STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Major Subdivision—Crestfield Avenue Subdivision

Presenter: Ricky Hurley, AICP

Meeting Date: February 3, 2026

Summary:

An administrative (ministerial) review for a 7-lot major subdivision located on one parcel totaling 1.7 acres. The site is currently vacant and located at 14 Crestfield Avenue, being identified in the Buncombe County tax record as PINs 9730-43-2106-00000.

Background/Site Context:

The applicant is requesting a preliminary plat approval as part of an administrative review for a major subdivision. Administrative (ministerial) reviews conducted by the Planning Board of Adjustment must be approved when the applicant demonstrates they have complied with all technical standards found within Chapter 46 Subdivision and Chapter 54 Zoning codes. Although review of the application occurs as part of a public meeting, the Board may not require a public hearing or solicit public comment as part of their review when determining compliance with the Woodfin Town Code. The subject property is currently occupied by a single-family home and covered in woodlands with elevations of 2,095 feet to 2,145 feet, that gradually slope from Crestfield Avenue Drive towards the eastern property line. The project is not subject to Steep Slope regulations since the elevation is less than 2,200 feet. The Town of Woodfin Chapter 46 Subdivision, Article III Subdivision Plats, will require a preliminary subdivision plat review by this board.

Major subdivisions are divisions of land in which five or more lots are created for the purposes of development. Additionally, any previous development within 1,500 feet of this property is also considered for determining the threshold for review. At the time of review, the subdivider does not have any active projects in the vicinity.

Staff Analysis:

The proposed development is located along Crestfield Avenue, with most of the surrounding properties being developed for detached single-family homes and undeveloped land. A total of 7 detached single-family units on individual lots are planned. Zoning classifications for the development and adjacent properties to the east, north, and south of site are R-7 Residential District and to the west across Crestfield Avenue is R-10 Residential District.

Crestfield Avenue will provide the principal means of access to the development by way of individual driveways. The development will be served by the Woodfin Water and MSD sewer services.

A stormwater system is not required for projects that disturb less than one acre of land or create less than 50% impervious surface.

The developer is required to provide approximately 0.25 acres of green space, being at least 15% of the project area to comply with minimum requirements. The R-7 Residential District specifies a minimum lot size, width, and setbacks.

Considerations:

- The proposed development is allowed as a "use by right" within the R-7 Residential zoning district for up to 19 dwelling units/lots.
- The area is a mixture of on-site and manufactured single family dwellings.

Woodfin Together/Future Land Use:

The comprehensive plan's Future Land Use Map (FLUM) designates this parcel as a Residential 1 land use, with primary land uses being small-scale single family and duplexes, manufactured homes, and existing multifamily. These areas are generally older, historic, in-town neighborhoods with a variety of modest single-family housing types. Most neighborhood streets and street rights-of way are relatively narrow and do not have sidewalks. Steps should be taken to minimize gentrification and displacement, while also offering opportunities for infill housing. The Conceptual Growth Framework map also identifies this area as part of a larger Mixed Residential area.

Staff Recommendation:

Staff recommends approval of the proposed preliminary plat and finds it complies with the required technical standards for Chapter 46 – Subdivisions and Chapter 54 – Zoning.

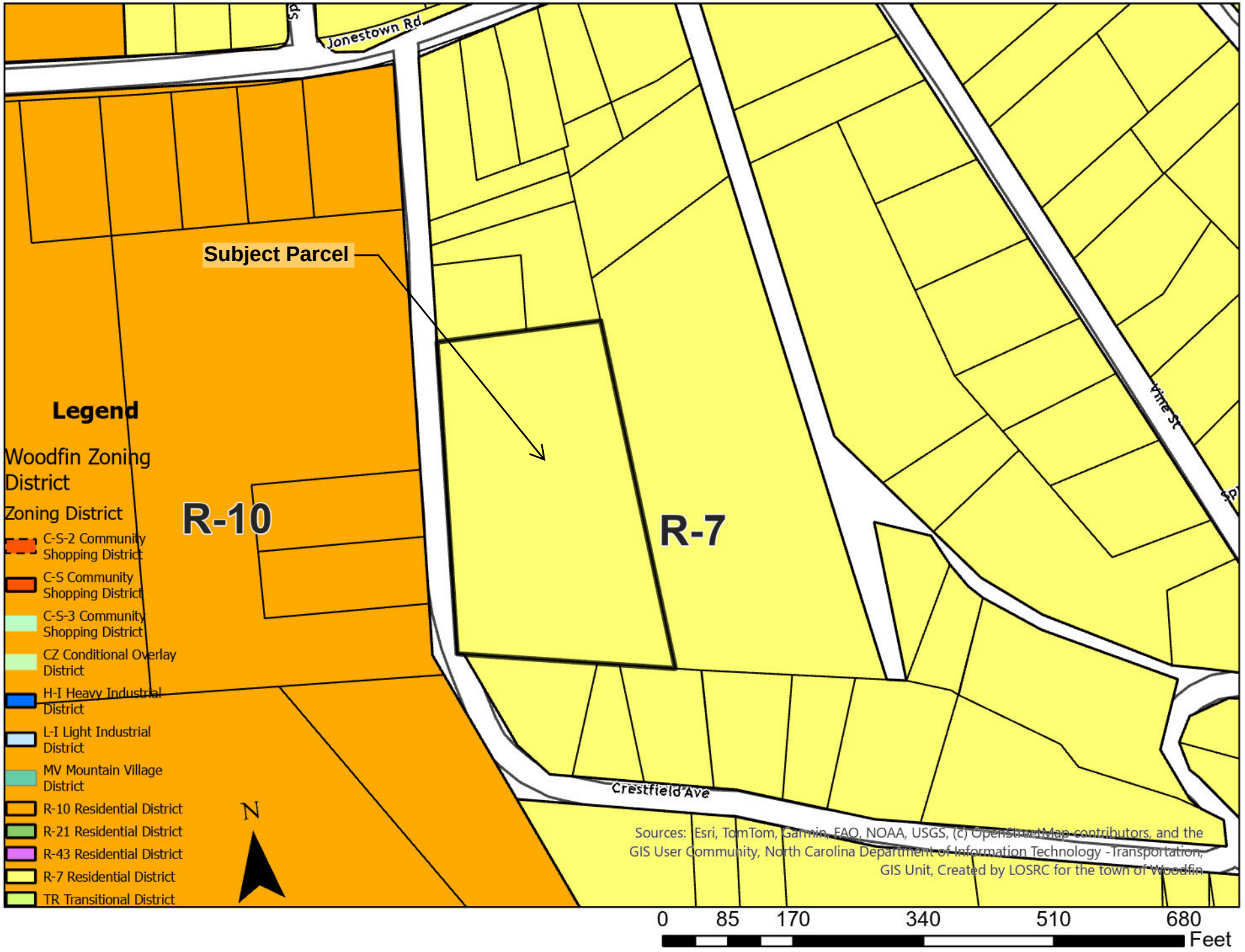
Suggested Motion:

I move to approve the preliminary plat for the Crestfield Avenue subdivision as shown on Exhibit 1 and find that it complies with all applicable technical standards.

Attachments:

(1) Zoning Map
(2) Existing Conditions/Aerial Map
(3) Future Land Use Map
(4) Subdivision Preliminary Plat
(5) Technical Report

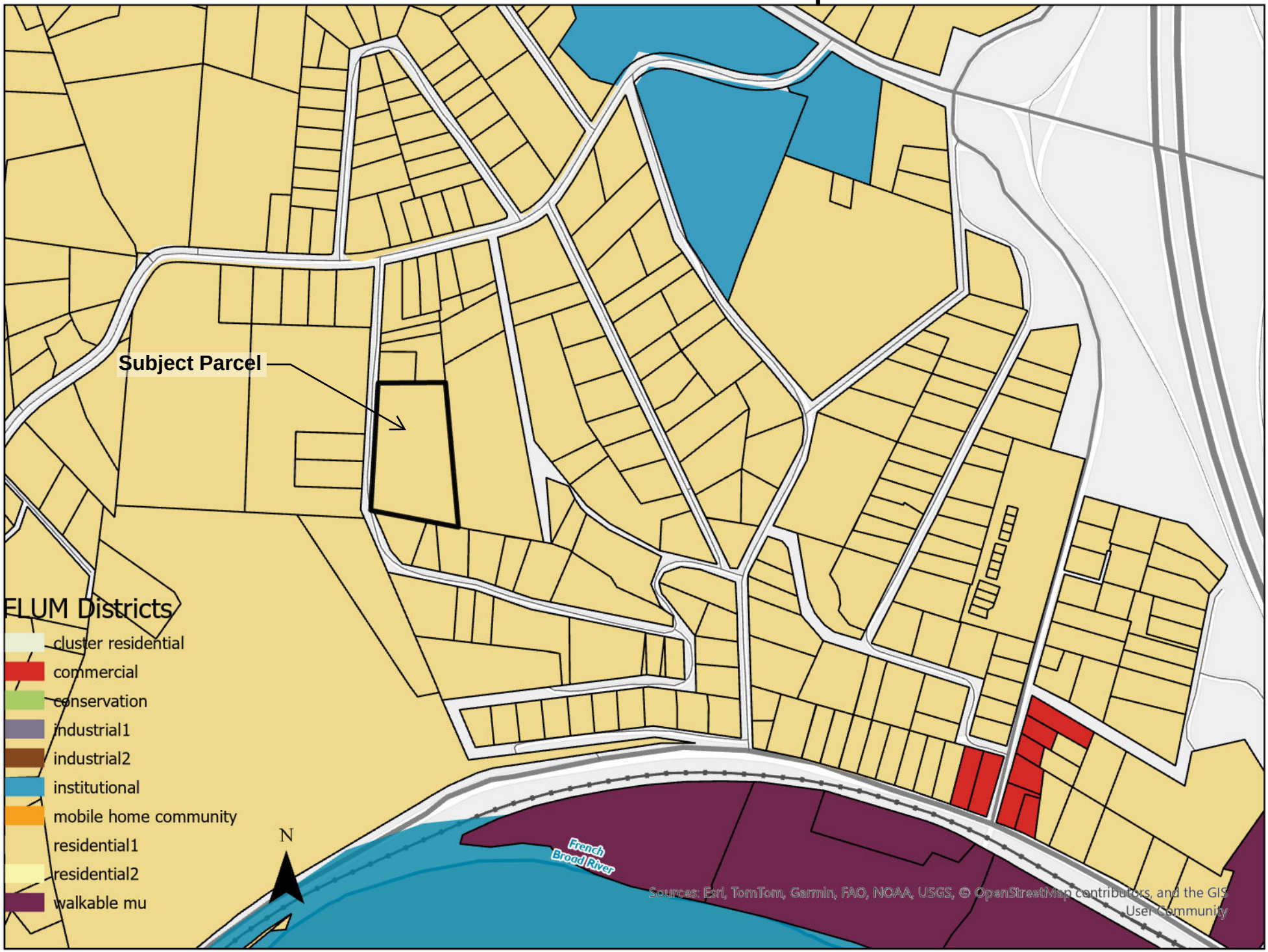
Zoning Map


Jonestown Rd
Subject Parcel
R-10
R-7
Crestfield Ave
Legend
Woodfin Zoning District
Zoning District
C-S-2 Community Shopping District
C-S Community Shopping District
C-S-3 Community Shopping District
CZ Conditional Overlay District
H-I Heavy Industrial District
L-I Light Industrial District
MV Mountain Village District
R-10 Residential District
R-21 Residential District
R-43 Residential District
R-7 Residential District
TR Transitional District
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, North Carolina Department of Information Technology - Transportation, GIS Unit, Created by LOSRC for the town of Woodfin
0 85 170 340 510 680
Feet

Aerial


Subject Parcel
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, North Carolina Department of Information Technology - Transportation GIS Unit
0
85
170
340
510
680
Feet

Future Land Use Map



SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- EXISTING IRON PIPE (EIP)
- EXISTING CONCRETE MONUMENT (ECM)
- #5 NEW IRON REBAR W/ ID CAP (NIR)
- C.S.D. CONTROL POINT
- SANITARY SEWER MANHOLE (SMH) (PER MSD GIS)
- WATER METER (WM)
- UTILITY POLE
- COMMUNICATION PEDESTAL (CPED)

LINE LEGEND:

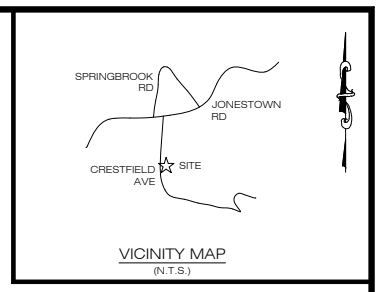
- SURVEYED BOUNDARY LINE
- INTERIOR DEED / TRACT LINE
- SETBACK LINE
- NEW SEWER EASEMENT LINE
- DEED / PLAT OVERLAP LINE
- ADJOINER'S DEED LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE (PER SUBJECT)
- RIGHT-OF-WAY LINE (PER ADJOINER)
- SANITARY SEWER LINE (PER MSD GIS)
- PROPOSED SANITARY SEWER LINE
- TIE LINE ONLY
- OVERHEAD UTILITY LINE (SUBJECT TO EASEMENTS)
- CHAIN LINK FENCELINE
- BOARD FENCELINE

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
BG...BELOW GRADE
R/W...RIGHT OF WAY
ID...SURVEYORS IDENTIFICATION CAP
POL...POINT ON LINE

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-7 BY TOWN OF WOODFIN HAVING SETBACKS AS FOLLOWS: FRONT = 20', SIDE = 10', REAR = 20% MEAN DEPTH OR 30'. **PLEASE REFER TO THE TOWN OF WOODFIN ZONING 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. 3700973000J, EFFECTIVE DATE 01/06/2010.
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/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. SEE BACK REFERENCE TO SUBJECT, DB 495 PG 81, FOR RESERVATION OF RIGHT OF WAY "DOWN HIGH ST. AND ACROSS THE LOWER END (SOUTHERN) LINE OF LOT TO CARRY LIGHTS AND TELEPHONE". UNABLE TO ACCURATELY PLOT SAID R/W.
10. GREEN SPACE, AS SHOWN, WAS CALCULATED EXCLUDING THE OVERLAP AREA A.



VICINITY MAP
(N.T.S.)

ROBERT A. & DEBORAH S. WILTSHIRE
DB 4694 PG 1687
PB 205 PG 193, LOT 4
PB 231 PG 196, LOT 3
PIN 9730-33-9228
ZONED: R-10
LAND USE: RESIDENTIAL

TOMMY EUGENE SOLESBEE
LAURAH F. SOLESBEE
DB 1478 PG 162
PIN 9730-43-1378
ZONED: R-7

CENTERLINE OF R/W PER PB 9 PG 36

WESTERN LINE OF LOTS 8-6, PB 9 PG 905 (BASIS OF CENTERLINE OF 25' R/W, AS SHOWN)

LINE PER PB 205 PG 193 & PB 231 PG 196

25' R/W PER PB 9 PG 36

ANNIE L. & TOMMY E. SOLESBEE
DB 1309 PG 905
PIN 9730-43-1378
ZONED: R-7
LAND USE: RESIDENTIAL

TOMMY EUGENE SOLESBEE
LAURAH F. SOLESBEE
DB 1478 PG 162
PIN 9730-43-1378
ZONED: R-7
LAND USE: RESIDENTIAL

#6 EIR 0.4' AG *(LEANING) NORTHWEST CORNER OF DB 1426 PG 616 (2ND TRACT) & LOT 7, PB 9 PG 36*

BOUNDARY LINE PER PB 205 PG 193 & PB 231 PG 196 (PLAT GAP AREA-HATCHED AREA)

S 86°57'18" E 174.33'

NIR

S 86°57'18" E 30.12'

#5 EIR

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.05' (H) & 0.10' (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 10/31/25
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 18
8. COMBINED GRID FACTOR(S): 0.999797 (@ LOCALIZED POINT)
9. UNITS: US SURVEY FOOT

NC GRID NORTH NAD 83 (NSRS 2011)

LOT 1
0.17 ACRES
7,383.3 SQ. FT.
(10 CRESTFIELD AVE)

WOODED AREA

PROPOSED SEWER EASEMENT

CHAD C. BROOKS
DB 3844 PG 64
PB 107 PG 42, LOTS A, B, & C
PB 105 PG 168, LOTS A, B, & C
PIN 9730-43-4119
ZONED: R-7
LAND USE: RESIDENTIAL

TOTAL AREA OF SURVEY
1.70 ACRES
INCLUSIVE OF OVERLAP AREA
(AREA LESS OVERLAP: 1.61 ACRES)
BEING:
DB 6549 PG 1424
PB 9 PG 36, LOTS 7, 8, 9
PIN 9730-43-2106

ROBERT A. & DEBORAH S. WILTSHIRE
DB 4694 PG 1687
PB 205 PG 193, LOT 4
PB 231 PG 196, LOT 3
PIN 9730-33-9228
ZONED: R-10
LAND USE: RESIDENTIAL

CSD CONTROL- 60D NAIL
NC GRID COORDINATES
N: 703,284.54' NAD 83/11
E: 934,118.09' NAD 83/11
-LOCALIZED POIN-

CRESTFIELD AVENUE
MAINTAINED BY TOWN OF WOODFIN
25' PUBLIC R/W PER PB 9 PG 36
(ASPHALT)

1/2" EIP *(PINCHED-TOP)*
NC GRID COORDINATES
N: 703,249.02' NAD 83/11
E: 934,106.22' NAD 83/11
SOUTHWEST CORNER OF DB 1426 PG 616 (2ND TRACT) LOT 8, PB 9 PG 36 (POINT A)

LOT 2
0.18 ACRES
7,753.9 SQ. FT.
(12 CRESTFIELD AVE)

WOODED AREA

NEW LINE

GREEN SPACE

DB 1426 PG 616 (1ST TRACT) LOT 9, PB 9 PG 36

DB 1426 PG 616 (2ND TRACT) LOT 8, PB 9 PG 36

KEY	QTY.	PLANT	DESCRIPTION
Small Deciduous Street Trees			
	8	*Acer buergerianum* Trident maple	8'-10', 1.5" caliper, well branched

N 83°55'33" W 9.15' (TIE)

#5 EIR 0.3' BG ID-BLUE RIDGE

TOTAL OVERLAP AREA
0.09 ACRES
4,126.1 SQ. FT.
PER PB 205 PG 193& PB 231 PG 196
DB 6494 PG 1698, DB 6383 PG 803, DB 4694 PG 1687
(HATCHED AREA-NOT INCLUDED IN LOTS 1-7)

LOT 3
0.19 ACRES
8,173.2 SQ. FT.
(14 CRESTFIELD AVE)

WOODED AREA

1/2" EIP *(PINCHED-TOP)* COMMON CORNER OF LOTS 8 & 9, PB 9 PG 36

A-4" VCP (APPARENT CONNECTION TO FORMER DWELLING)

SEWER LINE IS APPROXIMATIVELY PLOTTED PER METROPOLITAN SEWERAGE DISTRICT GIS

SMH
MSD #51-38726
RIM: 2,080.7'
INV. IN: 2,077.3 (A)
INV. IN: 2,076.9 (B)
INV. OUT: 2075.9 (C)

B-8" VCP

C-8" VCP

LINE	BEARING	DISTANCE
L1	S 78°58'18" E	15.00'
L2	N 86°57'18" W	31.36'
L3	S 05°21'36" W	10.02'
L4	S 02°03'36" E	50.20'
L5	S 02°04'59" E	40.15'

CHRISTOPHER B. HAMILTON
MARLLORY A. STEENSTRUP
DB 6494 PG 1698
PB 231 PG 196, LOT 1
PIN 9730-33-9188
ZONED: R-10
LAND USE: RESIDENTIAL

CONCRETE DRIVE

LOT 4
0.19 ACRES
8,165.1 SQ. FT.
(16 CRESTFIELD AVE)

EASTERN R/W LINE PER PB 9 PG 36

LOT 5
0.16 ACRES
7,003.0 SQ. FT.
(18 CRESTFIELD AVE)

NATHAN R. ELLIS
SARAH E. GASKIN
DB 6383 PG 903
PB 231 PG 196, LOT 2
PIN 9730-33-9181
ZONED: R-10
LAND USE: RESIDENTIAL

S 05°04'45" W 232.07' (TOTAL) BOUNDARY LINE PER PB 205 PG 193 & PB 231 PG 196 (PLAT OVERLAP LINE) *POINT A TO POINT B*

LOT 6
0.16 ACRES
7,004.2 SQ. FT.
(20 CRESTFIELD AVE)

LOT 7
0.32 ACRES
14,066. SQ. FT.
LESS FLAG POLE:
0.22 ACRES
9,691.6 SQ. FT.
(22 CRESTFIELD AVE)

GREEN SPACE
0.24 ACRES
10,533.8 SQ. FT.

ROBERT A. & DEBORAH S. WILTSHIRE
DB 4694 PG 1687
PB 205 PG 193, LOT 4
PB 231 PG 196, LOT 3
PIN 9730-33-9228
ZONED: R-10
LAND USE: RESIDENTIAL

CP *SOUTHWEST CORNER OF DB 1426 PG 616, 1ST TRACT*

1/2" EIP (PINCHED-TOP) 1.3' AG *(NOT HELD-BEARS S 24°37'14" W 1.09' FROM CP)*

CP (POINT B)

R/W LINE PER PB 205 PG 193 & PB 231 PG 196 (PLAT OVERLAP)

FLAG POLE AREA (LOT 7):
0.10 ACRES
4,375.2 SQ. FT.

APPARENT CHAIN-LINK FENCE LINE ENCROACHMENT

#5 EIR 0.8' AG (POL)

1/2" EIP

S 82°47'49" E 19.22' (TIE)

CRESTFIELD AVENUE
MAINTAINED BY TOWN OF WOODFIN
38' (SCALED) R/W PER PB 7 PG 92
(ASPHALT)

MICHAEL R. COGGINS
DB 1880 PG 183
PIN 9730-42-0873
ZONED: R-10
LAND USE: RESIDENTIAL

MARGARET M. EDWARDS
DB 2793 PG 335
PIN 9730-42-1963
ZONED: R-7
LAND USE: RESIDENTIAL

CHAD C. BROOKS
MARISSA C. BROOKS
DB 5286 PG 1950
PIN 9730-42-2921
ZONED: R-7
LAND USE: RESIDENTIAL

CHAD C. BROOKS
MARISSA C. BROOKS
DB 5349 PG 662
PIN 9730-42-3900
ZONED: R-7
LAND USE: RESIDENTIAL

#5 EIR (POL)

3/4" EIP 0.3' AG *(PINCHED-TOP)*

S 75°47'27" E 40.91' (TIE)

#5 EIR

CHAD C. BROOKS
DB 3844 PG 64
PB 107 PG 42, LOTS A, B, & C
PB 105 PG 168, LOTS A, B, & C
PIN 9730-43-4119
ZONED: R-7
LAND USE: RESIDENTIAL

CERTIFICATION OF OWNERSHIP AND DEDICATION.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WOODFIN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISHED MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER _____ DATE _____

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, 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 _____

DATE _____

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 TOWN OF WOODFIN PLANNING DEPARTMENT FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF BUNCOMBE COUNTY, NC

SUBDIVISION ADMINISTRATOR
TOWN OF WOODFIN _____ DATE _____

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

NORTH CAROLINA PROFESSIONAL SEAL L-4563 SURVEYOR RONALD JAMES CUTSHALL

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 6549 PAGE 1424); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK N/A, PAGE N/A); THAT THE POSITIONAL ACCURACY AS CALCULATED IS 0.10' + 90 PARTS PER MILLION AT 95% CONFIDENCE LEVEL; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS XX DAY OF XXX, A.D., 2026.

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.

PRELIMINARY - FOR REVIEW

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

REFERENCES:

DB 6549 PG 1424
DB 1426 PG 616
DEED OF TRUST 1734 PG 719
DB 495 PG 81 (R/W)
PB 9 PG 36
PB 231 PG 196
PB 205 PG 193

0' 20' 40' 60'

SUBDIVISION SURVEY FOR:

ASHKAT REALTY, LLC

(OWNER OF RECORD)
TOWN OF WOODFIN, BUCNOMBE COUNTY, NC

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

DATE OF PLAT: 1/26/2026	REVISIONS			
DATE OF SURVEY: 10/31/25 THRU 11/18/25	NO.	DATE	DESC.	BY
PROJECT NO.: 25-174_7 lots				
FIELD WORK: BF				
DRAWN BY: JWC/RJC				
SCALE: 1" = 20'				
PIN: 9730-43-2106				

TECHNICAL REVIEW REPORT

DATE: January 26, 2026
PREPARED BY: Ricky Hurley, Planning Director
APPLICANT: Katie Clochetti
SUBJECT: Major Subdivision/Preliminary Plan Review – Crestfield Ave

PROJECT SUMMARY: An administrative zoning review of a new 7-lot single-family major subdivision located at 14 Crestfield Avenue (PINs: 9730-43-2106-00000).

REVIEW NOTES:

- The project site is 1.7 acres located approximately 450 feet south of the intersection of Crestfield Avenue and Jonestown Road. The maximum density is 6.2 units per acre, which limits the project to 10 lots.
- All lots will be served by public water and sewer.
- All lots will front Crestfield Ave, which is a town-maintained road.
- Each lot will be occupied by one single family house.
- The subdivision is proposed to be completed in one phase.
- The property is zoned R-7 Residential zoning district and setbacks are: 20 feet front from edge of right of way, 10 feet side, 20% of average lot depth for rear.
- The proposed subdivision will meet the minimum lot width and are standards for the R-7 Residential zoning district.
- The maximum height of all structures shall be limited to 35'.
- The project will not require a stormwater permit by the Town of Woodfin.
- The project is not subject to Steep Slope regulations as the parcel is less than the 2,200-foot elevation contour line.
- Street trees will be required along Crestfield Avenue.- **Provided.**

PLANNING:

Changes required to plans:

- ~~Green space is required and should be located on a separate parcel~~.-**Provided**
- The applicant will be required to provide a preliminary subdivision plat and follow the processes outlined in *Chapter 46 Subdivision* of the Town of Woodfin Code of Ordinances.
- The Building and Grading & Erosion Control permits are reviewed and issued by Buncombe County.

- Driveway permits are required and are reviewed and issued by the Town of Woodfin for connection to Crestfield Avenue.

EMERGENCY ADDRESSES:

Addresses and street names will be assigned by the Buncombe County E-911 Address Coordinator prior to issuance of any individual single-family permits. Applicant is advised to submit early in the development review process.

ROADS/ACCESS/LIGHTING:

- No lighting plan submitted. Any new street lighting must be submitted for review by the Town prior to installation by developer or Duke Energy.
- A TIA is not required.

UTILITIES:

Woodfin Water will serve the development and a water allocation letter may be required as part of the submittal for the preliminary plat review. Metropolitan Sewerage District will provide sanitary sewer to the project, an Allocation Approval was received. Contact MSD regarding Non-Discharge Permit and development fees.

SW/EC/FLOOD:

The respective permit applications shall be reviewed and approved by Buncombe County prior to any construction or land disturbance occurring. As the project will disturb cumulatively less than one acre, a Town of Woodfin Storm Water permit is not required. The property is not located within a regulated flood hazard zone or steep slope zone.

STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Conditional Zoning—Waterstone Terrace

Presenter: Ricky Hurley, Planning Director

Meeting Date: February 3, 2026

Summary:

Conditional zoning review for 3.03 acres located at 99999 Weaverville Road/Reynolds Mountain Boulevard to rezone site plan for a Community Shopping 2 District-Conditional Zone (CS2-CZ) to allow a 60-unit apartment building. The subject property is identified in the Buncombe County tax record as PIN 9730-78-2987. The applicant is Mark Richardson, agent for the prospective owner Greenway Housing Development LLC. The owner is LAJI Properties LLC.

Background/Site Context:

The subject property is located approximately 700 feet east of the intersection of Weaverville Highway and Reynolds Mountain Boulevard and is currently occupied by woodlands. The property is not subject to Steep Slope regulations with an average natural slope of 17.80% and elevations that range from 2140' to 2215' in elevation which slopes downhill from east to west along a small creek that parallels Reynolds Mountain Boulevard. Reynolds Mountain Boulevard, a town-maintained dead-end street, provides the principal means of access to the property.

Project Proposal/Staff Analysis:

The applicant is requesting a site plan approval as part of this conditional zoning that will create 60-units within a single three-story building with heights ranging from 35 to 42 feet. All (100%) units included in the project will be affordable to households earning at or below 80% of the Area Median Income (AMI) for Asheville-Buncombe County for a minimum period of 30 years. Retaining walls are planned on the eastern portion of the property. Parking will be located adjacent to the building, with the total number of spaces complying with the minimum required of 90. 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. A five-foot public sidewalk is required along the street frontage of Reynolds Mountain Boulevard, making additional sidewalk connections along the road a higher priority with a goal of connecting all uses on the street to future pedestrian facilities along Weaverville Highway.

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

with the size and character of the development along Reynolds Mountain Boulevard including a high-density affordable apartment community, a K-12 school, a planned independent senior living facility, a hotel, a dentist office, and a skilled nursing facility. The R-10 property to the east supports the skilled nursing facility.

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 development modifications for:

- Use of LED lighting.
- A maximum height limit of 42 feet.

Considerations:

- The area is a mixture of uses that gradually transition from non-residential commercial uses along Weaverville Highway to residential uses.
- Recent projects along Reynolds Mountain Boulevard have received similar height modifications, allowing this project to blend in with the development pattern of 3-5 story buildings.
- 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.
- 100% of the planned units will be affordable to households earning 80% or less of the Area Median Income (AMI) and targeted to those aged 55+.

Consistency with adopted plans:

This proposal is supported by the ***Woodfin Together*** comprehensive plan by increasing the supply of housing, especially affordable housing, in areas that are strategically located in proximity to transportation, employment, goods, and services.

The comprehensive plan's Future Land Use Map (FLUM) designates this parcel as a Commercial, with primary land uses being community-oriented commercial and mixed-use development, which may include residential development. 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 80% 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 3.03 acres as shown on Exhibits A & E 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 A1 – Color Zoning Map
(2) Exhibit A – Zoning Map
(3) Exhibit B – FLUM
(4) Exhibit C – Existing Conditions/Aerial Map
(5) Exhibit D – Project Conditions
(6) Exhibit E – Site Plan & Elevations
(7) Technical Review Report
(8) Planning Board of Adjustment Recommendation
(9) Ordinance #2026-00

Exhibit A1 - Zoning Map

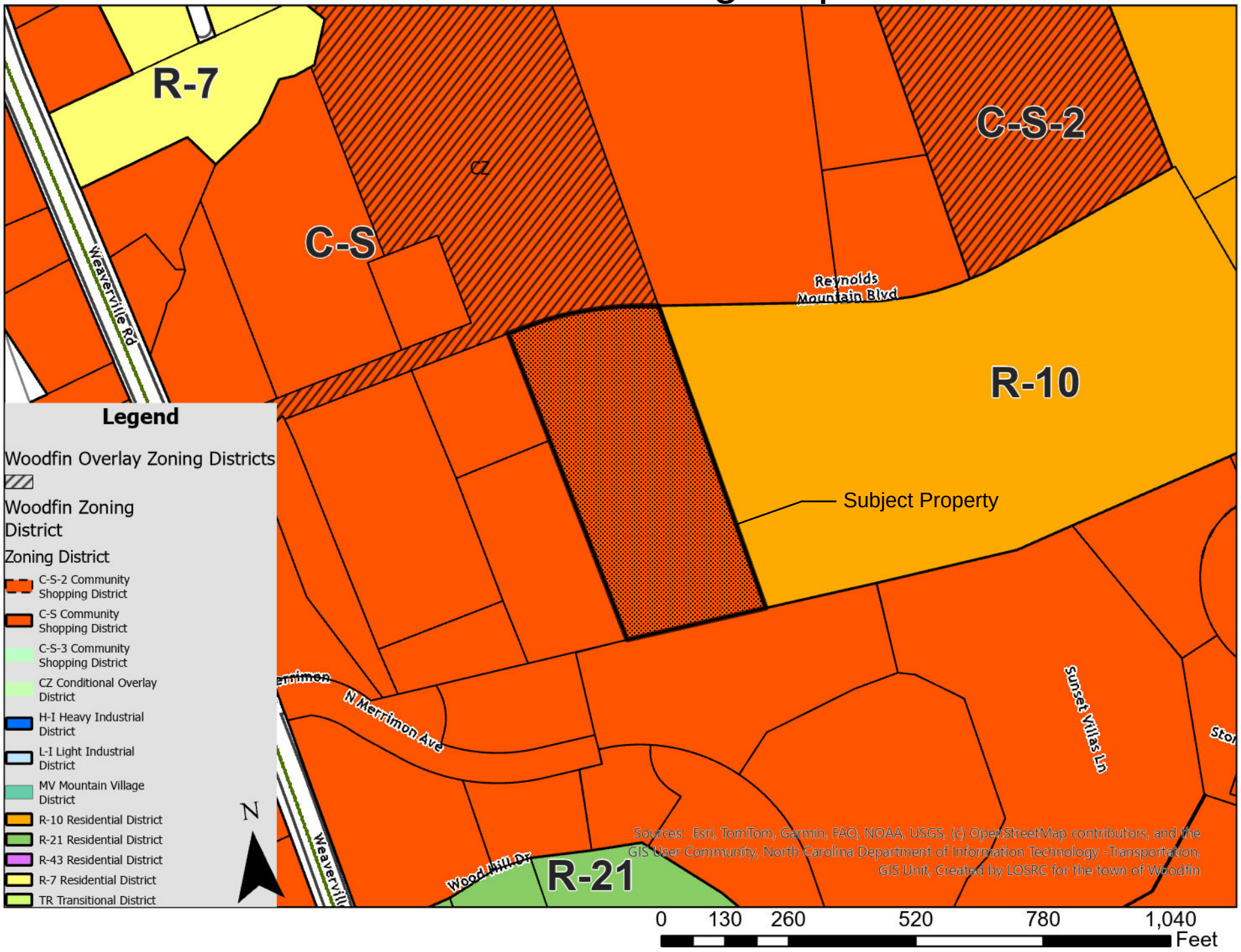


Exhibit A - Zoning Map

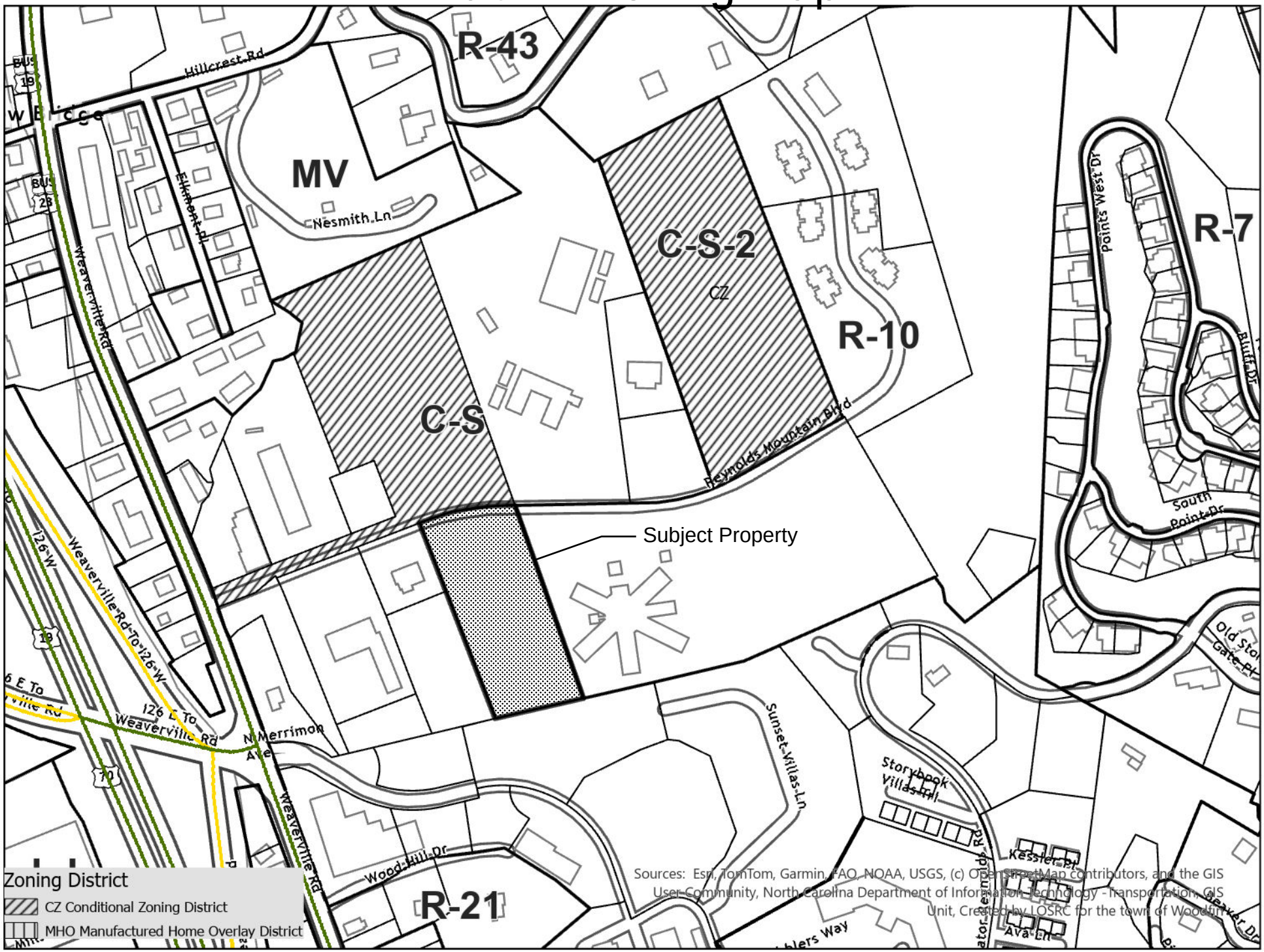


Exhibit B - Future Land Use

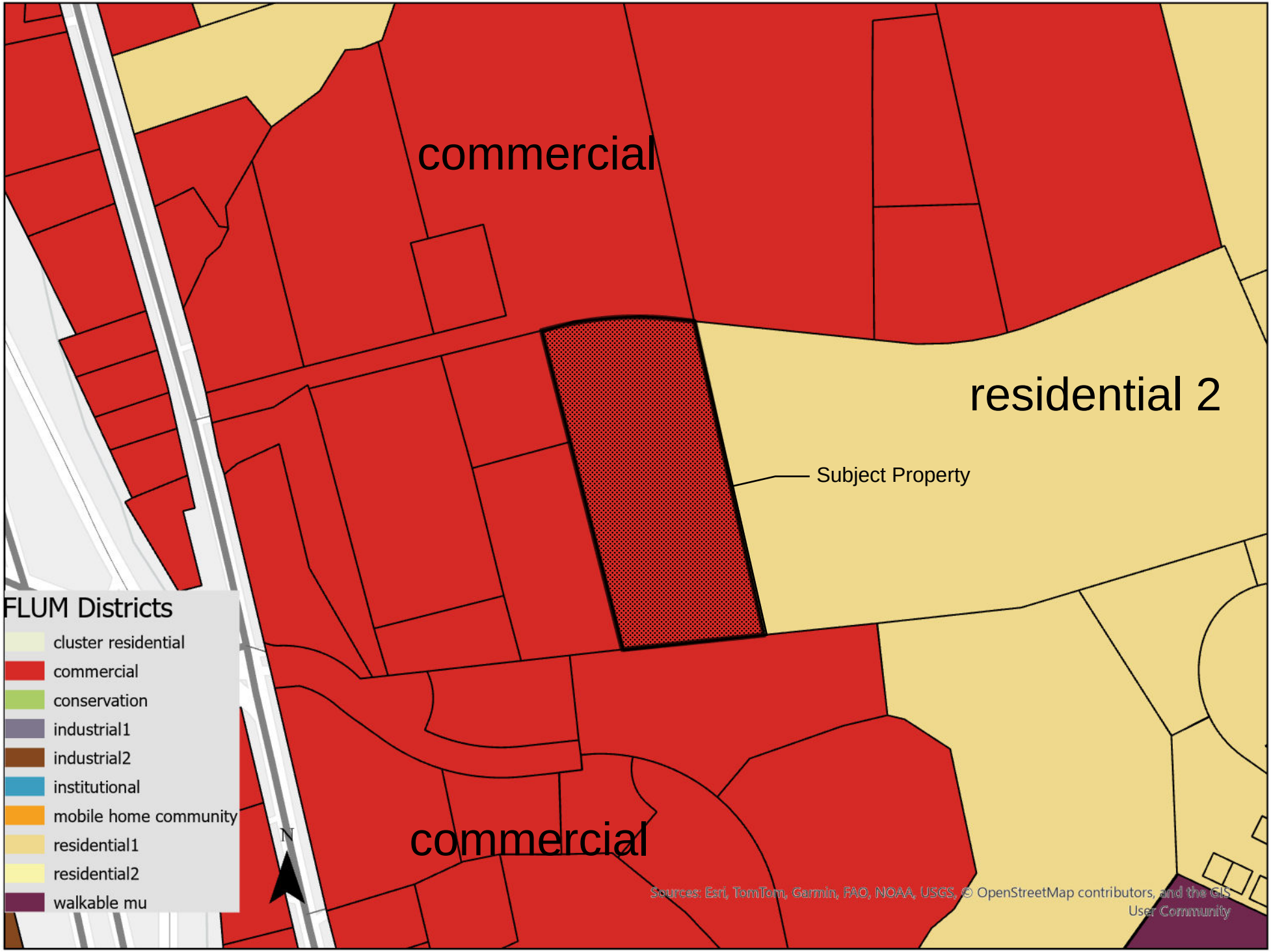


Exhibit C - Aerial

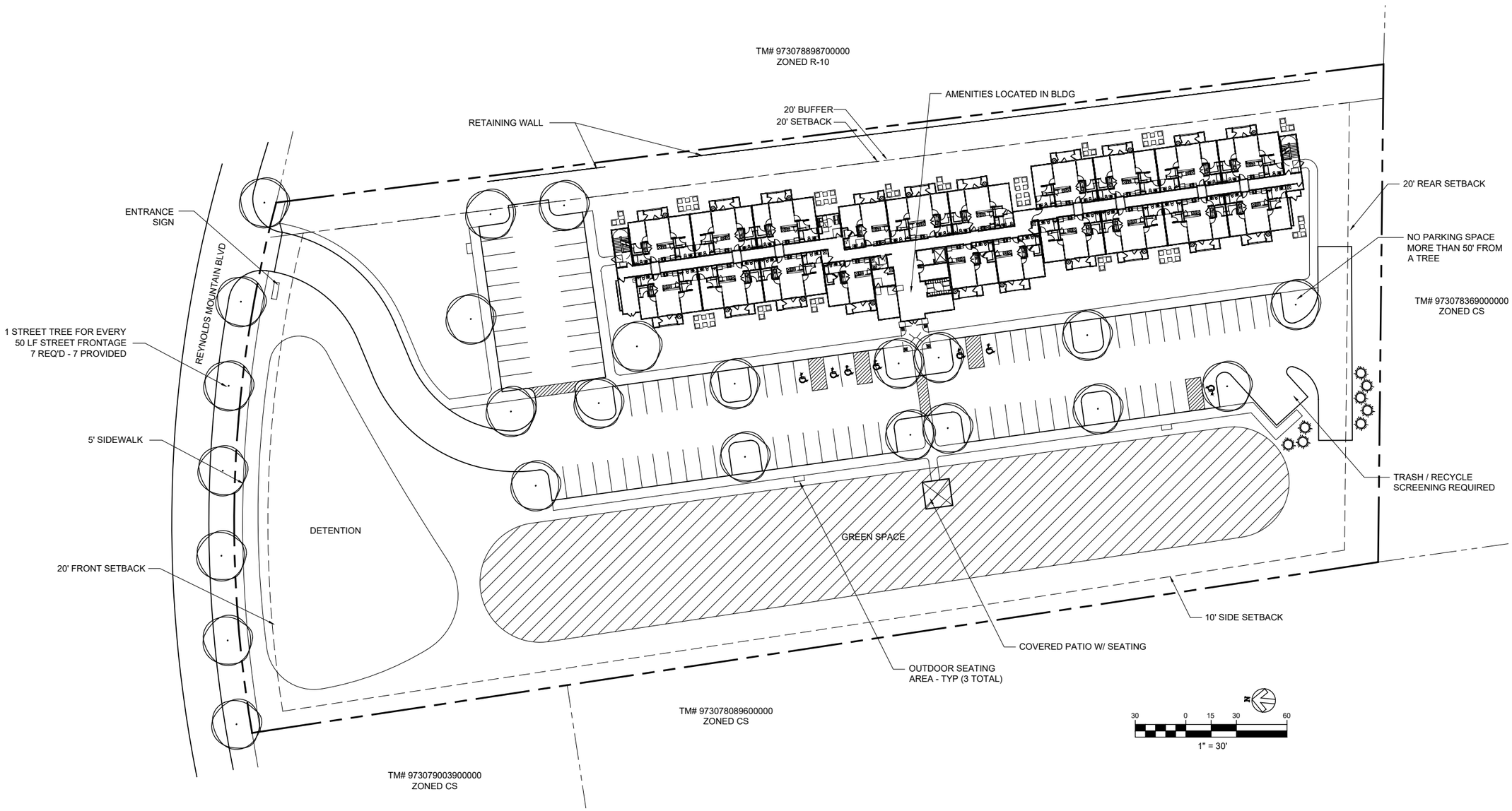


EXHIBIT D - PROJECT CONDITIONS
Waterstone Terrace – Conditional Zoning

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 9730-78-2987 and is 3.03 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 60-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 42 feet/3 stories. All other structures shall comply with the 35-foot height limit.
9. Access to the project shall be from a single entrance 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 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 a maximum of 42 feet.
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 17th day of March 2026, by the Property Owner/Applicant.

_____



SITE =3.03 ACRES
TAX MAP # 973078298700000
ZONED CS-2-CONDITIONAL ZONING

60 UNITS - (9) 1BR & (51) 2BR

PARKING:
83 PARKING SPACES
7 H.C. PARKING SPACES ♿
90 TOTAL PARKING SPACES = 1.5 SPACES PER UNIT
1.5 SPACES PER UNIT REQUIRED

AMENITIES:
INDOOR OR OUTDOOR SITTING AREA (MIN. 3 LOCATIONS)
MULTI-PURPOSE ROOM
GAZEBO
COPUTER CENTER
EXERCISE ROOM
COVERED PATIO W/ SEATING (150 SF MIN.)

No.	Date	Description
	1.14.26	

Job Number: 25 Prelim

File Reference:

Scale: AS NOTED

CORP. SEAL

SEAL

WATERSTONE TERRACE
APARTMENTS

WOODFIN, NORTH CAROLINA

PARKS-PLAYER ARCHITECTURE & PLANNING, LLC
85 CLEVELAND STREET
GREENVILLE, SC. 29601
(864) 382-5000

PRELIMINARY
SITE LAYOUT

Sheet Number:
SL-1.00

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SITE =3.03 ACRES
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INDOOR OR OUTDOOR SITTING AREA (MIN. 3 LOCATIONS)
MULTI-PURPOSE ROOM
GAZEBO
COPUTER CENTER
EXERCISE ROOM
COVERED PATIO W/ SEATING (150 SF MIN.)

No.	Date	Description

Job Number: 25- Prelim

File Reference:

Scale: AS NOTED

CORP. SEAL

STATE OF SOUTH CAROLINA
Parks - Player Architecture & Planning
Greenville, SC
100975
REGISTERED ARCHITECTS

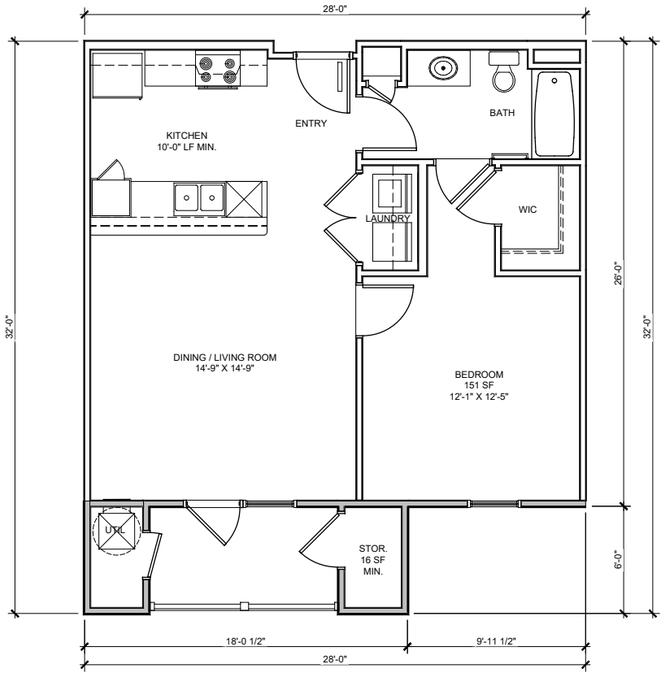
SEAL

WATERSTONE TERRACE
APARTMENTS
WOODFIN, NORTH CAROLINA

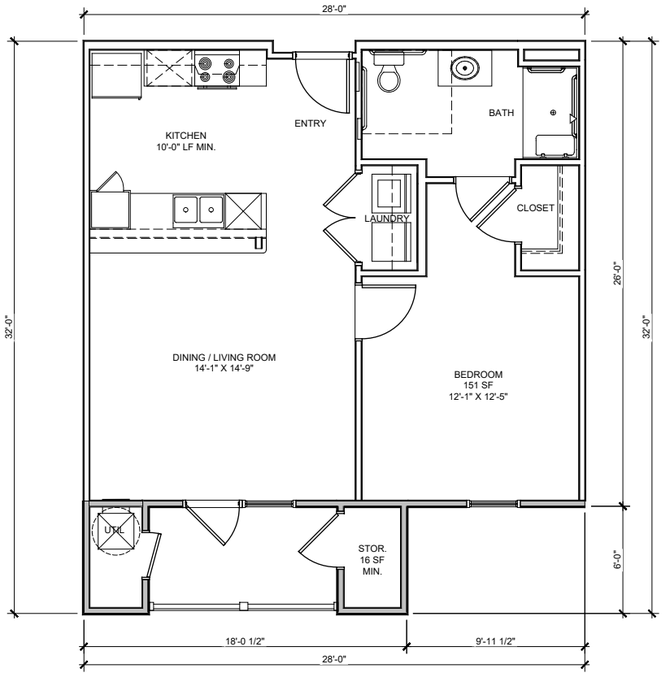
PARKS-PLAYER ARCHITECTURE & PLANNING, LLC
85 CLEVELAND ST., SUITE 201
GREENVILLE, SC. 29601
(864) 362-5000

SITE RENDERING

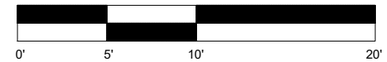
Sheet Number:
SR-1.00



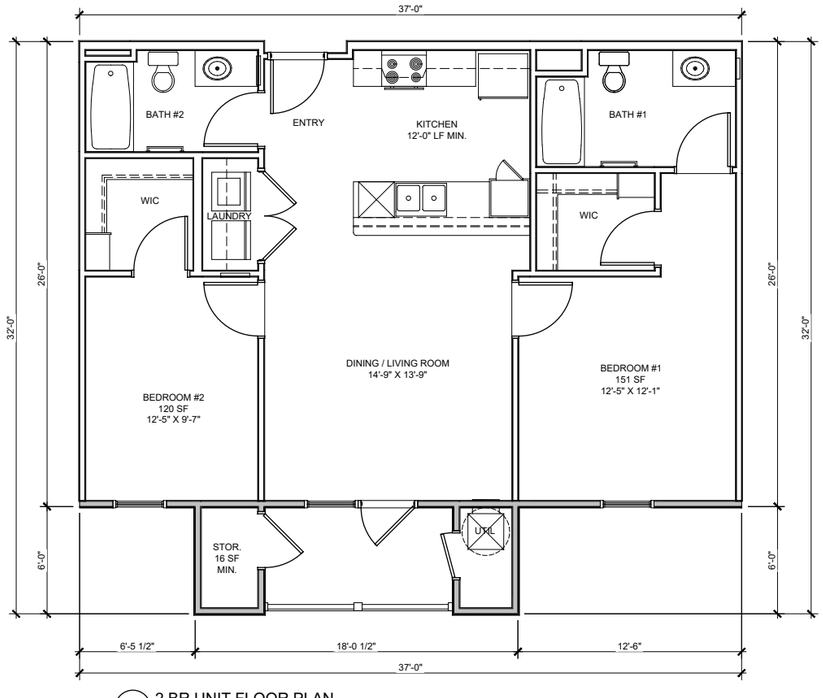
1 1 BR UNIT FLOOR PLAN
1/4" = 1'-0" NET HEATED SQ FT = 685



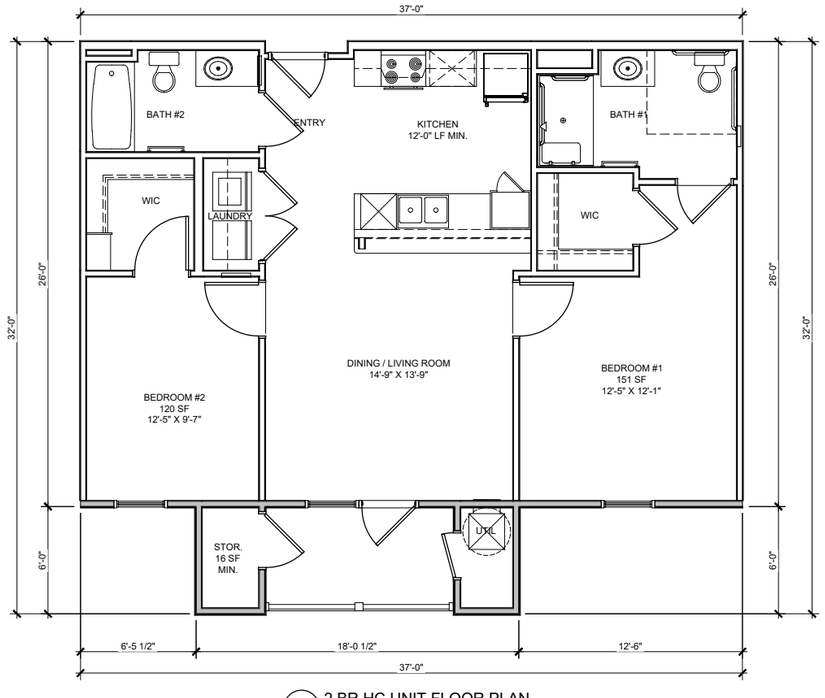
2 1 BR HC UNIT FLOOR PLAN
1/4" = 1'-0" NET HEATED SQ FT = 685



PLANS MEET THE "APPENDIX B" DESIGN QUALITY STANDARDS AND REQUIREMENTS SET FORTH BY THE 2026 NC QAP



3 2 BR UNIT FLOOR PLAN
1/4" = 1'-0" NET HEATED SQ FT = 910



4 2 BR HC UNIT FLOOR PLAN
1/4" = 1'-0" NET HEATED SQ FT = 910

No.	Date	Description
	1.14.26	

Job Number: 25 Prelim

File Reference:

Scale: 1/4" = 1'

WATERSTONE TERRACE
APARTMENTS

WOODFIN, NORTH CAROLINA

PARKS-PLAYER ARCHITECTURE & PLANNING, LLC
85 CLEVELAND STREET
GREENVILLE, SC 29601
(864) 382-5000

1 AND 2 BEDROOM UNIT FLOOR PLANS

Sheet Number:
A-1

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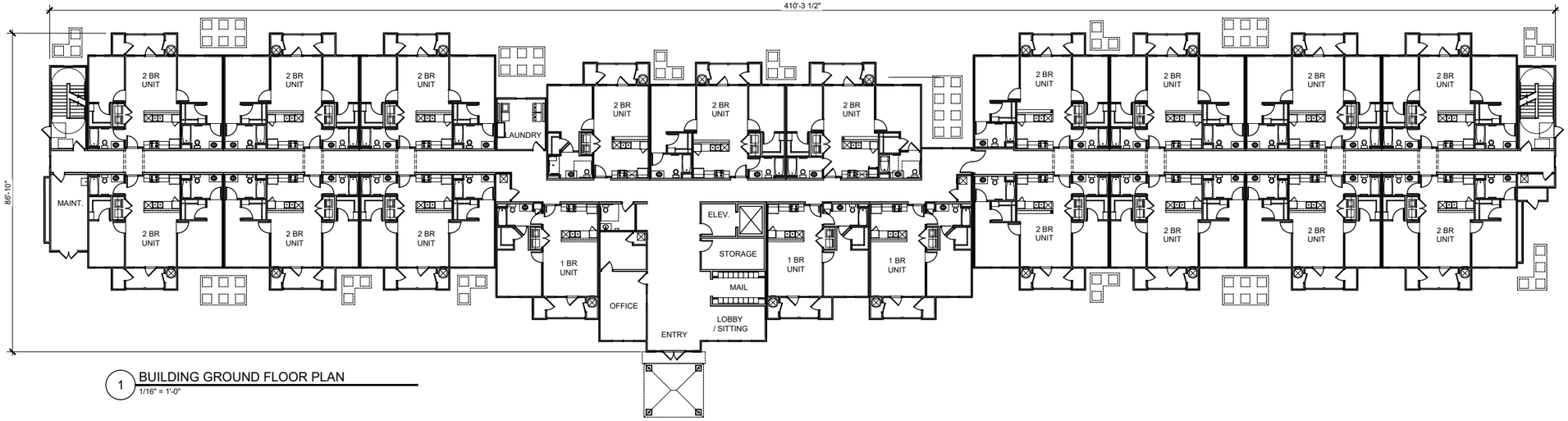
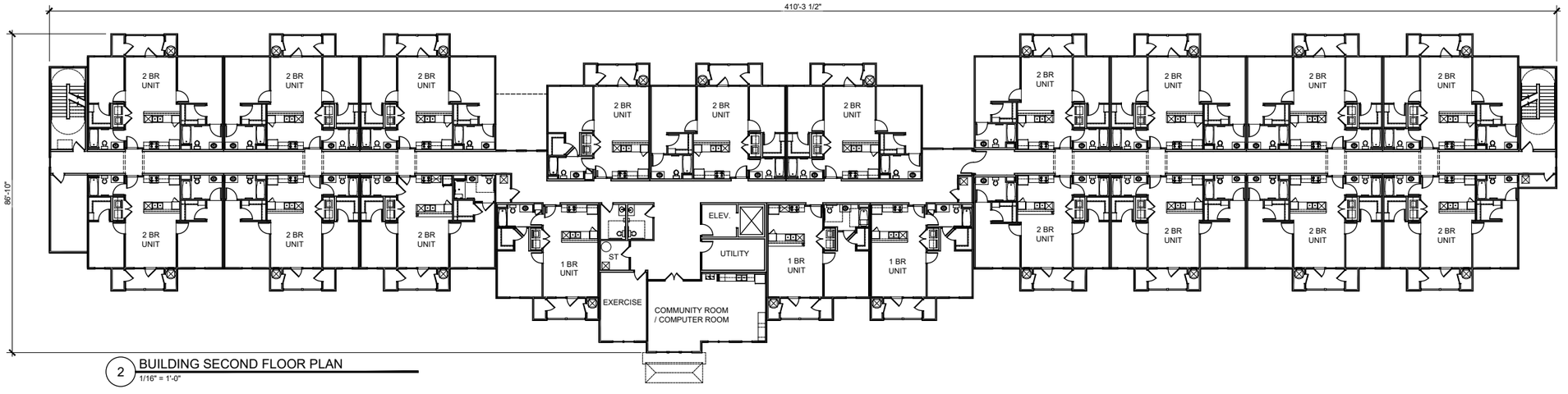


1 BUILDING GROUND FLOOR PLAN
1/16" = 1'-0"

PLANS MEET THE "APPENDIX B" DESIGN QUALITY STANDARDS AND REQUIREMENTS SET FORTH BY THE 2026 NC QAP



2 BUILDING SECOND FLOOR PLAN
1/16" = 1'-0"

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No.	Date	Description
	1.14.26	

Job Number: 25 Prelim

File Reference:

Scale: 1/8" = 1'

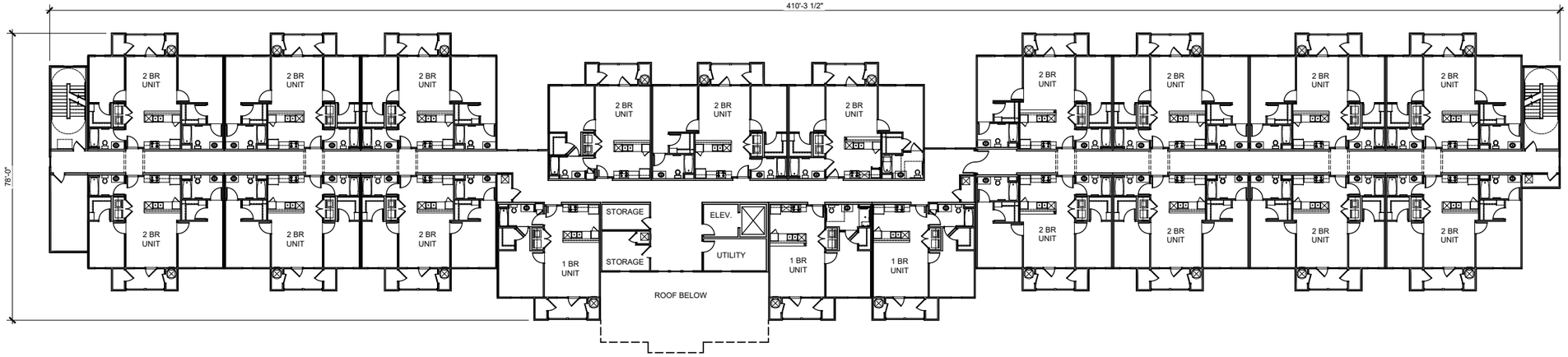
WATERSTONE TERRACE
APARTMENTS

WOODFIN, NORTH CAROLINA

PARKS-PLAYER ARCHITECTURE & PLANNING, LLC
85 CLEVELAND STREET
GREENVILLE, SC. 29601
(864) 382-5000

BUILDING 1ST & 2ND FLOOR PLANS

Sheet Number:
A-2



1 BUILDING THIRD FLOOR PLAN
1/16" = 1'-0"

0' 5' 10' 20'

PLANS MEET THE "APPENDIX B" DESIGN QUALITY STANDARDS AND REQUIREMENTS SET FORTH BY THE 2026 NC QAP

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No.	Date	Description
	1.14.26	

Job Number: 25 Prelim

File Reference:

Scale: 1/8" = 1'

WATERSTONE TERRACE
APARTMENTS

WOODFIN, NORTH CAROLINA

PARKS-PLAYER ARCHITECTURE & PLANNING, LLC
85 CLEVELAND STREET
GREENVILLE, SC 29601
(864) 382-5000

BUILDING 3RD & 4TH FLOOR PLANS

Sheet Number:
A-3



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



2 REAR ELEVATION OVERALL
1/16" = 1'-0"



3 RIGHT SIDE ELEVATION
1/16" = 1'-0"



4 LEFT SIDE ELEVATION
1/16" = 1'-0"

0' 5' 10' 20'

PLANS MEET THE "APPENDIX B" DESIGN QUALITY STANDARDS AND REQUIREMENTS SET FORTH BY THE 2026 NC QAP

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No.	Date	Description
	1.14.26	

Job Number: 25 Prelim

File Reference:

Scale: 1/8" = 1'

WATERSTONE TERRACE
APARTMENTS

WOODFIN, NORTH CAROLINA

PARKS-PLAYER ARCHITECTURE & PLANNING, LLC
85 CLEVELAND STREET
GREENVILLE, SC. 29601
(864) 382-5000

BUILDING ELEVATIONS

Sheet Number:
A-4

TECHNICAL REVIEW REPORT

DATE: January 15, 2026
PREPARED BY: Ricky Hurley, Planning Director
APPLICANT: Greenway Housing LLC/Mark Richardson
SUBJECT: Conditional Zoning – Waterstone Terrace

PROJECT SUMMARY: A conditional zoning review for a 100% permanently affordable apartment complex containing 60 units to be located at 99999 Weaverville Rd/Reynolds Mountain Boulevard (PIN: 9730-78-2987).

REVIEW NOTES:

- The project site is 3.03 acres located on Reynolds Mountain Blvd.
- The parcel is already served by public water and sewer services.
- Reynolds Mountain Blvd is a town-maintained road.
- The 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 modified 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 the exception of the single apartment building which is limited to a maximum height of 42 feet, as noted in the Draft Exhibit D.
- The parcel is not subject to the Town's Steep Slope or Flood Damage Prevention regulations.
- On-site parking meets ordinance standards.
- A Transportation Impact Analysis is not required
-

PLANNING:

Changes required to plans:

- 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 east of the parcel. Existing vegetation can be utilized to fulfil this requirement.
- A lighting plan and cut sheets are required.
- Provide approximate retaining wall heights, if planned.
- Building height 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 submit for 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 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:

- One driveway connection to Reynolds Mountain Blvd is proposed. Driveway permits are required from the Town of Woodfin.
- 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 area.

- An allocation from MSD is required.
- A Letter of Commitment from the Asheville Water Department is required.

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.
- Need to ensure that there is not a perennial stream running within the culvert. Walked the site yesterday. Appears to be runoff, but a project engineer would need to confirm. State and Federal permitting may be required if they plan to make modifications to the culvert; as well as TOW permission to tie into the culvert.
- The subject property is not located within a regulated floodplain.

FIRE MARSHAL:

I cannot REVIEW or APPROVE the site plans. I have no road profiles or widths. I also have no hydrants or water plans. The customer will have to submit this prior to approval or issuance of building permits or certificate of occupancy.—Kevin Tipton, Fire Marshal

POLICE:

As I consider the impact on 60 additional housing units, I refer to a model that calls for adding one police officer for every 125 housing units. So this complex would require adding .5 personnel. Coupled with other approved projects in the last 12 months, we will need to add an additional police officer in the coming year. In terms of safety and security, I would want to ensure appropriate lighting of the parking lot area. I do believe there will be an impact on traffic entering onto Weaverville Hwy, but nothing overly concerning.—Jacqui Boykin, Chief

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

Having reviewed the **Zoning Map Amendment** to rezone property at 99999 Weaverville Rd/Reynolds Mountain Boulevard (9730-78-2987) from CS Community Shopping to CS Community Shopping 2-CZ on **February 3, 2026**, 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 February 3, 2026:

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

1. Promotes 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).

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 CONDITIONAL ZONING FOR PROPERTY LOCATED OFF OF REYNOLDS MOUNTAIN BOULEVARD

Ordinance: 2026-000

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 the real property was received on December 30, 2025; and

WHEREAS, the public hearing for this site plan 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 February 3, 2026, public meeting finding that the conditional 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 March 17, 2026, 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 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).

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 9730-78-2987, recorded in Deed Book/Pages 1550/702 and currently owned by Laji 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 plans 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 5: This Ordinance shall be effective on this 17th day of March 2026.

Ayes _____

Nays _____

Attest:

_____ _____

Gena Powers, Town Clerk James C. McAllister, Mayor