOR(S):	0.9998051189
(9)	UNITS:	US FEET

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 28th DAY OF MAY, A.D., 2019.

KARSTEN S SLUDER
N.C. PROFESSIONAL LAND SURVEYOR

LICENSE # L-4940

NOTES:

* THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.

* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE.

* NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

* BASED ON GRAPHICAL DETERMINATION, THE SUBJECT PROPERTY LIES IN FEMA/FIRM SPECIAL FLOOD HAZARD AREA ZONE X, FLOOD INSURANCE RATE MAP 3700973100J, WITH EFFECTIVE DATE OF JANUARY 6, 2010.

* SUBJECT PROPERTYS UNDER TOWN OF WOODFIN ZONE CS.

* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

Karsten Sluder, PLS-4940
233 N Main St. Weaverville, NC 28787
828-768-3049

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
TOWN OF WOODFIN

I HEREBY CERTIFY THAT THIS RIGHT OF WAY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE TOWN OF WOODFIN, HAVING BEEN APPROVED BY THE PLANNING AND ZONING ADJUSTMENT BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY.

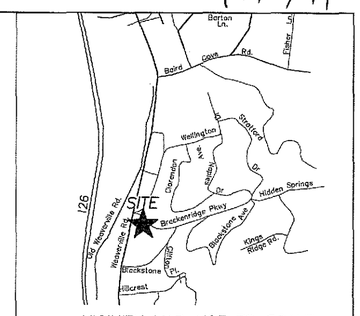
05,29,19 DATE

TOWN ADMINISTRATOR
PLANNING AND ADJUSTMENT BOARD

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, Courtney S. Gibson REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

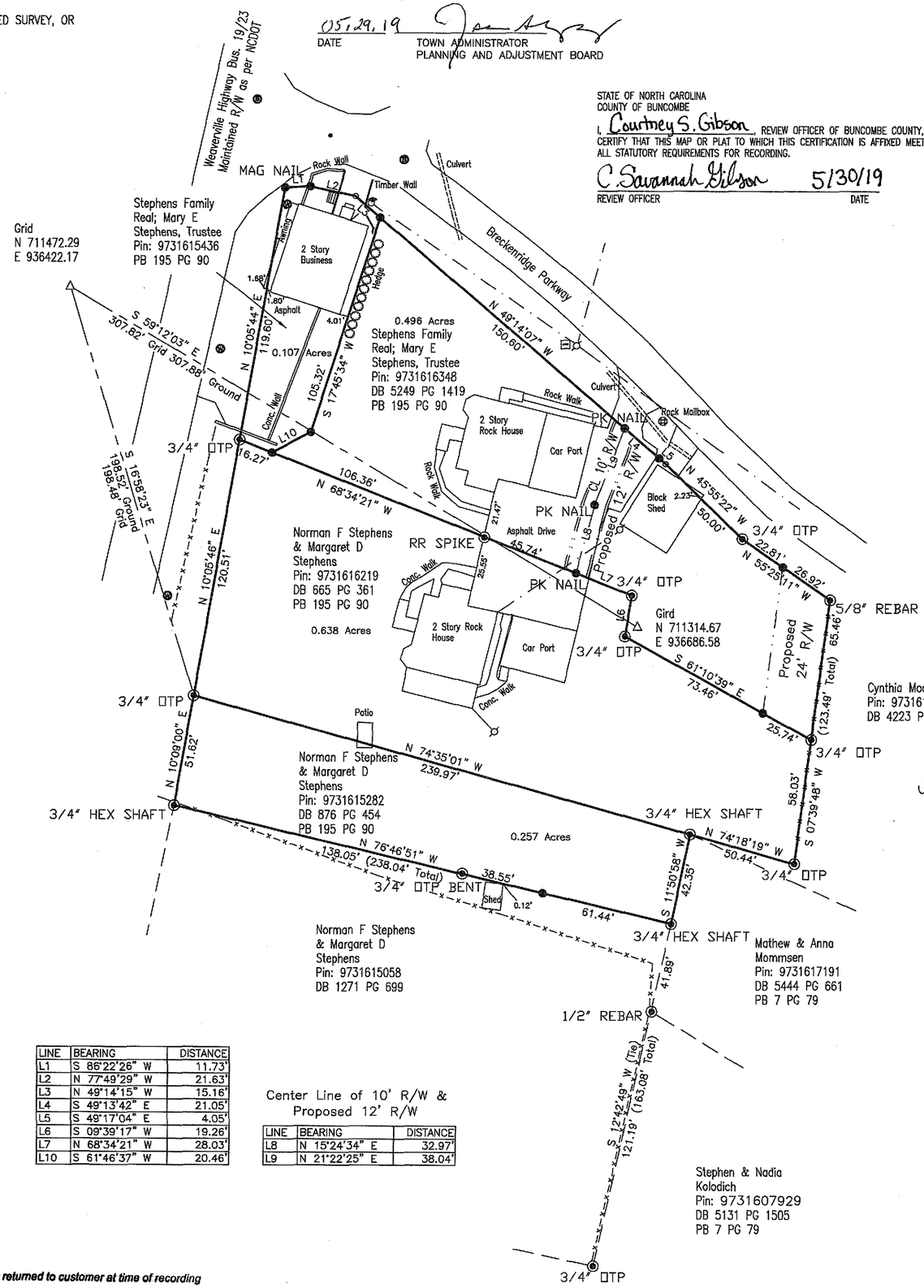
C. Savannah Gibson 5/30/19
REVIEW OFFICER DATE



VICINITY MAP NOT TO SCALE

REGISTERED THIS THE 30 DAY OF May 2019 AT 11:10 AM.
RECORDED IN BOOK 199 AT PAGE 91

Drew Reisinger
REGISTER OF DEEDS
BY DEPUTY



LINE	BEARING	DISTANCE
L1	S 86°22'26" W	11.73'
L2	N 77°49'29" W	21.63'
L3	N 49°14'15" W	15.16'
L4	S 49°13'42" E	21.05'
L5	S 49°17'04" E	4.05'
L6	S 09°39'17" W	19.26'
L7	N 68°34'21" W	28.03'
L10	S 61°46'37" W	20.46'

Center Line of 10' R/W & Proposed 12' R/W

LINE	BEARING	DISTANCE
L8	N 15°24'34" E	32.97'
L9	N 21°22'25" E	38.04'

LEGEND:

OTP = OPEN TOP PIPE FOUND
○ = CALCULATED & UNMARKED POINT
◉ = PROPERTY CORNER FOUND (AS NOTED)
● = PROPERTY CORNER SET; 5/8" REBAR (UNLESS NOTED)
⌀ = UTILITY POLE
⊟ = TELEPHONE PEDESTAL
◆ = GAS VALVE
Ⓢ = SEWER MANHOLE
• = SEWER CLEAN OUT
△ = CONTROL NAIL
— · — · — = OVERHEAD UTILITY LINE
—x—x—x— = FENCE
— — — — = ADJOINER
— - - - — = GRID TIE
— · · · — = RIGHT OF WAY

REVISION: 5-23-19; CHANGE PROPOSED RIGHT OF WAY TO 24' & NEW PROPOSED 12' RIGHT OF WAY: PREVIOUS PLAT: 197/112

SURVEY FOR PROPOSED RIGHT OF WAY
FOR
JAMES FELTON STEPHENS
AND WIFE
MARY ELLA STEPHENS

REFERENCES

PIN: 9731616348
DB 5249 PG 1419
DB 2048 PG 330
DB 644 PG 88
DB 665 PG 361
DB 1536 PG 104
DB 1135 PG 439
PB 7 PG 78
PB 7 PG 79
PB 15 PG 35
PB 14 PG 83
PB 195 PG 90

REEMS CREEK TOWNSHIP, TOWN OF WOODFIN, BUNCOMBE COUNTY, N.C.
DATE: 4-18-19 DRAWN BY: K. SLUDER
JOB # K03-18

SCALE 1" = 40'

0 40 80 120

GRID NORTH
NAD 83

Original document returned to customer at time of recording

Rezoning Permit Application

Date: 11/20/2023

Petitioner

Petitioner Name:	Matt Thrailkill	Phone:	8282795371
Address:	220 WINDSOR FOREST CIRCLE	Email:	rhrbuilders@gmail.com
City, State, Zip:	fletcher nc 28732		

Location

Site Address:	3 breckenridge pkwy	Acreage:	.5
City, State, Zip:	Asheville	Current Zoning:	cs
NCPIN #:	973161634800000	Proposed Zoning:	r10

Project Description: Rezoning from CS to R-10 Residential District

Owner

Owner Name:	NGUYEN NHUT	Phone:	828-242-8060
Address:	3 Breckenridge pkwy	Email:	nandy42082@yahoo.com
City, State, Zip:	asheville, nc , 28804		

Statement of Reasonableness: The zoning switch is reasonable for the area, and will provide long term rental for one more family.

Existing detached garage is proposed to be renovated into one single-family long-term rental unit.

we plan to have all typical zoning and building requirements and inspections met.

If possible, please assist, I can help provide any data or plans necessary.
Thank you

I do hereby certify that the information contained herein is true and correct.

Matt Thrailkill	11/20/2023
Name	Date

RECOMMENDATION FROM
TOWN OF WOODFIN PLANNING BOARD
OF ADJUSTMENT TO
WOODFIN TOWN COUNCIL

Having reviewed the **Zoning Map Amendment** to rezone property at 3 Breckenridge Parkway (9731-61-6348) from CS Community Shopping District to R-10 Residential District on **January 2, 2024**, and having considered information from planning staff of the Town of Woodfin and comments from the other persons, pursuant to 160D-604(d), the Town of Woodfin Planning Board of Adjustment hereby adopts the following motion, effective January 2, 2024:

The Town of Woodfin Planning Board of Adjustment recommends approval of the proposed map amendment and finds that it is reasonable, in the public interest, and consistent with the Town of Woodfin Comprehensive Plan in that the proposed rezoning will:

1. Promotes economic development by providing compatible infill development of underdeveloped properties within the Town that increases density along transportation corridors.
2. Provides a range of housing types and prices and ensure a high-quality building stock.

Vote: _____ Ayes
_____ No

This document is a true and accurate statement of the findings and recommendations of the Woodfin Planning Board of Adjustment.

_____ _____

Chair Date