

Town of Woodfin  
Board of Planning & Zoning Meeting  
February 5, 2018  
6:30 P.M.

BL & TS Not Present

**Meeting**

Meeting Call to Order - KR 6:34

Invocation - SA

Approval of the Agenda - ① KR ② SC

Approval of the Minutes - ① SA ② EW

**Public Forum**-Citizens may address the Board concerning various topics after being recognized by the Chairman.

**New Business**

- open 6:35/closed - No comment

1. Public Hearing on a Proposed Re-zoning of two R-21 parcels located along Riverside Drive to R-7. - 6:41
2. Consideration of a Motion to Recommend the Proposed Re-Zoning to the Board of Aldermen.

closed

**Adjournment**

① - SY Briefing  
M. Wexler - explanation  
will - Antecedent impacts - will these increase considerably  
(parking?)

② ① SS

② EW

ALL ✓

6:45 pm

Zoning Petition

DATE: 11/13/17

TO THE PLANNING AND ZONING ADJUSTMENT BOARD OF THE TOWN OF WOODFIN, NORTH CAROLINA:

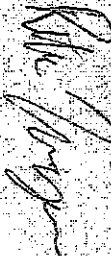
We, the undersigned, being the owners of the property described herein, request that said property be considered for:

Interpretation R7

Conditional use Rezone

Variance N/A

Re-zone for the reasons stated below. Would like to be able to have multiple rentals. We have the support of our neighbors (see attached). The nearby subdivision is also R7.

Ward	Sheet	Lot	Address of Property	Owner's Name and Signature
		<u>78-1830</u>	<u>1939 Riverside Dr Asheville NC 28804</u>	<u>Rita Meyers</u> 

Received by: \_\_\_\_\_  
Zoning Administrator

Zoning Petition

DATE: 2/5/2018

TO THE PLANNING AND ZONING ADJUSTMENT BOARD OF THE TOWN OF WOODFIN, NORTH CAROLINA:

We, the undersigned, being the owners of the property described herein, request that said property be considered for:

Interpretation

Conditional Use

Variance

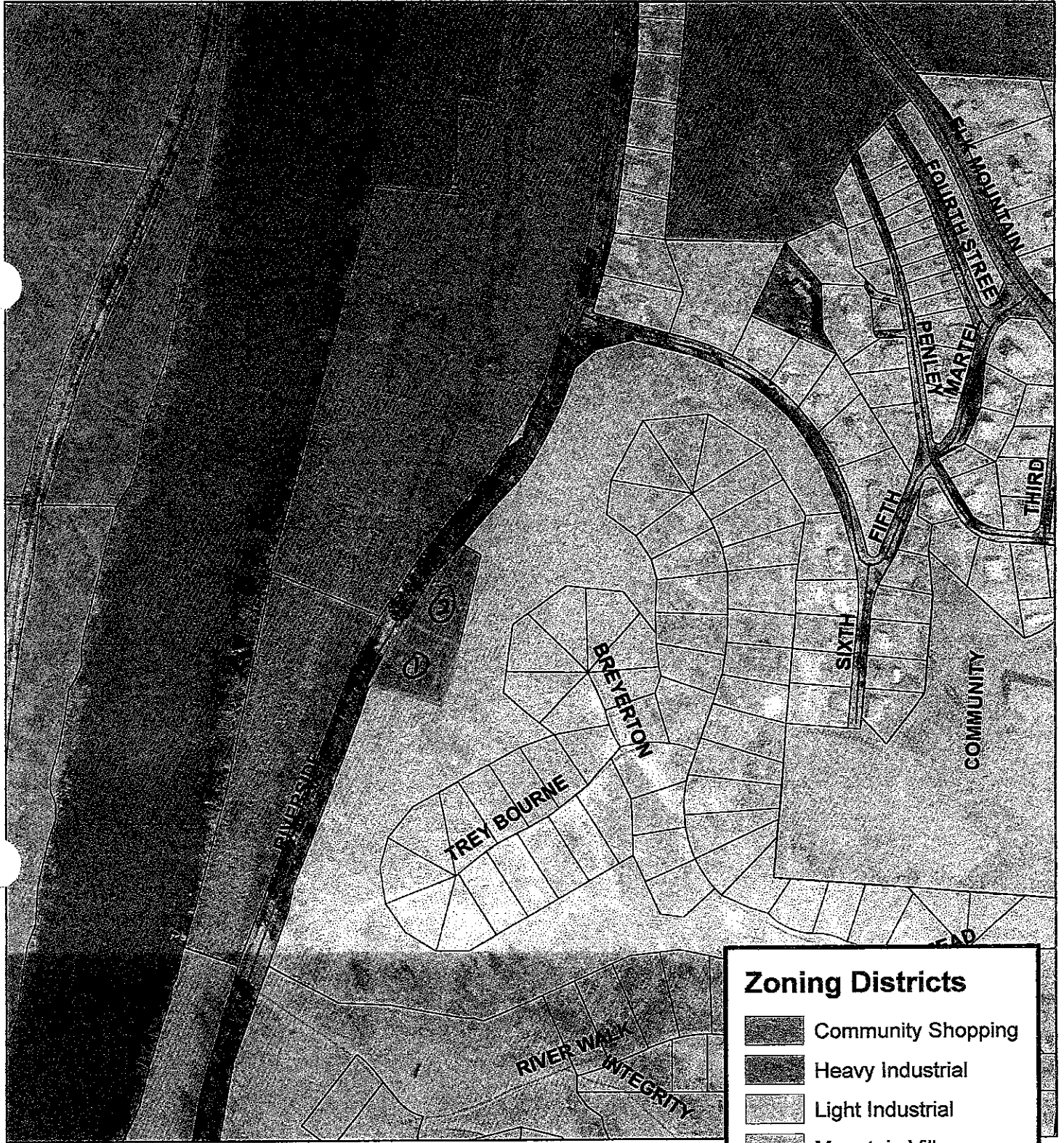
Re-zone for the reasons stated below: *Administrative*

*Re-zoning*

Ward	Sheet	Lot	Address of Property	Owner's Name and Signature
			1941 Riverside Drive	<i>[Signature]</i> Ned F. Johnson II
				<i>[Signature]</i> Lauren Johnson

Received by: \_\_\_\_\_  
Zoning Administrator

# Rezoning Application 1939 Riverside Drive



0 255 510 1,020 Feet










Subject Parcels Zoned  
R-21

Requested ReZone to R-7



Map Created November 2017  
Woodfin Planning and Zoning Department

## Zoning Districts

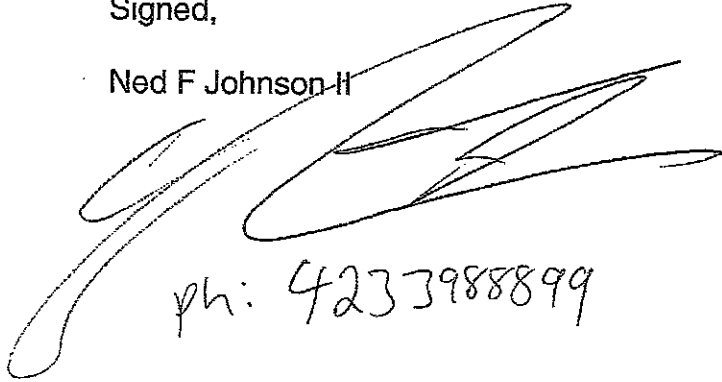
-  Community Shopping
-  Heavy Industrial
-  Light Industrial
-  Mountain Village
-  R-43 Zoning
-  R-21 Zoning
-  R-10
-  R-7
-  Municipal Property

To Whom It May Concern:

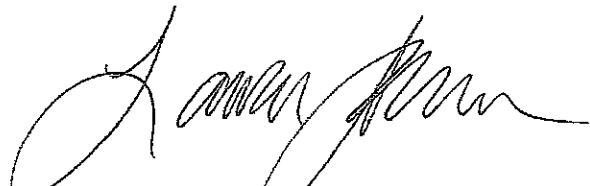
We are writing to state our support of the zoning adjustment to R7 at 1939 Riverside Dr. Asheville NC, 28804. We are the owners of the neighboring property at 1941 Riverside Dr. We would like to add that our support is contingent upon the owners of 1939 Riverside Dr. not using this property for commercial purposes or to rent the property to any group or person that does not intend to use the property for any use other than a private residence, and that short-term rentals are allowable with adequately marked and described parking.

Signed,

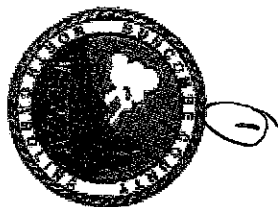
Ned F Johnson II



ph: 4233988899



Lauren Johnson 11/13/17



**COUNTY OF BUNCOMBE, NORTH CAROLINA**

Web Property Record Card  
9730-15-0563-00000



*Subject Property*

[Back to Parcel Details](#)

Date Printed: 11/30/2017

Owner Information	Parcel Information	Total Property Value: 375,900
<b>Owners:</b> GLENN F WEYERS JR RITA L WEYERS  <b>Address:</b> 67174 MERWIN ROAD COLUMBUS OH 43235-0000  <b>Property Location:</b> 1939 RIVERSIDE DR  <b>Taxing Districts</b> Buncombe County City: WOODFIN Fire: WOODFIN FIRE School:	<b>Status:</b> Active  <b>Deed Date:</b> 9/20/2017  <b>Deed Book/Page:</b> 5592 / 0076  <b>Plat Book/Page:</b> 0030 / 0038  <b>Legal Reference:</b> TRANSFER BY DEED  <b>Location:</b> 1939 RIVERSIDE DR  <b>Class:</b> MULTIPLE RES  <b>Neighborhood:</b> COTTON MILL SUB  <b>Subdivision:</b> COTTON MILL SUBDIVISION  <b>Sub Lot:</b> 78  <b>Conservation/Easement:</b> N  <b>Flood:</b> N	

**Ownership History**

Transfer Date	Price	Legal Reference	Deed Book/Page	Qualified	Vacant When Sold	Seller Names
09/20/17	\$312,000	TRANSFER BY DEED	5592 / 0076	Yes	No	MICHELLE ROBINSON DEREK ROBINSON
10/17/06	\$190,000	TRANSFER BY DEED	4302 / 0043	Yes	No	TANI EHU KAL MCBRIDE
06/03/02	\$68,000	TRANSFER BY DEED	2816 / 0357	Yes	No	BUFORD E WISHER ALYNE P WISHER

**Assessment History**

Year	Acres	Land	Bldgs	Other Impr	Assessed	Desc	Exemptions	Deferred	Taxable
2017	0.41	42,900	332,200	800	375,900		0	0	375,900
2016	0.41	31,200	235,200	500	266,900		0	0	266,900
2015	0.41	31,200	235,200	500	266,900		0	0	266,900
2014	0.41	31,200	74,400	500	106,100		0	0	106,100
2013	0.41	31,200	74,400	500	106,100		0	0	106,100
2012	0.41	34,700	67,900	400	103,000		0	0	103,000
2011	0.41	34,700	67,900	400	103,000		0	0	103,000
2010	0.41	34,700	67,900	400	103,000		0	0	103,000
2009	0.41	34,700	67,900	400	103,000		0	0	103,000
2008	0.41	34,700	67,900	400	103,000		0	0	103,000
2007	0.41	34,700	67,900	400	103,000		0	0	103,000
2006	0.41	34,700	67,900	400	103,000		0	0	103,000
2005	0.41	18,300	50,000	400	68,700		0	0	68,700
2004	0.41	18,300	50,000	400	68,700		0	0	68,700
2003	0.41	18,300	50,000	400	68,700		0	0	68,700
2002	0.41	18,300	50,000	400	68,700		0	0	68,700
2001	0.41	11,200	41,400	200	52,800		0	0	52,800

Land Data Total Acres: 0.41 Land Value: 42,900

Other Improvements Value: 800

Segment#	Units	Description	Year	Units
1	0.41 Acreage	LOT IN AC	1960	160 Square Feet

**Building Structures**

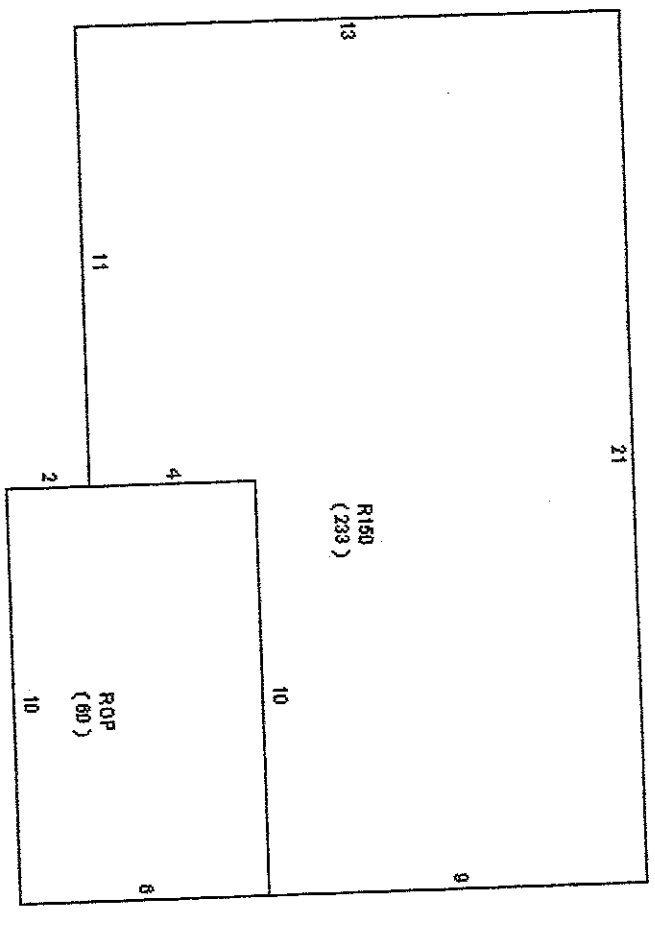
Res. Building ID Style COTTAGE (SEASONAL) 350 0 0 2014 C N 58,200

Sq Feet Bsmt SqFt Bsmt Finished Year Built Grade Condition Value

Refinement	Description	Built-Ins	Units
Foundation	PIERS	Full Baths	1
Roof Type	GABLE W/ COMP. SHGL.	Bedrooms	1
HVAC	NO CENTRAL SYSTEM		

Section	SqFt	#	ies

OPEN PORCH	60	1
1.5 ST LIVING AREA	350	1.5

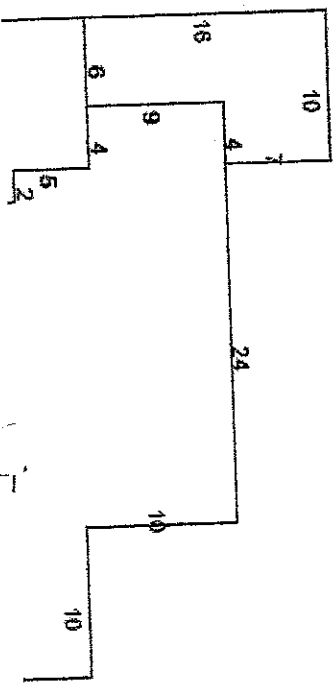


**Building Structures**

**Sq Feet Bsmt SqFt Bsmt Finished Year Built Grade Condition Value**

1	Res. Building ID Style	1.5 CONVENTIONAL	2,162	0	0	1925	C	N	216,300	Units
	Refinement									
	Foundation	PIERS								3
	Roof Type	HIP W/ COMP. SHGL.								4
	HVAC	HEAT NO A/C								

Section	SqFt	# Stories
LIVING AREA LEVEL 1	350	1
LIVING AREA LEVEL 2	600	1





**Assessment History**

Year	Acres	Land	Bldgs	Other Impr	Assessed	Desc Exemptions	Deferred	Taxable
2017	0.38	41,300	55,500	14,300	111,100	0	0	111,100
2016	0.38	30,000	73,500	10,000	113,500	0	0	113,500
2015	0.38	30,000	73,500	0	103,500	0	0	103,500
2014	0.38	30,000	73,500	0	103,500	0	0	103,500
2013	0.38	30,000	73,500	0	103,500	0	0	103,500
2012	0.38	34,400	67,300	0	101,700	0	0	101,700
2011	0.38	34,400	67,300	0	101,700	0	0	101,700
2010	0.38	34,400	67,300	0	101,700	0	0	101,700
2009	0.38	34,400	67,300	0	101,700	0	0	101,700
2008	0.38	34,400	67,300	0	101,700	0	0	101,700
2007	0.38	34,400	67,300	0	101,700	0	0	101,700
2006	0.38	34,400	67,300	0	101,700	0	0	101,700
2005	0.38	18,100	48,100	0	66,200	0	0	66,200
2004	0.38	18,100	48,100	0	66,200	0	0	66,200
2003	0.38	18,100	47,400	600	66,100	0	0	66,100
2002	0.38	18,100	47,400	600	66,100	0	0	66,100
2001	0.38	10,700	39,700	400	50,800	0	0	50,800

Land Data Total Acres: 0.38 Land Value: 41,300 Other Improvements Value: 14,300

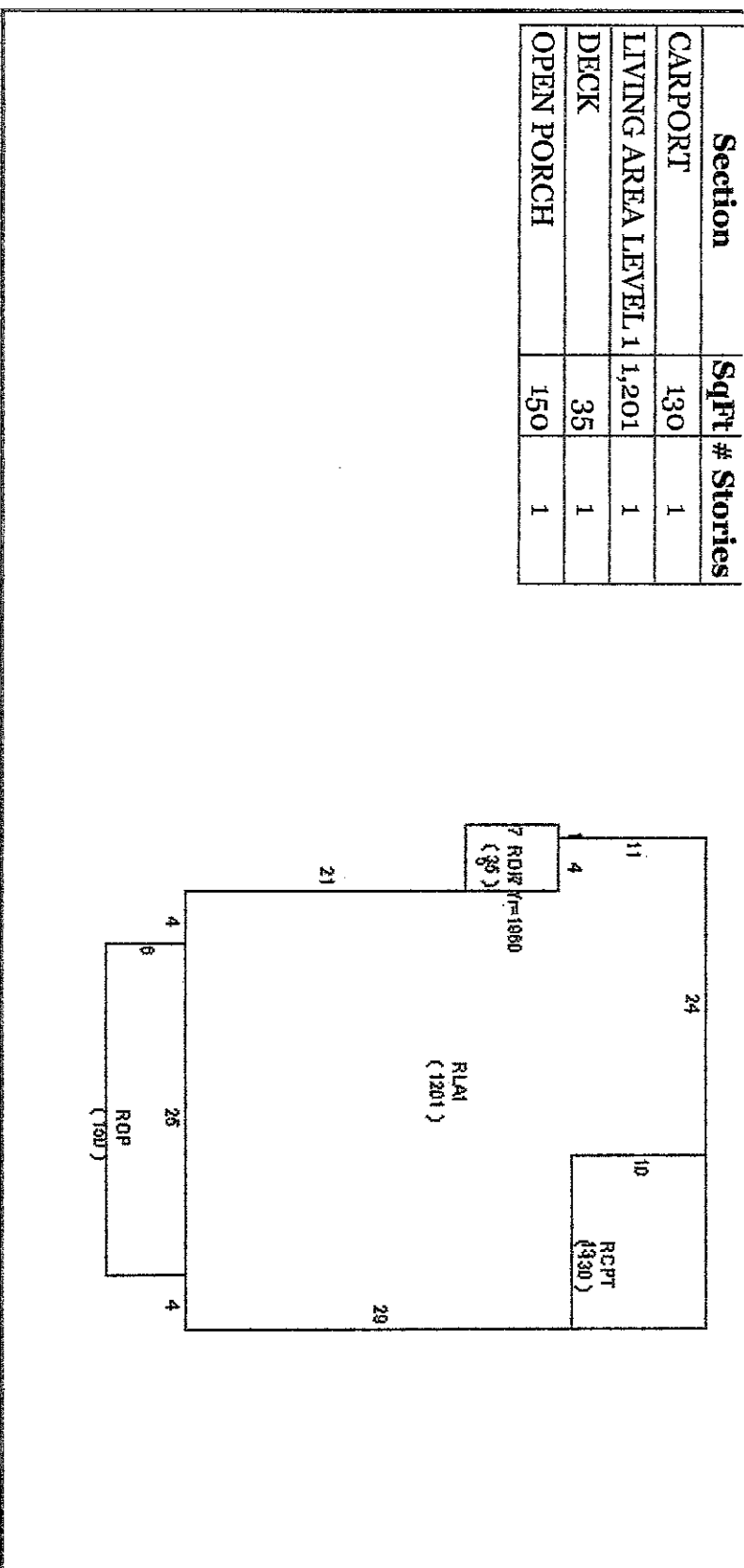
Segment#	Units	Description	Improv#	Description	Year	Units
1	0.38 Acreage	LOT IN AC	1	GARAGE	2015	440 Square Feet

**Building Structures**

Res. Building ID Style: 1 STORY CONVENTIONAL 1,201 0 0 1925 C F 55,500  
 Sq Feet Bsmt SqFt Bsmt Finished Year Built Grade Condition Value

Refinement	Description	Built-Ins	Units
Foundation	PIERS	Full Baths	1
Roof Type	HIP W/ COMP. SHGL.	Bedrooms	2
HVAC	HEAT NO A/C		

Section	SqFt	# Stories
CARPORT	130	1
LIVING AREA LEVEL 1	1,201	1
DECK	35	1
OPEN PORCH	150	1



**Total Building Value: 55,500**