STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: General Rezoning—1 View Street

Presenter: Ricky Hurley, Planning Director

Meeting Date: October 7, 2025

Summary:

A proposed rezoning of a 0.23-acre property located at 1 View Street from Community Shopping (CS) to R-7 Residential District (R-7). The subject property is currently vacant and identified in the Buncombe County tax record as PIN 9730-63-9042. The applicant is Rob Weed on behalf of the property owner RHW Investments LLC.

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-7 Residential District.

The property had previously supported a single-family home that fell into disrepair and was removed earlier this year.

Staff Analysis:

The property is located in a residential area southeast of the intersection Elk Mountain Road and Future I-26, with most of the surrounding properties being developed for detached single-family, except for the large tract developed as a manufactured home community which lies across View Street to the south. View Street provides the principal means of access to the parcel and is a Town maintained street that serves the surrounding residential area. The lot was created on September 1, 1919, as part of a subdivision plat and meets the minimum dimensional standards for the requested R-7 Residential District.

Zoning classifications for surrounding properties are Community Shopping to the north and west of the site, R-7 Residential District is across View Street to the east and 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 right-of-way are relatively narrow and lack sidewalks.

The topography of this area is rolling hills, typically found within the historic heart of Woodfin. The parcel is not subject to either the Town's Steep Slope or Flood regulations.

Considerations:

- Rezoning the property to R-7 will more closely match the existing development pattern for this portion of View Street, which is generally detached single family residences.
- The current zoning classification for the area is inconsistent with the FLUM which identifies this area Residential 1. Rezoning to R-7 will align with the comprehensive plan future land use map.
- The proposed rezoning will preclude the introduction of commercial uses typically considered incompatible with residential neighborhoods.

Staff Recommendation:

Staff support approval of the proposed zoning of the subject property to R-7 Residential District (R-7) as shown in Exhibit A.

Suggested Motion:

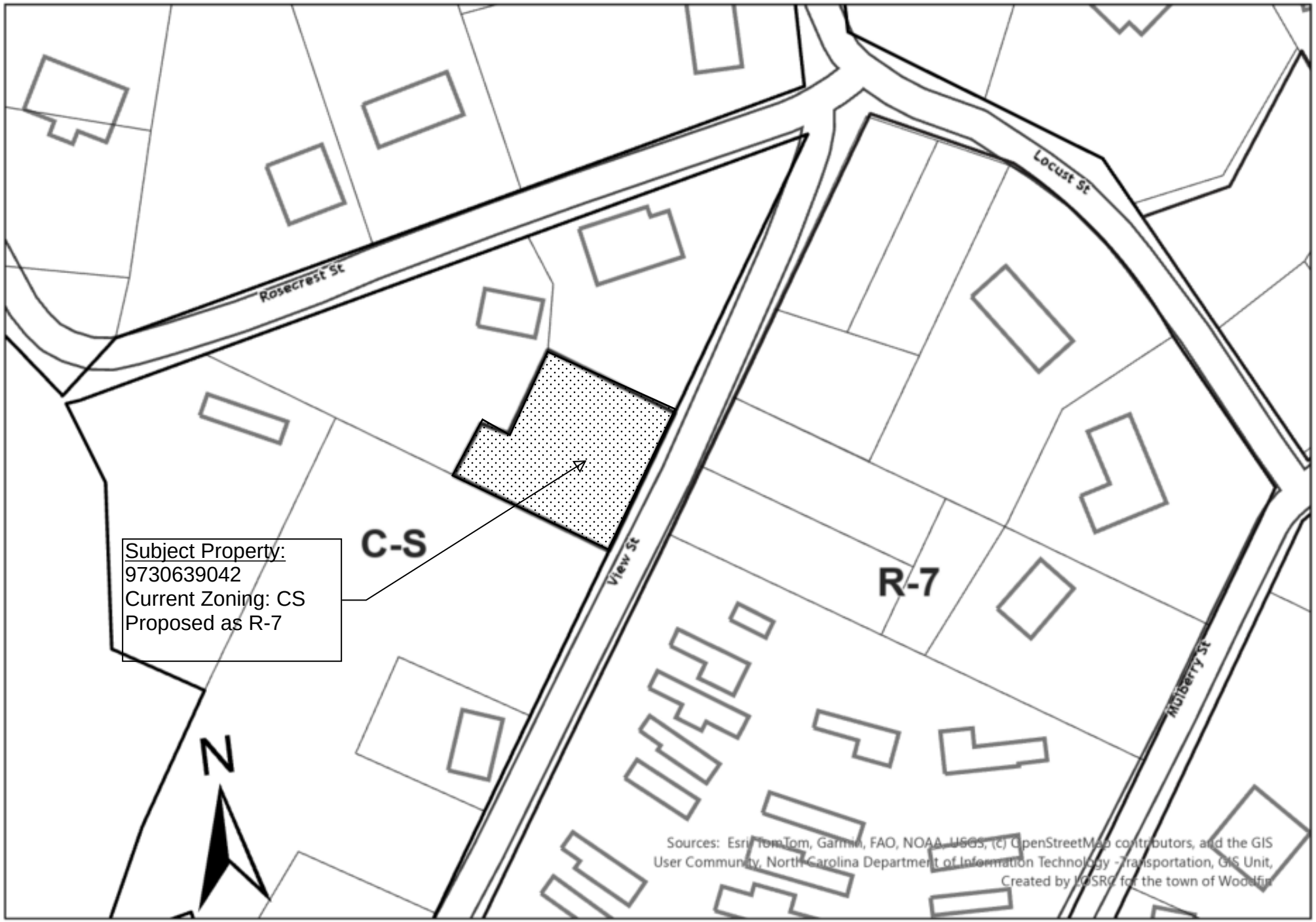
I move to approve the rezoning of 0.23 acres from Community Shopping to R-7 Residential District as shown on Exhibits A and find that the request is reasonable, is in the public interest, is consistent with the Town of Woodfin Comprehensive Plan, and meets the development needs of the community in that 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) and balances the supply of land for housing (3.1.5).

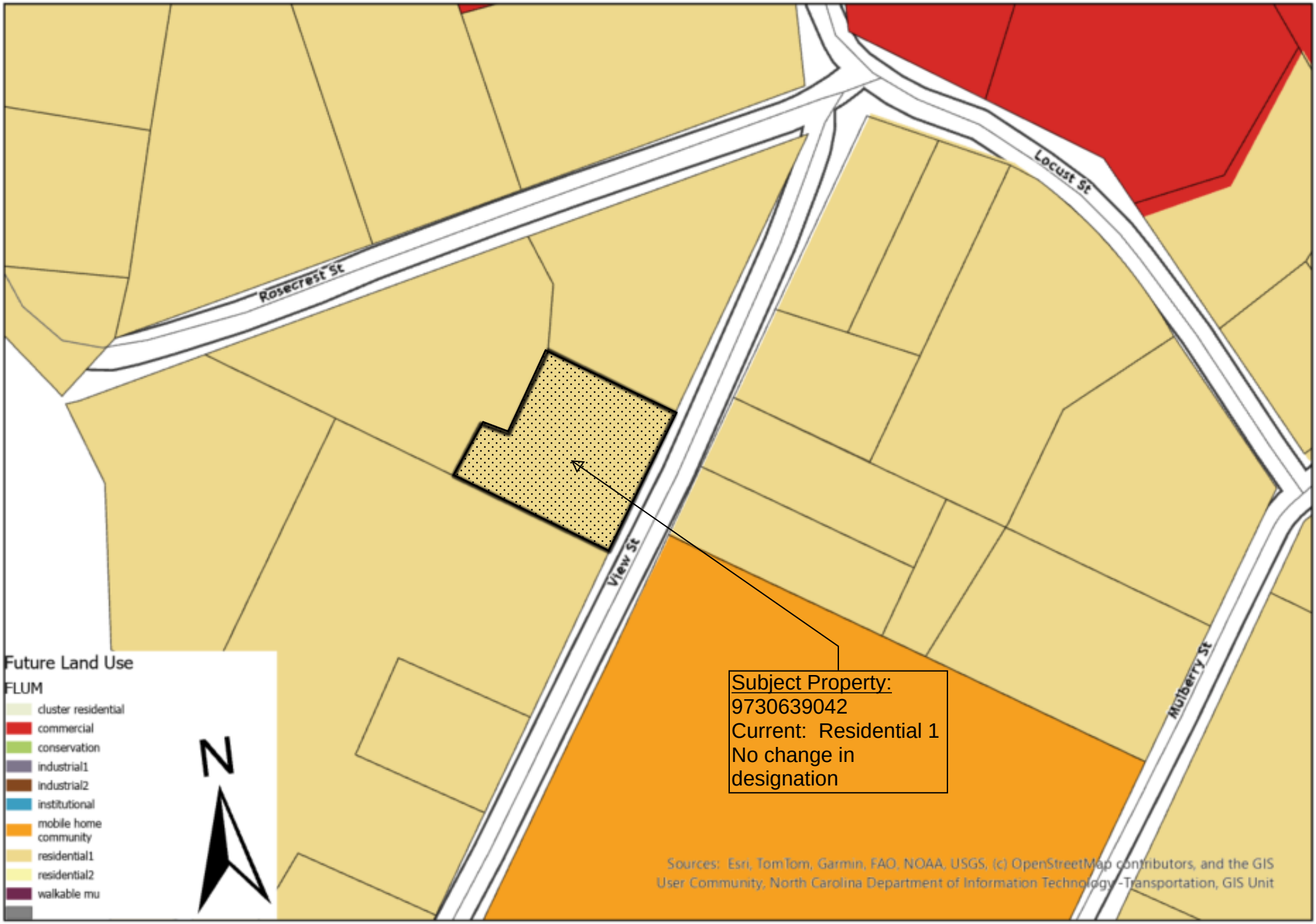
Attachments:

(1) Exhibit A – Zoning Map
(2) Future Land Use Map
(3) Aerial Map
(4) Draft Planning Board Recommendation
(5) Ordinance 2025-XX

Exhibit A1 - Zoning Map



Future Land Use Map (FLUM)



Aerial


Subject Property:
9730639042
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, North Carolina Department of Information Technology, Transportation, GIS Unit
Feet
0 37.5 75 150 225 300

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

Having reviewed the **Zoning Map Amendment** to rezone properties at 1 View Street (PINs 9731-20-8406) from Community Shopping (CS) to R-7 Residential District (R-7) on **October 7, 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 October 7, 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. Use the Future Land Use Map for guide development decisions (1.1.1).
2. Promote fiscal responsibility by encouraging growth in areas with existing services over other areas (1.2.6) and balances the supply of land for housing (3.1.5).

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 VIEW STREET

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 August 13, 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 October 7, 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 November 18, 2025, and, after hearing such, made the following required findings:

The zoning 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) and balances the supply of land for housing (3.1.5).

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 9730-63-9042, recorded in Deed Book/Pages 6492/1370 and currently owned by RHW Investments LLC is changed from Community Shopping (CS) to R-7 Residential District (R-7). 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 18th day of November 2025.

Ayes _____

Nays _____

_____

Attest: James C. McAllister, Mayor

_____

Town Clerk

STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Conditional Zoning—Charter Mountain

Presenter: Ricky Hurley, AICP

Meeting Date: October 7, 2025

Summary:
A request to amend the site plan conditions for a previously approved Conditional Zoning (MV-CZ) of 89.7 acres located off Riverside Drive and Goodman Road, commonly known as the "Charter Mountain Development". The subject property is identified in the Buncombe County tax record as PIN 9731-12-9772. The applicant is Teresa Carroll, on behalf of the property owner Charter Mountain Properties, LLC.

Background/Site Context:
The subject property is located northeast of the intersection of Riverside Drive and Goodman Road. The property is currently vacant, and the subject of a conditional zoning approved on August 15, 2023. The 2023 CZ included site plan approval for a maximum of 300 residential units consisting of a mix of duplex and detached single-family units along with proposed road and stormwater infrastructure, walking trails, and other site amenities commonly found in association with residential developments.

Included in the conditional zoning ordinance and incorporated by reference was Exhibit E – Charter Mountain Masterplan and Exhibit D – Project Conditions, both of which refer to building setbacks. The applicant now wishes to modify the master plan and project condition #7 to modify the required front building setback from 25 feet to 10 feet. The remaining setbacks remain unchanged.

	2023 Approved	2025 Proposed
Front:	25'	10'
Rear:	0'	0'
Side:	5'	5'
Exterior:	25'	25'

Project Proposal/Staff Analysis:
While the Mountain Village zoning allows for significant setback flexibility, it is generally not recommended to reduce a front setback to less than 10 feet due to increased risk for utility service, storm drains, and other above and below ground conflicts. Reducing the front setback from the current

25’ does, however, provide flexibility to place homes on the site in a manner that can minimize site disturbance and sitework, thereby reducing the overall cost.

While reducing the setback for a single infill lot can create a disharmonious development pattern in an existing residential neighborhood, it is less of a problem when there is a master plan for an entire community.

Staff Recommendation:
Staff recommends approval of the conditional zoning site plan and project conditions amendment for reduced building setbacks.

Suggested Motion:
I move to approve the Mountain Village conditional zone site plan amendment, modifying the front building setback, as shown on Exhibit E, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the following additional conditions:

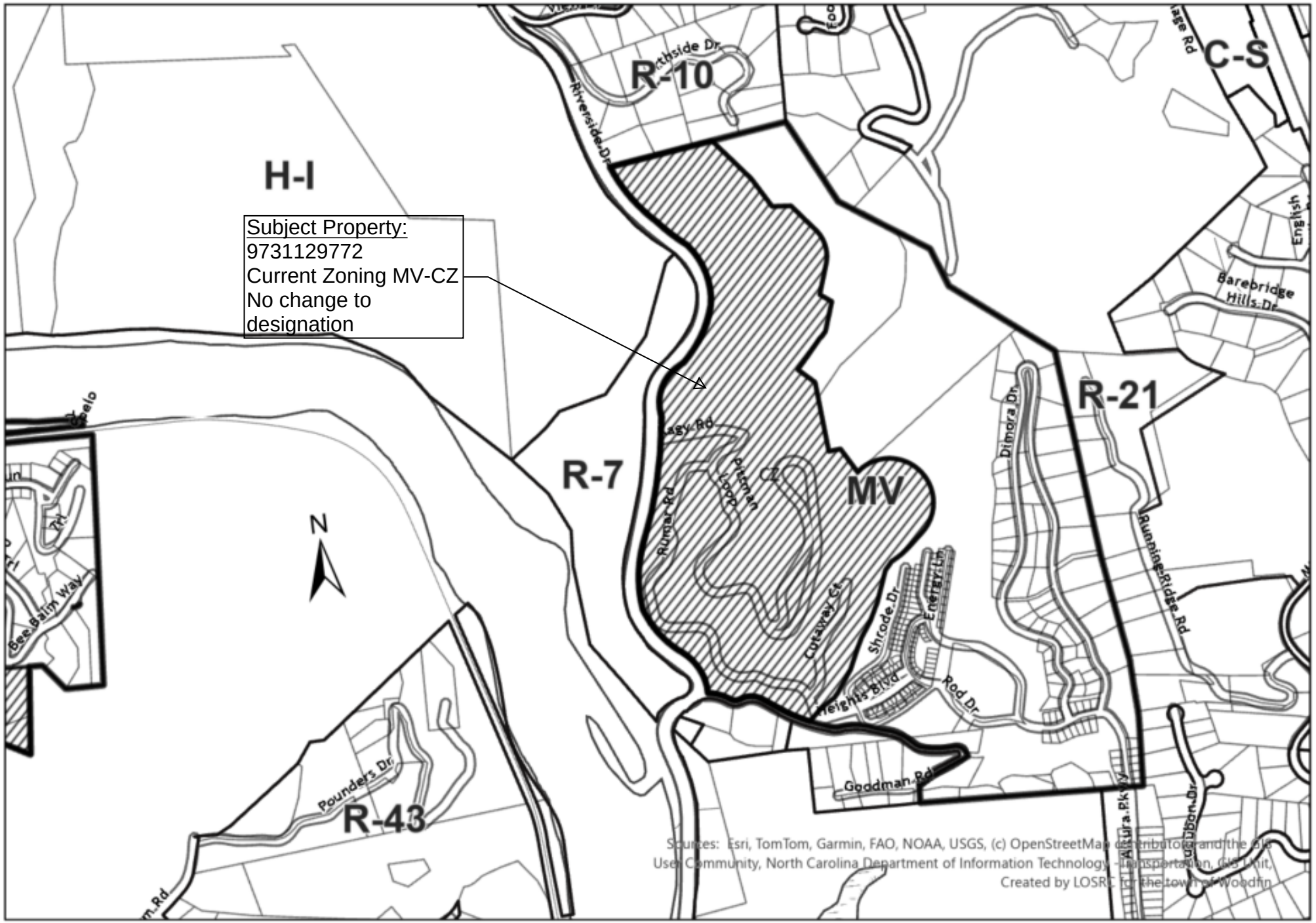
1) (*Board to add conditions here, if applicable.)*
2) ….

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:

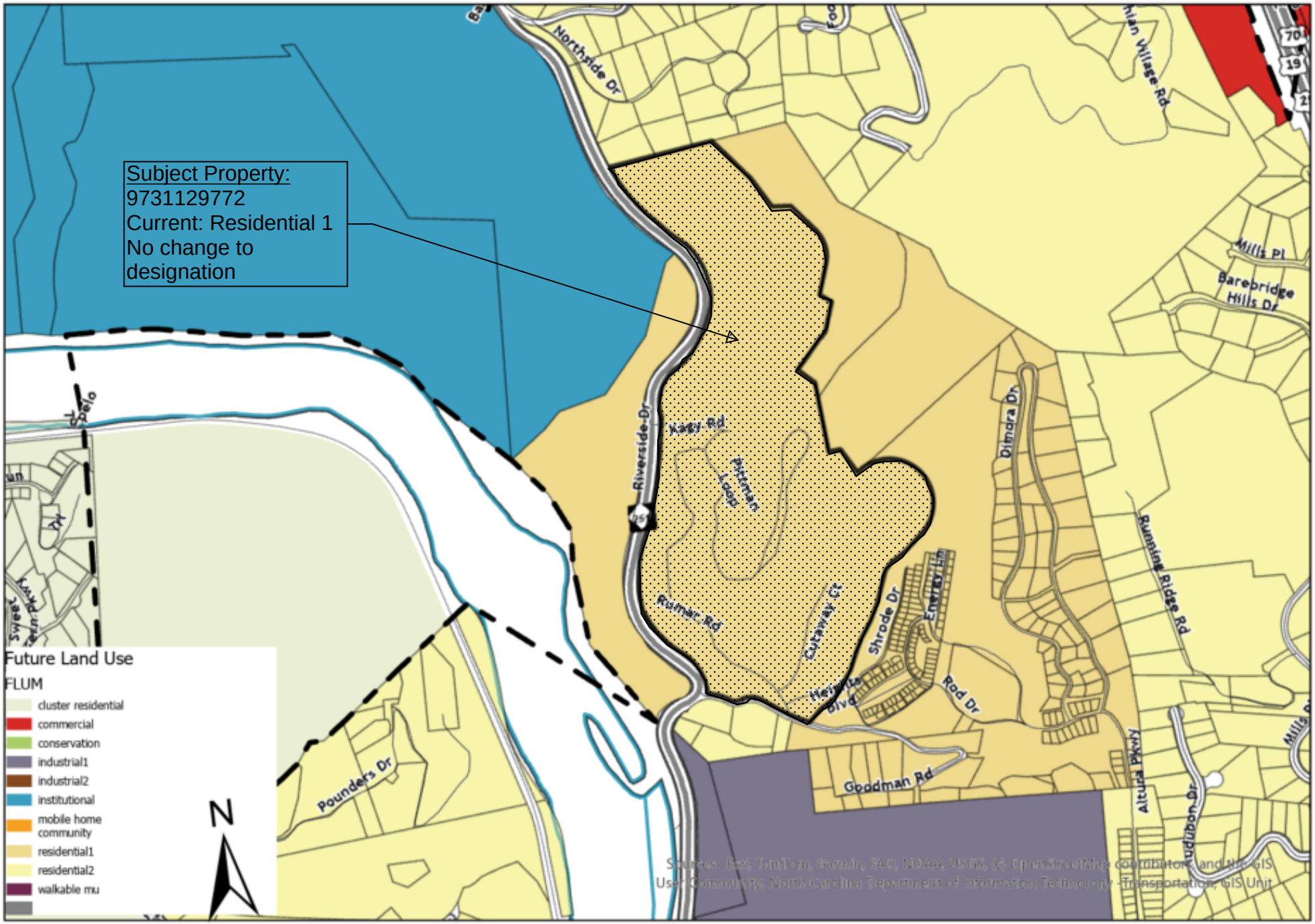
1. Uses the Future Land Use Map for guide development decisions (1.1.1) and promotes an integrated mix of housing types and affordability options (1.1.2).
2. Improves basic infrastructure needed to support current residents and sustainable growth (1.1.8) while promoting fiscal responsibility by encouraging growth in areas with existing services over other areas (1.2.6).
3. Works with developers to incorporate income-restricted housing into new residential developments (1.2.4).
4. Dedicates public spaces within new master planned developments (4.2.1).
5. Makes government decision-making accessible and transparent to all residents (4.4.3).

Attachments:
(1) Exhibit A – Zoning Map
(2) FLUM
(3) Aerial
(4) Exhibit D – Proposed Project Conditions
(5) Exhibit E – Master Plan
(6) Draft Ordinance
(7) Draft Planning Board Recommendation

Exhibit A1 - Zoning Map



Future Land Use Map (FLUM)



Feet

0 355 710 1,420 2,130 2,840

Aerial



EXHIBIT D - PROJECT CONDITIONS
Charter Mountain – 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 PIN 9731-12-9772 and is 89.72 acres.
2. Pursuant to this ordinance, the entire subject property is rezoned to Mountain Village-Conditional Zone (MV-CZ), but approval is limited to the proposed project ("Project") described herein.
3. The Project will include a maximum of 300 single-family and duplex home lots along with proposed subdivision infrastructure including road, sewer, water, and utilities as shown on the proposed conceptual plan.
4. A small community park and Yoga/Overlook are included in the development as community amenities and shall be maintained by the homeowner association.
5. Multiple separate stormwater facilities are proposed and shall be maintained by the homeowner association.
6. Separate zoning compliance permits shall be required for homes to be constructed on the 300 individual home sites with the only restriction being that all individual applications must comply with the applicable provision contained in this Ordinance.
7. Setbacks for the lots will be: Front - 10 feet (from edge of pavement), Rear - 0 feet, Side - 5 feet side, and 25 feet when abutting any exterior project boundary.
8. A minimum of 25 acres of open space shall be provided, as shown on the approved site plan. No land disturbance or tree removal shall be permitted in these areas other than what is necessary to maintain trails and park area.
9. No more than 39 acres or 43.5% of disturbance is proposed and limited to the areas shown on the proposed grading plan.
10. No more than 12 acres or 13.4% of impervious surfaces will be included in the development.
11. The maximum height of all structures shall be limited to 35 feet.
12. Uses within the district are limited to one- and two-family dwellings and the accessory uses as reflected on the master plan. Short term rentals are explicitly prohibited within the conditional zone.
13. Access into the community shall be from one of two entrances located on Riverside Dr.
14. Access to the 300 single-family and duplex home sites shall be approved and permitted via the internal private streets, as shown on the proposed site plan.
15. A road connection to the adjacent property shall be included, as shown on the approved site plan.
16. Street trees are required at a rate of 1 large maturing tree per 40 feet of road frontage, to be verified during a field inspection. Existing trees may satisfy all or part of this requirement.
17. Signage shall be permitted separately and must comply with Chapter 34 of the Town of Woodfin Code of Ordinances.
18. The Project includes the following technical modifications:
    a. Sidewalks are not included; however, an interior path and trail network is provided as shown on the site plan. The public will be granted use and access to the trail parallel to Goodman Road in lieu of the public sidewalk.
    b. Use of LED lighting for street lights (will be dark sky compliant).
19. All recommendations from the updated Traffic Impact Analysis (TIA) shall be followed and implemented.

20. The Project will undergo final technical review prior to issuance of any permits.
21. All proposed site 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. Residential building lighting must be dark sky compliant.
22. The Project will provide a irrevocable 20-foot easement measured from the edge of pavement along Riverside Drive and Goodman Road for future multi-modal improvements.
23. 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.
24. All applicable required local, state, and federal permits and approvals must be obtained prior to initiation of construction.
25. 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 36-month period. Failure to obtain the first building permit within this time frame shall render the plan approval null and void.
26. The developer agrees to deed restrict a minimum of 10 percent of the total number of units to be permanently affordable to those households earning 80% or less of the Area Median Income, subject to mutually agreeable deed restrictions.

Agreed to and accepted this the 18th day of November 2025, by the Property Owner/Applicant:

_____

MASTER PLAN LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. WETLAND
- EXIST. FEMA NON-ENCROACHMENT
- FEMA FLOOD HAZARD AREA (1%)
- FEMA FLOOD HAZARD AREA (0.2%)
- EXIST. RIGHT OF WAY
- EXIST. BUILDING SETBACK
- EXIST. BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- NEW PROPERTY LINES
- NEW RIGHT OF WAY
- NEW EASEMENT
- BUILDING SETBACK LINE
- NEW LANDSCAPE BUFFER
- NEW COMMON OPEN SPACE
- NEW BUILDING
- NEW PAVEMENT
- NEW HD PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW GRAVEL
- NEW CURB & GUTTER
- NEW WALL (BY OTHERS)
- LIMITS OF DISTURBANCE
- ST — NEW STORM PIPE
- 8inW — NEW WATER DISTRIBUTION MAIN
- 8inSS — NEW SEWER LINE

PROPOSED BUILDING SETBACKS:

FRONT: 0FT (22.5FT FROM ROAD CL, 12.5FT FROM EDGE OF ASPHALT)
SIDE: 0FT
REAR: 0FT (25FT EXTERNAL PROPERTY)

N

W E

S

0 200 400 600

SCALE: 1"= 200'

EXISTING ADJACENT PROPERTY BOUNDARY (TYP)

EXISTING CITY OF ASHEVILLE WATER INFRASTRUCTURE (TYP)

PROPOSED 8IN DIP WATER EXTENSION (TYP),
SEE C-6 SERIES FOR WATER EXTENSION PLAN ELEMENTS

EXISTING STEEP SLOPE OVERLAY (TYP)

PROPOSED LOT LINE (TYP),
SEE SHEET C-1.1 FOR PRELIMINARY PLAT

PROPOSED 20FT STORMWATER DRAINAGE
AND MAINTENANCE EASEMENT (TYP)

PROPOSED PERMANENT STORMWATER SWALE (TYP),
SEE C-5 SERIES FOR STORMWATER PLAN ELEMENTS

PROPOSED LIMITS OF DISTURBANCE (TYP)

PROPOSED 45FT PRIVATE ROAD RIGHT OF WAY (TYP)

PROPOSED DEVELOPMENT ENTRANCE AND SIGN,
SEE C-4 SERIES FOR SITE PLAN ELEMENTS

PROPOSED SUBDIVISION RD (TYP)
20FT ASPHALT WITH 18" ROLLED CURB,
SEE C-4 SERIES FOR SITE PLAN ELEMENTS

PROPOSED STORMWATER DEVICE (TYP),
SEE C-5 SERIES FOR STORMWATER PLAN ELEMENTS

PROPOSED SINGLE-FAMILY RESIDENCE (TYP),
SEE ARCHITECTURAL PLANS FOR DETAILS

PROPOSED SANITARY SEWER EXTENSION (TYP),
SEE C-7 SERIES FOR SANITARY SEWER PLAN ELEMENTS

RIVERSIDE DRIVE (NC-251)

EXISTING 60FT NCDOT RIGHT-OF-WAY

EXISTING STORMWATER PIPE TO REMAIN (TYP)

GOODMAN RD

FRENCH BROAD RIVER

PROPOSED DUPLEX STRUCTURE (TYP),
SEE ARCHITECTURAL PLANS FOR DETAILS

EXISTING SUBJECT PROJECT BOUNDARY (TYP)

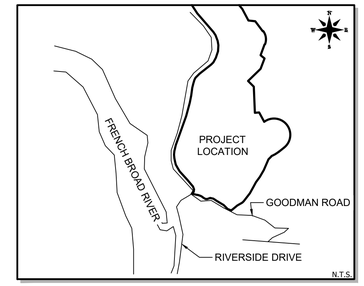
EXISTING STREAM (TYP)
PER JANUARY 13, 2022 DELINEATION
BY CLEARWATER ENVIRONMENTAL CONSULTANTS
(JURISDICTIONAL DETERMINATION PENDING)

EXISTING 30FT VEGETATIVE STREAM BUFFER (TYP)

EXISTING WETLAND (TYP)
PER JANUARY 13, 2022 DELINEATION
BY CLEARWATER ENVIRONMENTAL CONSULTANTS
(JURISDICTIONAL DETERMINATION PENDING)

EXISTING MSD SEWER MANHOLE (TYP)

VICINITY MAP



DEVELOPMENT DATA

PROPERTY ADDRESS: 99999 GOODMAN ROAD
WOODFIN, NC
PIN NUMBER: 9731-12-9772
PROPERTY SIZE: 89.72 AC
ZONING REVIEW: TOWN OF WOODFIN
EROSION CONTROL REVIEW: BUNCOMBE COUNTY
STORMWATER REVIEW: TOWN OF WOODFIN
ZONING CLASSIFICATION: MOUNTAIN VILLAGE (MV)
PROPOSED NUMBER OF UNITS: 300
PROPOSED DENSITY: 3.35 UNITS /AC
PROPERTY OWNER: CHARTER MOUNTAIN PROPERTIES LLC
CONTACT: TERESA CARROLL
ADDRESS: 18560 CYPRESS HAVEN DR
FORT MYERS, FL 33908
EMAIL: TERESA@VENTANACOMMUNITIES.COM
PHONE: (245) 806-7314
DEVELOPER: CHARTER MOUNTAIN PROPERTIES LLC
CONTACT: TERESA CARROLL
ADDRESS: 18560 CYPRESS HAVEN DR
FORT MYERS, FL 33908
EMAIL: TERESA@VENTANACOMMUNITIES.COM
PHONE: (245) 806-7314
ENGINEER: BROOKS ENGINEERING ASSOCIATES
CONTACT: ERIC HUTCHISON, PE
ADDRESS: 15 ARLINGTON ST
ASHEVILLE, NC 28801
EMAIL: EHUTCHISON@BROOKSEA.COM
PHONE: (828) 232-4700
LANDSCAPE ARCH.: SITE DESIGN STUDIO
CONTACT: JASON GILLILAND, RLA
ADDRESS: 10-D SOUTH MAIN ST
WEAVERVILLE, NC 28787
EMAIL: JASON@SDS-LA.COM
PHONE: (828) 545-5989

No.	REVISIONS/SUBMISSIONS	Date
1	WATER/SEWER ALLOCATIONS	05/15/2023
2	WOODFIN MASTER PLAN SUBMITTAL	06/09/2023

Revision/Submission number with a triangle indicates changes made on this sheet

BROOKS ENGINEERING ASSOCIATES NORTH CAROLINA CERT # C-3125

PRELIMINARY - NOT FOR CONSTRUCTION

Designed: EJH
Drawn: EJH
Checked: JHK
Reviewed: JHK
Scale: AS NOTED
Date: 06-09-2023

15 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
Fax: 1-828-232-1331
www.brooksea.com

BROOKS ENGINEERING ASSOCIATES

Planning • Engineering • Surveying
• Environmental Services •

RIVERSIDE DRIVE
RESIDENTIAL SUBDIVISION
TOWN OF WOODFIN NORTH CAROLINA

Project No: 470318

C-1.0

Drawing Title: MASTER PLAN

File Location: L:\2018 Projects\470318 Charter Mtn, Riverside Dr Ph 1\Dwg\Civil-Base-470318.dwg

ORDINANCE APPROVING A CONDITIONAL ZONING FOR PROPERTY LOCATED OFF OF RIVERSIDE DRIVE AND GOODMAN ROAD

Ordinance: 2025-xx

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 conditional zoning of real property was approved by the Woodfin Town Council on August 19, 2023; and

WHEREAS, an application for an amendment to the previously approved conditional zoning of the same real property was received on September 2, 2025; and

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

WHEREAS, the Woodfin Planning Board of Adjustment reviewed this conditional zoning request and voted ___ to recommend approval of the request at their October 7, 2025, public meeting finding that the conditional zoning amendment 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 November 18, 2025, and, after hearing such, made the following required findings:

The zoning 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) and promotes an integrated mix of housing types and affordability options (1.1.2).
2. Improves basic infrastructure needed to support current residents and sustainable growth (1.1.8) while promoting fiscal responsibility by encouraging growth in areas with existing services over other areas (1.2.6).

3. Works with developers to incorporate income-restricted housing into new residential developments (1.2.4).
4. Dedicates public spaces within new master planned developments (4.2.1).
5. 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 approved site plan associated with the zoning classification of that certain real property described in Exhibit "A" and identified on Buncombe County tax maps as all of PIN 9731-12-9772, recorded in Deed Book/Pages 5415/0605 and currently owned by Charter Mountain Properties LLC, is hereby amended. A copy of the official zoning map showing said lot is attached hereto as Exhibit "A" and made a part hereof. Said rezoning is subject to the conditions set out in Exhibit "D", and substantially compliant with the site plan as shown on Exhibit "E" attached hereto 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 3: This Ordinance shall be effective on this 18th day of November 2025.

Ayes _____

Nays _____

_____

Attest: James C. McAllister, Mayor

_____

Gena Powers, Town Clerk

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

Having reviewed the **Zoning Map Amendment** to rezone property at 99999 Goodman Road (9721618759) to amend the Mountain Village-CZ on **October 7, 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 October 7, 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 Town of Woodfin Comprehensive Plan in that the proposed rezoning will:

1. Use the Future Land Use Map for guide development decisions (1.1.1) and promote an integrated mix of housing types and affordability options (1.1.2).
2. Improve basic infrastructure needed to support current residents and sustainable growth (1.1.8) while promoting fiscal responsibility by encouraging growth in areas with existing services over other areas (1.2.6).
3. Work with developers to incorporate income-restricted housing into new residential developments (1.2.4).
4. Dedicate public spaces within new master planned developments (4.2.1).
5. 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