STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: General Rezoning—99999 Goodman Road

Presenter: Shannon Tuch, Town Manager

Meeting Date: August 12, 2025

Summary:

A proposed rezoning of a 0.47-acre property located at 317 Goodman Road from Mountain Village (MV) to R-10 Residential District (R-10). The subject property is currently vacant and identified in the Buncombe County tax record as PIN 9731-20-8406.

Background:

A general rezoning may be requested by a property owner or initiated by the Town as part of the zoning map amendment process. This type of rezoning does not include a site-specific plan, and as part of the Board's review and consideration must evaluate all potential uses permitted by right, special use, or limited use. If the Board were to grant the rezoning request, the uses would be limited to those enumerated in the Table of Uses for the proposed R-10 Residential District.

Staff Analysis:

The property is located at the terminus of Goodman Road, with most of the surrounding properties being developed for detached single-family, except for the large tract owned by MSD of Buncombe County which abut the property to the south. Goodman Road provides the principal means of access to the parcel and is a Town maintained street that serves the neighboring residential area to the north and west of the property. The lot was created on November 26, 2019, as part of a minor subdivision plat and meets the minimum dimensional standards for the requested R-10 Residential District.

Zoning classifications for surrounding properties are R-10 Residential District to the west of the site, Mountain Village to the north and east, with Heavy Industrial District to the south. The Future Land Use Map (FLUM) identifies the area as Residential 1 which is described as generally older, historic, in-town neighborhoods with a variety of modest single family housing types. Typical neighborhood streets and rights-of-way are relatively narrow and lack sidewalks.

The topography of this area is defined by a ridgeline east of the site that is drained by a small creek flowing towards the French Broad River. The parcel is not subject to either the Town's Steep Slope or Flood regulations.

Considerations:

- Rezoning the property to R-10 will more closely match the existing development pattern for this portion of Goodman Road, which is generally detached single family residences.
- Mountain Village zoning classification is more suitable for parcels greater than 5 acres which include a mixture of housing types guided by a master plan with the necessary infrastructure improvements and amenities.
- The proposed rezoning would reduce the amount of allowable density in a neighborhood with limited access to public sewer.

Staff Recommendation:

Staff support approval of the proposed zoning of the subject property to R-10 Residential District (R-10) as shown in Exhibit A.

Suggested Motion:

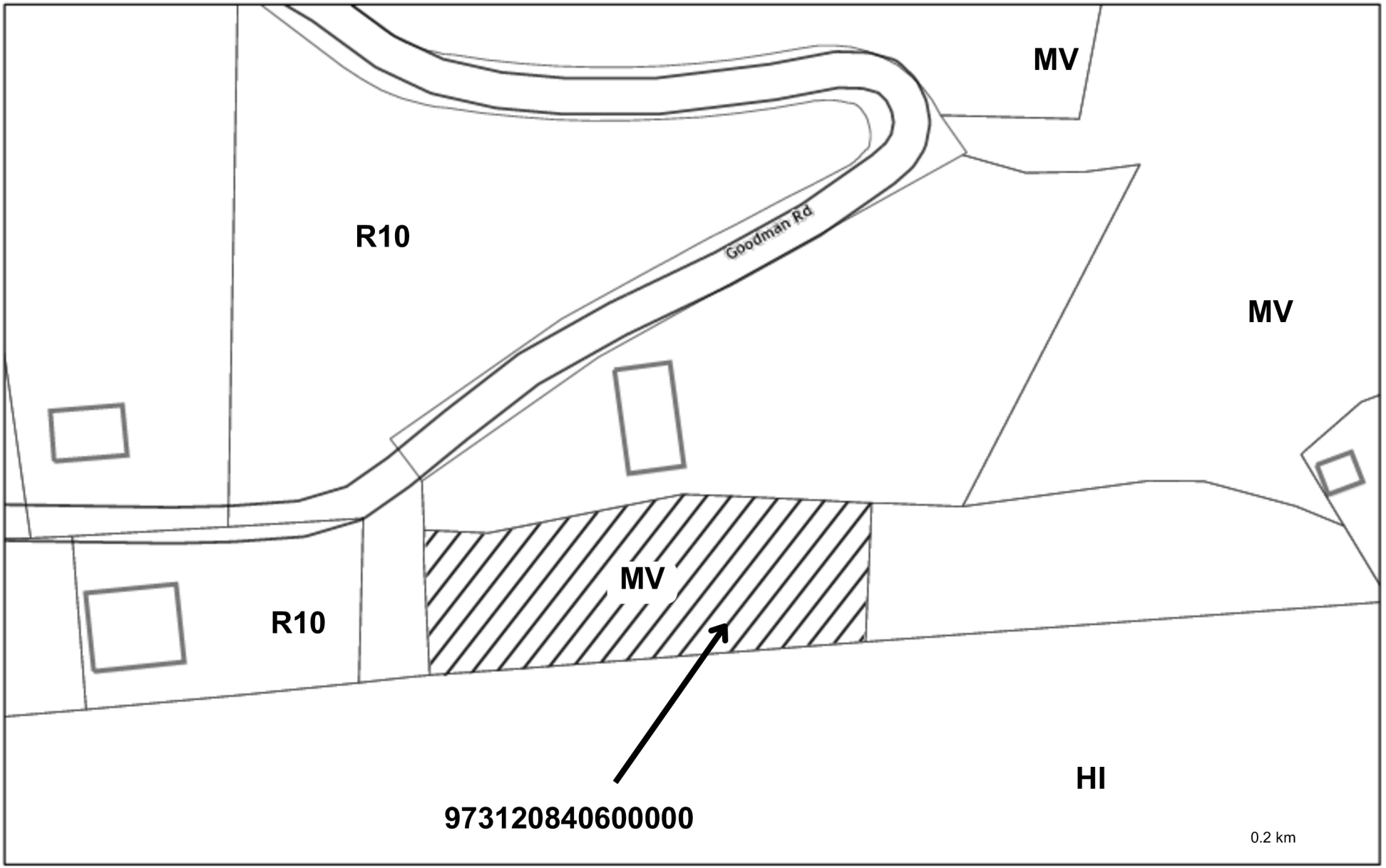
I move to approve the rezoning of 0.47 acres from Mountain Village District to R-10 Residential District as shown on Exhibits A & B and find that the request is reasonable, is in the public interest, is consistent with the Town of Woodfin Comprehensive Plan, and meets the development needs of the community in that the request:

1. Uses the Future Land Use Map for guide development decisions (1.1.1).
2. Promotes fiscal responsibility by encouraging growth in areas with existing services over other areas (1.2.6)
3. Make government decision-making accessible and transparent to all residents (4.4.3).

Attachments:

(1) Exhibit A - Zoning Map
(2) Exhibit B - Future Land Use Map
(3) Existing Conditions/Aerial Map
(4) Survey
(5) Draft Planning Board Recommendation
(6) Ordinance 2025-00X

Exhibit A - Zoning Map



7/31/2025

Woodfin Parcels

Subject Parcels - Proposed Rezoning - from MV to R10

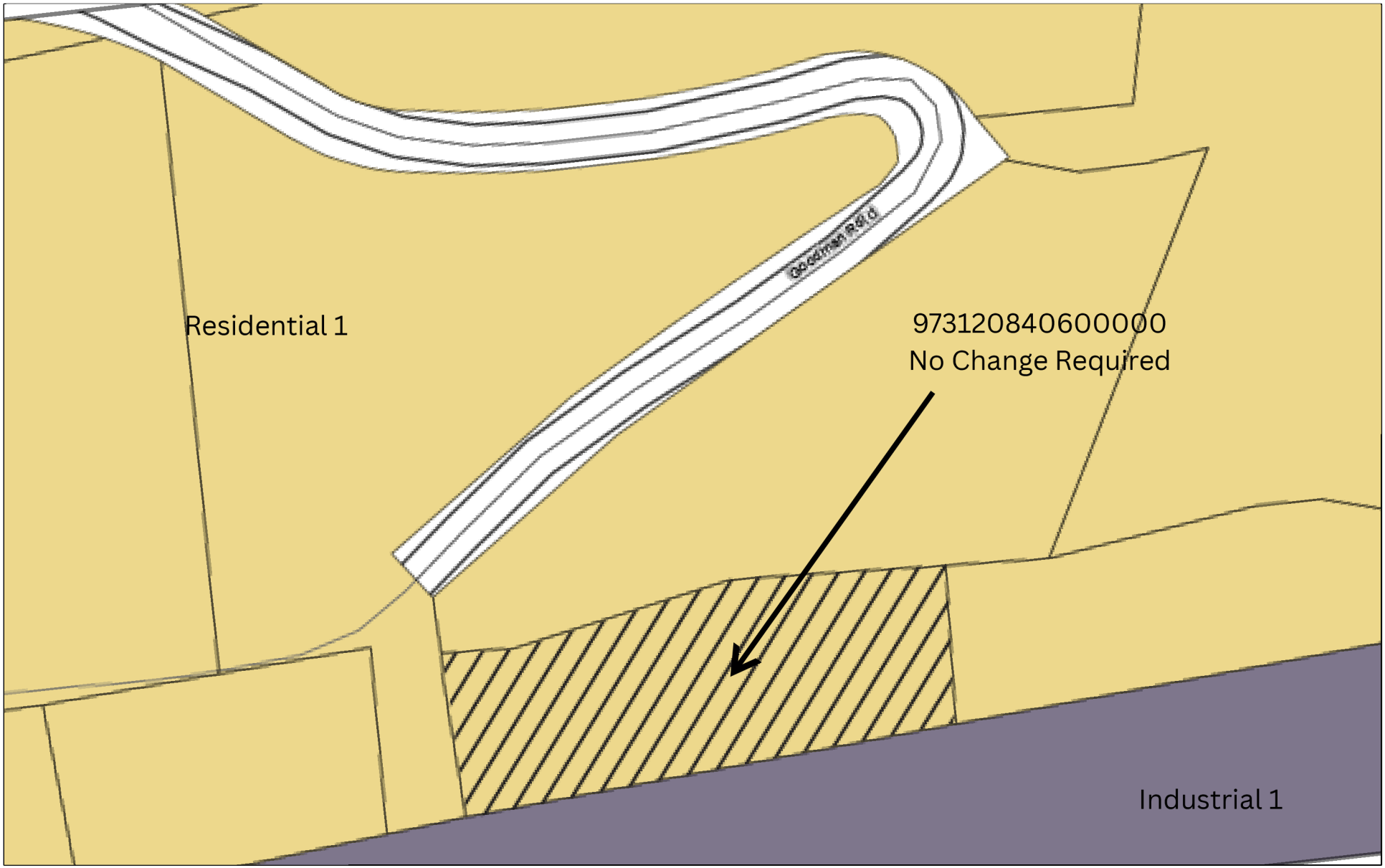
1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

NCDOT GIS Unit, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Exhibit B - Future Land Use Map (FLUM)



7/31/2025

Residential 1

Industrial 1

Woodfin Parcels

Proposed Rezoning

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

NCDOT GIS Unit, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

99999 Goodman Rd. - Rezoning



7/31/2025

Woodfin Parcels

1:1,405

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

NCDOT GIS Unit, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA,

204/24

SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- EXISTING MAGNETIC NAIL (EMN)
- EXISTING IRON PIPE (EIP)
- #5 NEW IRON REBAR W/ ID CAP (NIR)
- CSD GPS STATION
- FIRE HYDRANT
- WATER METER (WM)
- UTILITY POLE
- SIGN

ABBREVIATIONS:

NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK
PB...PLAT BOOK
PG...PAGE
PIN...PARCEL IDENTIFICATION NUMBER
NAD...NORTH AMERICAN DATUM
NAVD...NORTH AMERICAN VERTICAL DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
AG...ABOVE GRADE
R/W...RIGHT OF WAY
POL...POINT ON LINE
O/L...OVERLAP LINE
B/L....BOUNDARY LINE

LINE LEGEND:

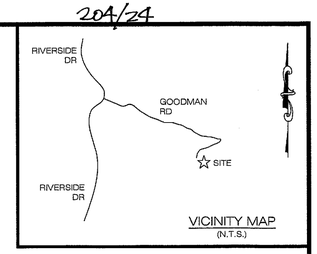
- SURVEYED BOUNDARY LINE
- ADJOINERS DEED LINE (NOT SURVEYED)
- SETBACK LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- TIE LINE ONLY
- OHU OHU — OVERHEAD UTILITY LINE
- FOC FOC FOC — MARKED FIBER OPTIC LINE (APPROXIMATE)
- E E E E E — ELECTRIC TRANSMISSION LINE
- x x x x x — WOVEN WIRE FENCELINE

NOTES

1. THE PROPERTY OR PROPERTIES DISPLAYED WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ENCUMBRANCES, ETC. (WRITTEN OR UNWRITTEN) THAT WOULD BE REVEALED BY A CURRENT AND THOROUGH EXAMINATION OF TITLE BY A NC LICENSED ATTORNEY-AT-LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS ZONED R-10 BY THE TOWN OF WOODFIN HAVING SETBACKS AS FOLLOWS: FRONT = 25', SIDE = 10', REAR = 20% OF AVERAGE LOT DEPTH (SEE PLAT) *PLEASE REFER TO THE LAND USE ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.*
6. BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3700973100J, EFFECTIVE DATE 1/6/2010.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. CONSULT DUKE ENERGY AND AT&T FOR EXACT LOCATION OF THEIR EASEMENTS. EASEMENT LINES DRAWN ARE APPROXIMATE AND ARE DRAWN FROM ABOVE GROUND STRUCTURES AT TIME OF SURVEY ONLY.
10. SEE DB 1348 PG 695 FOR 10' RIGHT-OF-WAY ALONG NORTHERN BOUNDARY OF SUBJECT. SEE DB 1348 PG 695 FOR RIGHT OF WAY FOR PRIVATE WATER LINE ACROSS SUBJECT TRACTS. (LOCATION OF WATERLINE IS NOT KNOWN BY SURVEYOR).

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.02' (H) & 0.03' (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 11-11-2019
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
7. GEOID MODEL: GEOID 12B
8. COMBINED GRID FACTOR(S): 0.999800 (@ LOCALIZED POINT)
9. UNITS: US SURVEY FOOT



VICINITY MAP
(N.T.S.)

CALLS WITH BOUNDARY LINES

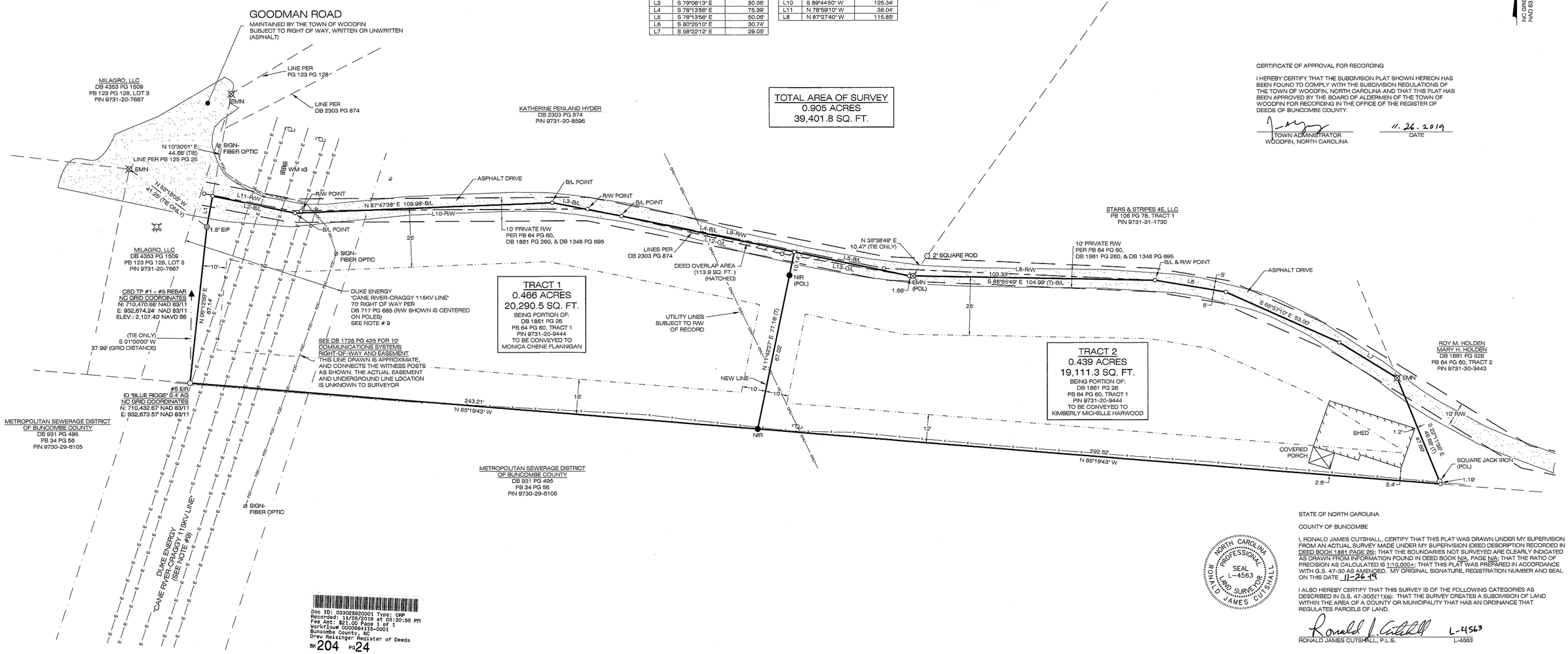
LINE	BEARING	DISTANCE
L1	N 10°30'01" E	13.28'
L2	S 78°22'27" E	35.88'
L3	S 79°06'13" E	30.06'
L4	S 78°13'56" E	75.39'
L5	S 78°13'56" E	50.06'
L6	S 80°25'10" E	30.74'
L7	S 58°22'12" E	29.05'

CALLS WITH CENTER OF 10' R/W PER PB 64 PG 60 & DB 1861 PG 260

LINE	BEARING	DISTANCE
L8	N 87°27'57" W	115.78'
L9	N 78°38'10" W	129.02'
L10	S 89°44'50" W	126.34'
L11	N 78°59'10" W	38.04'
L8	N 87°27'40" W	115.85'

CALLS WITH DB 2303 PG 874 (OVERLAP AREA)

LINE	BEARING	DISTANCE
L12	S 76°45'33" E	70.50'
L13	S 80°07'34" E	55.00'



TOTAL AREA OF SURVEY
0.905 ACRES
39,401.8 SQ. FT.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

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

REVIEW OFFICER

11/26/19
DATE

NC GRID NORTH
NAD 83 (NSRS 2011)

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WOODFIN, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF WOODFIN FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY.

TOWN ADMINISTRATOR
WOODFIN, NORTH CAROLINA

11.26.2019
DATE

Original document returned to customer at time of recording

Doc ID: 033025820001 Type: CRP
Recorded: 11/26/2019 at 03:30:36 PM
Fee Amt: $21.00 Page 1 of 1
Workflow# 0000064115-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 204 PG 24

Registered this the 26TH day of NOVEMBER 2019 at 3:30 P M. Recorded in Plat Book 204 Page 24.
Drew Reisinger Register of Deeds
Deputy

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

SUBDIVISION SURVEY FOR:

ROY M. & MARY H. HOLDEN

(OWNER OF RECORD: ROY M. & MARY H. HOLDEN)
TOWN OF WOODFIN, FRENCH BROAD TOWNSHIP, BUNCOMBE COUNTY, NC

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, RONALD JAMES CUTSHALL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1861 PAGE 26); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL ON THIS DATE 11-26-19

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORIES AS DESCRIBED IN G.S. 47-30(f)(11)(a): THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

NORTH CAROLINA PROFESSIONAL SEAL L-4563 LAND SURVEYOR RONALD JAMES CUTSHALL

RONALD JAMES CUTSHALL, P.L.S. L-4563

REFERENCES:

DB 1861 PG 260
DB 2303 PG 874
DB 1348 PG 695
PB 64 PG 60
PB 123 PG 128

0' 20' 40' 60'

DATE OF PLAT: 11/14/2019	REVISIONS			
DATE OF SURVEY: 11/11/19	NO.	DATE	DESC.	BY
PROJECT NO.: 19-168				
FIELD WORK: BF/DG				
DRAWN BY: RJC				
SCALE: 1" = 20'				
PIN: 9731-20-9444				

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

Having reviewed the **Zoning Map Amendment** to rezone properties at 99999 Goodman Road (PINs 9731-20-8406) from Mountain Village (MV) to R-10 Residential District (R-10) on **August 12, 2025**, 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 August 12, 2025:

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 Woodfin Together Comprehensive Plan in that the proposed rezoning will:

1. Uses the Future Land Use Map for guide development decisions (1.1.1).
2. Make government decision-making accessible and transparent to all residents (4.4.3).

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

ORDINANCE APPROVING A REZONING FOR PROPERTY LOCATED AT 99999 GOODMAN ROAD

Ordinance: 2025-00

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, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, the town's zoning regulations are codified in Chapter 54 of the Town of Woodfin Code of Ordinances (herein "Zoning Ordinance"), and maps dividing and classifying the property within the town's zoning jurisdiction are on file and maintained in the office of the Zoning Administrator (herein "Official Zoning Map"); and

WHEREAS, an application for a general zoning of real property was received on May 2, 2025; and

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

WHEREAS, the Woodfin Planning Board of Adjustment reviewed this general zoning request and voted ___ to recommend approval of the request at their August 12, 2025, public meeting finding that the general zoning request was reasonable considering the potential benefits to the Town of Woodfin and surrounding community; and

WHEREAS, the Woodfin Town Council held the public hearing on September 16, 2025, and, after hearing such, made the following required findings:

The map amendment is consistent with the comprehensive plan in the following ways:

1. Uses the Future Land Use Map for guide development decisions (1.1.1).
2. Promotes fiscal responsibility by encouraging growth in areas with existing services over other areas (1.2.6).
3. Makes government decision-making accessible and transparent to all residents (4.4.3).

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Woodfin, that:

Section 1: The Official Zoning Map be, and the same is hereby, amended as follows:

The zoning classification of portions of certain real properties described in Exhibit "A" and identified on Buncombe County tax maps as PIN 9731-20-8406, recorded in Deed Book/Pages 5899/1641 and currently owned by Monica Chene Flannigan is changed from Mountain Village (MV) to R-10 Residential District (R-10). A copy of the official zoning map showing said lot is attached hereto as Exhibit "A" and made a part hereof.

Section 2. That the Office of the Zoning Administrator is hereby authorized and directed to make the changes as herein before enacted in said zoning map.

Section 3: 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 4: The ordinances shall be enforced as provided in Chapter 54 of the Town of Woodfin Code of Ordinances.

Section 5: This Ordinance shall be effective on this 16th day of September 2025.

Ayes _____

Nays _____

_____

Attest: James C. McAllister, Mayor

_____

Town Clerk