Town of Woodfin
Planning Board of Adjustment

Tuesday, June 2, 2026
6:00 pm

ACTION MEETING MINUTES

Committee Members Present

Chairperson Michael B. Hayes
Member Larry Hopkins
Member Kennedy Young
Member Chris DeRonne
Member Michael Valentine
Member Jerry VeHaun

Town Staff Present

Ricky Hurley, Planning Director

The meeting video can be seen in its entirety at:
https://www.youtube.com/live/1pVjeRKpW88?si=NNtHlqEHXGPGDxVr

Chairperson Hayes called the meeting to order at 6:10 p.m.

Chairperson Hayes called the role to certify board quorum all listed above were present.

A. Approval of the Agenda (01:05)

Member DeRonne made a motion to approve the agenda. Member Valentine seconded the motion, which was voted on and passed unanimously, 6-0.

B. Approval of May 5, 2026, Meeting Minutes (01:14)

Member DeRonne made a motion to approve May 5, 2026, meeting minutes. Member Young seconded the motion, which was voted on and passed unanimously, 6-0.

C. Public Comment (01:24)

The public is invited to attend this meeting in person or view this meeting on YouTube Live: http://www.youtube.com/@townofwoodfinnc1104 . All documents related to agenda items not published on the website may be viewed in person at Woodfin Town Hall, 90 Elk Mountain Rd, Woodfin.

There was no public comment.

D. Unfinished Business (01:30)

E. New Business (01:33)

Legislative Public Hearings

1. A request to rezone a 0.19-acre property from Community Shopping (CS) to R-7 Residential (R-7) located at 99999 Weaverville Road (Old Weaverville Rd) identified in the Buncombe County tax record as a PIN 9730-69-1931. The applicant is Teresa Sluder on behalf of the property owners Yolanda & Jermaine Battle. (Request for continuance to 7/7/2026) (1:45)

Chairperson Hayes continued this request to rezone 0.19 acres to the July 7, 2026, meeting.

2. A request by the Town of Woodfin to amend the Woodfin Together Future Land Use Map (FLUM) from Institutional to Cluster Residential designation for properties located at 2988, 2990, and 2992 Riverside Drive, further identified in the Buncombe County tax record as PINs 972167613100000, 972174192900000, & 972156135800000. The properties are owned by the State of North Carolina. (02:04)

Chairperson Hayes opened the public hearing at 6:40 pm.

One resident, Lynn Deal, spoke. He asked the board and Director Hurley what the future land use would be if the state released the property. He expressed that he believed the property should be a park, and before any decision is made the history of the property should be investigated.

Chairperson Hayes closed the public hearing at 6:43 pm.

Member DeRonne made a motion to approve Ordinance No. 2026-09 amending the Woodfin Together Plan by 1. changing the land use designation as shown on the attached Exhibit B – Future Land Use Map Amendment, and 2. adding the Craggy Correctional Facility to Appendix A.1.2, Small Area Planning, subject to the following condition that the land historical review be done for archaeological purposes to understand the history of that land before any decisions are made on how to use it; and find that it is reasonable, is in the public interest, is consistent with town adopted goals and plans, and meets development and other needs of the community in that the request:1. Uses the Future Land Use Map to guide development decisions and new developments should be human-scale, inspiring, and designed to align with Woodfin's values of affordability and sustainability (1.1.1, 1.1.4). 2. Promotes long-term fiscal responsibility in new development by encouraging growth in areas with existing services over other areas (1.2.6) 3. Conduct a small area and corridor plans in key areas with potential for growth and development and while making government decision-making accessible and transparent to all residents (4.4.2, 4.4.3). 4. Protects floodplains, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas and encourages public accessibility to green space where possible (5.1.1, 5.1.2). Member Valentine seconded the motion, which passed unanimously, 6-0.

Chairperson Hayes announced that the board does have one opening and anyone interested can apply.

F. Adjourn

Member Young made a motion to adjourn the meeting. Member Valentine seconded the motion, which passed unanimously, 6-0.

Chairperson Hayes adjourned the meeting at 6:47 p.m.

TOWN OF WOODFIN
INCORPORATED
JUNE 1971
NORTH CAROLINA

Michael B. Hayes, Chairperson

Attest: Gena Powers
Gena Powers, Town Clerk