STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Conditional Zoning—Buncombe County Schools Bus Garage

Presenter: Ricky Hurley, AICP

Meeting Date: March 5, 2024

Summary:
Conditional zoning review for 12.42 acres located at 74 Washington Avenue from R-10 Residential District (R-10) to Community Shopping District-Conditional Zone (CS-CZ) for a 6,000 square foot office addition and new bus wash facility at the existing school bus garage. The subject property is identified in the Buncombe County tax record as PIN 9730-56-6180 and Buncombe County Board of Education is the property owner.

Background/Site Context:
The applicant is requesting a zoning change and master plan approval as part of a conditional zoning request. The subject property is currently occupied by Buncombe County Schools bus garage and parking area which has operated at this location for over 40 years. The buildings and parking cover approximately 56% of the property, with the balance in woodlands along the site periphery at elevations ranging from 2020' to 2125' which slopes downhill from southeast to northwest. Although a portion of the property is within a regulated floodplain, the proposed improvements are not impacted by the Town's flood damage prevention regulations since existing and planned improvements are well above the base flood elevations along Beaverdam Creek.

Staff Analysis:
The proposed project is located at the northern end of Washington Ave, with properties immediately to the south being developed for detached single-family, the Craggy Line and former golf course are adjacent to the north along Beaverdam Creek, and Future I-26/US Hwy 19-23 immediately to the east. Topography of this area is defined by Beaverdam Creek that drains westward towards the French Broad River. The overall elevation gently slopes downhill towards Beaverdam Creek along the northern property line. Zoning classifications for surrounding properties are R-10 Residential District to the south, Mountain Village to the north and west, and the un-zoned right of way of Future I-26/US Hwy 19-23 to the east.

The use is currently nonconforming within the R-10 Residential District and will require rezoning to a commercial or industrial district before any expansion may be permitted by Town staff. Although the

property is immediately adjacent to a rail line and future interstate corridor, it is accessed solely by Washington Avenue that provides the only means of access to the site and serves as a local residential street for the neighborhood. Staff recommended the applicant seek a conditional zoning designation to mitigate potential impacts to the adjacent residential neighborhood if the property were to be sold or redeveloped in the future.

The Town's adopted Greenway, Sidewalk, and Bikeways Plan recommends a neighborhood trail from the northern end of Washington Avenue that would parallel Future I-26, and eventually cross Beaverdam Creek and Craggy railroad. Reservation of an easement for a neighborhood connection would allow residents along Elk Mountain Road and Washington Avenue access to the planned Beaverdam Creek Greenway. However, such connection faces barriers to permit legal and safe access to the larger greenway network such as pedestrians are not permitted to cross active railroad corridors, a large, regulated floodplain would create challenges for new bridges, and the adjacent property owner must agree to access and construction by others for completion of any connection.

The existing buildings are currently served by Woodfin Water District and MSD sewer services. A stormwater device is not being proposed or required by the Town's stormwater ordinance since no additional impervious surfaces are being created.

The railroad right of way for the Craggy Line follows the parcel's northern property boundary with substantial change in grade between the railroad and the buildings. The town's former golf course, which is a large undeveloped brownfield property, is located on the other side of the rail line and Beaverdam Creek.

The project is requesting a development modification for:

- Use of LED lighting
- Reduction in the required screening yard to zero feet in width due to existing site conditions.

Woodfin Together/Future Land Use:

The comprehensive plan Future Land Use Map (FLUM) designates this parcel as a Residential 1 land use, with primary land uses being residential in character, it does include institutional as a secondary use while including sidewalks, bike facilities and other pedestrian safety facilities where feasible. Consideration may be given to changing the FLUM to another land use category such as Institutional as the property is government owned and like other properties used by the Board of Education.

Staff Recommendation:

Staff supports approval of the proposed conditional zoning of the subject property to Community Shopping-Conditional Zone (CS-CZ) subject to the conditions identified in the Exhibit D – Project Conditions; however, the Board may recommend additional conditions to mitigate the anticipated impacts.

Suggested Motion:

I move to approve the conditional zoning of 12.42 acres as shown on Exhibits A & B from R-10 Residential District to Community Shopping-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) ….

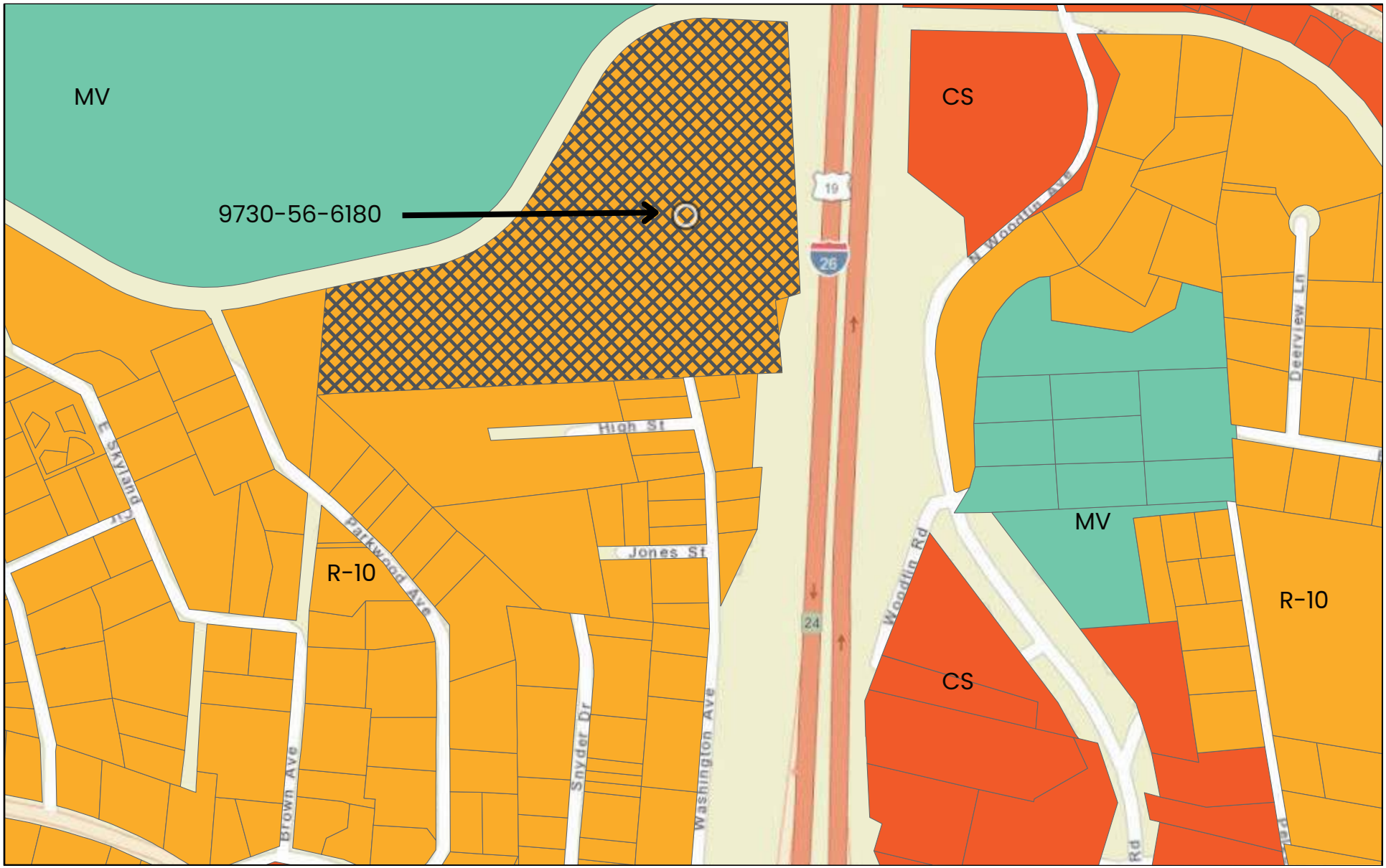
and find that the request is reasonable, is in the public interest, is consistent with the Town of Woodfin Comprehensive Plan, and meets the development needs of the community in that the request:

1. Protects land and buildings for small scale employment uses (1.2.5) and supports jobs that are locally accessible for residents to both live and work in Woodfin (3.1).
2. Promotes geographic accessibility to parks and community spaces across town (4.2.3)
3. Collaborates with institutional and community partners that enhances residents' quality of life (4.3.2).

Attachments:

(1) Exhibit A – Zoning Map
(2) Exhibit B – Existing Conditions/Aerial Map
(3) Exhibit C – Site Plans
(4) Exhibit D – Proposed Project Conditions
(5) Technical Review Report
(6) Application
(7) Draft Board Recommendation

Exhibit A - Woodfin Zoning



2/29/2024

- Community Shopping
- Mountain Village
- R-10

1:4,514

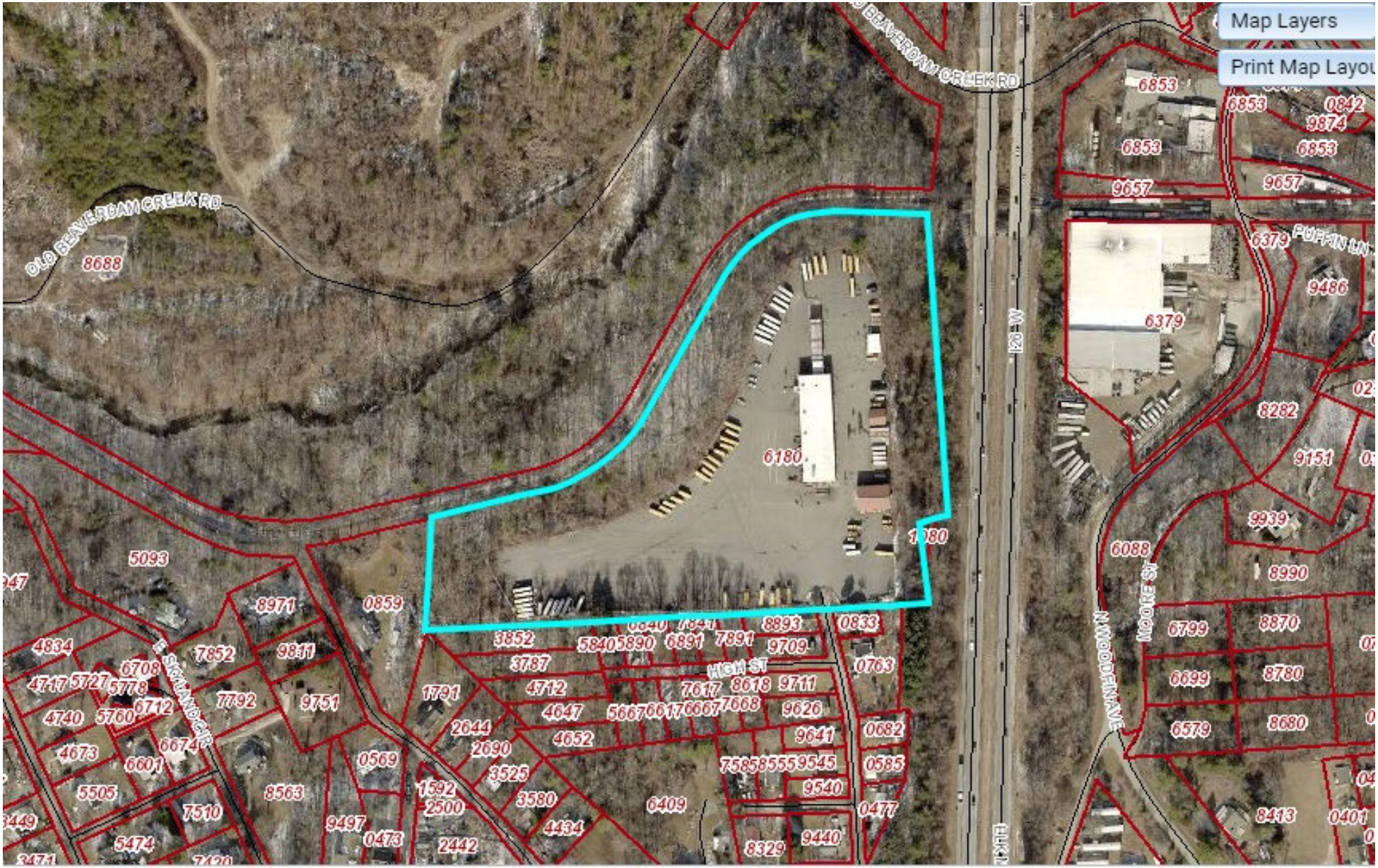
0 0.03 0.0 0.12 mi

0 0.05 6 0.2 km

Buncombe County, NC, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS 0.1

World Street Map

EXHIBIT B--Aerial



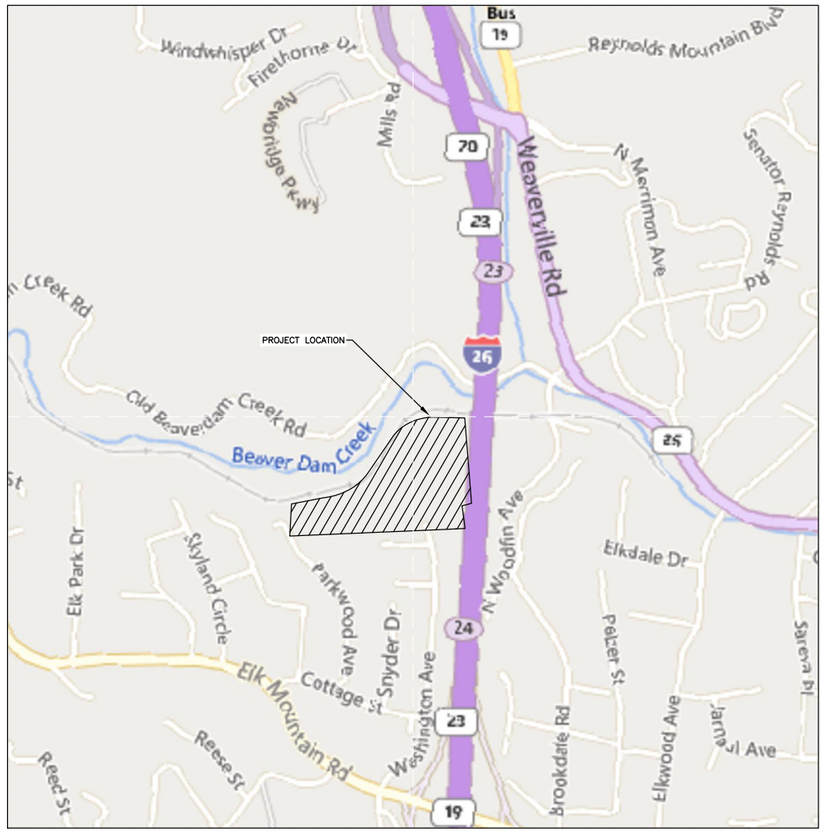
CIVIL SITE DESIGN
FOR
BUNCOMBE COUNTY SCHOOLS BUS GARAGE EXPANSION
74 WASHINGTON AVENUE
WOODFIN, NC 28804

PROJECT DATA BLOCK

OWNER	BUNCOMBE COUNTY BOARD OF EDUCATION
PROJECT LOCATION	74 WASHINGTON AVENUE WOODFIN, NORTH CAROLINA
COUNTY	BUNCOMBE COUNTY
LANDSCAPE ARCHITECT	WADE TRIM, INC. R. DANIEL HYATT PLA, ASLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801
PID	9730566180
PROPERTY SIZE	12.42 AC.
BUILDING SETBACKS	FRONT: 25' SIDE: 10' (15' IF ABUTTING STREET) REAR: MIN[20% MEAN LOT DEPTH, 30']
TOWNSHIP	WOODFIN, NORTH CAROLINA
EXISTING ZONING	WVRA
EXISTING USE	BCS BUS GARAGE
FLOOD ZONES	ZONE AE
WATERSHED	FRENCH BROAD
EXISTING IMPERVIOUS AREA(AC, % OF SITE)	6.96 AC, 56.04%
PROPOSED IMPERVIOUS AREA(AC, % OF SITE)	6.96 AC, 56.04%
AVERAGE SITE SLOPE	18.51%

UTILITY INFORMATION

SANITARY SEWER:	METROPOLITAN SEWAGE DISTRICT 2028 RIVERSIDE DRIVE WOODFIN, NC 28804 828.254.9646
WATER:	WOODFIN WATER DISTRICT 122 ELKWOOD AVENUE ASHEVILLE, NC 28804 828.253.5551
ELECTRICAL:	DUKE-PROGRESS ENERGY P.O. BOX 1551 RALEIGH, NC 27602-1551 919.508.5400
CABLE:	SPECTRUM 89 PEACHTREE ROAD ASHEVILLE, NC 28803 888.757.6500
NATURAL GAS:	15 OVERLAND INDUSTRIAL BLVD. ASHEVILLE, NC 28806 877.776.2427
TELEPHONE:	AT&T 888.757.6500



VICINITY MAP
SCALE: 1" = 500'

SHEET INDEX	
SHEET NO.	SHEET TITLE
C0.0	COVER
C0.1	LEGEND
C0.2	SLOPE ANALYSIS
C0.3	EXISTING CONDITIONS & DEMOLITION PLAN
C1.0	CONCEPTUAL SITE PLAN
C2.0	GRADING & UTILITIES PLAN
C3.0	CONCEPTUAL ARCHITECTURAL ELEVATIONS



KEY MAP
NOT TO SCALE

N

SUBMITTED FOR REZONING: 01-05-24

JOB NO.	SHEET
NVS2017-01A	C0.0

WADE TRIM
53 N. Market Street, Suite 200
Asheville, NC 28801
828.255.1197
Corporate License Number : F-1063
www.wadetrim.com

PREPARED UNDER THE SUPERVISION OF:

PROJECT MANAGER:
C:\PW_WORK\WADE-TRIM_AREGNIER\D1422237\PLTS-COVER.DWG - C0.0 - PLOTTED 3/1/2024 9:34 AM BY REGNIER, ARIEL
FIELD BOOK INFORMATION:

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BUNCOMBE COUNTY SCHOOLS BUS GARAGE

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CABLE TV

	EXISTING	PROPOSED
CABLE TV POLE		
CABLE TV PEDESTAL	CTV	CTV
OVERHEAD CABLE TELEVISION	CTV CTV	CTV CTV
UNDERGROUND CABLE TELEVISION	UCTV UCTV	UCTV

ELECTRICAL

	EXISTING	PROPOSED
CIRCUIT BREAKER PANEL	CBP	CBP
HANDHOLE		
MANHOLE		
OUTLET		
PEDESTAL	PP	PP
TRANSFORMER BOX		
METER	EM	EM
POWER POLE		
TRANSFORMER TOWER		
OVERHEAD ELECTRIC	E E	E E
UNDERGROUND ELECTRIC	UE UE	UE UE

GAS

	EXISTING	PROPOSED
VENT	VT	VT
BLOW OFF	BO	BO
FILLER PIPE	R	R
MANHOLE		
METER	GM	GM
STOP BOX		
SHUTOFF VALVE	GV	GV
GAS	G G	G G

MONUMENTS

	EXISTING
IRON (FOUND)	IR
IRON (SET)	IR
BENCH MARK	BM
BRASS PLATE	
CONCRETE NAIL	CN
DRILL HOLE	DH
GOVERNMENT CORNER	
GPS MONUMENT	GPS
IRON PIPE	IP
MONUMENT BOX	BOX
MONUMENT	
MERE STONE	MS
NGS MONUMENT	NGS
NAIL & TAG	N&T
PINCH IRON	PI
PK NAIL	PK
RAILROAD SPIKE	RS
RIGHT-OF-WAY MARKER	R/W
SPIKE	SPK
SHIPS SPIKE	
T-IRON	IRON
USGS MONUMENT	USGS
CROSS CUT	
CROSS CUT IN MONUMENT	
WOOD STAKE	WS

OVERHEAD UTILITIES

	EXISTING	PROPOSED
DEADMAN ANCHOR	DA	DA
FLOOD LIGHT		
GUY WIRE ANCHOR	GA	GA
GUY POLE	GP	GP
LAMP POLE		
METAL LIGHT POLE		
ORNAMENTAL LIGHT		
POLE BOX		
POWER & LIGHT POLE		
POWER & TELEPHONE POLE		
TELE, CTV, PWR & LIGHT POLE	ECB	ECB
TELE, CTV, & POWER POLE	TCP	TCP
TELE, & CTV POLE		
TELE, CTV, & LIGHT POLE		
TELE,. & LIGHT POLE		
TELE, POWER, & LIGHT POLE		
UTILITY POLE		
OVERHEAD CABLE TV & TELEPHONE	CTV&T	
OVERHEAD ELECTRIC & CABLE TV	E&CTV	
OVERHEAD ELECTRIC, CABLE TV AND TELEPHONE	E&CTV&T	

SANITARY SEWER

	EXISTING	PROPOSED
CLEAN OUT	CO	CO
PUMPSTATION MANHOLE		
SANITARY MANHOLE	S	S
COMBINED SEWER MANHOLE		
SEPTIC TANK		
SEWER VENT	SV	SV
FORCEMAIN	FM FM	FM FM
SANITARY SEWER		
ACID WASH	H H	

SITE (MISCELLANEOUS)

	EXISTING	PROPOSED
ABANDON ITEM		ABN
ACCESSIBLE SYMBOL		
ADJUST ITEM		ADJ
FINISH GRADE		1234.56 / 1234.56
FLOW ARROW		
PARKING COUNT		1
RECONSTRUCT ITEM		REC
RELOCATE ITEM		REL
REMOVE ITEM		REM
SLOPE LABEL		1.00%
SPOT GRADE		1234.56
FLOOD LIGHT		
LAMP POLE		
LIGHT POLE (SINGLE LAMP)		
LIGHT POLE (DOUBLE LAMP 180°)		
LIGHT POLE (DOUBLE LAMP 90°)		
LIGHT POLE (THREE LAMP)		
LIGHT POLE (FOUR LAMP)		
ORNAMENTAL LIGHT POLE		
METAL LIGHT POLE		
TEST "H" PILE		

STORM SEWER/DRAINAGE

	EXISTING	PROPOSED
CATCH BASIN (ROUND GRATE)		CB
CATCH BASIN (SQUARE GRATE)		CB
CISTERN		CI
BOX CULVERT		
CULVERT HEADWALL		
CULVERT END SECTION		
DOWN SPOUT	SDS	SDS
ROUND INLET		D
SQUARE INLET		I
STORM MANHOLE		SI
STORM SEWER STUB	STS	
DITCH CENTERLINE		
FLOOD PLAIN	FLP	FLP
STORM SEWER		

TELEPHONE

	EXISTING	PROPOSED
TELEPHONE POLE		
TELEPHONE MANHOLE		
TELEPHONE PEDESTAL	TP	TP
COMMUNICATIONS HANDHOLE		
FIRE CALL	FC	FC
POLICE CALL	PC	PC
PHONE BOOTH		
OVERHEAD TELEPHONE	T T	T T
UNDERGROUND TELEPHONE	UT UT	UT UT

TOPOGRAPHIC FEATURES

	EXISTING
AIR CONDITION UNIT UNIT	AC
ANTENNA	
FILL PORT	
FLAG POLE	FP
GAS PUMP	
GAS TANK (UNDERGROUND)	GT
LIGHT POLE BASE	
MONITORING WELL	MWELL
POST (ROUND)	P
POST (SQUARE)	P
ROCK	ROCK
SIGN POST	S
SPRINKLER HEAD	SH
SPRINKLER JUNCTION BOX	JB
TRAFFIC SIGNAL	
UNDERGROUND MARKER	M
U/G MARKER CABLE	M-C
U/G MARKER ELECTRIC	M-E
U/G MARKER FIBER OPTIC	M-FO
U/G MARKER GAS	M-G
U/G MARKER TELEPHONE	M-T

UNDERGROUND UTILITIES

	EXISTING
UTILITY MANHOLE	
FIBER OPTIC	FO FO
UNDERGROUND CTV & TELEPHONE	UCTV&T
UNDERGROUND ELEC. & CABLE TV	UE&CTV
UNDERGROUND ELEC. & TELEPHONE	UE&T
UNDERGROUND ELECTRIC, CABLE TV AND TELEPHONE	UE&CTV&T

VEGETATION

	EXISTING
CONIFEROUS BUSH	
CONIFEROUS TREE	
DECIDUOUS BUSH	
DECIDUOUS TREE	
MULTI-STEM CONIFEROUS TREE	
MULTI-STEM DECIDUOUS TREE	
STUMP	
BRUSH LINE	
EDGE OF WOODS	
HEDGE	
TREE ROW	

WATER (DOMESTIC)

	EXISTING	PROPOSED
BACKFLOW PREVENTER		
BLOW-OFF VALVE		
FAUCET	WF	WF
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
GATE VALVE & BOX		
GATE VALVE & WELL		
INDICATOR VALVE POST		
METER	WM	WM
METER PIT	MP	MP
VALVE		
WATER LINE STUB	WLS	
WATER TOWER BASE	WATER TOWER	
WELL	WE	WE
SHUT OFF VALVE	WSO	WSO
DOMESTIC WATER		
FIRE WATER	W W	W W

WATER (MISCELLANEOUS)

	EXISTING	PROPOSED
RECLAIM WATER GATE VALVE	REC	REC
SPRINKLER HEAD	SH	
SPRINKLER JUNCTION BOX	JB	
RECLAIM WATER	REC	REC

LINE WORK

	EXISTING	PROPOSED
BOUNDARY LINE		
BUILDING		
BUILDING SETBACK		
CHAIN LINK FENCE	X X X	X X X
FIELD	F F	
GARDEN	GD GD	
GRAVEL		
GUARDRAIL		
LANDSCAPE	LS LS	
ORNAMENTAL FENCE		
PROPERTY LINE		
RAILROAD TRACK CENTERLINE		
RIGHT OF WAY	R/W	
SECTION LINE		
SHORE LINE		
SILT FENCE		
TO BE DEMOLISHED		
TOP OF BANK		
UTILITY/DRAINAGE EASEMENT		
WALL		
WETLAND		
WOOD FENCE		

PATTERNS

	EXISTING
CONCRETE	
GRAVEL	
PAVEMENT	
HEAVY DUTY PAVEMENT	
EARTH (CROSS SECTION)	
ADA DETECTABLE WARNING	
ADA RAMP	
CONCRETE REMOVAL	
PULVERIZE PAVEMENT IN PLACE	
AGGREGATE REMOVAL	
LANDSCAPING REMOVAL	

STANDARD ABBREVIATION

ABAN	ABANDON
APPD	APPROVED
APPROX	APPROXIMATE
HMA	HOT MIX ASHPALT
B-B	BACK TO BACK
BDRY	BOUNDARY
BF	BARRIER FREE
BIT	BITUMINOUS
BM	BENCHMARK
BO	BY OTHERS
BOC	BACK OF CURB
BOW	BOTTOM OF WALL
CB	CATCH BASIN
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CS	COMBINED SEWER
CW	COLD WATER
DA	DRAINAGE AREA
DEMO	DEMOLITION
DI	DUCTILE IRON
DS	DOWNSPOUT
DW	DOMESTIC WATER
DWG	DRAWING
E	EASTING
E-E	EDGE TO EDGE
EL	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXC	EXCAVATE
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FO	FIBER OPTIC
FOC	FACE OF CURB
FOUE	FIBER OPTIC UNDERGROUND ELECTRIC
FW	FIRE WATER
GB	GRADE BREAK
GDR	GUARD RAIL
GPM	GALLONS PER MINUTE
GUT	GUTTER
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HYD	HYDRANT
INT	INTERSECTION
INV	INVERT
IW	IRRIGATION WATER
LF	LINEAL FEET
LP	LOW POINT
MATCH	MATCH EXISTING ELEVATION
MAX	MAXIMUM
MIN	MINIMUM
N	NORTHING
NG	NATURAL GAS
NTS	NOT TO SCALE
OH	OVERHEAD
PH	PHASE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P	PROPERTY LINE
PRV	PRESSURE REDUCING VALVE
PVI	POINT OF VERTICAL INTERSECTION
Q	RATE OF FLOW
R	RADIUS
REF	REFERENCE
ROW	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
SAN	SANITARY SEWER
STM	STORM SEWER
SW	SIDEWALK
T/C	TOP OF CURB
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE
TOF	TOP OF FLANGE
TOW	TOP OF WALL
T/P	TOP OF PAVEMENT
TW	TOP OF WALK
U/G	UNDERGROUND
UE	UNDERGROUND ELECTRIC
UTIL	UTILITY
VC	VERTICAL CURVE
W	WATER

DEMOLITION

REMOVE AND SALVAGE BRICK PAVERS	
ASPHALT/SIDEWALK REMOVAL	
CURB REMOVAL	
UTILITY REMOVAL	
LIGHT POLE/ SIGN REMOVAL	X
TREE REMOVAL	X

WADE TRIM
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BUNCOMBE COUNTY SCHOOLS

BUNCOMBE COUNTY SCHOOLS BUS GARAGE EXPANSION

74 WASHINGTON AVENUE, WOODFIN, NC 28804

LEGEND

REVISIONS:

No.	Description	Date

DRAWN BY:
CHECKED BY:
DATE:
NOVUS JOB NUMBER

SHEET NUMBER
C0.1

PROJECT DATA BLOCK

OWNER	BUNCOMBE COUNTY BOARD OF EDUCATION
PROJECT LOCATION	74 WASHINGTON AVENUE WOODFIN, NORTH CAROLINA
COUNTY	BUNCOMBE COUNTY
LANDSCAPE ARCHITECT	WADE TRIM, INC. R. DANIEL HYATT PLA, ASLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801
PID	9730566180
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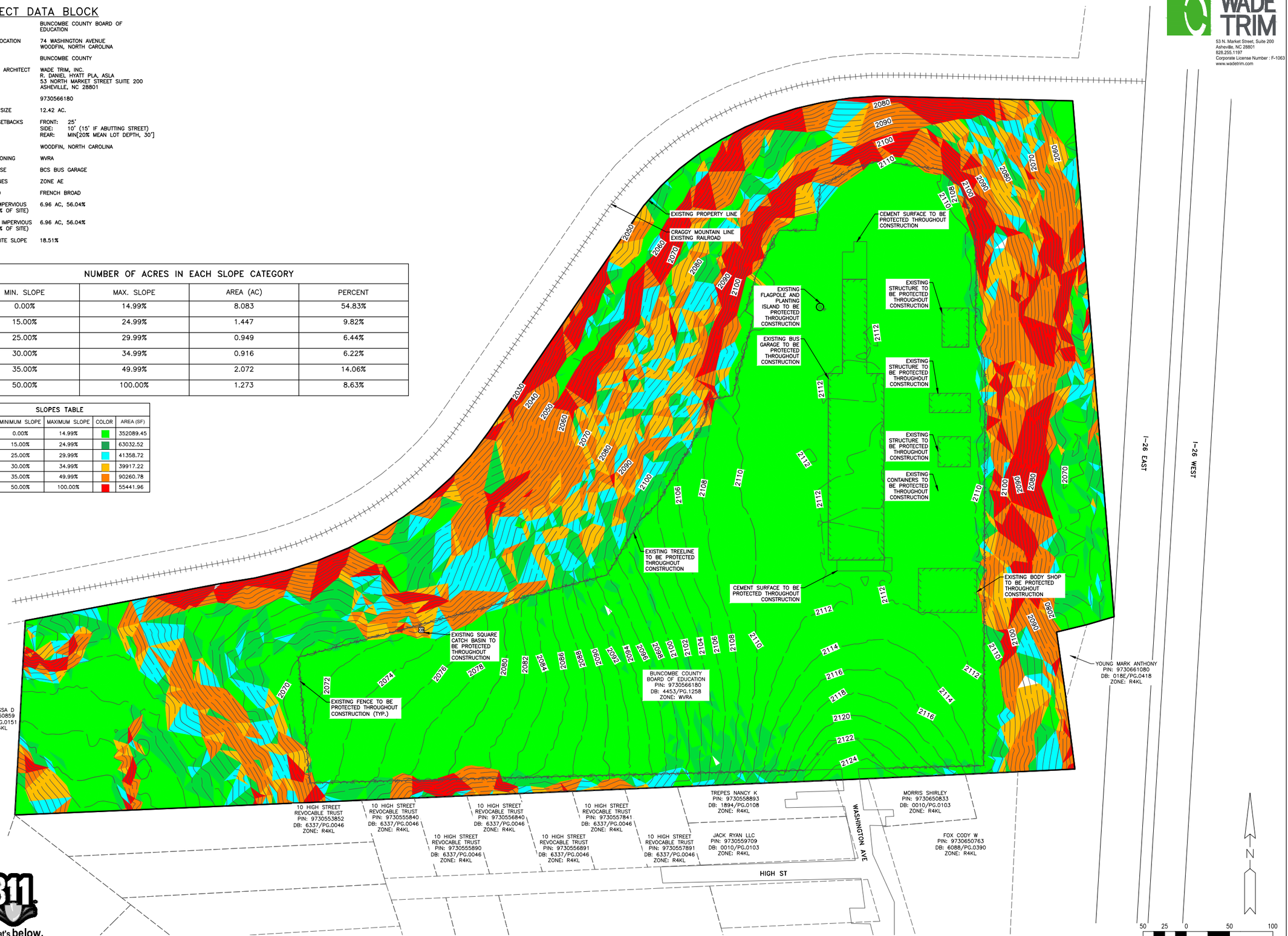
EXISTING ZONING	WVRA
EXISTING USE	BCS BUS GARAGE
FLOOD ZONES	ZONE AE
WATERSHED	FRENCH BROAD
EXISTING IMPERVIOUS AREA(AC, % OF SITE)	6.96 AC, 56.04%
PROPOSED IMPERVIOUS AREA(AC, % OF SITE)	6.96 AC, 56.04%
AVERAGE SITE SLOPE	18.51%

NUMBER OF ACRES IN EACH SLOPE CATEGORY

MIN. SLOPE	MAX. SLOPE	AREA (AC)	PERCENT
0.00%	14.99%	8.083	54.83%
15.00%	24.99%	1.447	9.82%
25.00%	29.99%	0.949	6.44%
30.00%	34.99%	0.916	6.22%
35.00%	49.99%	2.072	14.06%
50.00%	100.00%	1.273	8.63%

SLOPES TABLE

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (SF)
1	0.00%	14.99%		352089.45
2	15.00%	24.99%		63032.52
3	25.00%	29.99%		41358.72
4	30.00%	34.99%		39917.22
5	35.00%	49.99%		90260.78
6	50.00%	100.00%		55441.96



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BUNCOMBE COUNTY SCHOOLS

BUNCOMBE COUNTY SCHOOLS BUS GARAGE EXPANSION
74 WASHINGTON AVENUE, WOODFIN, NC 28804

SLOPE ANALYSIS

REVISIONS:

No.	Description	Date

DRAWN BY:
CHECKED BY:
DATE:
NOVUS JOB NUMBER

SHEET NUMBER
C0.2

PROJECT DATA BLOCK

OWNER	BUNCOMBE COUNTY BOARD OF EDUCATION
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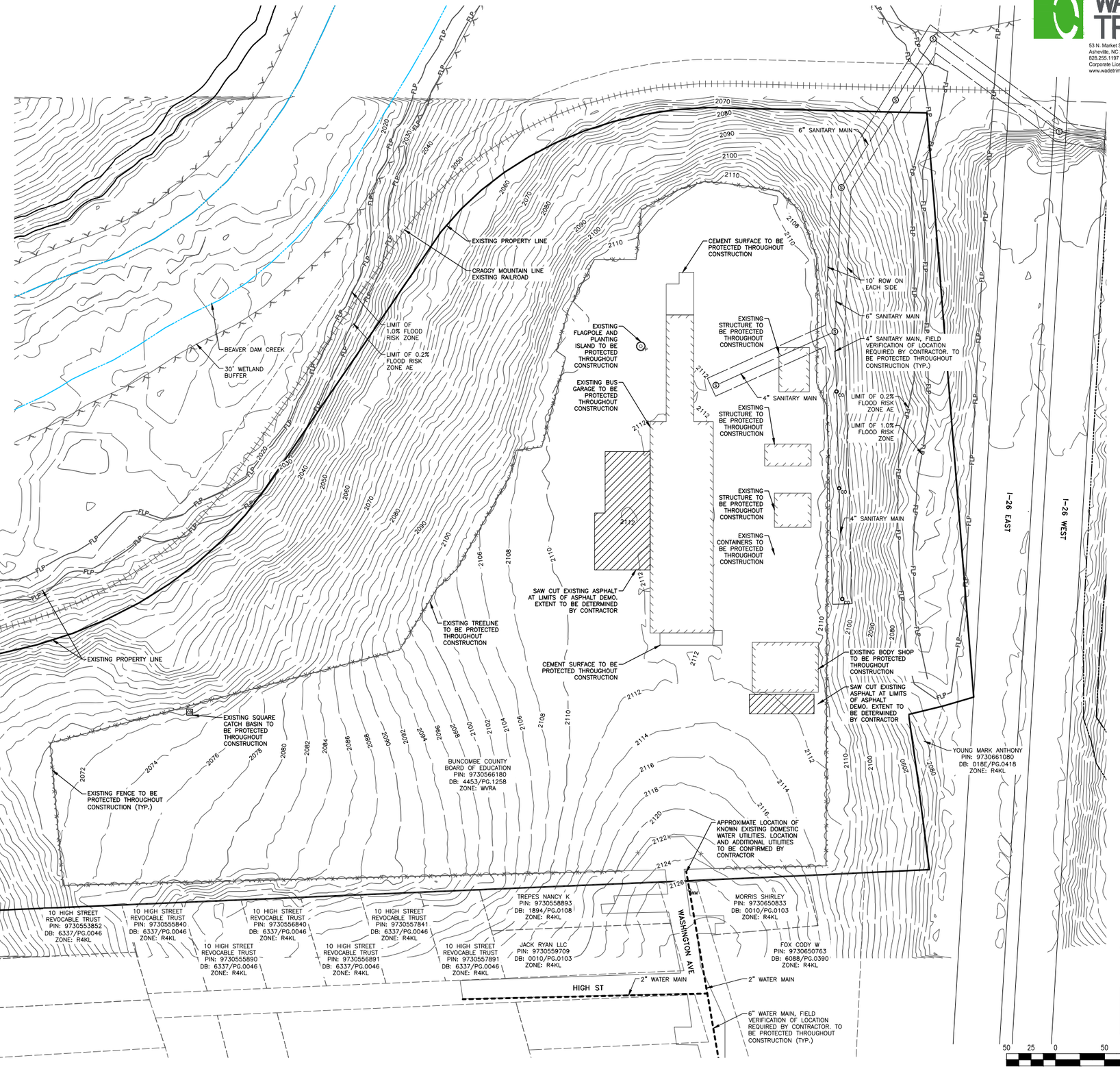
PROPOSED IMPERVIOUS AREA(AC, % OF SITE)	6.96 AC, 56.04%
AVERAGE SITE SLOPE	18.51%

DEMOLITION NOTES

1. ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS. NO BURNING ALLOWED.
2. ALL REQUIRED DEMOLITION PERMITS SHALL BE PROCURED BY THE CONTRACTOR, PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE PROJECT AREA AS NECESSARY TO FACILITATE CONSTRUCTION. THE CONTRACTOR SHALL VERIFY SITE REMOVALS, RELOCATIONS, AND/OR PROTECTED ITEMS PRIOR TO BID PREPARATION.

SITE NOTES

1. TOPOGRAPHIC SURFACE WAS GENERATED USING PUBLIC LIDAR DATA.
2. SANITARY SEWER UTILITIES SHOWN WERE APPROXIMATED FROM MSDBC MAP.
3. DOMESTIC WATER UTILITIES SHOWN WERE APPROXIMATED FROM WOODFIN WATER DISTRICT MAP.
4. THIS PLAN IS NOT TO BE USED IN PLACE OF AN OFFICIAL CERTIFIED SURVEY.



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BUNCOMBE COUNTY SCHOOLS

BUNCOMBE COUNTY SCHOOLS BUS GARAGE EXPANSION
74 WASHINGTON AVENUE, WOODFIN, NC 28804

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS: △		
No.	Description	Date

DRAWN BY:
CHECKED BY:
DATE:
NOVUS JOB NUMBER

SHEET NUMBER
C0.3

PROJECT DATA BLOCK

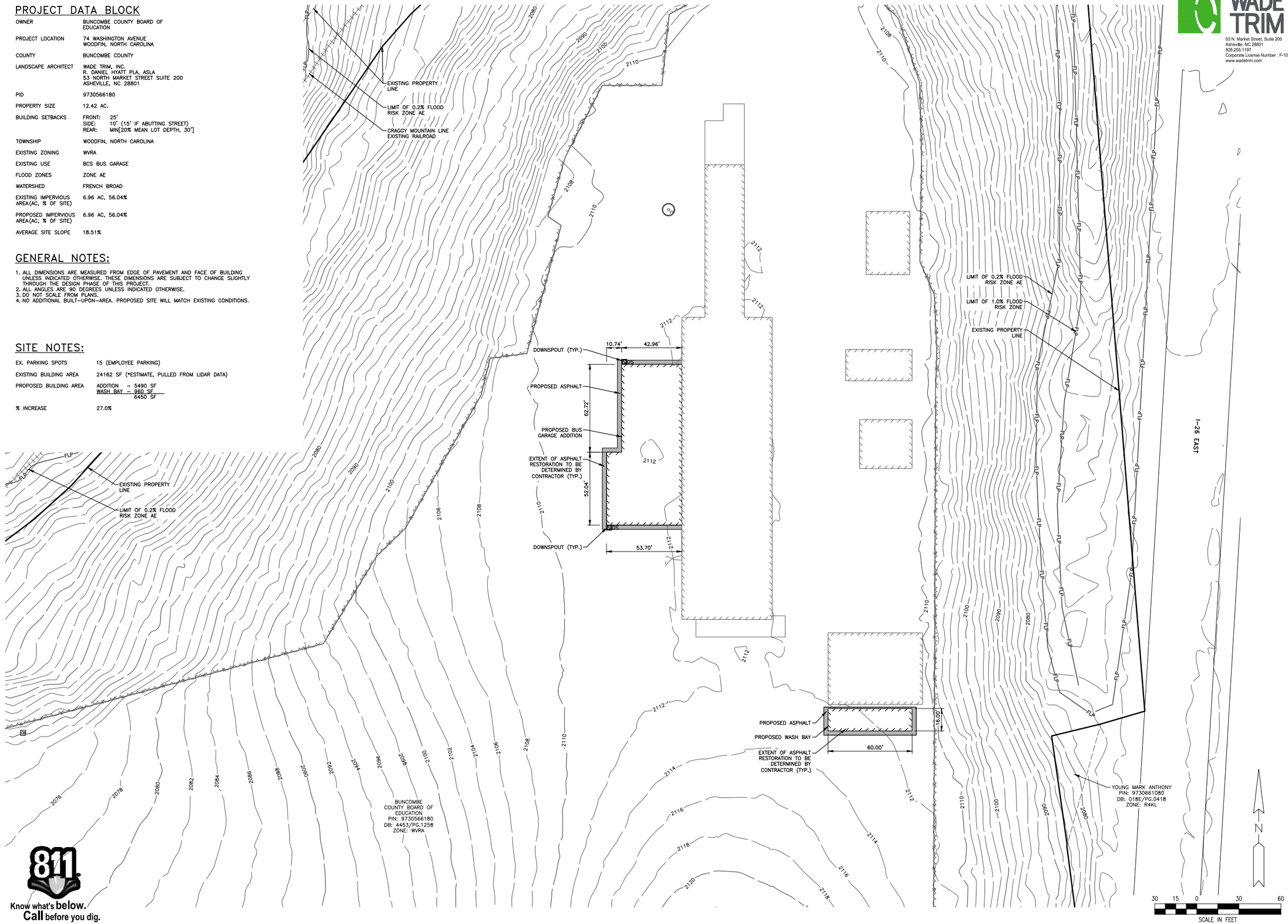
OWNER	BUNCOMBE COUNTY BOARD OF EDUCATION
PROJECT LOCATION	74 WASHINGTON AVENUE WOODFIN, NORTH CAROLINA
COUNTY	BUNCOMBE COUNTY
LANDSCAPE ARCHITECT	WADE TRIM, INC. R. DANIEL HYATT PLA, ASLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801
PID	9730566180
PROPERTY SIZE	12.42 AC.
BUILDING SETBACKS	FRONT: 25' SIDE: 10' (15' IF ABUTTING STREET) REAR: MIN[20% MEAN LOT DEPTH, 30']
TOWNSHIP	WOODFIN, NORTH CAROLINA
EXISTING ZONING	WVRA
EXISTING USE	BCS BUS GARAGE
FLOOD ZONES	ZONE AE
WATERSHED	FRENCH BROAD
EXISTING IMPERVIOUS AREA (AC, % OF SITE)	6.96 AC, 56.04%
PROPOSED IMPERVIOUS AREA (AC, % OF SITE)	6.96 AC, 56.04%
AVERAGE SITE SLOPE	18.51%

GENERAL NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT AND FACE OF BUILDING UNLESS INDICATED OTHERWISE. THESE DIMENSIONS ARE SUBJECT TO CHANGE SLIGHTLY THROUGH THE DESIGN PHASE OF THIS PROJECT.
2. ALL ANGLES ARE 90 DEGREES UNLESS INDICATED OTHERWISE.
3. DO NOT SCALE FROM PLANS.
4. NO ADDITIONAL BUILT-UPON-AREA. PROPOSED SITE WILL MATCH EXISTING CONDITIONS.

SITE NOTES:

EX. PARKING SPOTS	15 (EMPLOYEE PARKING)
EXISTING BUILDING AREA	24162 SF (*ESTIMATE, PULLED FROM LIDAR DATA)
PROPOSED BUILDING AREA	ADDITION – 5490 SF WASH BAY – 960 SF 6450 SF
% INCREASE	27.0%



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74 WASHINGTON AVENUE, WOODFIN, NC 28804

CONCEPTUAL SITE PLAN

REVISIONS:

No.	Description	Date

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DATE:
NOVUS JOB NUMBER

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PROJECT DATA BLOCK

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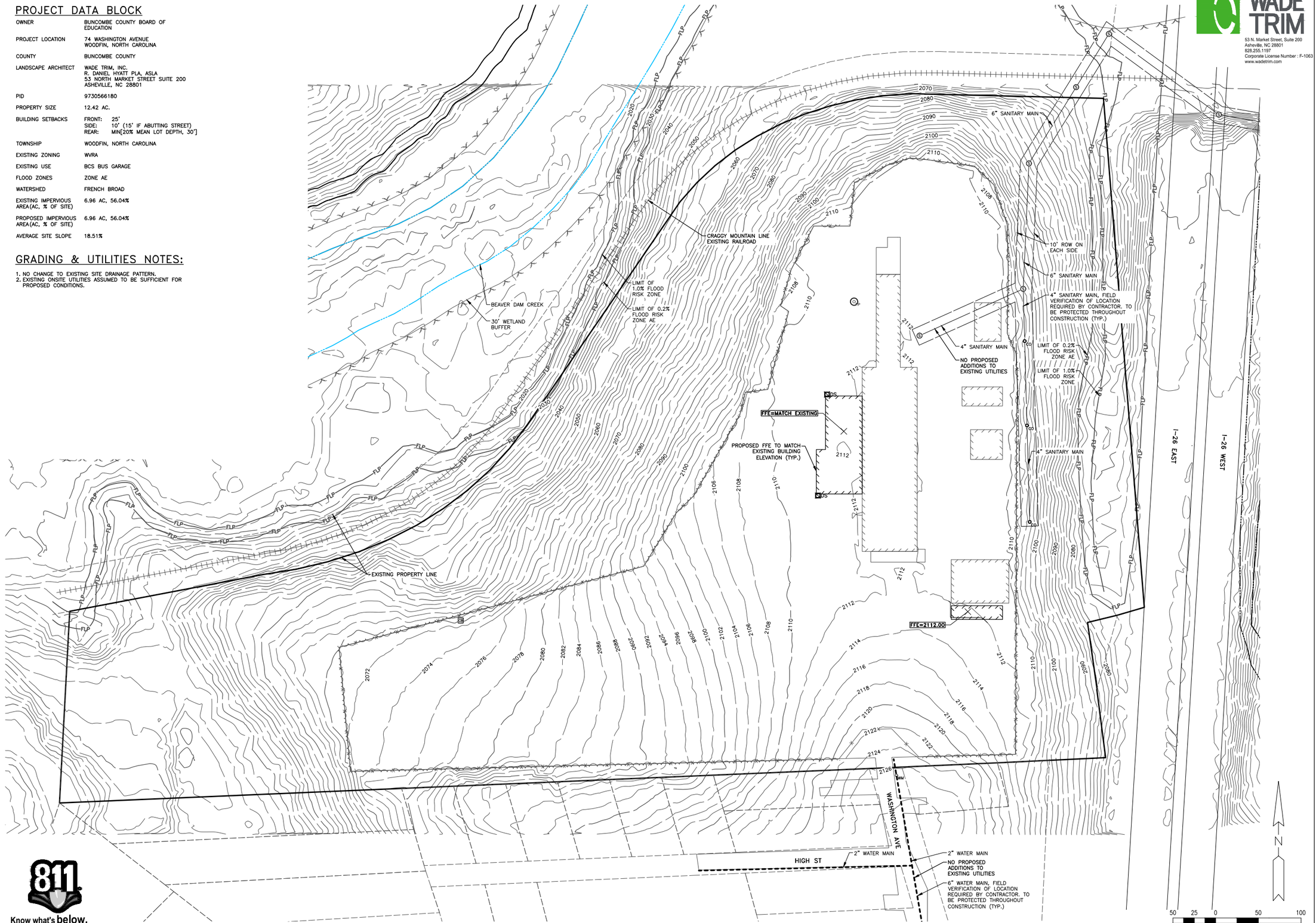
FLOOD ZONES	ZONE AE
WATERSHED	FRENCH BROAD
EXISTING IMPERVIOUS AREA (AC, % OF SITE)	6.96 AC, 56.04%
PROPOSED IMPERVIOUS AREA (AC, % OF SITE)	6.96 AC, 56.04%
AVERAGE SITE SLOPE	18.51%

GRADING & UTILITIES NOTES:

1. NO CHANGE TO EXISTING SITE DRAINAGE PATTERN.
2. EXISTING ONSITE UTILITIES ASSUMED TO BE SUFFICIENT FOR PROPOSED CONDITIONS.



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BCS BUS GARAGE EXPANSION
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GRADING & UTILITIES PLAN

REVISIONS:

No.	Description	Date

DRAWN BY:
CHECKED BY:
DATE:
NOVUS JOB NUMBER

SHEET NUMBER
C2.0

PROJECT DATA BLOCK

OWNER	BUNCOMBE COUNTY BOARD OF EDUCATION
PROJECT LOCATION	74 WASHINGTON AVENUE WOODFIN, NORTH CAROLINA
COUNTY	BUNCOMBE COUNTY
LANDSCAPE ARCHITECT	WADE TRIM, INC. R. DANIEL HYATT PLA, ASLA 53 NORTH MARKET STREET SUITE 200 ASHEVILLE, NC 28801
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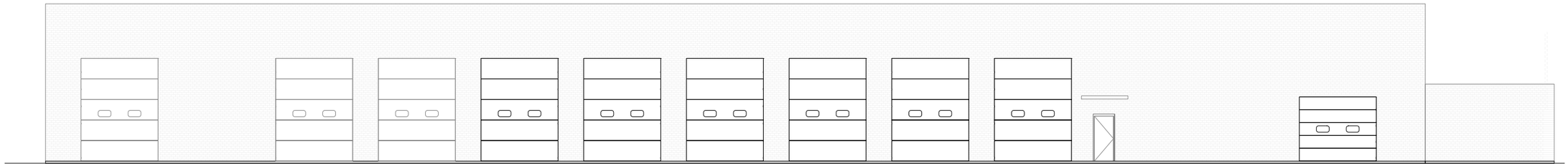
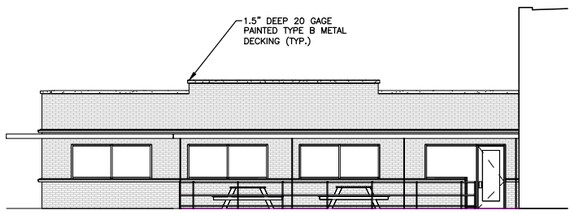
PROPOSED IMPERVIOUS AREA(AC, % OF SITE)	6.96 AC, 56.04%
AVERAGE SITE SLOPE	18.51%

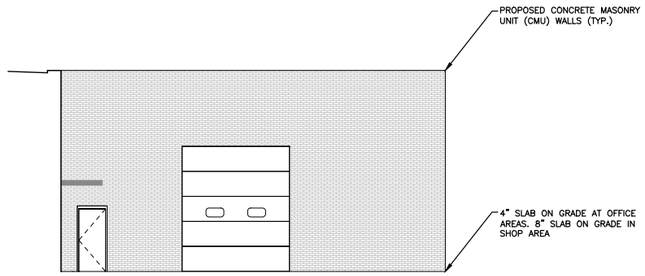
NOTE: PROPOSED BUILDING HEIGHT NOT TO EXCEED THE EXISTING BUILDING



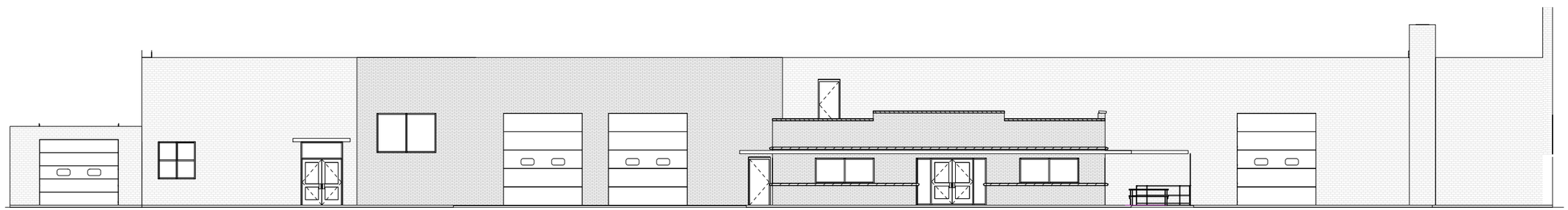
EAST ELEVATION
NOT TO SCALE



ADDITION SOUTH ELEVATION
NOT TO SCALE



ADDITION NORTH ELEVATION
NOT TO SCALE



WEST ELEVATION
NOT TO SCALE

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CONCEPTUAL ARCHITECTURAL ELEVATIONS

REVISIONS:

No.	Description	Date

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EXHIBIT D - PROJECT CONDITIONS
BCS Bus Garage – Conditional Zoning

1. The property included in the rezoning is shown on the proposed conceptual plan and is identified in the Buncombe County tax record as PINs 9730-56-6180 and is 12.42 acres.
2. Pursuant to this ordinance, the entire subject property is rezoned to CS-CZ Community Shopping District Conditional Zone (CS-CZ), but approval is limited to the proposed project ("Project") described herein.
3. The Project will include an office expansion, bus wash facility, bus garage/repair, bus parking and off-season storage, and utilities as shown on the proposed conceptual plan.
4. Separate zoning compliance permits shall be required for each proposed building or addition. All individual applications must comply with the applicable provisions contained in this Ordinance and all other applicable Town ordinances.
5. Setbacks for the lots will be:
    - Front - 25 feet front from edge of right-of-way/southern property line,
    - Rear - 30 feet or 20% of the average lot depth, whichever is less,
    - Side - 10 feet.
6. The maximum height of all structures shall be limited to 35 feet.
7. Access to the project shall be from one entrance located at the northern end of Washington Ave.
8. Per CS zoning, a 15-foot screening yard is required along any property line adjacent to the existing residential area. Developer/Owner requests that the required 15-foot screening yard be reduced to 0', as the current asphalt configuration of the site is 100% utilized by Buncombe County Schools Transportation Department, and does not leave sufficient space for a landscape buffer. This standard will not apply to any property line abutting a railroad right of way.
9. Signage shall be permitted separately and must comply with Chapter 34 of the Town of Woodfin Code of Ordinances.
10. The Developer/Client is aware of the Town of Woodfin's desire for an easement to align with their future Greenways, Sidewalks, and Bikeways Plan, along the North portion of the site. BCS is open to future discussions on granting this easement, however they require a formal request from the TOW to bring this topic to the Board for any official response.
11. The Project includes the following technical modifications:
    a. Use of LED lighting (will be dark sky compliant).
    b. Reduced screening yard width to 0' feet.
12. The Project will undergo final technical review prior to issuance of any permits.
13. All proposed building lighting must meet the outdoor lighting requirements found in *Section 26-2(a) Street Lights* of the Town of Woodfin Ordinances except as modified by this ordinance.
14. The building design, site design and orientation on site must substantially comply with the approved preliminary plat and site plans, which are incorporated herein by reference.
15. All applicable required local, state, and federal permits and approvals must be obtained prior to initiation of construction.
16. The conditional zoning will be valid for two years from the date of approval by the Town Council with the first building permit obtained within this 24-month period. Failure to obtain the first building permit within this time frame shall render the plan approval null and void.

Agreed to and accepted this the 27th day of February 2024, by the Property Owner/Applicant:

DIRECTOR OF FACILITIES + MAINTENANCE

TECHNICAL REVIEW REPORT

DATE: January 30, 2024
PREPARED BY: Ricky Hurley, Planning Director
APPLICANT: Buncombe County Schools/Ariel Regnier
SUBJECT: Conditional Zoning – Buncombe County Schools Bus Garage Expansion

PROJECT SUMMARY: A conditional zoning review an approximately 6,000 square foot addition onto an existing school bus garage located at 74 Washington Avenue (PIN: 9730-56-6180).

REVIEW NOTES:

- The project site is 12.42 acres located at the northern end of Washington Ave.
- The parcel is already served by public water and sewer services.
- Washington Avenue is a town-maintained road.
- The proposed Community Shopping CS-CZ zoning district setbacks are: 25 feet front from edge of right of way/southern property line, 30 feet from rear, 10 feet side, and are regulated by the proposed conditional zoning ordinance.
- The proposed conditional zoning district will meet the minimum lot width, lot size, and structure size standards in the Community Shopping zoning district. Dimensional requirements set by the proposed conditional zoning exceed the general district.
- The maximum height of all structures shall be limited to 35', as noted in the Draft Exhibit D.
- The site is covered by approximately 56% impervious surfaces, with the proposed improvements occurring within the existing impervious limits.

PLANNING:

Changes required to plans:

- A list of conditions and any requested modifications is required. Please review the initial draft for comment and consideration by the property owner.
- Provide the number of new buildings (if any) and square footage for all new construction plus total square footage after construction is completed.
- Provide a detailed landscape plan. Screening is required for all commercial zoning that abuts up to residential zoning districts on the north, west, and south of the parcel.
- A lighting plan and cut sheets are required with nonconforming fixtures to be brought into compliance.

- The Town's Greenways, Sidewalks, and Bikeways Plan indicate a neighborhood trail along the eastern margin of this property as a future connection to the proposed Beaverdam Greenway. Does applicant intend to provide an easement for future non-motorized natural surface trail from the right of way of Washington Avenue to the rear of the site?
- A screening yard is required between any development within a commercial zoning district when adjacent to residentially zoned areas. A 15-foot screening yard is required, if the existing parking lot does not provide adequate width, will pavement removal be considered to provide the necessary width or will an alternative screening method be utilized. Please provide a specification of the proposed alternative.
- *Note: Exhibit D conditions associated with the rezoning may hold the project to a higher standard.*

Requirements to be noted (no change required to plans):

- The applicant will be required to provide a detailed site plan review if the conditional zoning were to be approved by the Town Council.
- The Building and Grading & Erosion Control permits are reviewed and issued by Buncombe County.
- No change to the existing driveway is planned or proposed as part of this plan.
- The property is below the 2,200-elevation contour and Steep Slope standards will not be applicable.
-

EMERGENCY ADDRESSES:

Addresses for any new buildings will be assigned by the Buncombe County E-911 Address Coordinator prior to issuance of any individual building permits. The applicant is advised to submit early in the development review process to verify if any change to the current address is warranted due to the planned additions.

ROADS/ACCESS/LIGHTING:

- A single connection to Washington Ave will continue with the use of an automated gate at the entrance.
- No lighting plan was provided and will be required prior to issuance of a zoning compliance permit.
- A Transportation Impact Analysis is not required.

UTILITIES:

Woodfin Water and Metropolitan Sewerage District both currently serve the project.

- MSD requires a Wastewater Allocation request to be submitted.
- Confirmation with Woodfin Water as to sufficiency of water supply and meter tap size.

SW/EC/FLOOD:

- Erosion Control and Building permit applications, as required, shall be reviewed, and approved by Buncombe County prior to any construction or land disturbance occurring.
- The subject property is located within a regulated flood plain, however based upon the substantial changes in elevation on the parcel, all existing and planned improvements are

well above the base flood elevations. Verification of existing structures floor elevations may be required and/or value of each individual structure.

- Plans reflect a no net increase in the amount of impervious surfaces on the parcel. Area of new construction will be placed on existing paved surfaces. It is not anticipated that a stormwater device will be required. Efforts to voluntarily treat any amount of stormwater by a quality measure would be beneficial to the environment and overall quality of the French Broad River basin.

Conditional Zoning District Application

Date: 01/05/2024

Petitioner

Applicant Name:	Ariel Regnier	Phone:	(828) 237-8192
Address:	53 North Market Street	Email:	aregnier@wadetrim.com
City, State, Zip:	Asheville, NC, 28801		

Location

Site Address:	74 Washington Avenue	Acreage:	12.42
City, State, Zip:	Woodfin, NC, 28804	Current Zoning:	WVRA
NCPIN #:	973056618000000	Proposed Zoning:	WVRA

Owner

Owner Name:	Buncombe County Board of Education	Phone:	(828) 255-5921
		Email:	
Address:	175 Bingham Road		
City, State, Zip:	Asheville, NC, 28806		

Conditional Zoning District

Statement of Reasonableness: The proposed rezoning is consistent with the existing zoning use of the described parcel.

Explain the request for a conditional district rezoning and the proposed conditions of development: On behalf of the Buncombe County Board of Education, Wade Trim requests a conditional rezoning permit to plan the site development of a proposed expansion project. The project involves the renovation and expansion of an existing bus garage, and the construction of a new wash bay.

Please explain why the proposed amendment is reasonable for the area? The proposed amendment does not change the current use of the land. Additionally, the proposed project does not impact the existing utilities, drainage patterns, vegetation, or impervious area of the site.

In what manner will the proposed amendment carry out the intent of the Comprehensive Plan? The Buncombe County School (BCS) Transportation Bus Garage is the primary school bus parking facility for BCS. The garage also serves as the Transportation Department Office's repair garage, which provides body repair, painting, and service part storage. This facility operates to provide families of Woodfin with reliable and affordable transportation to BCS facilities. This promotes the Town of Woodfin's dedication towards diverse transportation options, with access to high-quality, well-resourced public education. The long-term use of this garage facility is contingent on the proposed renovations and expansions.

Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment? N/A

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

Ariel Regnier	01/05/2024
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 74 Washington Avenue (9730-56-6180) from R-10 Residential District to CS Community Shopping-CZ on **March 5, 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 March 5, 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. Protect land and buildings for small scale employment uses (1.2.5) and supports jobs that are locally accessible for residents to both live and work in Woodfin (3.1).
2. Promote geographic accessibility to parks and community spaces across town (4.2.3)
3. Collaborate with institutional and community partners that enhances residents' quality of life (4.3.2).

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

Intentionally left blank

STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Conditional Zoning—Rocky River Apartments

Presenter: Ricky Hurley, AICP

Meeting Date: March 5, 2024

Summary:

Conditional zoning review for 7.84 acres located at 99999 Reynolds Mountain Boulevard from Community Shopping (CS) to Community Shopping 2 District -Conditional Zone (CS2-CZ) for a 120-unit apartment building. The subject property is identified in the Buncombe County tax record as PIN 9730-79-9689. The applicant is Andera Gonzalez/Rocky River NC LLC on behalf of the property owner Shri Hari Krupa LLC.

Background/Site Context:

The applicant is requesting a zoning change and master plan approval as part of a conditional zoning request for 120-unit apartment building that will be 100% affordable to households earning 60% or less of the Area Median Income (AMI) for Asheville-Buncombe County. The subject property is currently vacant but was previously approved for a multifamily residential project that has expired but resulted in significant land disturbance on the site. The property is subject to Steep Slope regulations with an average natural slope of 22.19%, that slopes downhill from east to west, with elevations ranging from 2205' to 2300'. The remaining wooded and undisturbed portions of the property are limited to the periphery of the site.

Staff Analysis:

The property is located approximately 1,400 feet east of the intersection of Weaverville Road and Reynolds Mountain Boulevard, with surrounding properties being developed for a variety of commercial and multifamily residential uses, such as Mountain Housing's Northpoint Commons apartments, a private school, planned independent senior living facility, a hotel, and skilled care facility. Detached single family homes border the site to the north. Reynolds Mountain Boulevard provides the principal means of access to the parcel and is a town-maintained street. Traffic control for the intersection with Weaverville Road is by use of a single stop sign at Reynolds Mountain Boulevard.

The planned development will include a single apartment building with parking for 120 vehicles on the east and west side of the proposed structure. The building itself will be constructed into the hillside with three stories on the uphill side and four stories on the downhill side. A retaining wall is planned to

be integrated into the building itself, thus eliminating the need for additional freestanding walls elsewhere on the property. Exterior on-site amenities for residents include a covered picnic area with grills, outdoor sitting areas, and a playground. Planned interior amenities include a multi-purpose room, fitness center, and a resident computer center. The required five-foot sidewalk along the street frontage is shown along Reynold Mountain Boulevard.

Zoning classifications for surrounding properties are R-10 Residential District to north, south, and east of site, and Community Shopping District to the west.

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 east to west along a small creek that parallels Reynolds Mountain Boulevard. The parcel is 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 with the nearest area being along the creek west of Weaverville Road.

The area is currently served by the Asheville Water Department and MSD sewer services. The project will be required to submit a detailed stormwater plan with calculations to comply with the Town's Stormwater ordinance. A separate application must be made for an erosion control permit with Buncombe County.

The project is requesting a development modification for:

- Use of LED lighting
- Modification of the maximum height limit to an average of 48 feet, with a maximum of 4 stories/60 feet on the downhill façade and 3 stories/35 feet on the uphill façade.
- Increase in the allowable land disturbance and impervious surfaces within the Steep Slope zone to a maximum of approximately 80% (273,208 sq ft) disturbed area and 50% (170,755 sq ft) impervious surfaces.

Considerations:

- Rezoning would increase the number of affordable housing units within the Town limits.
- The area is a mixture of uses that gradually transition from commercial along Weaverville Road to multifamily as you move away from the throughfare.
- Prior to the enactment of the Steep Slope regulation, the site was substantially graded to affect more than 75% of the parcel.
- 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.

Woodfin Together/Future Land Use:

The comprehensive plan's Future Land Use Map (FLUM) designates this parcel as a Commercial land use, with primary land uses being community-oriented commercial and mixed-use development that include sidewalks, street trees, and bike facilities. Certain commercial areas may evolve to become more

walkable. The Conceptual Growth Framework map also identifies this area as part of a larger Activity Center/Corridor along Weaverville Road at the New Bridge interchange.

Staff Recommendation:

Staff supports approval of the proposed conditional zoning of the subject property to Community Shopping 2-Conditional Zone (CS2-CZ) subject to the conditions identified in Exhibit D – Project Conditions. The project as proposed will provide a substantial number of new affordable housing units in the 60% of AMI range in a portion of town that is near transportation corridors and daily goods and services. The Board may recommend additional conditions to mitigate the anticipated impacts.

Suggested Motion:

I move to approve the conditional zoning of 7.48 acres as shown on Exhibits A & B from Community Shopping to Community Shopping 2-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) ….

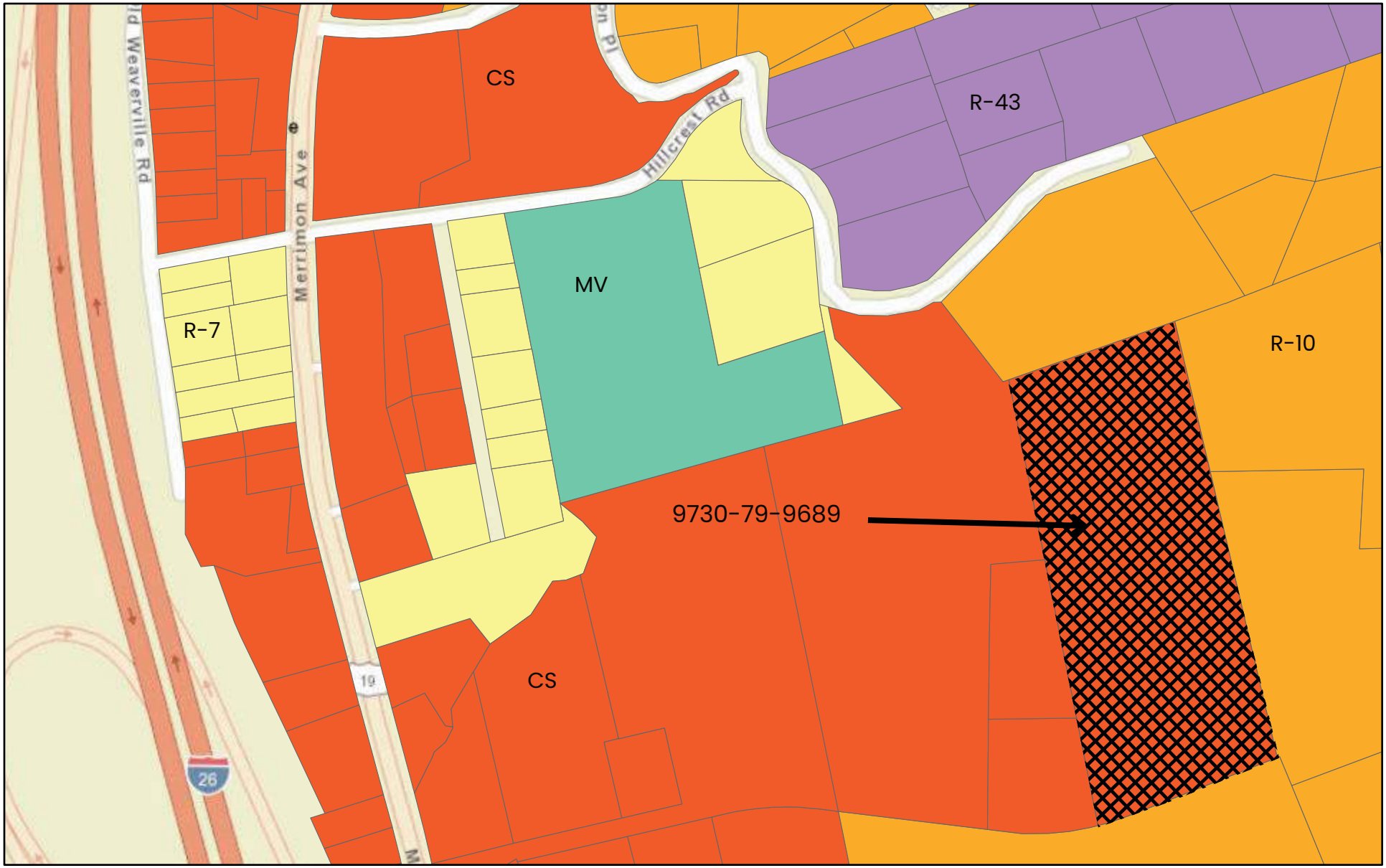
and find that the request is reasonable, is in the public interest, is consistent with the Woodfin Together Comprehensive Plan, and meets the development needs of the community in that the request:

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).

Attachments:

(1) Exhibit A – Zoning Map
(2) Exhibit B – Existing Conditions/Aerial Map
(3) Exhibit C – Site Plans
(4) Exhibit D – Proposed Project Conditions
(5) Technical Review Report
(6) Application
(7) Draft Board Recommendation

Exhibit A - Woodfin Zoning Map



2/29/2024

- Community Shopping
- Mountain Village
- R-7
- R-10
- R-43

1:4,063

0 0.03 0.04 0.06 0.09 0.11 mi

0 0.18 km

Buncombe County, NC, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

World Street Map

EXHIBIT B--Aerial



ROCKY RIVER APARTMENTS

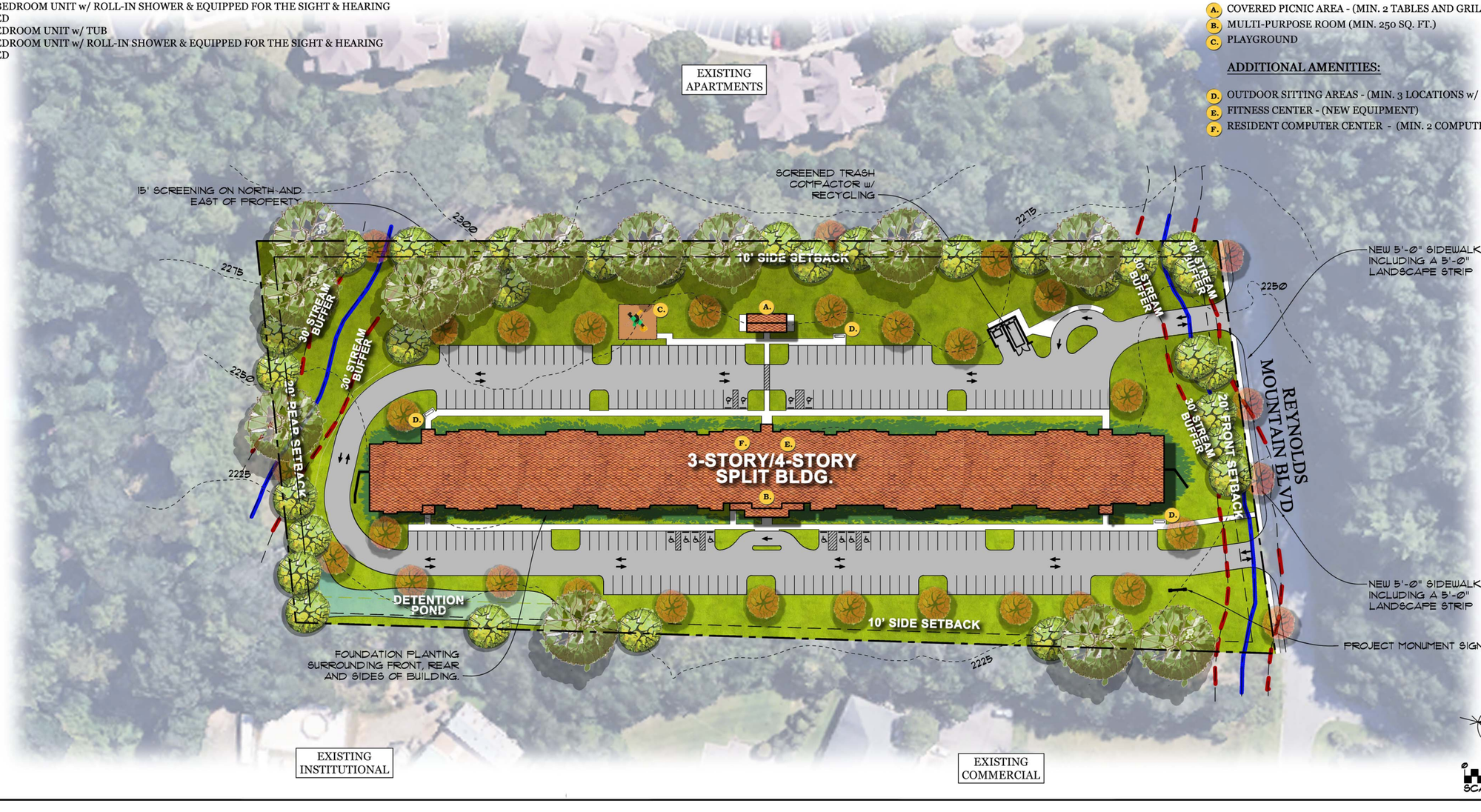
WOODFIN, NC

AMI PERCENTAGE: (UNIT INFORMATION)

BEDROOMS:	BATHROOMS:	PAINT-TO-PAINT SQUARE FOOTAGE:	INCOME TAGETING (% OF AMI):	UNITS OF THIS SIZE:
1	1	744	60%	6
1	1	744	30%	4
1	1	744	80%	4
2	2	938	60%	32
2	2	938	30%	10
2	2	938	80%	10
3	2	1,252	60%	24
3	2	1,252	30%	9
3	2	1,252	80%	9
4	2	1,346	60%	2
4	2	1,346	30%	5
4	2	1,346	80%	5
			TOTAL UNITS:	120

HANDICAP UNITS TYPE "(a)" OR "(as)" = (12) UNITS:

(1) ONE BEDROOM UNIT w/ TUB
(1) ONE BEDROOM UNIT w/ ROLL-IN SHOWER & EQUIPPED FOR THE SIGHT & HEARING IMPAIRED
(2) TWO BEDROOM UNIT w/ TUB
(2) TWO BEDROOM UNIT w/ ROLL-IN SHOWER & EQUIPPED FOR THE SIGHT & HEARING IMPAIRED
(2) THREE BEDROOM UNIT w/ TUB
(2) THREE BEDROOM UNIT w/ ROLL-IN SHOWER & EQUIPPED FOR THE SIGHT & HEARING IMPAIRED
(1) FOUR BEDROOM UNIT w/ TUB
(1) FOUR BEDROOM UNIT w/ ROLL-IN SHOWER & EQUIPPED FOR THE SIGHT & HEARING IMPAIRED



SITE INFORMATION:

SITE:	7.84 +/- ACRES
DENSITY:	15.31 UNITS/ACRES
SETBACKS:	FRONT = 20'
	SIDE = 10'
	REAR = 20'
OPEN SPACE:	.8 ACRES REQUIRED @ 300 SQ. FT. PER UNIT
	1.78 ACRES PROVIDED AS LABELED
IMPERVIOUS SURFACE:	3.51 ACRES
BUILDINGS:	(1) 3-STORY/4-STORY SPLIT BUILDING
PARKING SPACES:	210 SPACES REQUIRED @ 1.75 PER UNIT
	210 SPACES PROVIDED

SITE NOTES:

- NO FLOOD PLAINS LOCATED ON SITE
- ALL PLANTS, TREES AND HARDWOODS WILL BE NATIVE TO WESTERN N.C. MOUNTAINS.
- BUILDING VENEER MATERIALS WILL CONSIST OF VINYL SIDING AND BRICK MASONRY.
- NO RETAINING WALLS DUE AT THIS TIME DUE TO THE WALL RUNNING THROUGH THE INTERIOR OF THE BUILDING.

REQUIRED AMENITIES:

A. COVERED PICNIC AREA - (MIN. 2 TABLES AND GRILLS)
B. MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
C. PLAYGROUND

ADDITIONAL AMENITIES:

D. OUTDOOR SITTING AREAS - (MIN. 3 LOCATIONS w/ BENCHES)
E. FITNESS CENTER - (NEW EQUIPMENT)
F. RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

REVISIONS
2/29/2024

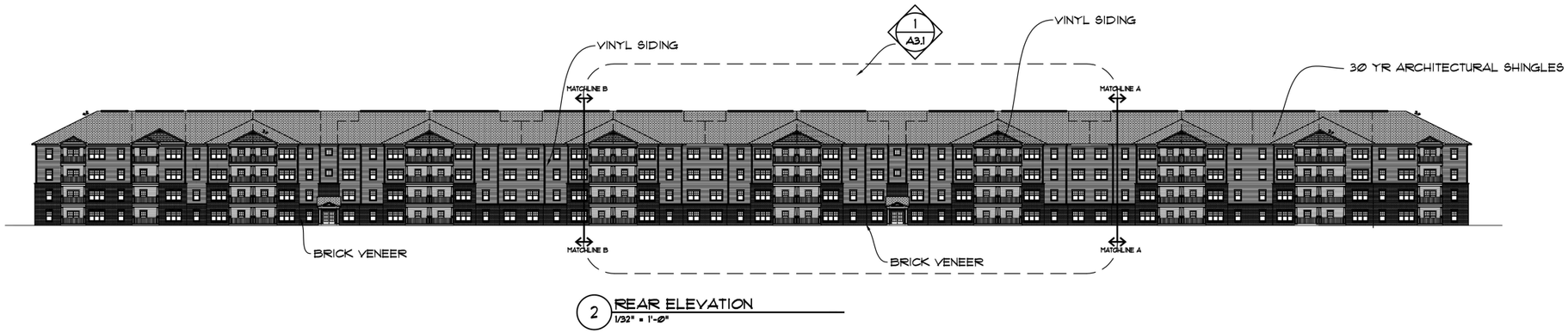
PROJECT NUMBER 2023-039
DATE ISSUED 1-18-2024
DRAWN BY NDH
CHECKED BY ML

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTER PARKWAY SUITE 220 TUCKER GEORGIA 30084 404-373-2800

ROCKY RIVER APARTMENTS
WOODFIN, NC

ARCHITECTURAL SITE PLAN

CSP.1



2 REAR ELEVATION
1/32" = 1'-0"



1 REAR ELEVATION
3/32" = 1'-0"

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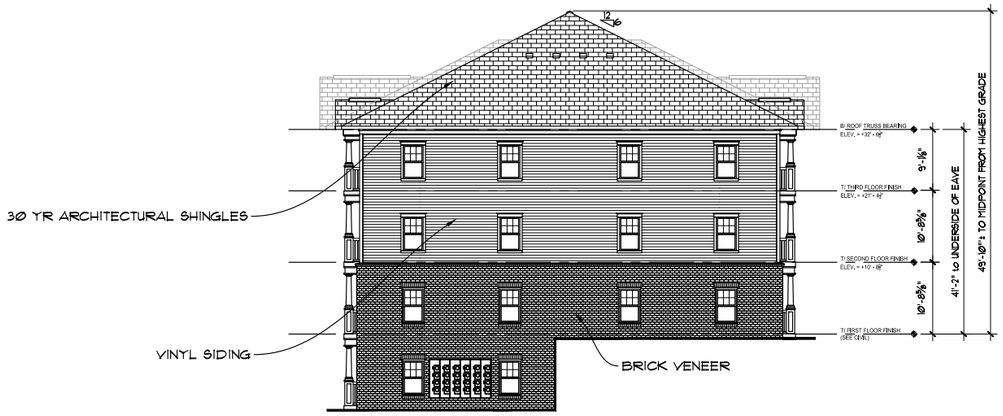
ROCKY RIVER APARTMENTS
WOODFIN, NC

REAR ELEVATIONS

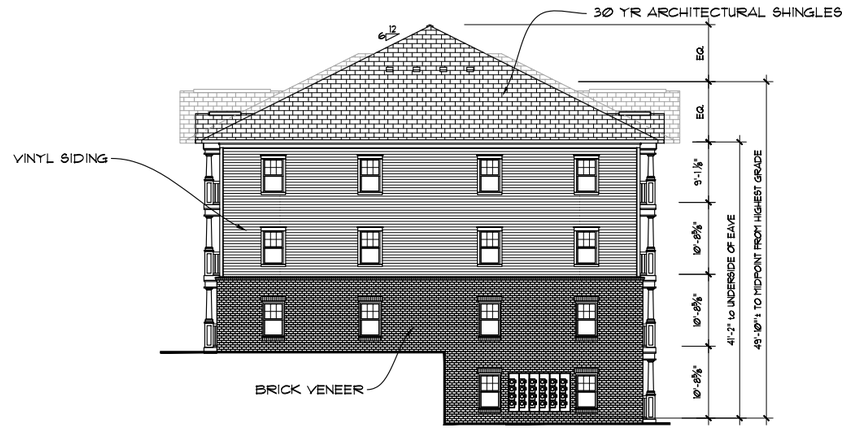
REVISIONS
1 2/29/2024

PROJECT NUMBER	DATE ISSUED	DRAWN BY	CHECKED BY
2023-039	9-29-23	NDH	ML

A3.1



5 LEFT SIDE ELEVATION
3/32" = 1'-0"



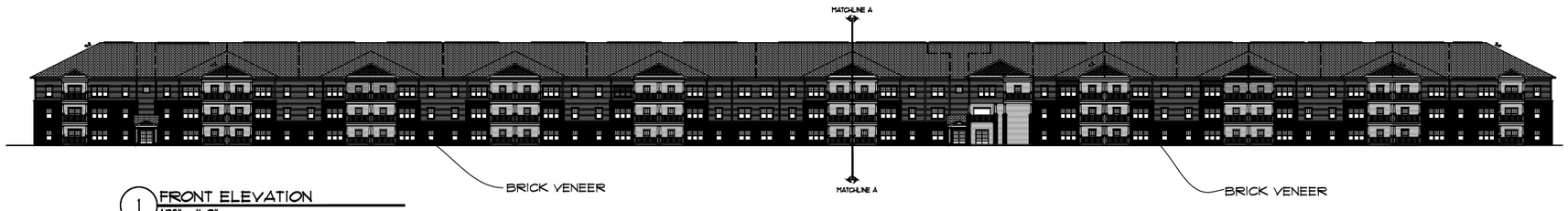
4 RIGHT SIDE ELEVATION
3/32" = 1'-0"



3 FRONT ELEVATION
1/16" = 1'-0"



2 FRONT ELEVATION
1/16" = 1'-0"



1 FRONT ELEVATION
1/32" = 1'-0"

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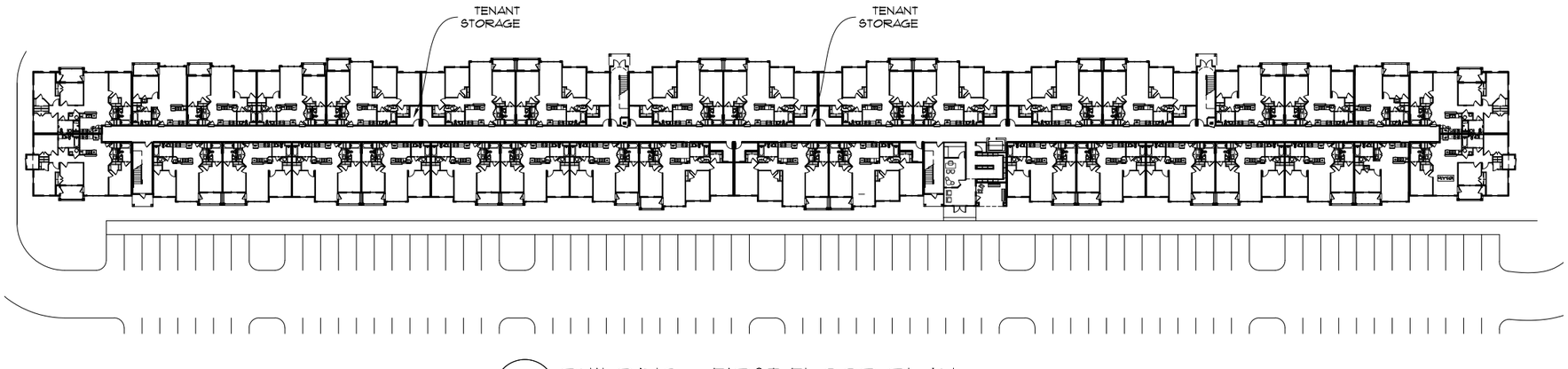
ROCKY RIVER APARTMENTS
WOODFIN, NC

REVISIONS
⚠ 2/29/2024

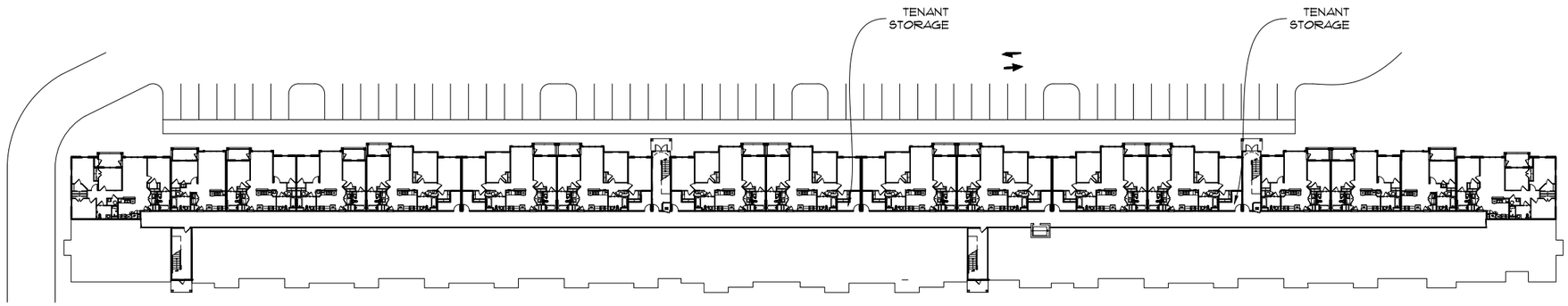
PROJECT NUMBER: 2023-039
DATE ISSUED: 1/17/2024
DRAWN BY: NDH
CHECKED BY: MRL

FRONT & SIDE ELEVATIONS

A3.2



2 BUILDING - FIRST FLOOR PLAN
1/32" = 1'-0"



1 BUILDING - TERRACE LEVEL FLOOR PLAN
1/32" = 1'-0"

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

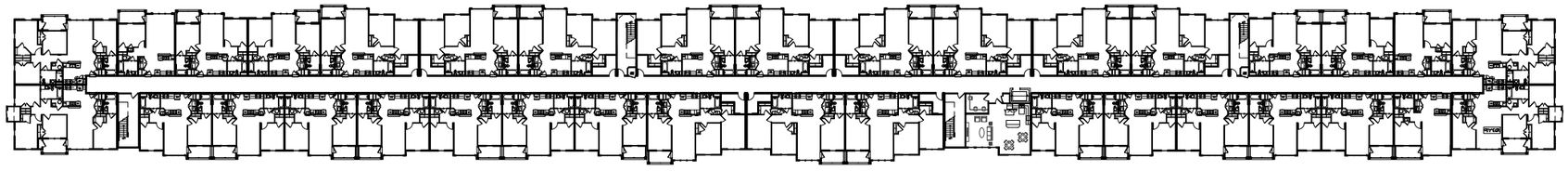
PROJECT NUMBER: 2023-039
DATE ISSUED: 1/17/2024
DRAWN BY:
CHECKED BY:
REVISIONS

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTER PARKWAY SUITE 220 TUCKER GEORGIA 30084 404-373-2800

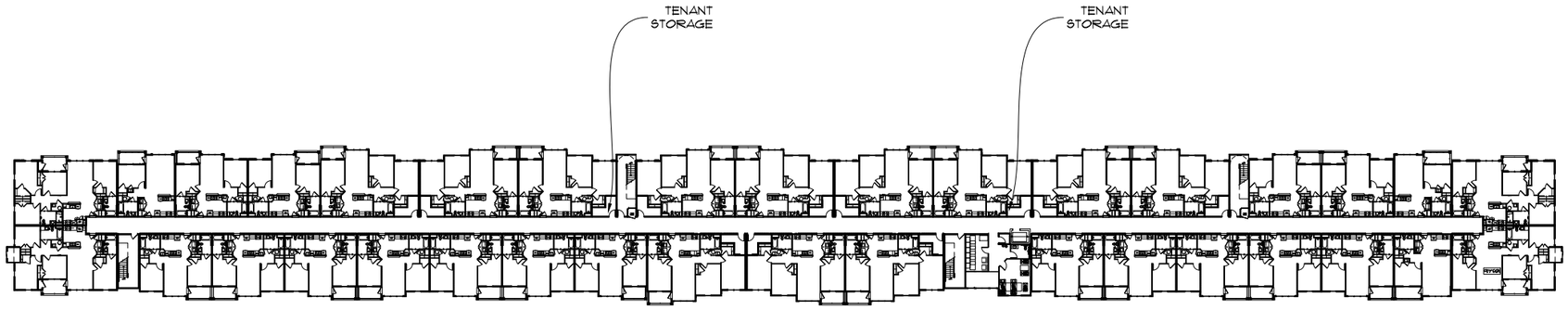
ROCKY RIVER APARTMENTS
WOODFIN, NC

BUILDING - TERRACE & FIRST FLOOR PLANS

A1.1



2 BUILDING - THIRD FLOOR PLAN
1/32" = 1'-0"



1 BUILDING - SECOND LEVEL FLOOR PLAN
1/32" = 1'-0"

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

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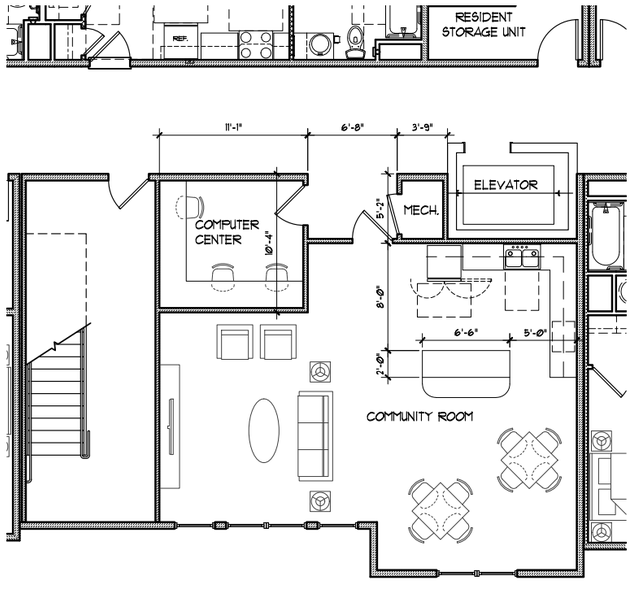
ROCKY RIVER APARTMENTS
WOODFIN, NC

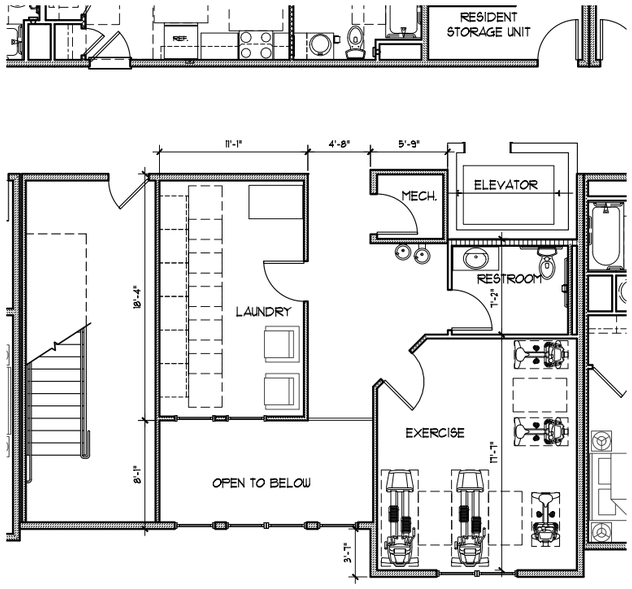
BUILDING - SECOND & THIRD FLOOR PLANS

REVISIONS
PROJECT NUMBER: 2023-039
DATE ISSUED: 1/17/2024
DRAWN BY:
CHECKED BY:

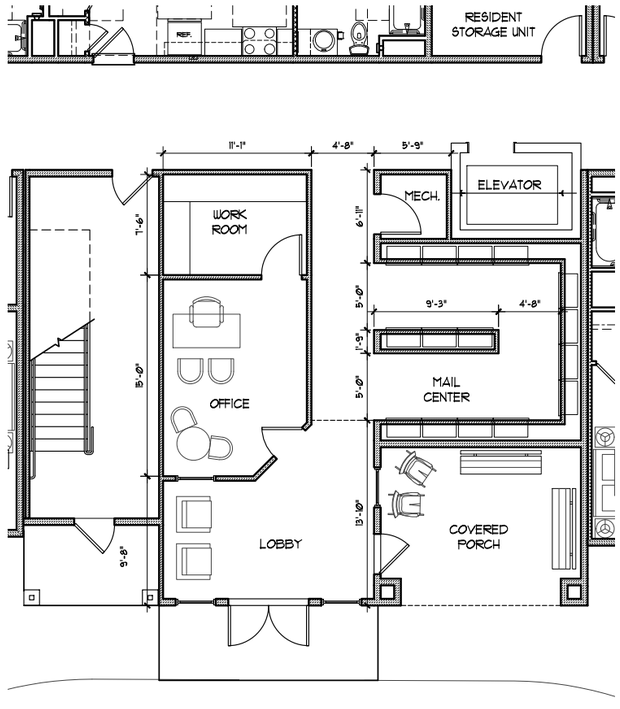
A1.2



3 COMMUNITY AREA - ENLARGED THIRD FLOOR PLAN
3/16" = 1'-0"



2 COMMUNITY AREA - ENLARGED SECOND FLOOR PLAN
3/16" = 1'-0"



1 COMMUNITY AREA - ENLARGED FIRST FLOOR PLAN
3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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ROCKY RIVER APARTMENTS
WOODFIN, NC

ENLARGED BUILDING PLANS

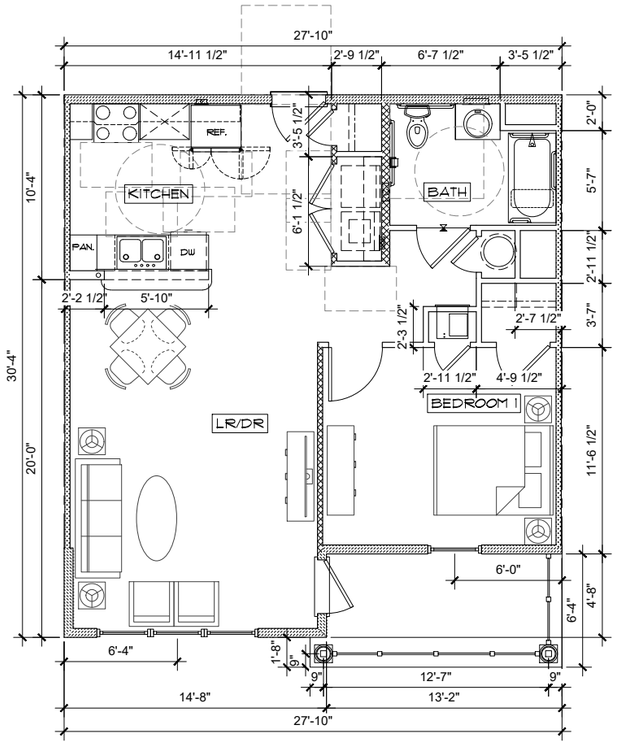
PROJECT NUMBER	2023-039
DATE ISSUED	1/17/2024
DRAWN BY	
CHECKED BY	

REVISIONS

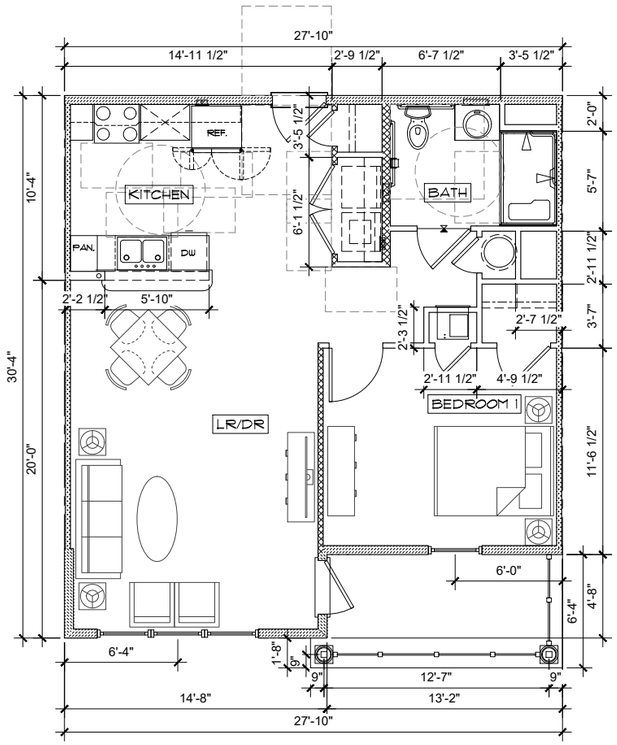
A1.3

GENERAL NOTES:
1. STANDARD UNITS SIMILAR TO FAIR HOUSING UNIT, BUT WITH DASHED DOORS

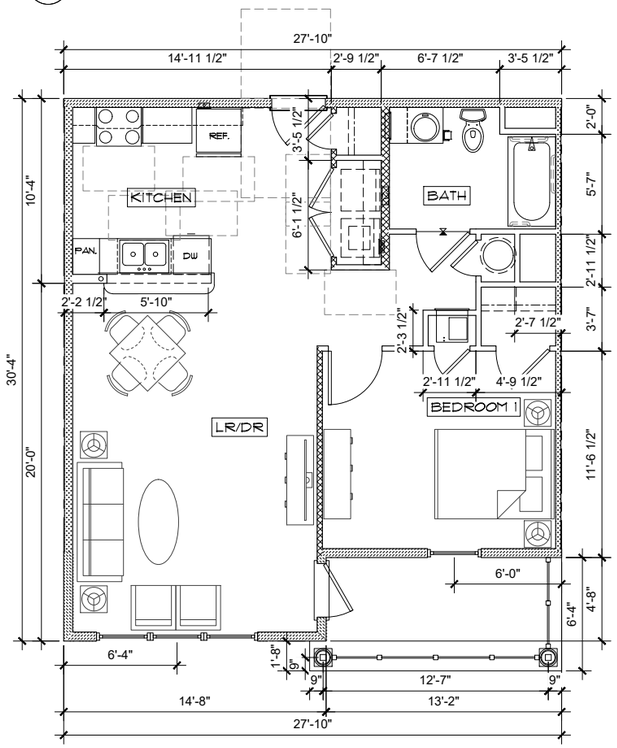
NOTE:
- EXTERIOR STUDS ARE 2x4
- ALL BAR TOPS ARE 16" MINIMUM.



2 A1(a) ONE BEDROOM HC UNIT FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 744 S.F.



3 A1(as) ONE BEDROOM HC UNIT FLOOR PLANS w/ ROLL-IN SHOWER
1/4" = 1'-0" PAINT TO PAINT AREA = 744 S.F.



1 A1(b) ONE BEDROOM UNIT FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 744 S.F.

0 2' 4' 8'
SCALE: ¼" = 1'-0"

REVISIONS

PROJECT NUMBER
2023-039
DATE ISSUED
1/17/2024
DRAWN BY
CHECKED BY

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTER PARKWAY SUITE 220 TUCKER GEORGIA 30084 404-373-2800

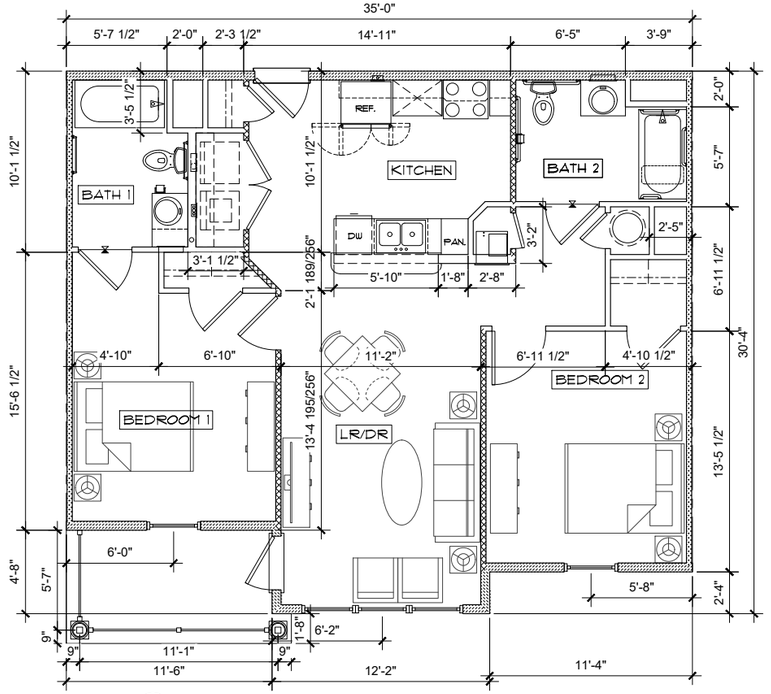
ROCKY RIVER APARTMENTS
WOODFIN, NC

ONE BEDROOM UNIT FLOOR PLANS

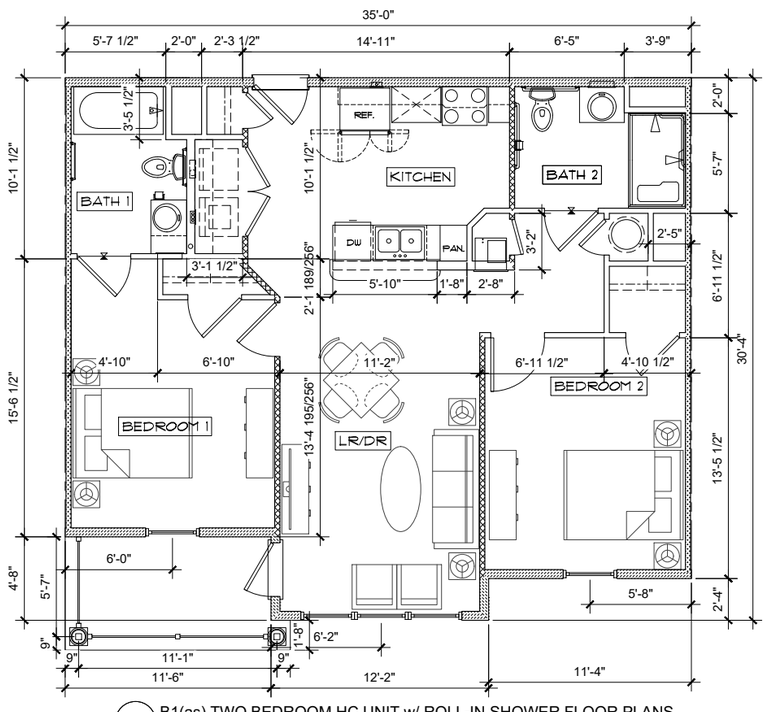
A2.1

GENERAL NOTES:
1. STANDARD UNITS SIMILAR TO FAIR HOUSING UNIT, BUT WITH DASHED DOORS

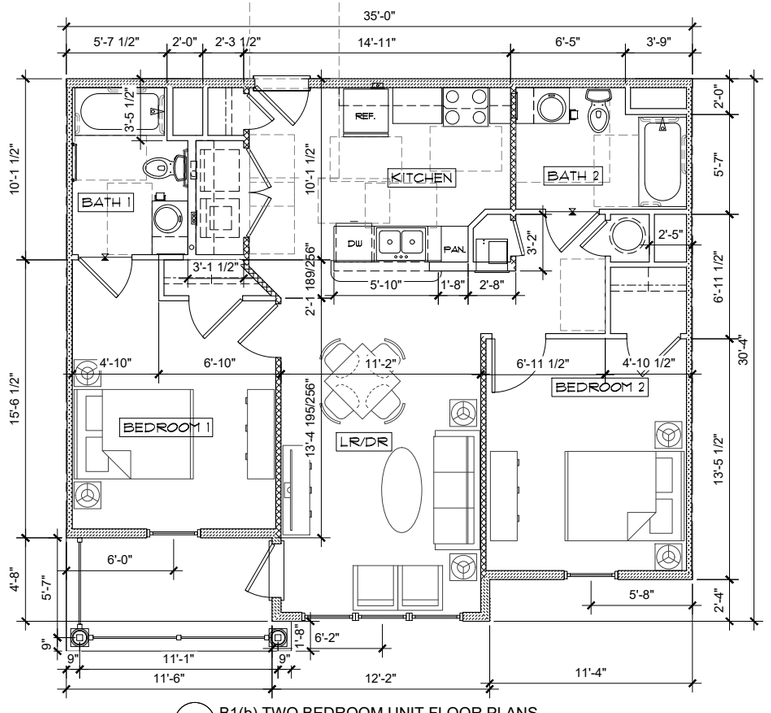
NOTE:
- EXTERIOR STUDS ARE 2x4
- ALL BAR TOPS ARE 16" MINIMUM.



2 B1(a) TWO BEDROOM HC UNIT FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 938 S.F.



3 B1(as) TWO BEDROOM HC UNIT w/ ROLL-IN SHOWER FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 938 S.F.



1 B1(b) TWO BEDROOM UNIT FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 938 S.F.

0 2' 4' 8'
SCALE: ¼" = 1'-0"

REVISIONS

PROJECT NUMBER: 2023-039
DATE ISSUED: 1/17/2024
DRAWN BY:
CHECKED BY:

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTER PARKWAY SUITE 220 TUCKER GEORGIA 30084 404-373-2800

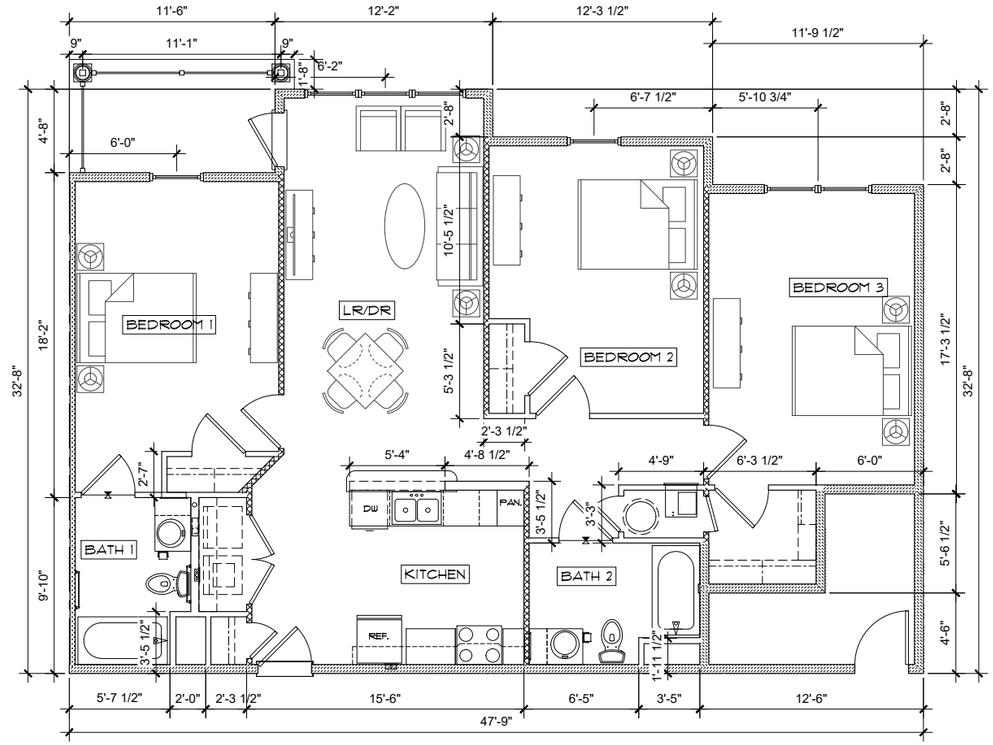
ROCKY RIVER APARTMENTS
WOODFIN, NC

TWO BEDROOM UNIT FLOOR PLANS

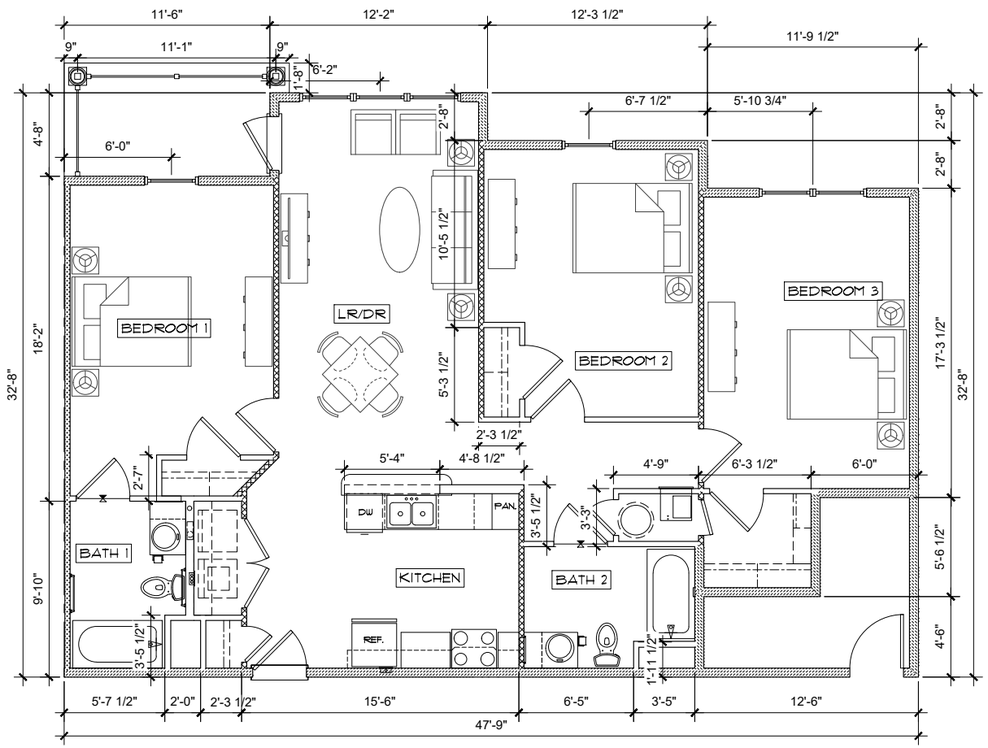
A2.2

GENERAL NOTES:
1. STANDARD UNITS SIMILAR TO FAIR HOUSING UNIT, BUT WITH DASHED DOORS

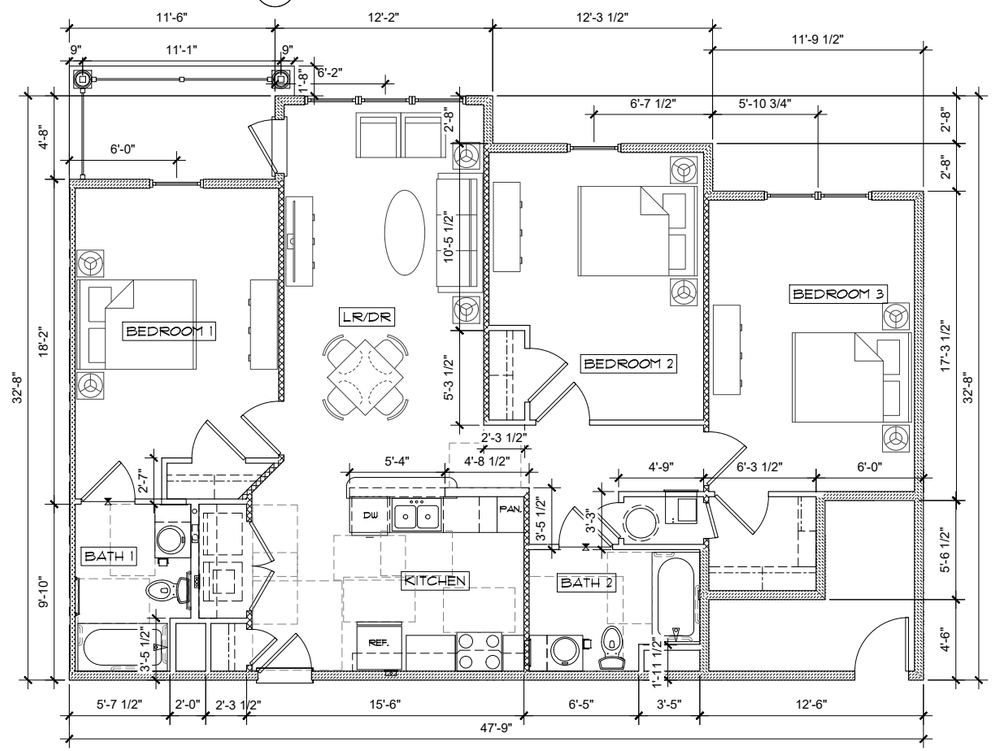
NOTE:
- EXTERIOR STUDS ARE 2x4
- ALL BAR TOPS ARE 16" MINIMUM.



2 C1(a) THREE BEDROOM HC UNIT FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 1252 S.F.



3 C1(as) THREE BEDROOM HC UNIT w/ ROLL-IN SHOWER FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 1252 S.F.



1 C1(b) THREE BEDROOM UNIT FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 1252 S.F.

0 2' 4' 8'
SCALE: ¼" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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ROCKY RIVER APARTMENTS
WOODFIN, NC

THREE BEDROOM UNIT FLOOR PLANS

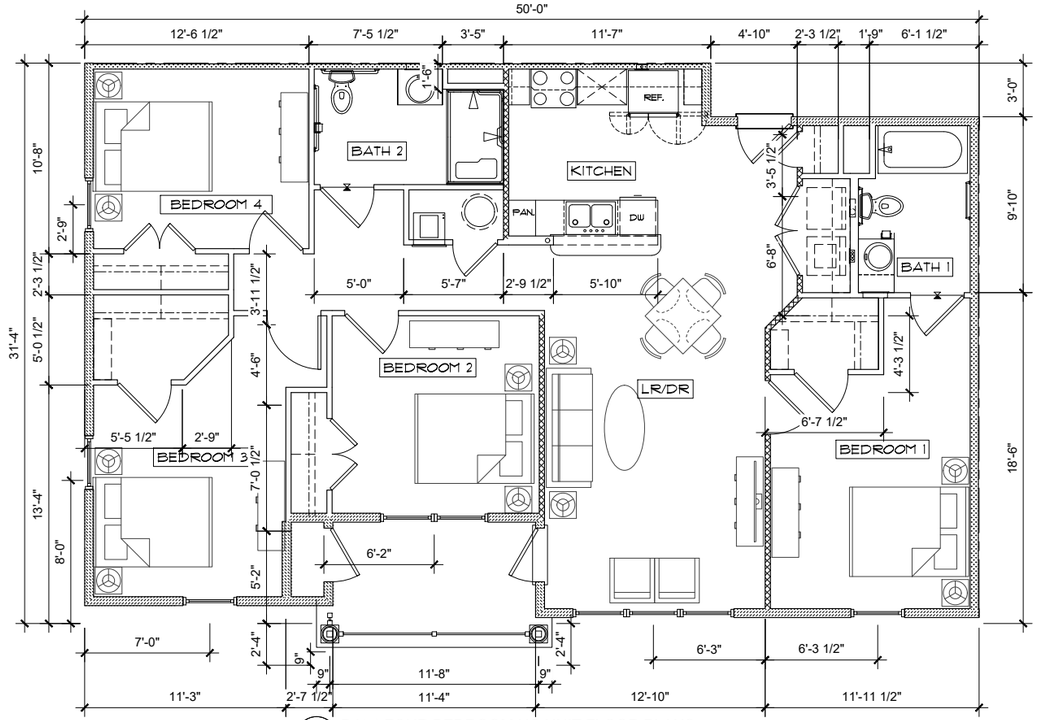
REVISIONS

PROJECT NUMBER: 2023-039
DATE ISSUED: 1/17/2024
DRAWN BY:
CHECKED BY:

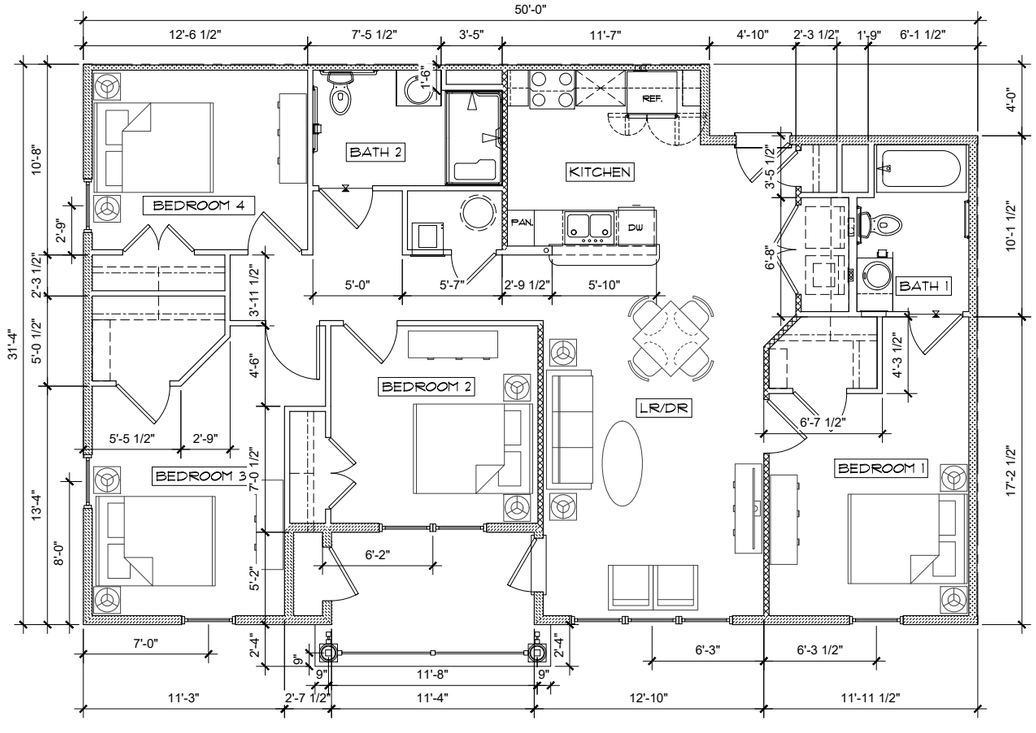
A2.3

GENERAL NOTES:
1. STANDARD UNITS SIMILAR TO FAIR HOUSING UNIT, BUT WITH DASHED DOORS

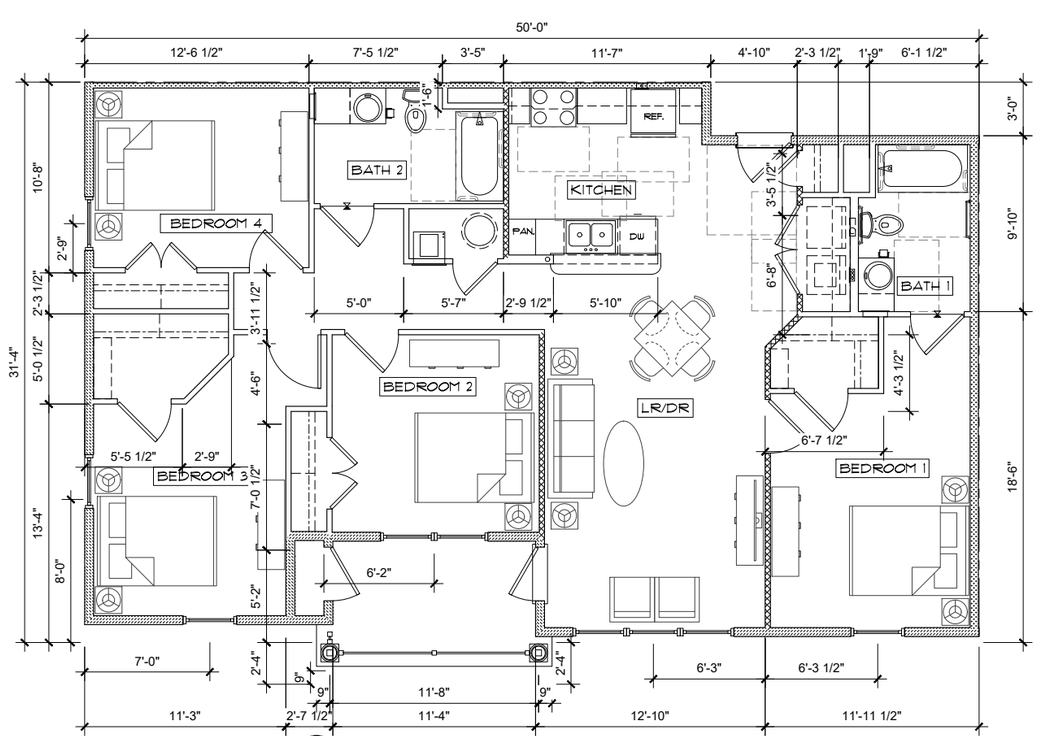
NOTE:
- EXTERIOR STUDS ARE 2x4
- ALL BAR TOPS ARE 16" MINIMUM.



2 D1(a) FOUR BEDROOM HC UNIT FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 1346 S.F.



3 D1(as) FOUR BEDROOM HC UNIT w/ ROLL-IN SHOWER FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 1346 S.F.



1 D1(b) FOUR BEDROOM UNIT FLOOR PLANS
1/4" = 1'-0" PAINT TO PAINT AREA = 1346 S.F.

0 2' 4' 8'
SCALE: ¼" = 1'-0"

PROJECT NUMBER: 2023-039
DATE ISSUED: 1/17/2024
DRAWN BY:
CHECKED BY:
REVISIONS

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTER PARKWAY SUITE 220 TUCKER GEORGIA 30084 404-373-2800

ROCKY RIVER APARTMENTS
WOODFIN, NC

FOUR BEDROOM UNIT FLOOR PLANS

A2.4

EXHIBIT D - PROJECT CONDITIONS
Rocky River Apartments – Conditional Zoning

1. The property included in the rezoning is shown on the proposed conceptual plan and is identified in the Buncombe County tax record as PINs 9730-79-9689 and is 7.84 acres.
2. Pursuant to this ordinance, the entire subject property is rezoned to CS2-CZ Community Shopping 2 District Conditional Zone (CS-CZ), but approval is limited to the proposed project ("Project") described herein.
3. The Project will include a single 120-unit apartment building and amenities as shown on the proposed conceptual plan.
4. 100% of the total units will be affordable to households earning 80% or less of the Area Median Income (AMI) for Asheville-Buncombe County for a 30-year Extended Use Period
5. If funding for this affordable housing development is not awarded, rezoning of this parcel will be initiated back to the original classification of CS.
6. Separate zoning compliance permits shall be required for each proposed building. All individual applications must comply with the applicable provisions contained in this Ordinance and all other applicable Town ordinances.
7. Setbacks for the lot will be:
    - Front - 20 feet front from edge of right-of-way/southern property line,
    - Rear - 20 feet,
    - Side - 10 feet.
8. The maximum height of the apartment building shall be limited to 48 feet, with an absolute maximum height of 60 feet/4 stories on the downhill façade and 35 feet/3 stories on the uphill façade. All other structures shall comply with the 35-foot height limit.
9. Access to the project shall be from two entrances located along Reynolds Mountain Boulevard.
10. The developer agrees to install a 15-foot screening yard to be densely planted along the property lines adjacent to existing residential areas located to the north and east of the Project, to be verified during a field inspection. Existing trees may satisfy all or part of this requirement.
11. Signage shall be permitted separately and must comply with Chapter 34 of the Town of Woodfin Code of Ordinances.
12. The Project includes the following technical modifications:
    a. Use of LED lighting (will be dark sky compliant).
    b. Increase building height allowance to an average of 48 feet.
    c. Increase allowable grading area in Steep Slope to 80% of lot area (273,208 sq ft)
    d. Increase allowable impervious surfaces to 50% of lot area (170,755 sq ft)
13. The Project will undergo final technical review prior to issuance of any permits.
14. All proposed building lighting must meet the outdoor lighting requirements found in *Section 46-119(c) Street Lights* of the Town of Woodfin Ordinances except as modified by this ordinance.
15. The building design, site design and orientation on site must substantially comply with the approved preliminary plat and site plans, which are incorporated herein by reference.
16. All applicable required local, state, and federal permits and approvals must be obtained prior to initiation of construction.

17. The conditional zoning will be valid for two years from the date of approval by the Town Council with the first building permit obtained within this 24-month period. Failure to obtain the first building permit within this time frame shall render the plan approval null and void.

Agreed to and accepted this the 19th day of March 2024, by the Property Owner/Applicant:

_____

TECHNICAL REVIEW REPORT

DATE: February 16, 2024
PREPARED BY: Ricky Hurley, Planning Director
APPLICANT: Fitch Irick Development (aka Rocky River LLC)/Anderea Gonzalez
SUBJECT: Conditional Zoning – Rocky River Apartments

PROJECT SUMMARY: A conditional zoning review for a 100% permanently affordable apartment complex containing 120 units to be located at 99999 Reynolds Mountain Boulevard (PIN: 9730-79-9689).

REVIEW NOTES:

- The project site is 7.84 acres located at the eastern end of Reynolds Mountain Blvd.
- The parcel is already served by public water and sewer services.
- Reynolds Mountain Blvd is a town-maintained road.
- The proposed Community Shopping 2 CS2-CZ zoning district setbacks are: 20 feet front from edge of right of way, 20 feet rear, 10 feet side, and are regulated by the proposed conditional zoning ordinance.
- The proposed conditional zoning district will exceed the minimum lot width, lot size, and structure size standards in the Community Shopping 2 zoning district. Dimensional requirements set by the proposed conditional zoning exceed the general district.
- The maximum height of all structures shall be limited to 35' with exception of the single apartment building limited to an average of 48 feet, as noted in the Draft Exhibit D.
- The impervious surface is proposed to be approximately 45% impervious surfaces, and grading limits being approximately 75% of the total parcel. A slightly larger allowance may be warranted as part of the project Conditions to allow for slight or unexpected plan deviations.
- The parcel is subject to the Town's Steep Slope regulations, which limit grading to 15% of the lot, and impervious surfaces to 8% of the lot. A modification by the Town Council will be required.

PLANNING:

Changes required to plans:

- Property is currently zoned Community Shopping and is requesting a conditional rezoning to Community Shopping 2 CS-Conditional Zone (CS2-CZ).

- A list of conditions and any requested modifications is required and must be agreed to and signed by the property owner.
- Provide a detailed landscape plan. Screening is required for all commercial zoning that abuts up to residential zoning districts on the north and east of the parcel.
- A lighting plan and cut sheets is required.
- Provide approximate retaining wall heights, if planned.
- Determination if a Transportation Impact Analysis is required cannot be ascertained based upon the peak hour travel standard.
- Building height for downhill façade well exceeds the height limits with the zoning ordinance. A modification will be required.
- *Note: Exhibit D conditions associated with the rezoning may hold the project to a higher standard.*

Requirements to be noted (no change required to plans):

- The applicant will be required to provide a detailed site plan review if the conditional zoning were to be approved by the Town Council.
- The Building and Grading & Erosion Control permits are reviewed and issued by Buncombe County.

EMERGENCY ADDRESSES:

Addresses and street names will be assigned by the Buncombe County E-911 Address Coordinator prior to issuance of any individual building permits. The applicant is advised to submit early in the development review process to verify if any change to the current address is warranted due to the planned additions.

ROADS/ACCESS/LIGHTING:

- Two driveway connections to Reynolds Mountain Blvd are proposed. Driveway permits are required.
- No lighting plan was provided and will be required prior to issuance of a zoning compliance permit.

UTILITIES:

Woodfin Water and Metropolitan Sewerage District both currently serve the project.

- MSD has approved an allocation.
- Asheville Water Department has not received any request for water service or allocation.

SW/EC/FLOOD:

- Erosion Control and Building permit applications, as required, shall be reviewed and approved by Buncombe County prior to any construction or land disturbance occurring. No erosion control plan was submitted or other preliminary scope of land disturbance.
- A Town of Woodfin Storm Water review and permit will be required prior to issuance of the zoning compliance permit by the Town. Site plan and written supplemental information are in conflict as one reflects a detention pond and other states two underground devices.
- The subject property is not located within a regulated floodplain.
- Appears that two streams cross the property and are subject to trout stream buffer rules; unsure why a 25 foot and 50 buffer is listed.

FIRE MARSHAL:

- All driving surfaces, including both entrances and the entirety of the access around the building must be a minimum of 24 feet in width. This includes the clear distances of width between parking spaces for ingress and egress. This is to accommodate aerial fire apparatus. The access width quoted is from appendix d of the fire code.
- All FDC's must be remote, curbside, out of the collapse zone and have a hydrant within 100 feet.
- Fire flow calculations for hydrants and water availability for fire and domestic must meet appendix b of the fire code and reviewed and approved by the AHJ.

Conditional Zoning District Application

Date: 02/12/2024

Petitioner

Applicant Name:	Rocky River NC LLC	Phone:	980.335.2033
Address:	1515 Mockingbird Lane, Suite 1010	Email:	anderea@fitchirick.com
City, State, Zip:	Charlotte, NC 28209		

Location

Site Address:	99999 Reynolds Mountain Blvd	Acreage:	7.84
		Current Zoning:	CS
City, State, Zip:	Asheville NC 28804	Proposed Zoning:	CS2-CZ
NCPIN #:	973079968900000		

Owner

Owner Name:	SHRI HARI KRUPA LLC	Phone:	
Address:	130 HOLIDAY DR	Email:	
City, State, Zip:	Murphy NC 28906		

Conditional Zoning District

Statement of Reasonableness:

Explain the request for a conditional district rezoning and the proposed conditions of development:

Please explain why the proposed amendment is reasonable for the area?

In what manner will the proposed amendment carry out the intent of the Comprehensive Plan?

Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

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

Name

02/12/2024
Date

Conditional Zoning District

Statement of Reasonableness:

Explain the request for a conditional district rezoning and the proposed conditions of development:

Please explain why the proposed amendment is reasonable for the area?

In what manner will the proposed amendment carry out the intent of the Comprehensive Plan?

Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

1) We are requesting a conditional district rezoning under the current CS- Commercial Service designation. We want to increase the multifamily density to allow for 15.3 units per acre to allow for our affordable housing development.
2) We feel that this proposed amendment is reasonable as our parcel is next door to an existing multifamily complex. Also, we know that there is a significant need for affordable housing in the City of Woodfin and feel this parcel, with the proposed amendment, would help be a solution for this affordable housing shortage.
3) As mentioned above, the comprehensive plan has prioritized affordable housing, and this development will help carry this initiative out.
4) No other circumstances.

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

Name

02/12/2024
Date

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

Having reviewed the **Zoning Map Amendment** to rezone property at 99999 Reynolds Mountain Boulevard (9730-79-9689) from CS Community Shopping to CS Community Shopping 2-CZ on **March 5, 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 March 5, 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. Promote 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. Promote long-term fiscal responsibility by growth in areas with existing services. (1.2.6)
3. Support walkable employment centers so that residents may both live and work in Woodfin (3.1.4).

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

Intentionally left blank

STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Zoning Text Amendment – Chapter 54 - Manufactured Homes

Staff Contacts: Ricky Hurley & Marie Biddix

Meeting Date: March 5, 2024

Summary:

The proposed text amendment will expand options for the placement of manufactured housing within residential zoning districts.

Background:

Like the rest of the nation, the Town of Woodfin is currently experiencing a shortage of affordable housing options. In 2021 the nation experienced record-low mortgage rates and an increase in remote workers due to the COVID-19 pandemic. This combination caused an increased demand for housing, ultimately resulting in rapid home sales, record high home prices, and a historically low supply of available homes. Renters were also affected. The number of available units decreased while monthly rents increased. In 2021, nominal rents increased by 3 percent, whereas earnings for lower income households stagnated after experiencing the brunt of the economic fallout from the pandemic. Lack of affordable housing is also compounded by a well-documented construction labor shortage, a deficit that has contributed to a delay in materials and increased construction costs.

Through the adoption of ***Woodfin Together***, the town's new comprehensive land use plan, the town has established goals to support the preservation and development of affordable housing. Manufactured homes contribute to a significant portion of Woodfin's naturally occurring affordable housing within the town limits, with areas west of the French Broad River and Northside Estates neighborhood containing a notable percentage of these dwelling units. Woodfin has relied on manufactured housing to maintain affordable housing options for many of its residents and is seeking to update standards and the zoning map to remove any unintended barriers and keep manufactured housing as a viable affordable housing option.

Staff Analysis:

Innovation and design of manufactured housing has improved significantly over the years, and researchers continually identify manufactured housing as an important tool towards addressing

the affordable housing crisis. Current town regulations for manufactured homes limit the placement of multi-section (double-wide) homes to two residential districts, R-7, and R-10, and explicitly prohibit the placement of single section (single-wide) homes within the town. An examination of both the development standards and the zoning map is necessary to reduce barriers to maintain existing and establish new manufactured homes. Additionally, some of the town's existing standards are inconsistent with statutory limitations and national best practices, further necessitating review and update.

When considering potential amendments, the town must ensure that our development standards are consistent with the limitations and authority established by the North Carolina General Statutes. Specifically, N.C.G.S. §160D-910 identifies a number of criteria that a municipality must consider when establishing or amending standards affecting manufactured homes, including:

- Manufactured homes **cannot** be excluded from the entire zoning jurisdiction.
- Manufactured homes **cannot** be excluded based on the age of the home.
- The town **cannot** regulate manufactured homes based on ownership (owner-occupied vs rental).
- The town **can** adopt an ordinance with criteria for appearance and dimensions if the ordinance is designed to *protect property values*, to *preserve the character and integrity of the community* or *individual neighborhoods* within the community, and to *promote the health, safety, and welfare of area residents*.
- The town **can** designate a manufactured home overlay district within a residential area in accordance with the comprehensive plan and based on local housing needs. The overlay district must be a defined area and is not applied to individual lots.
- The town **can** require (by ordinance) that manufactured homes be installed in accordance with the Set-Up and Installation Standards adopted by the Commissioner of Insurance.

Proposal:

After careful review and research, amendments to both the zoning code, Ch. 54, and the town's official zoning map are proposed. A summary of the specific amendments is as follows:

Zoning Code Amendments:

1. Establish a new **general use zoning district**, "Manufactured Home Community (MHC)" that limits permitted uses to only manufactured housing communities.
2. Establish a new **overlay zoning district**, "Manufactured Home Overlay (MHO)" that may be applied in appropriate areas.
3. Amend the **Table of Uses** to:

a) Add the two new zoning districts (MHC & MHO),
b) Add Class A (multi-section) homes in all residential districts as a permitted use by-right, and
c) Allow all classes of manufactured homes, including Class B (multi- and single-wide) homes, in the Manufactured Home Overlay zoning district.

4. Update **definitions** related to manufactured housing.
5. Rewrite **Ch. 54, Article IX. MANUFACTURED HOMES** to:
   a) Remove confusing language and replace with simplified standards that establishes general requirements for all manufactured homes, regardless of class,
   b) Update requirements for manufactured homes that follow the guidelines established by the Department of Insurance as set forth in the North Carolina Regulations for Manufactured Homes adopted by the Commissioner, and
   c) Remove design standards not imposed on one- and two-family dwellings, as dictated by the North Carolina General Statutes.

Zoning Map Amendments:

1. Apply the new Manufactured Home Overlay (MHO) to a large area of town west of the French Broad River and within Northside Estates subdivision where the historic development pattern has included manufactured housing.

   ***Note**: Additional engagement is required before the new Manufactured Home Community (MHC) zoning district can be applied. Staff will follow-up with a separate zoning map amendment once this engagement work is complete.*

Considerations:

- Brings development standards into alignment with the North Carolina General Statutes, and guidelines from the Department of Insurance.
- Clarifies where manufactured housing is permitted through the creation of new zoning districts and zoning map amendments.
- Expands opportunity for Class A (multi-section/double-wide) homes in most residential zoning districts, and Class B (multi-section & single-wide) homes in designated MHO areas.
- Requires public review and input of actions that may displace tenants of manufactured homes.

Staff Recommendation:

Staff recommend approval of the proposed zoning text and map amendments. Two different votes will be necessary, the first being consideration of the text amendment, then a discussion and vote for the map amendment to apply the overly district as shown on Exhibit A.

1st Suggested Motion:

I move to approve the proposed zoning text amendment subject to the following additional conditions:

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

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, discourages the displacement of existing residents, and protects existing affordable housing through regulatory tools. (1.1.2, 1.2.1, & 1.2.2)
2. Balances the supply of land for housing and employment. (3.1.5)
3. Ensures Woodfin is a place where residents have opportunities to engage on community issues, (4.4)
4. Modernizes zoning districts to better align with the FLUM while using zoning tools to protect manufactured housing (A.1.1 & A.1.3).

2nd Suggested Motion:

I move to approve the proposed zoning map amendment, as shown in the attached Exhibit A subject to the following additional conditions:

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

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, discourages the displacement of existing residents, and protects existing affordable housing through regulatory tools. (1.1.2, 1.2.1, & 1.2.2)
2. Balances the supply of land for housing and employment. (3.1.5)
3. Utilizes zoning tools to protect manufactured housing (A.1.1 & A.1.3).

Attachments:

(1) Ordinance #2024-xx
(2) Exhibit A - Manufactured Housing Overlay Map

ORDINANCE AMENDING CHAPTER 54 OF THE CODE OF ORDINANCES OF THE TOWN OF WOODFIN TO AMEND MANUFACTURED HOME STANDARDS UNDER ZONING (CH. 54)

Ordinance: 2024-0

Passed _____

WHEREAS, the Town of Woodfin has the authority pursuant to Article 1 of Chapter 160D of the North Carolina General Statutes to adopt development regulations; and

WHEREAS, the Woodfin Town Council may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

WHEREAS, the Town initiated a recommendation to amend Chapters 54-Zoning of the Town of Woodfin Code of Ordinances; and

WHEREAS, the public hearing for this text amendment has been noticed in compliance with the North Carolina General Statutes; and

WHEREAS, the Woodfin Planning Board reviewed this text amendment recommendation at its March 5, 2024, public meeting and voted -0 to find the amendment a reasonable request considering the potential benefits to development of the Town of Woodfin and surrounding community; and

WHEREAS, the Woodfin Town Council held the public hearing on March 19, 2024 and, after hearing such, made the following required findings:

The development code text amendment is consistent with the comprehensive plan in the following ways:

1. Promotes an integrated mix of housing types and affordability options, discourages the displacement of existing residents, and protects existing affordable housing through regulatory tools. (1.1.2, 1.2.1, & 1.2.2)
2. Balances the supply of land for housing and employment. (3.1.5)
3. Ensures Woodfin is a place where residents have opportunities to engage on community issues, (4.4)
4. Modernizes zoning districts to better align with the FLUM while using zoning tools to protect manufactured housing (A.1.1 & A.1.3).

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Woodfin, that Chapter 54-Zoning is hereby amended as follows:

Section 1:

a. Amend **Sec. 54-10. Definitions.** to insert the following definitions, alphabetically:

Manufactured home (HUD code) means a manufactured building designed to be used as a single-family dwelling unit which has been constructed and labeled indicating compliance with the HUD administered Manufactured Housing Construction and Safety Standards Act of 1974, as amended. The term manufactured home is used interchangeably with the term mobile home.

Manufactured Home – Class A means a multi section manufactured home with a permanent, masonry perimeter curtain wall, having siding consistent with standard residential construction and built/constructed in accordance with the standards established by the North Carolina Department of Insurance as set forth in the most current edition of the State of North Carolina Regulations for Manufactured Homes.

Manufactured Home – Class B means a manufactured home that does not meet the definition of a Manufactured Home - Class A, meeting the following appearance criteria: continuous skirting under all sides of the home except for required ventilation and access; skirting shall be installed no later than 60 days after the set-up of the home, and built/constructed in accordance with the standards established by the North Carolina Department of Insurance as set forth in the most current edition of the State of North Carolina Regulations for Manufactured Homes.

Manufactured Home – Class C means any manufactured home built before 6/15/1976 and does not meet the definitional criteria of a Manufactured Home Class - A or Manufactured Home - Class B.

Manufactured home community (park) - a parcel (or contiguous parcels) of land which has been so designated and improved that it contains *three* or more manufactured home lots available to the public for the placement thereon of manufactured homes for occupancy.

Manufactured home lot means any space, area, or tract of land, or portion of a manufactured home community (park), which is designated or used for occupancy by one manufactured home.

Manufactured home space means any lot within a manufactured home community (park), which is designated or used for occupancy by one manufactured home.

Skirting means a weather-resistant material used to enclose the perimeter, under the living area of the home, from the bottom of the manufactured home to grade.

b. Delete the following definitions in **Sec. 54-10 Definitions.**:

Manufactured home means a transportable structure suitable for year-round single-family occupancy and having water, electrical, sewage connections similar to those of conventional dwellings.

Manufactured home park means any parcel of land under one ownership that has been planned and improved for the placement of two or more mobile homes for rental purposes for non-transient use.

Skirting means as related to manufactured homes, skirting shall be of noncombustible material or material that will not support combustion. Skirting material shall be durable and suitable for exterior exposures. Any wood framing used to support the skirting shall be of approved moisture resistant treated wood. Skirting manufactured specifically for this purpose shall be installed in accordance with the manufacturer's specifications.

c. Amend **Sec. 54-119. Districts.** to add the following:

(13) MHC Manufactured Home Community

(14) MHO Manufactured Home Overlay

d. Amend **Sec. 54-143(b) Uses allowed.** to add the following as a Permitted Use ("P") to the table (see attached Table of Uses):

Manufactured Home – Class A
Manufactured Home – Class B
Manufactured Home – Class C
Manufactured Home Community

e. Add the following new districts to the table (see attached Table of Uses):

MHO
MHC

f. Add each district to be in the same row as each of the "Land Use and Use Categories", including; "Residential", "Business", "Industrial", "Manufacturing", "Civic, Educational, and Governmental" and "Other" (see attached Table of Uses):

g. Delete "Double-wide manufactured homes" and the row above "Residential" (see attached Table of Uses):

h. Amend Chapter 54**, ARTICLE V. – USES, DISTRICT REGULATIONS, AND CONSIDERATIONS** to add two new sections 54=155.1. - Manufactured Home Community and 54-155.2. – Manufactured Home Overlay as follows:

Sec. 54-155.1. - Manufactured Home Community.

(a) *Purpose.* The purpose of this chapter is to provide standards for the safe and compatible location of manufactured home communities (MHC) within the Town of Woodfin. This section establishes standards for the development and location of manufactured home communities as defined in Section 54-10.

(b) *Allowable land uses.* Manufactured home communities are allowed within the MHC district. The uses permitted in the development, alteration, or expansion of any manufactured home community will be in accordance with Sec. 54-143. - Designation of districts and uses allowed.

(c) *Access requirements.* All entrances/exits of the manufactured home shall have steps and/or ADA compliant ramps. Streets shall be graded and surfaced with gravel (5" minimum) or pavement and be a minimum width of 18 feet.

(d) *Buffer strip.* When an MHC abuts a nonresidential use, a minimum six-foot-high screening device such as a sight-obscuring fence and a minimum five-foot-wide planting area must be installed along the abutting property line of the new MHC.

(e) *Dimensional requirements.* Within the MHC district, as shown on the zoning map, the minimum lot size to establish a manufactured home community is two (2) acres with the following dimensional requirements:

# of units	**MHC Size**	**Community Requirements**				
	Lot Size (acres)	Individual Lot/Space Size	Lot Width	Front	Side	Rear
≥3 Manufactured Homes	2 acres	4,000 sq. ft.	40'	25'	10'	20'

	Density: Maximum of 8 manufactured homes per acre. Setbacks: Lots/Spaces must be 20' from, all public rights-of-way and adjoining property lines.

(f) *General Information.* No manufactured home community within the jurisdiction of the Town shall be established, altered, or expanded until a development plan has been approved and all necessary permits are obtained.

(g) *Pre-application meeting***.** A meeting with the planning director or other planning staff is required to review the conceptual plans. Plans shall be drawn by a land surveyor or professional engineer licensed to practice in North Carolina at a scale of not less than one quarter (1/4) inch equals one hundred (100) feet.

(h) *Plan requirements*. In addition to the other requirements of this chapter, an applicant seeking a zoning permit to establish, alter, or expand a manufactured home community, must submit a detailed plan which specifies the following design and site plan components:

(1) *Site Plan requirements:*

a. Location of manufactured home community
b. Name of manufactured home community
c. Ownership and use of neighboring properties
d. Number and location of manufactured homes
e. All entrances, exits, driveways, walkways
f. Lots with dimensions, setbacks, and numbers
g. All utility lines
h. Stormwater
i. Open space areas
j. Lighting details
k. Landscape details
l. Other items as requested

(i) *Application submittal requirements***.** The following items shall be drawn on a site plan by a licensed design professional for all new MHC applications:

(1) *Number of Dwellings* **-** The maximum number dwellings in any MHC may not exceed eight manufactured homes per acre.

(2) *Lot/Space Size* **-** The minimum lot size for any manufactured home lot/space is 4,000 square feet. Lots/spaces must be at least 40 feet wide and be spaced at least 20' from all public rights-of-way and adjoining property lines.

(3) *Building Coverage* **-** For each lot/space located within the MHC, the maximum lot coverage may not exceed 60 percent.

(4) *Building Height* **-** No building or structure within the MHC may exceed 35 feet in height.

(5) *Separation Distance* **-** A manufactured home, manufactured home accessory structure, and other structures on a lot/space within the MHC may not be located within 25 feet of another manufactured home/structure.

(6) *Access and Streets* **–**

a. *Entrance and exits.* All entrances/exits of the manufactured home shall have steps and/or ADA compliant ramp.
b. *Community street construction.* Streets shall be graded and surfaced with gravel (5" minimum) or pavement and be a minimum width of 18 feet.
c. *Community signage.* Each MHC shall have a community identification sign located at the entrance in accordance with Chapter 34 – Signs.
d. *Access to Public Streets.* Each manufactured home lot/space shall have direct vehicular access to an internal private street, however; no manufactured home lot/space shall have direct vehicular access to a public or private street outside of the development.

(7) *Parking requirements* **-**

a. *Off-street parking.* Two off-street parking spaces shall be provided within each manufactured home lot/space and cannot be located between the front of the home and the public street. Parking spaces must be at least four feet away from the home.

b. *On-street parking***.** On-street parking areas may be utilized if the street within the manufactured home communities is designed and constructed to accommodate on-street parking.

c. *Combination.* To meet the two-parking space requirement, a combination of off-street and on-street parking is allowed.

(8) *Pedestrian Circulation* **-** Manufactured home communities must have pedestrian walkways, a minimum of five feet wide, located on at least one side of the access road serving manufactured homes, communities centers, and open space/recreational facilities. Where practical, the pedestrian walkways must be located adjacent to streets serving the homes, communities centers, and open space/recreational facilities.

a. *Water, Sewer, Sanitation* **-** There shall be a general demonstration that water, sewer, and other needed utilities can be made available to accommodate the proposed development. A certification letter from the Buncombe County Health Department shall be submitted prior to zoning approval.

b. *Water* **-** An accessible, adequate, safe, and potable supply of water shall be provided in each manufactured home community. Where an approved public water supply is available, connection shall be made there, and its supply used. When a public water supply is not available, adequate water supply shall be developed in accordance with the Buncombe County Health Department standards.

c. *Sewer* **-** Adequate and safe sewage disposal facilities shall be provided in all manufactured home communities. Collection systems and sewage treatment plants shall follow the requirements of the North Carolina Department of Environmental and Natural Resources. Individual septic tank systems can be considered if soil, topography, and ground water conditions are favorable, and approval is granted by the Buncombe County Environmental Health Department.

d. *Sanitation* **-** Communities must provide a sanitation service that consists of either each home having its own container, or a dumpster provided for the entire development. Dumpsters must be screened from public view and shall be maintained to avoid accumulation of rubbish outside of the container.

(9) *Stormwater Runoff* **-** Storm drainage discharge must be designed and engineered to the Towns stormwater standards found in Chapter 41 - Stormwater.

(10) *Common Open Space* **-** At least (10) percent of the total area must be set aside as open space. A common open space may be designed for active or passive recreation. Driveways, parking lots, and required yard areas are not open space. Steep slopes and other unsuitable areas shall not be counted towards the 10% minimum. Open space areas shall be maintained by the property owner in a safe and sanitary manner and available to all residents of the communities.

(11) *Outdoor Lighting* **-** Manufactured home communities must provide and maintain downward facing or shielded illumination for the night use of community streets, parking, storage areas, pedestrian walkways, and communities and recreational facilities as specified in Chapter 26 – Outdoor Lighting.

(12) *Landscaping* **-** Landscaping requirements are provided as follows:

a. All landscaping must include native vegetation.

b. All areas of the required open space must be landscaped except for those portions of the area covered by sidewalks and/or recreational facilities.

c. Parking and storage areas for manufactured home communities shall consist of a planted strip at least ten feet in width, composed of deciduous or evergreen trees or a mixture of each, spaced not more than 20 feet apart and not less than one row of dense shrubs, spaced no more than five feet apart. The parking and storage landscaped area must be contained by a bumper rail or curb, which is at least four inches high.

d. When an MHC abuts a nonresidential use, a minimum six-foot-high screening device such as a sight-obscuring fence and a minimum five-foot-wide planting area must be installed along the abutting property line of the new MHC.

(13) *Replacement manufactured homes* **-** Replacement manufactured homes in a manufactured home communities shall be Class A or Class B as defined in Section 54-10. All other classes of manufactured homes are prohibited.

(14) *Pre-existing nonconforming uses* **-** Manufactured and manufactured home communities established prior to the effective date of the ordinance codified in this chapter, and inconsistent with the standards developed in Chapter 54, here within, shall be considered pre-existing, nonconforming uses consistent with the requirements found in Article XVII. – Nonconformities, excepting that Section 54-346(a) and Section 54-346(b) shall not apply when the pre-existing, nonconforming home is moved to and/or within a manufactured home community established prior to the effective date of the ordinance codified in this chapter. Expansions to nonconforming manufactured home communities will be required to standards set forth in Section 54-342 – Nonconforming sites.

Sec. 54-155.2. - Manufactured Home Overlay District

Designation of a Manufactured Home Overlay District

A Manufactured Home Overlay District may be established as provided in Article IV.

The Manufactured Home Overlay District can be applied over the following residential districts: R7, R10, R21, R43 & MV.

(a) *Purpose.* The Manufactured Home Overlay District – MHO, is intended to:

- accommodate manufactured homes in all residential districts;
- establish requirements designed to ensure compatibility in exterior appearance between manufactured dwellings and other single-family dwellings that have been or might be constructed on adjacent or nearby lots;
- help provide affordable housing opportunities consistent with surrounding land uses;
- protect property values and preserve the character and integrity of the community or individual neighborhoods within the community; and;
- allow a maximum of two manufactured homes per parcel.

(b) *Permitted uses.* All permitted uses, limited uses, and special uses are identified in section 54-143(b), Table of uses. Manufactured homes are permitted in the MHO District subject to the required conditions of the underlying zoning district.

i. Amend Chapter 54, **ARTICLE IX. – MANUFACTURED HOMES** by deleting existing language in its entirety and replace with the following:

ARTICLE IX. – MANUFACTURED HOMES.

Sec. 54-203. Manufactured homes.

(a) Manufactured Home – **Class A**

(1) Notwithstanding any other provision of this chapter, a Class A manufactured home, as defined in this chapter, may be placed upon a lot in the R-7, R-10, R-21, R-43, MV, MHO and MHC districts in accordance with the Table of Uses, found in Section 54-143(b).

(b) Manufactured Home – **Class B**

(1) Notwithstanding any other provision of this chapter, a Class B manufactured home, as defined in this chapter, may be placed upon a lot in the MHO or MHC districts in accordance with the Table of Uses, found in Section 54-143(b).

(c) Manufactured Home – **Class C**

(1) Notwithstanding any other provision of this chapter, a Class C manufactured home, as defined in this chapter, may be placed upon a lot in the MHC district in accordance with the Table of Uses, found in Section 54-143(b).

(2) Relocating Class C Manufactured Homes.

a. Class C manufactured homes are not permitted in the Town of Woodfin. Class C manufactured homes located within the Town, whether on individual lots or in manufactured home communities, upon the adoption of this ordinance, and which are continually located within the Town of Woodfin thereafter, may be moved within the same parcel or community (park). Further, it shall be the responsibility of the Class C homeowner seeking a zoning

permit to demonstrate that the home was located within the Town of Woodfin prior to the adoption of the ordinance.

(3) Replacing Class C Manufactured Homes.

a. Notwithstanding Article XVII – Nonconformities Sec. 54-346. - Other nonconformities - Class C manufactured homes lawfully existing at the time of adoption of this ordinance may remain, but if removed, may only be replaced with a class A or class B manufactured home or another use permitted in the underlying zoning district per section 54-143, Table of Uses.

Sec. 54-204. *General requirements for all manufactured homes.*

(a) The following requirements pertain to all manufactured homes.

(1) *Set up.* Manufactured homes shall be set up in accordance with the standards established by the North Carolina Department of Insurance and the most current edition of the State of North Carolina Regulations for Manufactured Homes.

(2) *Running gear.* The towing tongue, wheels, axles, and transporting lights shall be removed upon final placement of the manufactured home.

(3) *Utilities.* Shall be connected to the required utilities for systems contained within the manufactured home.

(4) *Access.* Manufactured homes shall have stairs, porches, entrance platforms, ramps, and other means of entrance and exit installed or constructed in accordance with the standards set forth in the NC Building Code.

(5) *Storage.* No manufactured home shall be used as a storage building.

(6) *ADU.* Manufactured homes may be used as accessory dwelling units. Standards set forth in section 54-144(a) Accessory dwelling apply.

(b) *New manufactured homes* shall be installed per the Manufacturer's Installation Instructions, which are required to comply with the HUD document, 24 CFR Part 3285, Model Manufactured Home Installation Standards.

(c) *Used manufactured homes* with a date of manufacture **prior to January 1, 2009,** shall be installed in accordance with the provisions of the September 2021 Revisions to 2019 Regulations for Manufactured Homes. This Edition has been updated to meet or exceed the requirements of HUD 24 CFR Part 3285, Model Manufactured Home Installation Standards.

(d) *Used manufactured homes* with a date of manufacture **on or after January 1, 2009,** shall be installed in accordance with the Manufacturer's Installation Instructions, if available, OR the provisions of the September 2021 Revisions to 2019 Regulations for Manufactured Homes.

(1) *For ALL homes that are installed using the Manufacturer's Installation Instructions, any applicable areas not covered in the Manufacturer's Installation Instructions shall be in accordance with the September 2021 Revisions to 2019 Regulations for Manufactured Homes.*

j. Amend **Sections 54-205 through 54-212. Reserved.** in their entirety.

Section 2: If any provisions of this Ordinance are for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, independent provision and such holding shall not affect the validity of any other provision thereof, and to that end, the provisions of this Ordinance are hereby declared to be severable.

Section 3: This Ordinance is adopted on this 19th day of March, 2024, and shall become effective immediately upon adoption.

Section 4. This ordinance shall be deemed published as of the day of its adoption and approval by the Town Council and the Clerk of the Town of Woodfin is hereby authorized and ordered to file a copy of said ordinance in the Office of the Town Clerk.

Section 5. Except as modified herein, this ordinance shall be in full force and effect immediately on the date of its publication and filing thereof in the Office of the Clerk, and said ordinance shall be presumptive evidence in all courts and places of the ordinances and all provisions, sections, penalties and regulations therein contained and of the date of passage, and that the same is properly signed, attested recorded and approved and that any public hearings and notices thereof as required by law have been given.

Ayes _____
Nays _____
Abstains _____

_____

Attest: James C. McAllister, Mayor

_____
Town Clerk

Sec. 54-143. Uses allowed. Only the following permitted "P", limited "L" and special "S" uses may be allowed in any district as enumerated in the following table:

Table of Uses													
Land Uses & Use Categories	Permitted, Limited and Special Uses in Districts												
	~~R43~~	~~R21~~	~~R10~~	~~R7~~	~~CS~~	~~CS2~~	~~CS3~~	~~MV~~	~~TR~~	~~LI~~	~~HI~~		
Residential	R43	R21	R10	R7	CS	CS2	CS3	MV	TR	LI	HI	MHO	MHC
Single-family dwellings	P	P	P	P		S	S	P	P				
Two-family dwellings			P	P		S	S	P	P				
Multi-family dwellings			P	P		S	S	P	P				
~~Double-wide manufactured homes~~			~~P~~	~~P~~									
Manufactured Home – Class A	P	P	P	P				P				P	P
Manufactured Home – Class B												P	P
Manufactured Home – Class C													P
Manufactured Home Community													P
Accessory Dwelling Units	L	L	L	L				L	L				
Business	R43	R21	R10	R7	CS	CS2	CS3	MV	TR	LI	HI	MHO	MHC
Animal hospitals					S	S	S			S	S		
Auction sales, except livestock					S		S			P	P		
Automobile parts and supplies, retail					P		P			P	P		
Automobile repair garages, but excluding body works and open storage of wrecked cars					P		P			P	P		
Automobile repair garages, including body works and open storage of wrecked cars							S			S	P		
Automobile sales, new and used					P		P			P	P		
Bakeries, retail					P	S	P	S		P			

Business	R43	R21	R10	R7	CS	CS2	CS3	MV	TR	LI	HI	MHO	MHC
Banks and other financial institutions, including loan and finance companies					P	P	P		P				
Barber and beauty shops					P	P	P	S	P				
Boat and trailer sales					P		P			P	P		
Car wash					P	S	P			P	P		
Catalogue sales					P	P	P		P				
Dairy bars and ice cream manufacturing for retail sales on the premises only					P	S	P		P				
Dry cleaning and laundry pickup stations					P	S	P						
Electrical wholesale supply house and repair shops							S			P			
Exterminators						S	S			P	P		
Feed and seed stores						S	S			S	S		
Floral shops					P	P	P		P				
Funeral homes and mortuaries					P	S	S			P			
Game and amusement rooms, including pool halls					S		S			S			
Homestay	L	L	L	L				L					
Home occupation	L	L	L	L				L					
Hotels, motels, inns					P	P	P			P			
Jewelry repair and pawn shops					P	P	P						
Kennels					S	S	S			P	P		
Launderette and laundromats					P	S	P			P			
Locksmiths and gunsmiths					P	P	P			P			
Manufactured home display area							S			P	P		
Meat markets, retail only, but excluding the killing or dressing of any flesh or fowl					P	P	P			P			

Business	R43	R21	R10	R7	CS	CS2	CS3	MV	TR	LI	HI	MHO	MHC
Medical and dental clinics					P	P	P		P	P			
Miniature golf					P	P	P			P			
Newspaper offices					P	P	P			P			
Office supplies and equipment, sales and service				P	P	P	P		P				
Offices, business, professional and public					P	P	P	S	P	P	P		
Opticians and optical goods stores					P	P	P		P				
Outdoor recreation uses such as go cart track and riding stables							S				P		
Photographic studios and camera supply stores					P	P	P	S	P				
Printing and reproduction establishments						P	P			P	P		
Printing, engraving and publishing establishments						P	P			P	P		
Radio and television stations					P	S	S			P	P		
Radio and television repair shops					P	P	P		P	P			
Rest and convalescent homes		S	S	S		S	S			S			
Restaurants, including drive-in					P		P		P	P	P		
Retail establishments					P	S	P						
Service stations					S		S			S	P		
Shoe repair and shine shops					P	P	P		P				
Short-term rental					L	L	L			L			
Small electric and appliance repair shops					P	P	P						
Tailor, dressmaking and millinery shops					P	P	P		P				
Taxicab stands					P		S						
Telephone and telegraph offices					P	P	P						
Theatres, indoor					P	P	P			P			
Truck stop							S			P			

Warehousing, except for the storage of dangerous or offensive items such as uncured hides or explosives					P		S			P	P		
Wholesale establishments							S			P	P		
Industrial	R43	R21	R10	R7	CS	CS2	CS3	MV	TR	LI	HI	MHO	MHC
Automobile wrecking and junkyards											S		
Building materials storage and sales yards							S			S	S		
Contractors' offices with the interior storage of materials					P					P	P		
Contractors' offices with storage yards							S			S	S		
Farm machinery, sales and repairs							S			S	S		
Flour and feed mills											P		
Freezer lockers and ice plants							S			P	P		
Industrial supplies and equipment, sales and service							S			S	S		
Metal fabricating plants, including boiler and tank works											P		
Mini storage warehouses										P	P		
Planting works											P		
Plumbing and heating supply houses							S			P	P		
Sawmills, planning mills, pallet and basket factories											P		
Sheet metal, roofing, plumbing, heating and refrigeration shops							S			P	P		
Wholesale storage of gasoline and oil products, including bottled gas and oxygen										P	P		

Manufacturing	R43	R21	R10	R7	CS	CS2	CS3	MV	TR	LI	HI	MHO	MHC
Air conditioning and heating equipment manufacturing											P		
Alcohol and alcohol beverage manufacturing					S		S			P	P		
Amusement, recreational and sporting goods manufacturing							S			P	P		
Apparel and clothing manufacturing, including hosiery							S			P	P		
Apple packing sheds											P		
Automobile parts and accessories manufacturing							S			P	P		
Bakeries and other establishments manufacturing prepared food products for wholesale distribution						S	P			P	P		
Bedding and carpet manufacturing and cleaning establishments							S			P	P		
Belting and brake lining manufacturing							S			P	P		
Boat and trailer repairs manufacturing							S			P	P		
Bottling works							S			P	P		
Bowling alleys and skating rinks					P		P			P	P		
Business machines manufacturing							S			P	P		
Cabinet, caskets and woodworking							S			P	P		
Carbon and battery products manufacturing											P		
Coffee, tea and spices processing							S			P	P		
Drugs, medicines, and cosmetics manufacturing							S			P	P		
Dry cleaning and laundry plants							S			P	P		

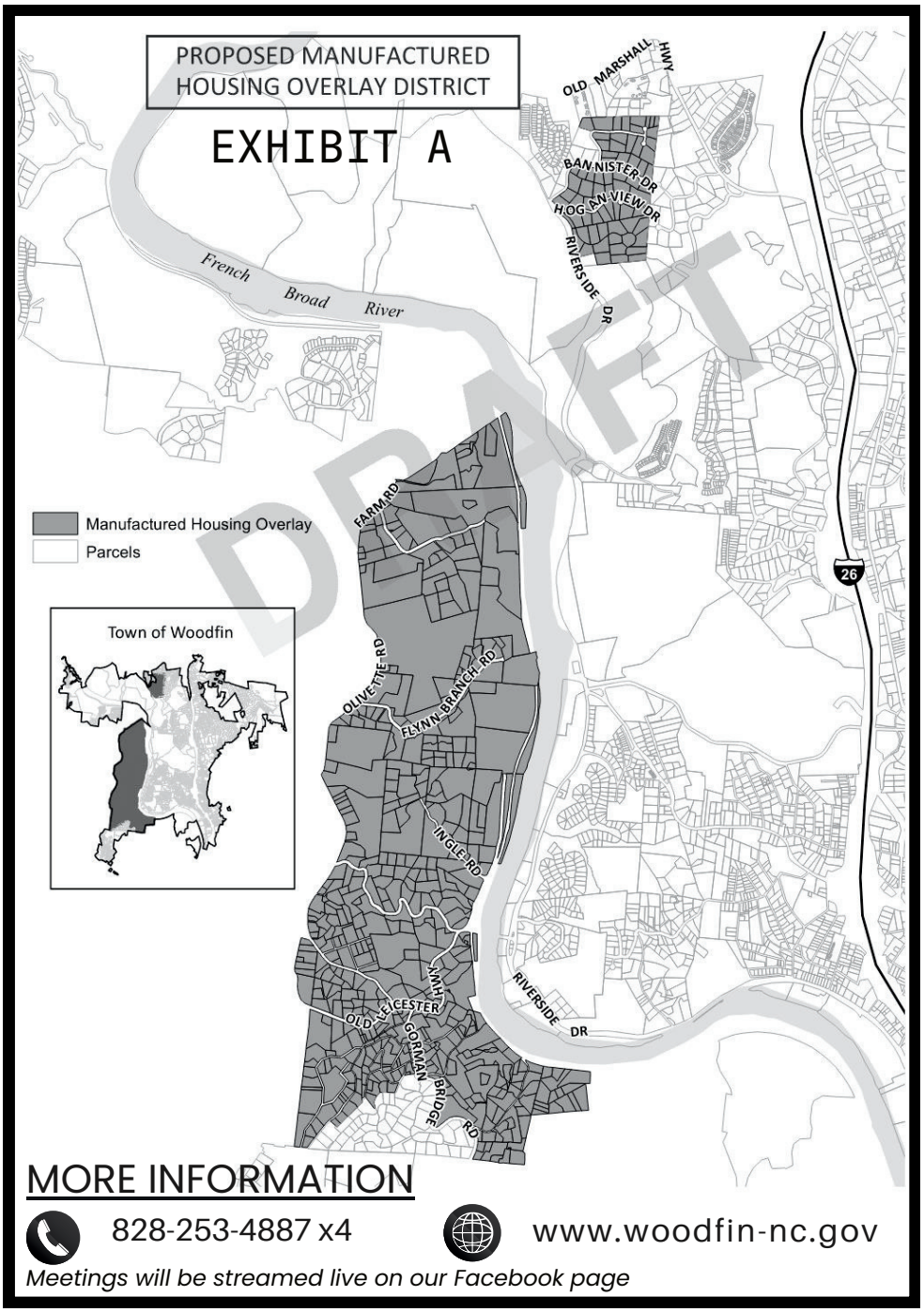
Manufacturing	R43	R21	R10	R7	CS	CS2	CS3	MV	TR	LI	HI	MHO	MHC
Electrical appliances and electronic equipment manufacturing							S			P	P		
Felt and sandpaper manufacturing							S			P	P		
Fertilizer manufacturing and sales											P		
Furniture manufacturing						S	S			P	P		
Furriers and fur storage					P		P			P	P		
Glass, ceramic and tile manufacturing							S			P	P		
Hardware and housewares manufacturing							S			P	P		
Hotels, inns and motels					P	S	P			P			
Insulation materials and wall board manufacturing							S			P	P		
Leather products, including luggage and shoe manufacturing							S			P	P		
Musical instrument manufacturing						S	S			P	P		
Paper products manufacturing						S	S			P	P		
Plastic products manufacturing										P	P		
Pottery, porcelain, or vitreous china manufacturing											P		
Precision instruments manufacturing							S			P	P		
Printing plants						S	S			P	P		
Textile and cordage manufacturing							S			P	P		
Trailer manufacturing							S			P	P		
Window and door manufacturing							S			P	P		

Civic, Educational, and Governmental	R43	R21	R10	R7	CS	CS2	CS3	MV	TR	LI	HI	MHO	MHC
Assembly halls, coliseums, armories, ballrooms, and similar structures					P		P			P	P		
Business colleges, barber and beauty colleges and schools, music and dance studios					P	P	P	S	P	P			
Churches and their customary related uses	S	S	S	S	S	S	S	S	S	S	S		
Clubs and lodges, fraternities, sororities, and social, civic, and other similar organizations operating on a nonprofit basis					P	S	S	S		P	P		
Industrial trade schools and research laboratories					P	S	S			P			
Kindergartens and day nurseries			S	S	S	S	S	S	P	S	S		
Libraries, museums and art galleries					P	P	P	P	P	P			
Noncommercial, public or private parks, playgrounds, community centers, clubs and lodges, golf courses, swimming pools and fishing lakes	P	P	P	P	P	S	S	P		P	P		
Public elementary schools and private schools having curricula approximately the same as ordinarily given in public schools	P	P	P	P	P	S	P	S		P			
Public safety facilities such as fire and police stations and rescue squad headquarters	S	S	S	S	S	S	S	P	P	S	S		
Public works and public utility facilities						S		S	P	S	S		
Public works and public utility facilities such as transformer stations, pumping	S	S	S	S	S	S	S	S	S	S	S		

stations, water towers and telephone exchanges													
Public works and utility facilities, but excluding service and storage yards					P	S	S	S		P			
Other	R43	R21	R10	R7	CS	CS2	CS3	MV	TR	LI	HI	MHO	MHC
Any form of agriculture or horticulture, including the sale of products on the property where produced	P	P	P	P	P	P	P	P	P	P	P		
Customary incidental home occupation	P	P	P	P		P	P	S					
Group development			S	S	S	S	S		S	S	S		

(1) Special uses shall be permitted in specified districts after review and approval by the board of adjustment in accordance with procedures and standards established in section 54-69~~77~~, section 54-144 and other standards identified elsewhere in this chapter.

TOWN OF WOODFIN
NOTICE OF PUBLIC HEARINGS
PROPOSED AMENDMENT TO THE OFFICIAL ZONING CODE AND ZONING MAP OF THE TOWN OF WOODFIN



In order to expand options for manufactured housing, the Town of Woodfin is proposing to amend the official zoning map by adding a new manufactured housing overlay district as shown on the Exhibit A map.

You are welcome to attend one or both of the following meetings:

Planning Board of Adjustment

Tuesday -March 5, 2024
6:00 p.m.

Town Council

Tuesday - March 19, 2024
5:00 p.m.

Location

Town Hall
Council Chambers
90 Elk Mountain Rd.
Woodfin, NC 28804

This is a legal notice of two separate Public Hearings to update the Town of Woodfin Code of Ordinances and the Town of Woodfin Zoning Map for the purpose of expanding options for manufactured housing. The Planning Board of Adjustment will hold a public hearing on Tuesday, March 5, 2024 at 6:00 p.m. and the Woodfin Town Council will hold a public hearing on Tuesday, March 19, 2024 at 5:00 p.m. Both meetings will be held in the Council Chambers at the Woodfin Town Hall located at 90 Elk Mountain Rd. The Planning Board of Adjustment and Town Council will each hear the following requests:

1. text amendments to Chapter 54 of the Town of Woodfin Code of Ordinances to clarify and update definitions, create new overlay districts, and update existing standards affecting Manufactured Housing,
2. apply new Manufactured Housing (MHO) overlay district and Manufactured House Community (MHC) districts as shown in the Exhibit A map and more specifically described as Northside Estates community along Riverside Drive and a contiguous area west of the French Broad River, east of Olivette Road, and south of Farm Road to include areas along Gorman Bridge Road but excluding the Rock Springs and Crest Mountain subdivisions.

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

Having reviewed the **Manufactured Housing Text Amendments** of the Town of Woodfin Code of Ordinances for amendments to Zoning (Ch. 54) Ordinances on March **5, 2025,** and having considered information from the planning staff of the Town of Woodfin along with comments from other persons, pursuant to 160D-604(d), the Town of Woodfin Planning Board of Adjustment hereby adopts the following motion, effective March 5, 2024:

The Town of Woodfin Planning Board of Adjustment hereby advises the Town of Woodfin Town Council that the proposed text amendment is reasonable and in the public interest and consistent with the Woodfin Together Comprehensive Plan because the proposed text amendment will:

1. Promote an integrated mix of housing types and affordability options, discourages the displacement of existing residents, and protects existing affordable housing through regulatory tools. (1.1.2, 1.2.1, & 1.2.2)
2. Balance the supply of land for housing and employment. (3.1.5)
3. Ensure Woodfin is a place where residents have opportunities to engage on community issues, (4.4)
4. Modernize zoning districts to better align with the FLUM while using zoning tools to protect manufactured housing (A.1.1 & A.1.3).

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

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

Having reviewed the **Zoning Map Amendment** to rezone properties as shown on the map titled Exhibit A to add the Manufactured Housing Overlay (MHO) district on **March 5, 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 March 5, 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 Together Comprehensive Plan in that the proposed rezoning will:

1. Promote an integrated mix of housing types and affordability options, discourage the displacement of existing residents, and protects existing affordable housing through regulatory tools. (1.1.2, 1.2.1, & 1.2.2)
2. Balance the supply of land for housing and employment. (3.1.5)
3. Utilize zoning tools to protect manufactured housing (A.1.1 & A.1.3).

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