STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Conditional Zoning—291 Weaverville Road

Presenter: Ricky Hurley, AICP

Meeting Date: September 1, 2026

Summary:

Conditional zoning review for a 0.5-acre portion of 1.67 acres located at 291 Weaverville Road from Community Shopping District (CS) to Community Shopping 2 District-Conditional Zone (CS2-CZ) for the development of minor containing 4 single family home sites. The subject property is identified in the Buncombe County tax record as PIN 9731-73-0523.

Background/Site Context:

The applicant is requesting a zoning change and master plan approval as part of a conditional zoning request. The project is located at the intersection of Baird Cove Road and Lower Barton Road, with surrounding properties being developed for a variety of uses, including detached single-family, small apartments, self-storage, and a restaurant. Zoning classifications for surrounding properties Community Shopping to the north, west, and south, with R-7 Residential District to the east. The remaining acreage will remain Community Shopping and not be modified by this request. The development will be served by public water and MSD sewer services.

The subject property is currently vacant and covered in a mixture of woodlands and fields. Topography of this area is defined by a low ridgeline with small valleys that drain south and westward towards the French Broad River. A small stream exists along the southern portion of the parcel which is also within a designated flood hazard zone; however, the development does not appear to directly impact the stream with any crossings or grading activity. The property is not subject to Steep Slope regulations.

A detailed technical review will be completed to assess if a stormwater device will be required.

Staff Analysis:

The proposed development is for 4 detached single-family home sites, which are not permitted within the general Community Shopping District. The conditional zoning request will combine a rezoning and preliminary subdivision review into a single process. No other commercial construction is being considered for the remaining portion facing Weaverville Road. Although not specifically required, staff is recommending the developer provide street trees along all public road frontage for the project area.

The developer also agrees to provide a sidewalk easement along Weaverville Road for future construction of multimodal facilities and a negative access easement for lots along Baird Cove Road to limit individual driveway access to Silver Terrace or Lower Barton Road.

The project does not request any development modifications.

Considerations:

- The area is a mixture of commercial and residential uses along Weaverville Road that gradually transition to single family as you move away from the throughfare.
- The proposed zoning designation will not require amending the Future Land Use Plan (FLUM).
- The majority of this commercially zoned property will retain the Community Shopping designation and available for commercial or higher density residential uses.

Consistency with adopted plans:

The comprehensive plan's Future Land Use Map (FLUM) designates the parcel a Commercial land use which includes all areas along Weaverville Road. The primary land uses are community oriented commercial and mixed use with office and institutional uses listed as secondary. Identified opportunities include adding sidewalks, street trees, and bike facilities within this area.

Staff Recommendation:

Staff supports approval of the proposed conditional zoning of the subject property to Community Shopping 2 District-Conditional Zone (CS2-CZ) subject to the conditions identified in the Exhibit D – Project Conditions; however, the Board may recommend additional conditions to mitigate the anticipated impacts.

Suggested Motion:

I move to approve the conditional zoning of 0.5 acres as shown on Exhibits A & E from Community Shopping District to Community Shopping 2 District Conditional Zone, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the following additional conditions:

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

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

1. Uses the Future Land Use Map to guide development decisions (1.1.1) and promotes long-term fiscal responsibility by encouraging growth in areas with existing services (1.2.6).
2. Balances the supply of land for housing and protect land for economic development (3.1.5).
3. Protects floodplains, steep slopes, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas. (5.1.1)

Attachments:

(1) Exhibit A – Zoning Map
(2) Exhibit A1 – Color Zoning Map
(3) Exhibit B – Future Land Use Map
(4) Exhibit C – Aerial

(5) Exhibit D – Proposed Project Conditions
(6) Exhibit E – Subdivision Plan
(7) Technical Review Report
(8) Draft Planning Board Recommendation
(9) Ordinance

Exhibit A - Zoning

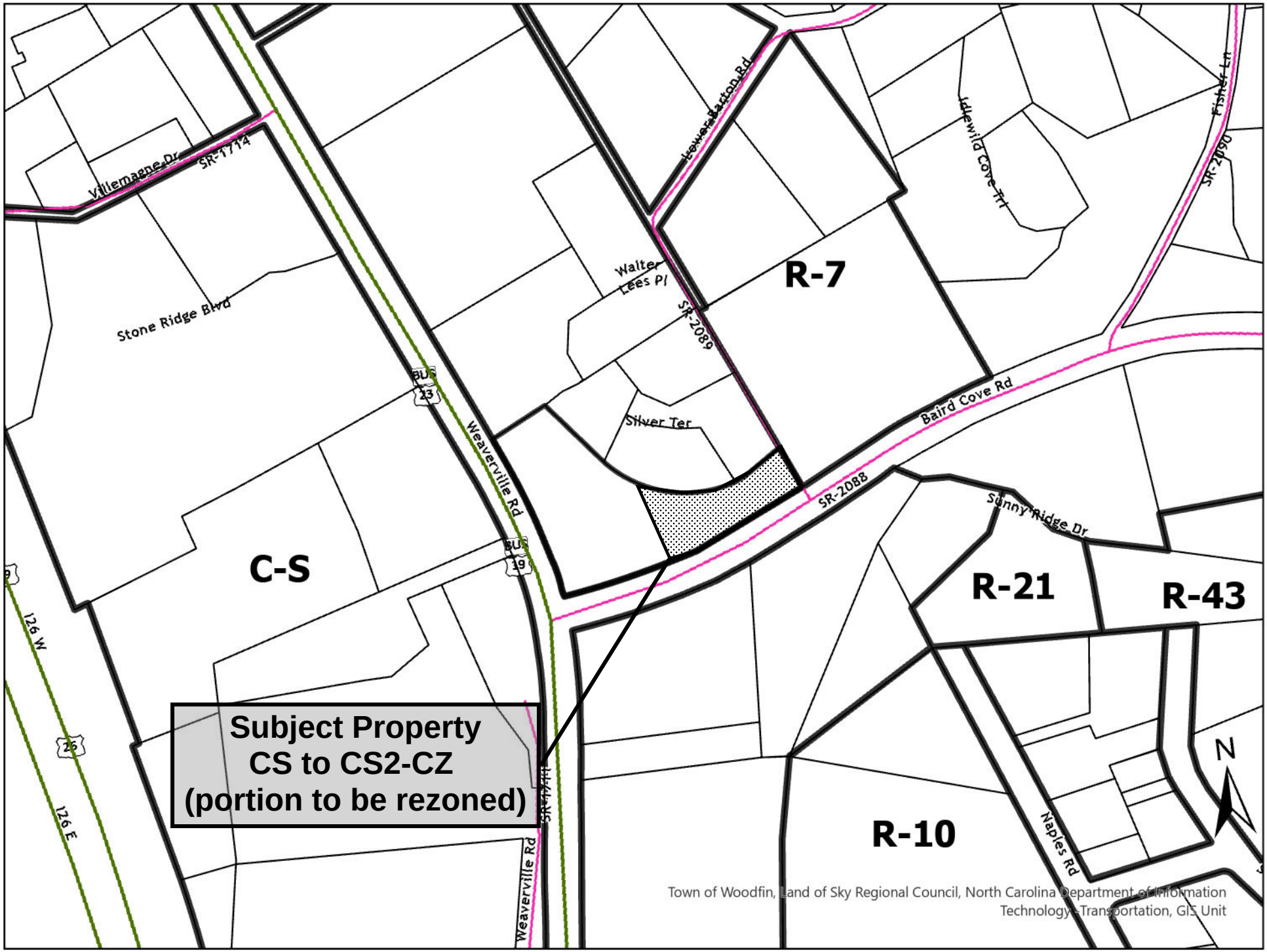


Exhibit A1 - Zoning

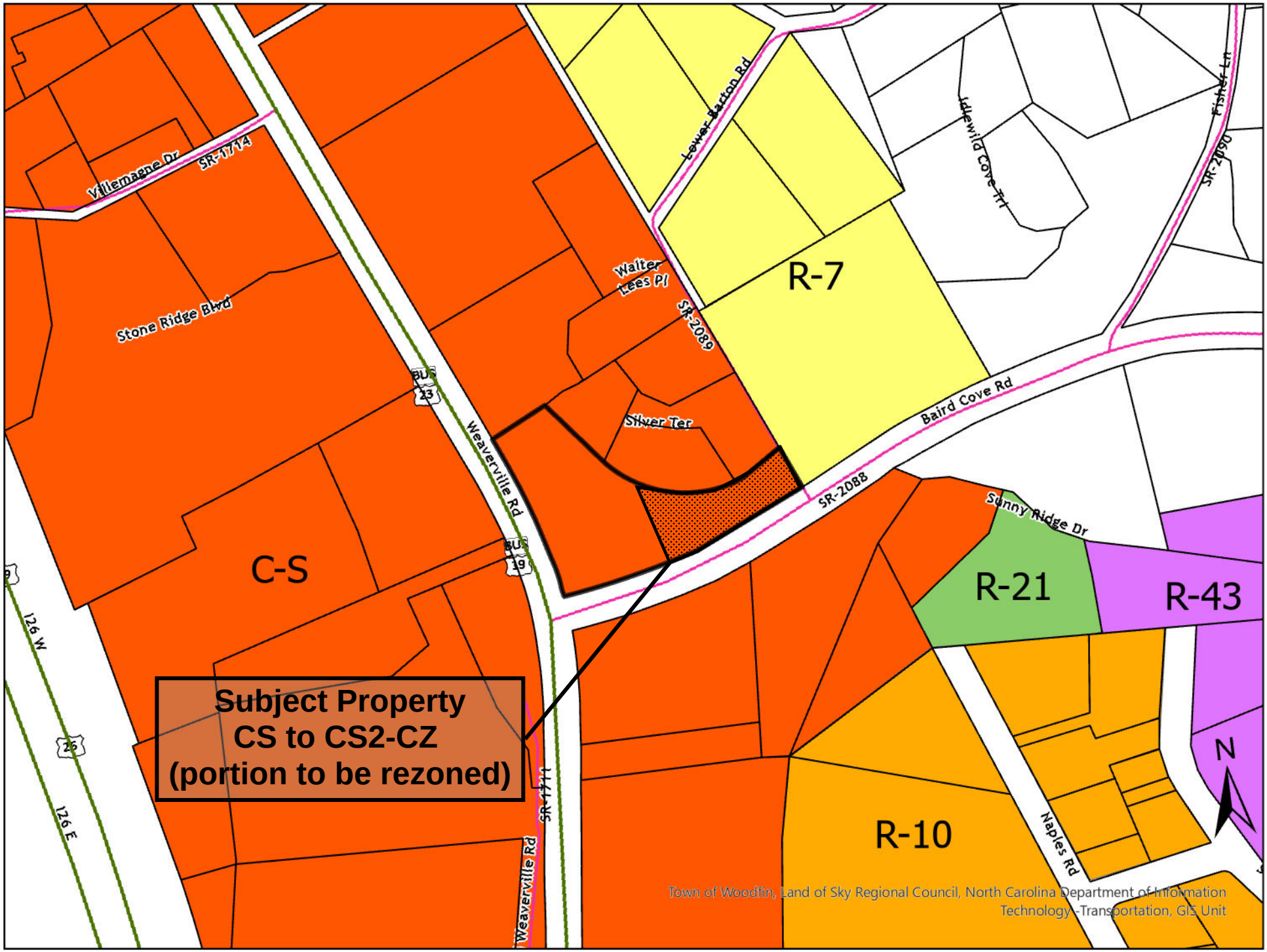


Exhibit B - FLUM

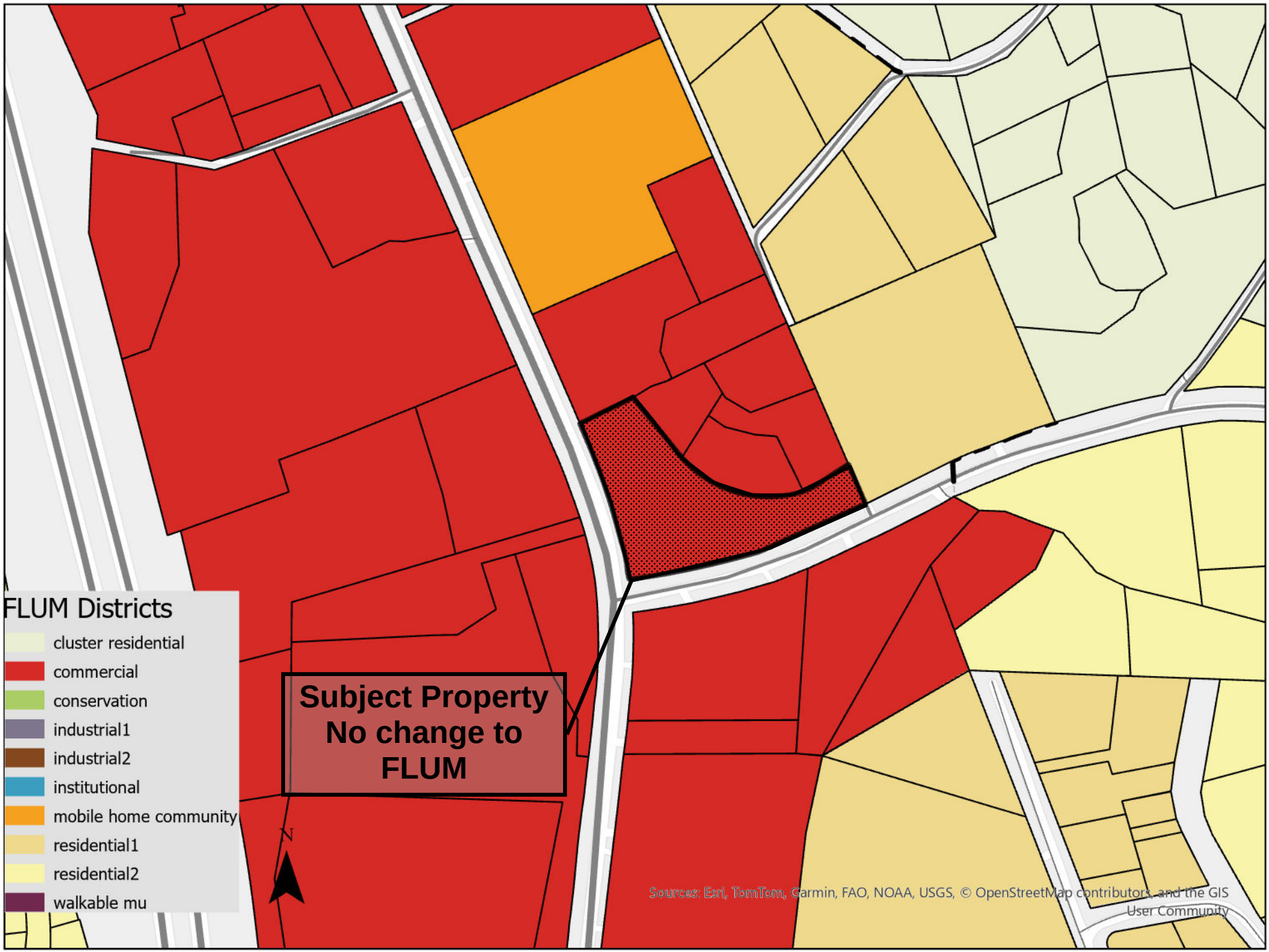


Exhibit C - Aerial



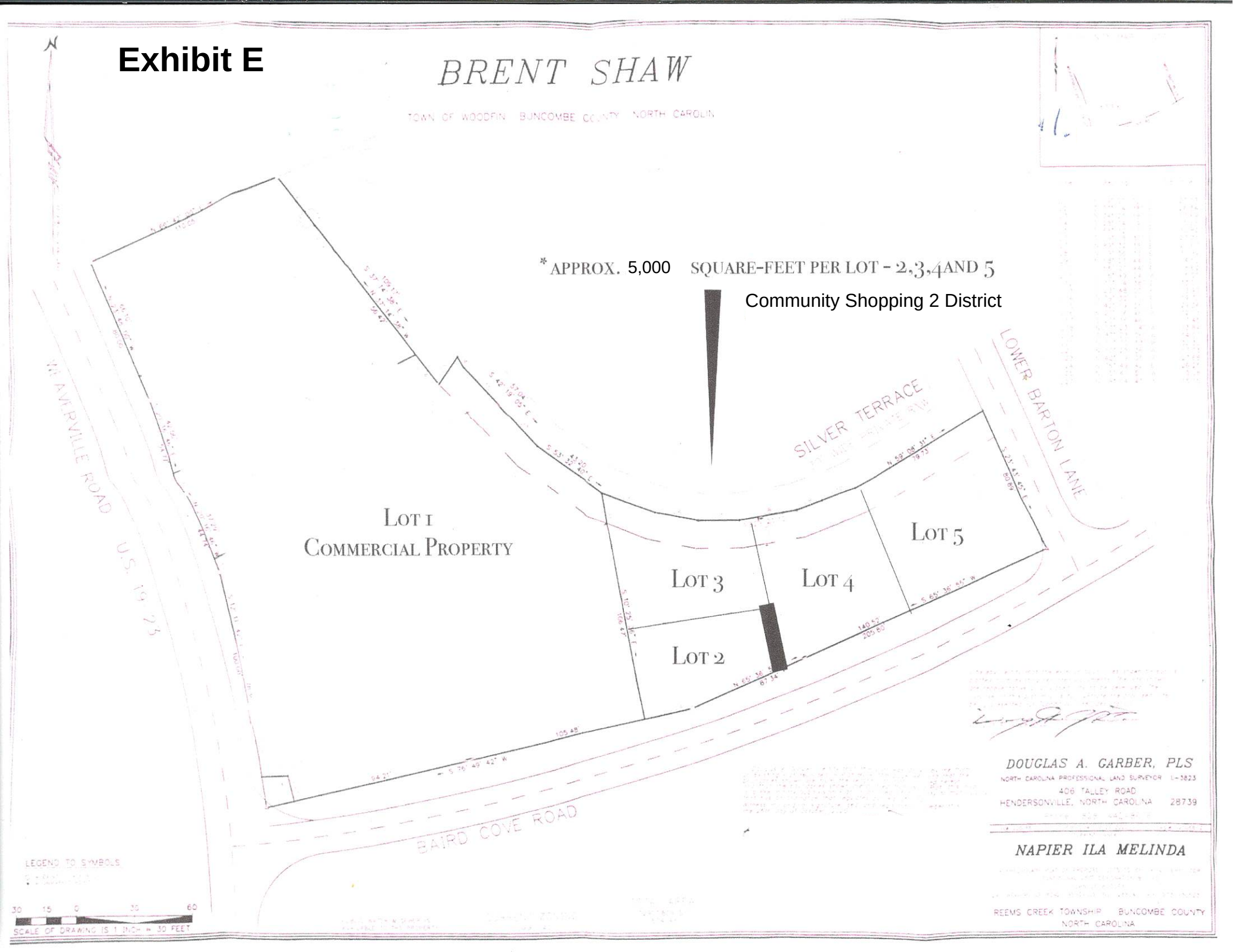
EXHIBIT D - PROJECT CONDITIONS
291 Weaverville Road – Conditional Zoning

1. The property, identified in the Buncombe County tax record as PINs 9730-78-2987, is 1.67 acres and currently zoned Community Shopping (CS) district, as shown on the Exhibit A – Zoning map.
2. Pursuant to this ordinance, the eastern 0.5-acre portion of the subject property is rezoned to Community Shopping 2 District Conditional Zone (CS2-CZ), but approval is limited to the proposed project ("Project") described herein.
3. The site design and orientation must substantially comply with the approved Exhibit E – Subdivision Plan, which are incorporated herein by reference.
4. The Project will include subdivision of up to four (4) residential lots to be developed as four single family houses and associated accessory structures.
5. If work has not begun within two years, rezoning of this parcel will be initiated back to the original classification of Community Shopping (CS).
6. A separate zoning compliance permit, stormwater permit, and other applicable permits shall be required for the project, prior to construction. All applications must comply with the applicable provisions contained in this Ordinance and all other applicable ordinances.
7. Setbacks for the lot will be:
    - Front 15 feet front from edge of right-of-way
    - Rear 15 feet
    - Side 10 feet
8. All buildings will be limited to 35 feet in height.
9. The developer agrees to install street trees along all road frontages of the Project, which will be verified during a field inspection. Existing trees may satisfy all or part of this requirement.
10. The Project will provide a 20-foot irrevocable easement measured from the edge of pavement along Weaverville Road for future multi-modal improvements
11. Signage shall be permitted separately and must comply with Chapter 34 of the Town of Woodfin Code of Ordinances.
12. 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.
13. A separate zoning compliance permit will be required for each house. All applications must comply with the applicable provisions contained in this Ordinance and all other applicable ordinances.
14. All applicable required local, state, and federal permits and approvals must be obtained prior to initiation of construction.
15. The conditional zoning will be valid for two years from the date of approval by the Town Council with the building permit obtained within this 24-month period. Failure to obtain the building permit within this time frame shall render the site plan approval null and void.
16. The Project will undergo final technical review prior to issuance of any permits.

Agreed to and accepted this the 15th day of September 2026, by the Property Owner/Applicant.

_____

Exhibit E


BRENT SHAW
TOWN OF WOODFIN BUNCOMBE COUNTY NORTH CAROLIN
* APPROX. 5,000 SQUARE-FEET PER LOT - 2,3,4 AND 5
Community Shopping 2 District
LOT 1
COMMERCIAL PROPERTY
LOT 2
LOT 3
LOT 4
LOT 5
SILVER TERRACE
LOWER BARTON LANE
U.S. 19 23
BAIRD COVE ROAD
DOUGLAS A. GARBER, PLS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-3823
406 TALLEY ROAD
HENDERSONVILLE, NORTH CAROLINA 28739
NAPIER ILA MELINDA
REEMS CREEK TOWNSHIP BUNCOMBE COUNTY
NORTH CAROLINA
LEGEND TO SYMBOLS
30 15 0 30 60
SCALE OF DRAWING IS 1 INCH = 30 FEET

TECHNICAL REVIEW REPORT

DATE: August 24, 2026
PREPARED BY: Ricky Hurley, Planning Director
APPLICANT: Brent Shaw/Northside LLC
SUBJECT: Conditional Zoning – 291 Weaverville Rd

PROJECT SUMMARY: Conditional zoning review for 0.5 acre portion of 1.67 acres located at 291 Weaverville Road from Community Shopping (CS) District to Community Shopping District 2 - Conditional Zone (CS2-CZ) for development of a four single family home lots. (PIN: 9730-66-9486).

REVIEW NOTES:

- The project site is 0.5 acres located at 291 Weaverville Road.
- The parcel is already served by public water and sewer services.
- Weaverville Road, Baird Cover Road and Lower Barton Road are state maintained roads.
- The proposed Community Shopping CS2-CZ zoning district setbacks are: 15 feet side and rear where abutting residentially zoned property and are regulated by the proposed conditional zoning ordinance.
- The proposed conditional zoning district will exceed the minimum lot width, lot size, and structure size standards in the Community Shopping 2 zoning district. Dimensional requirements set by the proposed conditional zoning exceed the general district.
- The maximum height of all structures shall be limited to 35’ as noted in the Draft Exhibit D.
- No retaining walls are proposed.
- Property is currently zoned Community Shopping and no change to the Future Land Use Map is required.
- A list of conditions and any requested modifications is required and must be agreed to and signed by the property owner.
- A Transportation Impact Analysis is not required.
- A buffer yard is not required.

PLANNING:

Changes required to plans:

- *Note: Exhibit D conditions associated with the rezoning may hold the project to a higher standard.*

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

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

EMERGENCY ADDRESSES:

Addresses are 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:

- Individual driveway connections Baird Cover Road and Lower Barton Road are planned.
- No lighting plan was provided and will be required prior to issuance of a zoning compliance permit.

UTILITIES:

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

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. An erosion control plan is required for land disturbance areas of 1 acre or greater.
- A Town of Woodfin Storm Water review will determine if a permit and device will be required prior to issuance of the zoning compliance permit by the Town.
- The subject property is located within a regulated floodplain, though no construction is proposed to occur within the regulated floodplain.
- A stream was identified along the western and southern portion of the property.

FIRE MARSHAL:

- A review is not required for this development.

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

Having reviewed the **Zoning Map Amendment** to rezone a 0.5 acre portion of a 1.67 acre property at 291 Weaverville Road (9731-73-0523) from Community Shopping District to Community Shopping 2 District-CZ on **September 1, 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 September 1, 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. Uses the Future Land Use Map to guide development decisions (1.1.1) and promotes long-term fiscal responsibility by encouraging growth in areas with existing services (1.2.6).
2. Balances the supply of land for housing and protect land for economic development (3.1.5).
3. Protects floodplains, steep slopes, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas. (5.1.1)

Vote:

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 AT 291 WEAVERVILLE ROAD

Ordinance: 2026-011

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 received on July 31, 2026; 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 conditional zoning request and voted ___ to recommend approval of the request at their September 1, 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 September 15, 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. Uses the Future Land Use Map to guide development decisions (1.1.1) and promotes long-term fiscal responsibility by encouraging growth in areas with existing services (1.2.6).
2. Balances the supply of land for housing and protect land for economic development (3.1.5).
3. Protects floodplains, steep slopes, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas. (5.1.1)

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 for a portion of that certain real property described in Exhibit "A" and identified on Buncombe County tax maps as PINs 9731-73-0523, recorded in Deed Book/Pages 5970/1760 and currently owned by New Vision Trust from Community Shopping (CS) District to Community Shopping-Conditional Zone 2 (CS2-CZ). 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 and future land use 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 15th day of September 15, 2026.

Ayes _____

Nays _____

_____

Attest: James C. McAllister, Mayor

_____

Town Clerk

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Board of Adjustment
Special Use Permit
Staff Report & Findings

TO: Town of Woodfin Planning Board of Adjustment **DATE:** September 1, 2026

FROM: Ricky Hurley, AICP
Planning Director

SITE INFO: Street Address: 1420 Riverside Drive
Tax Description (PIN): 9730-02-2077-00000
Zoning: Community Shopping (CS)
Property Owner: French Broad River Academy, Inc

Summary:
The petitioner, Dorrie Sieburg, on behalf of the owner French Broad River Academy, Inc is requesting approval for a Special Use permit to add an Event Venue-Outdoor use to the existing development. The property is located at 1420 Riverside Drive in the Town of Woodfin and is further described in the Buncombe County Tax record as PIN 9730-02-2077.

Background & Site Context:
The subject property is approximately 3.6 acres and currently occupied by the French Broad River Academy Girls Campus. Land use patterns in this area are a mixture of commercial, institutional, and residential uses, including a school, UNCA and NCDOT warehouses, a large church, mini-storage, automotive repair, retail/commercial space, and scattered single family homes along the corridor. The property is currently zoned Community (CS) with an existing private school. ***Section 54-143(b) Uses allowed*** identifies the Permitted Uses and Special Uses for the Community Shopping district, of which the use Event Venue, Outdoor *defined to mean an outdoor or partially enclosed space to watch and/or to hear athletic events, musical/dramatic performances including auditorium, arena, stadium, coliseums, athletic centers, theaters, and drive-in theaters."* is categorized as a special use.

The petitioner seeks to add an additional use of an Event Venue, Outdoor to the existing principal use of School to the property. The existing use will continue to operate at this location with the event venue operating outside of the current traditional school hours.

In accordance with Sec. 54-69(e), It shall be the duty of the board to decide requests for permits for special uses and grant them in particular cases and subject to appropriate conditions and safeguards, where they meet the findings listed in this section. In addition, the board of adjustment shall find the following to exist:

1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

2. The special uses will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
3. The establishment of the special use will be in harmony with or compatible with its neighbors and generally consistent with the comprehensive plan; and
4. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

In granting such a permit, the board of adjustment may designate such conditions in connection therewith as will, in its opinion, are reasonable and appropriate to ensure that the proposed use will conform to the requirements and spirit of this chapter, but only those conditions consented to by the petitioner in writing may be incorporated into the zoning regulations.

Review

- The request is for an additional use to the already permitted school use.
- Event venues are permitted by right when operated solely indoors and a special use permit if any portion of the event is operated outside of a structure.
- The proposed development will not modify the existing storm water control measures, parking, landscaping or lighting plan.
- Granting a special use permit will not exempt the venue from the Town's Noise Ordinance in the generation of excessive or loud noises.
- Parking will be provided on-site, with overflow areas designated on an existing field.
- Water and sewer utilities currently serve the existing building.
- The property is located within the 100-year flood plain with the building elevated to comply with the Town's previous flood damage prevention standards.
- Access to the site will be from Riverside Drive via an existing driveway which is a state highway and significant transportation corridor through the town.

Analysis & Considerations:

- Adjacent uses to the site are New Life Church and single-family homes across Riverside Drive, the UNCA warehouse south of the site, residences west across the French Broad River, and vacant commercial properties to the north.
- The area is a mixture of commercial and residential zoned properties along Riverside Drive, with zoning classifications surrounding the site being Community Shopping (CS) to the north, Heavy Manufacturing (M-2) to the south, and residential zoning of Residential R-21 to the east and Residential R-10 to the west across the river.
- The nearest residential use is located immediately east across Riverside Drive addressed as 105 New Life Drive.

- If the Board were to grant the permit, staff recommends that at a minimum the following conditions be placed on the operation of the event venue.
    - ❖ Hours of operation are limited from Noon to 9 PM Sunday through Thursday, and Noon to 10 PM Friday and Saturday for all events whether indoors or outdoors.
    - ❖ The maximum persons in attendance shall not exceed 375 at any one time for any event.
    - ❖ Parking shall be provided on-site, use of remote parking with shuttles and ride share is encouraged. No off-premise parking shall occur in any public street right of way, residential zoning district, or town parks.
    - ❖ Use of amplification shall be directed away from residentially zoned areas and cease in all cases at the established permit hours.
    - ❖ All event lighting shall be shielded and directed downward for the duration of the event and egress. Lasers, spotlights, fireworks, or similar light/noise generators are prohibited.

Findings:
For the Planning Board of Adjustment to grant the special use permit, it must determine that all the following findings are satisfied:

a. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

b. The special uses will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;

c. The establishment of the special use will be in harmony with or compatible with its neighbors and generally consistent with the comprehensive plan; and

d. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;

e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

f. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

Attachments:
Exhibit 1 – Application
Exhibit 2 – Site Plan/Survey
Exhibit 3 – Landscape Plan
Exhibit 4 – Photos
Exhibit 5 – Noise Diagram

Exhibit 6 – Logo
Exhibit A – Zoning Map
Exhibit B – Aerial
Exhibit C – Future Land Use Map

Exhibit 1

Special Use, Variance, and Rezoning Permit Application

Date: 07/31/2026

Applicant

Applicant Name:	Dorrie Sieburg	Phone:	828-348-4320
Address:	1424 Riverside Dr.	Email:	dsieburg@fbriveracademy.org
City, State, Zip:	WOODFIN, NC 28804		

Location

Site Address:	1424 Riverside Dr.	Acreage:	
City, State, Zip:	WOODFIN, NC 28804	Current Zoning:	Community Shopping District
PIN #:	973002207700000	Proposed Zoning:	

Project Description: Event Venue

Special Use

Explain how the project will not adversely affect public interest and will be harmonious with the neighborhood:
The proposed event space at 1424 Riverside Drive, Woodfin, NC 28804, has been designed and will be operated in a manner that protects the public interest and is compatible with the surrounding neighborhood. The project will utilize an existing property for gatherings such as weddings, private celebrations, corporate meetings, and community events, providing a valuable venue for residents and visitors while supporting the local economy. The operation of the venue will include measures to minimize impacts on neighboring properties. Events will be managed with established operating hours, on-site parking, and staff oversight to ensure orderly arrivals and departures. Outdoor activities and amplified sound, if any, will be carefully managed to comply with applicable local ordinances and to minimize noise impacts on adjacent properties. Site lighting will be designed to enhance safety while limiting light spill onto neighboring properties.
The property will be maintained in a clean, safe, and attractive condition, with landscaping and site improvements that complement the surrounding area. The proposed use will comply with all applicable zoning requirements, building codes, fire and life safety regulations, and any conditions established through the Special Use Permit process.
By providing a well-managed event venue that prioritizes neighborhood compatibility, public safety, and responsible operations, the project will not adversely affect the public interest and will be harmonious with the character of the surrounding area.

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

Dorrie Sieburg	07/31/2026
Name	Date

Riverbend Event Venue

Applicant Operational Standards and Voluntary Commitments

The applicant is committed to operating Riverbend Event Venue in a manner that protects neighboring properties, supports the public interest, and maintains compatibility with the surrounding community. In support of the Special Use Permit application, the applicant voluntarily commits to the following operational standards.

Hours of Operation

- Friday: 4:00 p.m. – 10:00 p.m.
- Saturday: 12:00 p.m. – 10:00 p.m.
- Sunday - Thursday: 12:00 p.m. – 9:00 p.m.

Occupancy

- The maximum persons in attendance shall not exceed 375 at any one time for any event.

Parking

The venue will provide approximately **105 on-site parking spaces** utilizing existing parking areas and additional parking on the Julian Smith parcel.

The venue will provide approximately 105 on-site parking spaces. Use of remote parking with shuttles and ride share is encouraged. No off-premise parking shall occur in any public street right of way, residential zoning district, or town parks.

Parking attendants will be utilized as necessary to assist guests and maintain safe, orderly traffic circulation throughout the property.

Traffic Management

For larger events of 100 or more cars, the applicant will coordinate with the Woodfin Police Department regarding traffic control measures, if determined appropriate based on anticipated attendance or event-specific conditions.

All guest parking will occur on-site unless otherwise authorized.

Right turns only for exiting

Clear foliage at Craggy

Noise Management

- Use of amplification shall be directed away from residentially zoned areas and cease in all cases at the established permit hours.
- Amplified sound will be directed away from neighboring residential properties whenever practicable.
- All operations will comply with applicable Town of Woodfin noise regulations and quiet hours.
- Event staff will monitor sound levels and promptly address any issues that arise during an event.

Lighting

-
- Lighting will be designed to minimize glare and light spill onto neighboring properties.
- Following each event, exterior lighting will be reduced to only those fixtures necessary for guest safety and site security.
- Exterior lighting will be limited to cafe lighting or interior tent lighting.
- All event lighting shall be shielded and directed downward for the duration of the event and egress. Lasers, spotlights, fireworks, or similar light/noise generators are prohibited.

Landscaping

The applicant will maintain landscaped buffers and existing vegetation intended to provide visual screening and additional sound attenuation between the venue and adjoining properties.

As riparian vegetation recovers following Hurricane Helene, the applicant will preserve this natural buffer to the greatest extent practicable.

Should future construction of the Woodfin Greenway require modifications to landscaping, replacement plantings will be installed where feasible to maintain the intent of the approved landscape plan.

Property Management

Every event will be professionally managed by designated event staff responsible for:

- guest arrival and departure
- parking management
- venue supervision, including monitoring weather conditions
- compliance with venue policies
- coordination with emergency responders, if necessary
- AED and first aid management

Regulatory Compliance

Riverbend Event Venue will comply with:

- Town of Woodfin Unified Development Ordinance
- applicable zoning regulations
- North Carolina Building Code
- North Carolina Fire Code
- ADA accessibility requirements
- all applicable federal, state, and local laws
- all conditions established through the Special Use Permit approval process
- Any client who chooses to serve alcohol must provide appropriate alcohol permit(s) from the NC Alcoholic Beverage Control Commission

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Future Improvements

Phase Two improvements will include:

- removal of the existing structure at 1430 Riverside Drive scheduled for Fall 2026
- expansion of landscaped green space
- additional outdoor event space
- expanded on-site parking

Applicant Commitment

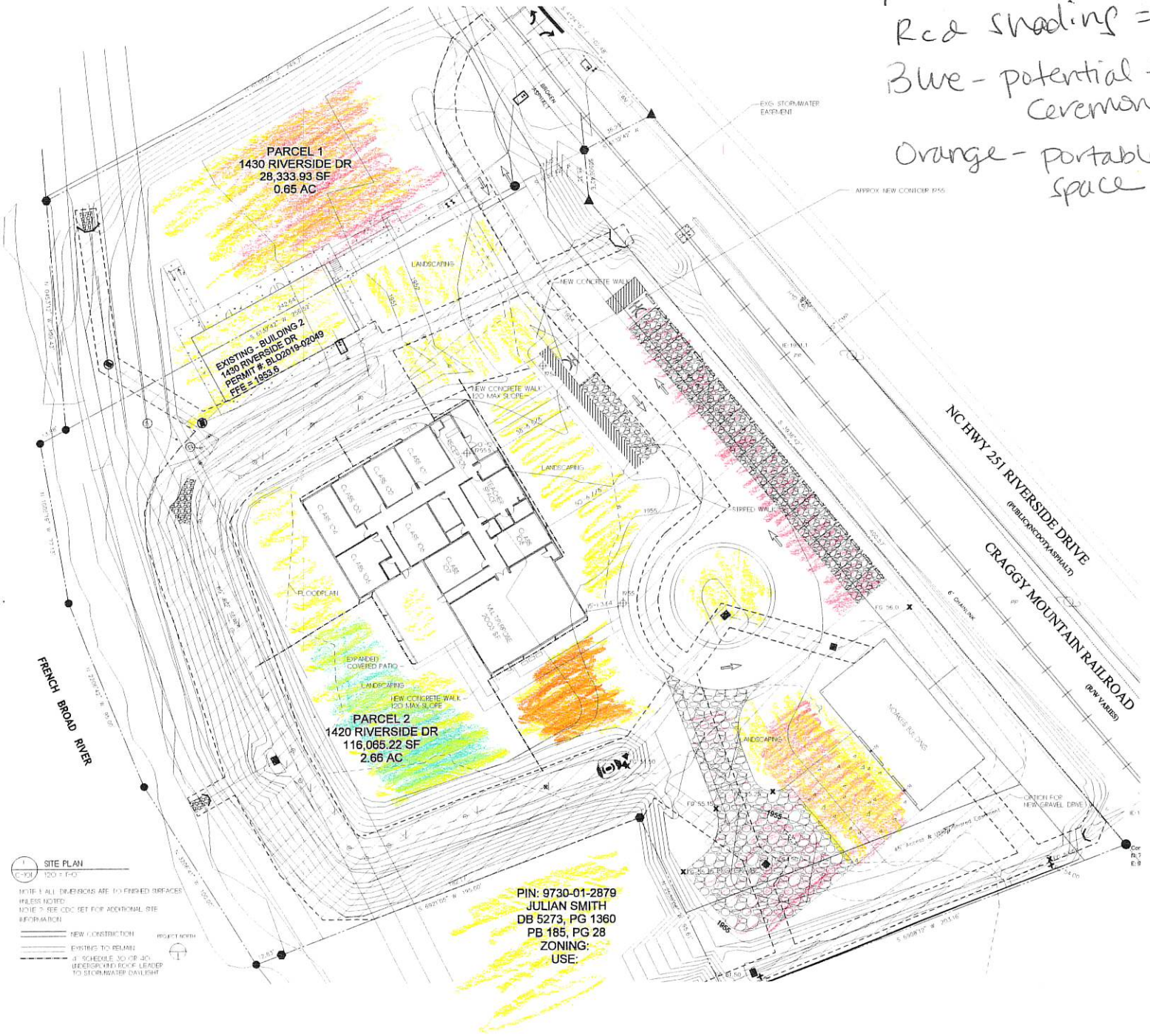
Riverbend Event Venue is committed to being a responsible neighbor and community partner. The applicant recognizes that the long-term success of the venue depends upon maintaining positive relationships with surrounding property owners, the Town of Woodfin, and the broader community. The operational standards outlined above are offered voluntarily to demonstrate that commitment and to ensure the venue operates in a manner that protects the public health, safety, and welfare while remaining harmonious with the surrounding neighborhood.

Exhibits

- Site Plan (Event Areas Highlighted)
- Survey
- Landscape Plan
- Property Photographs
- Riverbend Logo
- Zoning Map
- Parking diagram
    - entrance
    - exit
    - overflow parking
    - pedestrian routes
    - staff parking
    - emergency access
- Noise diagram and narrative

Exhibit 2

Yellow shading = outdoor space
Red shading = parking
Blue - potential tent and ceremony space
Orange - portable toilet space



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FRENCH BROAD RIVER ACADEMY
SOUTH CAMPUS
1420 RIVERSIDE DRIVE
ASHEVILLE, NORTH CAROLINA 28804

REVISIONS:
7 JANUARY, 2025

SITE PLAN

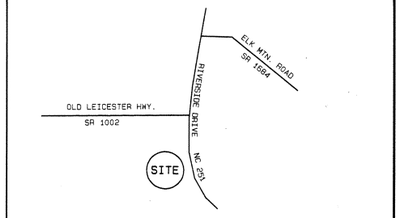
C-101

I, DANNY R. TOLAR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (FOR DEED DESCRIPTION BOOK & PAGE SEE REFERENCE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 14,200 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 5TH DAY OF JANUARY, A.D., 2018.

DANNY R. TOLAR, P.L.S L-2823
BUSINESS FIRM CERT. NO. C-0414

NORTH CAROLINA PROFESSIONAL SEAL L-2823 LAND SURVEYOR DANNY R. TOLAR

VICINITY MAP



REFERENCES

JULIAN SMITH,
PARCEL 1
PB 185 PG 28

PORTION OF DB
5273 PG 1360

PIN 9730-01-2879

RIVERSIDE DRIVE

FRENCH BROAD RIVER
ACADEMY, INC., PARCEL 2
PB 185 PG 28

DB 5620 PG 330

PIN 9730-02-2096

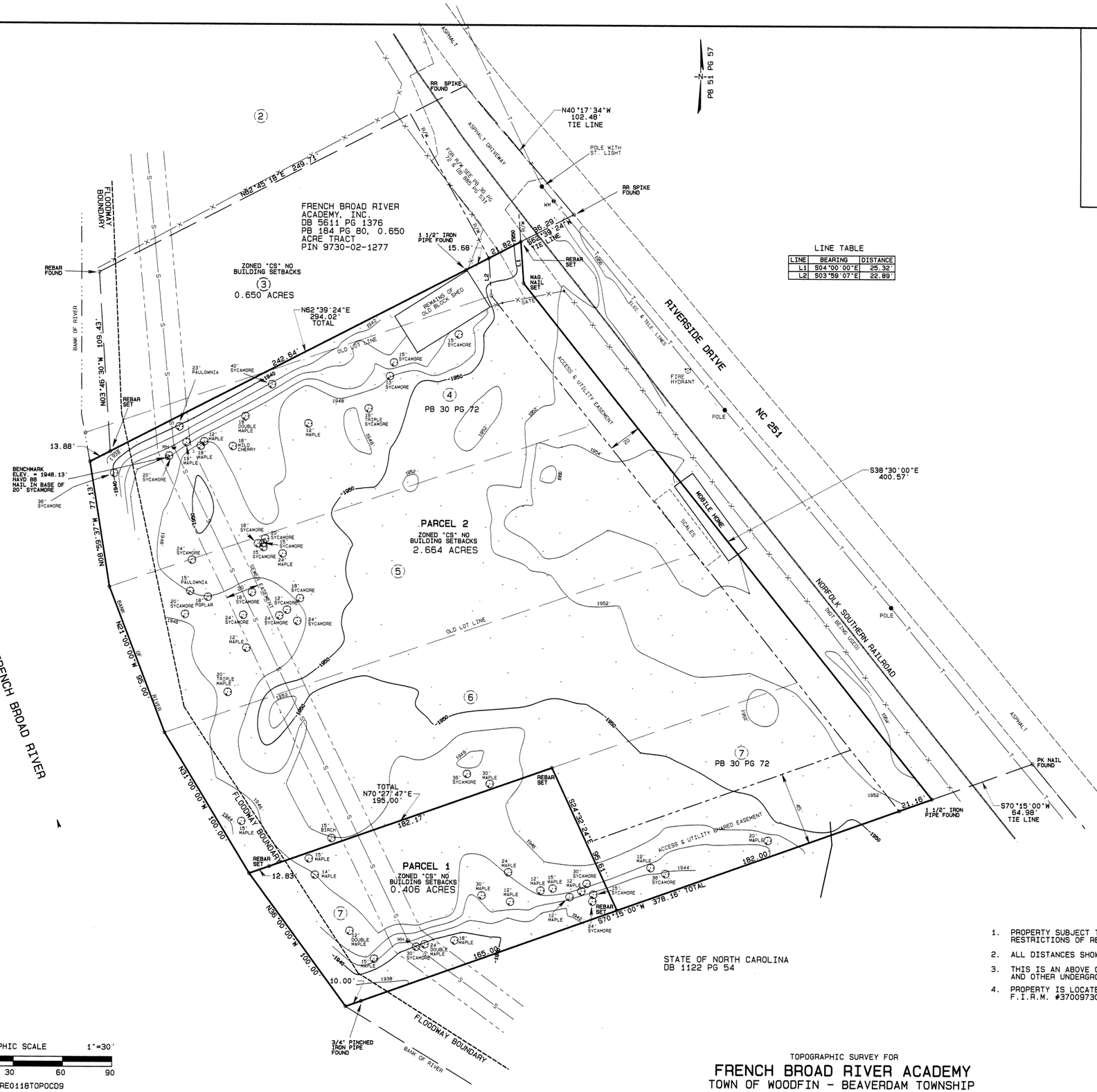
1420 RIVERSIDE DRIVE

LEGEND

I.P.F.	=	IRON PIN FOUND (REBAR)
I.P.S.	=	IRON PIN SET (REBAR)
C.M.S.	=	CONC. MON. SET
C.M.F.	=	CONC. MON. FOUND
-X-X-	=	FENCE
-E-E-	=	ELECTRIC LINE
WM	=	WATER METER
WV	=	WATER VALVE
F.H.	=	FIRE HYDRANT
MH	=	SEWER MANHOLE
C.O.	=	SEWER CLEAN OUT
RR	=	RAILROAD

GRAPHIC SCALE 1"=30'
0 30 60 90

FILE FRE0118TOPOCD9



LINE TABLE

LINE	BEARING	DISTANCE
L1	S04°00'00"E	25.32'
L2	S03°59'07"E	22.89'

NOTES

1. PROPERTY SUBJECT TO RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
3. THIS IS AN ABOVE GROUND SURVEY. UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES HAVE NOT BEEN LOCATED.
4. PROPERTY IS LOCATED IN A FLOOD HAZARD AREA. REFERENCE F.I.R.M. #3700973000J. BASE FLOOD ELEVATION = 1949.5'

TOPOGRAPHIC SURVEY FOR

FRENCH BROAD RIVER ACADEMY

TOWN OF WOODFIN - BEAVERDAM TOWNSHIP
BUNCOMBE CO. - NORTH CAROLINA

SURVEYED BY
DANNY R. TOLAR AND ASSOCIATES, P.A.
1 GLENVIEW ROAD ASHEVILLE, NC 28804
JUNE 8, 2017 TELEPHONE (828) 254-3933

Exhibit 3



TTK DESIGN

TTK DESIGN
LANDSCAPE ARCHITECTURE
113 Yardley Court
Hendersonville, NC 28739
802.338.2906
ttkdesignstudio.com

FBRA SOUTH CAMPUS

WOODFIN, NC
BUNCOMBE COUNTY

LANDSCAPE UPDATE PLAN

MARCH 26, 2026

SCALE: 1"= 20'

L-1

The above Drawings, specifications, ideas, designs, and arrangements represented thereby are and shall remain in the property of this landscape architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared or reviewed without the written consent of the landscape architect.

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Exhibit 4.a

Building entry



Exhibit 4.b

Event patio on rear



Exhibit 4.c

EV Parking & charging



Exhibit 4.d

Event lawn



Exhibit 4.e

ADA Parking



Exhibit 4.f

Paved & gravel parking



Approximate greenway location

Exhibit 4.g

Overflow parking area

Exhibit 4.h

Example of planted tree

Exhibit 4.i



Exhibit 5


Taylor's Wave
Old Leicester Hwy
Old Leicester Hwy
Waldrop's Grocery
Residential homes
Future Park
Riverside Dr
New Life
Community Church
Church
Old Leicester Hwy
Sodom Hollow
Unoccupied
space
Storage rental
Home no longer there
New Life Dr
Craggy Industrial
Laundry
1002
UNC-A facility
251
Leicester Hwy
French Broad River
NC Dot-Division-Hwy
Bridge In
Residential homes
Massey Rd
Google Maps

As shown in the attached noise diagram, the property benefits from several natural and existing buffers that help reduce the transmission of sound beyond the event area. The French Broad River forms the western boundary of the property, Riverside Drive separates the site from properties to the east, an unoccupied commercial property borders the north, and an existing commercial building is located to the south. These surrounding features provide separation between the event lawn and nearby residential areas.

Whenever amplified music is used, speakers and sound equipment will be oriented toward the school building and away from adjacent residential properties to direct sound inward and minimize off-site noise. Event layouts will be designed to take advantage of the site's natural topography and existing structures to further reduce sound propagation.

The nearest residential properties to the northeast are situated at a substantially higher elevation than the event lawn and are separated from the venue by distance and terrain, reducing their exposure to direct sound. In addition, the primary activity period for the adjacent New Life Church is Sunday mornings, a time when amplified events at the venue are not anticipated, further minimizing the potential for conflicts between neighboring uses.

The applicant is committed to monitoring sound levels during events and ensuring that all activities comply with any applicable noise standards and conditions established as part of the Special Use Permit.

Exhibit 6



Exhibit A - Zoning

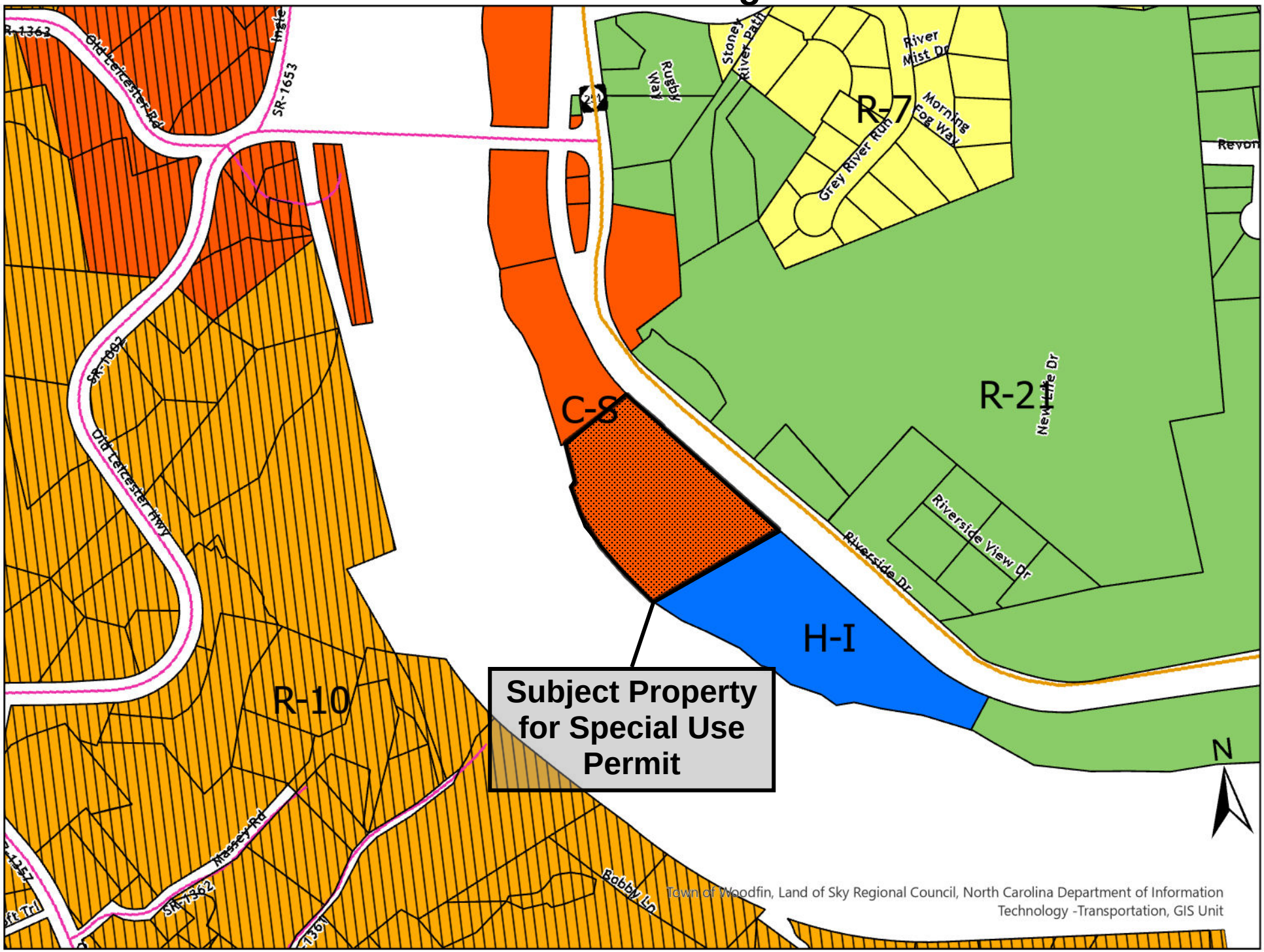

Exhibit B - Aerial

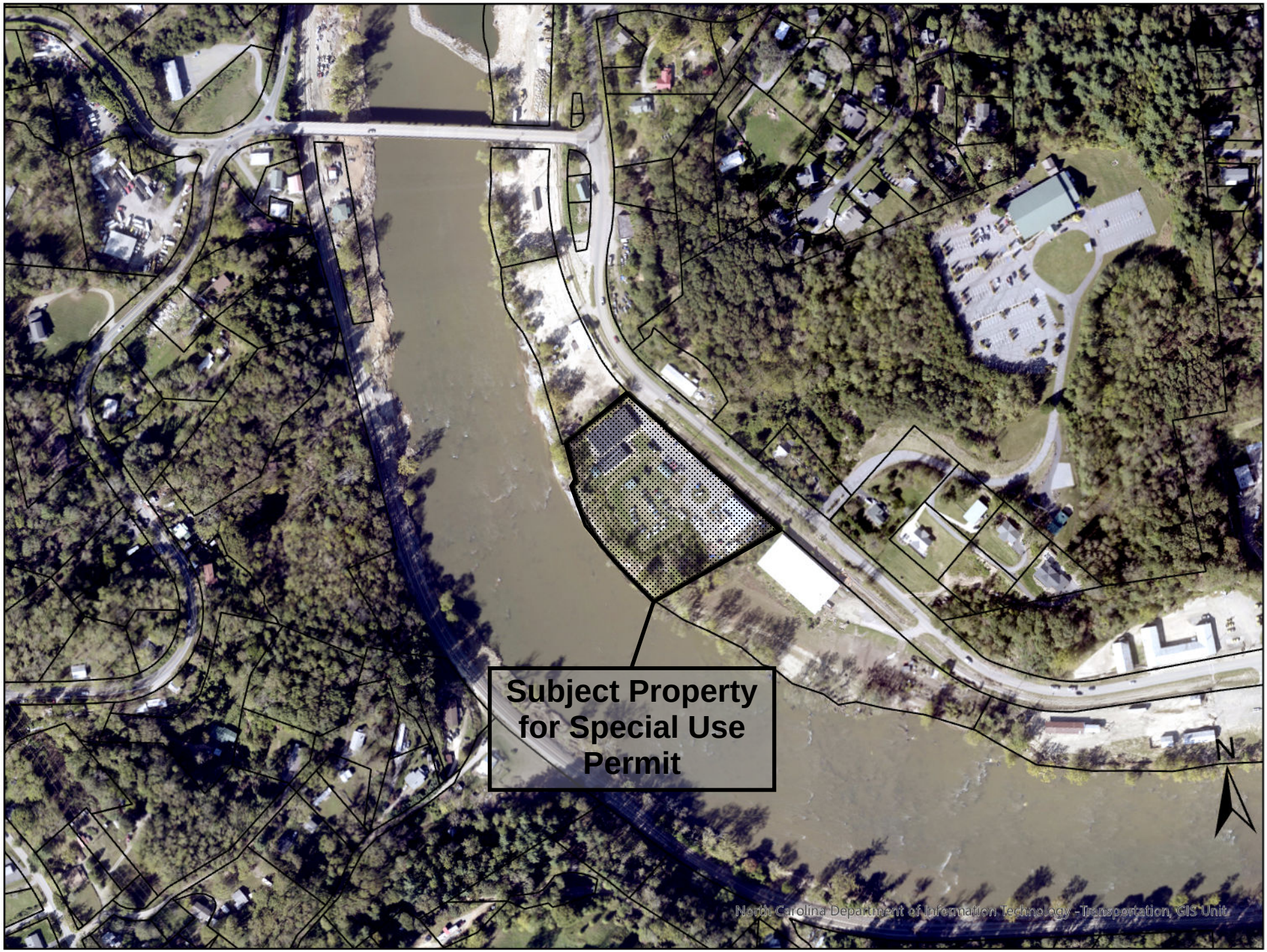

Exhibit C - FLUM

