

**Town of Woodfin
Planning Board
Town Hall
November 1, 2022
6:00 P.M.**

A. Call to Order

1. Meeting Call to Order

B. Approval of the Agenda

C. Approval of the Minutes

1. October 4, 2022

D. Public Comment

Everyone wishing to address the Board must sign up with the Town Clerk 15 minutes prior to the meeting. Each speaker will be recognized by the Chair when it is their time to be heard. Comments are limited to three minutes per speaker and the time allotted to public comment will be at the discretion of the Chair.

E. Unfinished Business

Legislative Public Hearings

1. A request for text amendments to Chapters 30 and 54 of the Town of Woodfin Code of Ordinances to update standards related to homestays and short-term rentals. ***Continued from October 4, 2022.***

F. New Business

Ministerial Reviews

1. A master plan review for two lots located off Robinhood Rd. in the Mountain Village District. The properties are identified as PINs 9740-28-8968 and 9740-29-9345 in the Buncombe County tax record. The property owner is HS Robinhood Owner, LLC and the applicant contact is Joshua Portnoy.

G. Adjournment



STAFF REPORT

Agenda Title: Work Session – Text Amendment (Homestays & Short-term Rentals)

Staff Contact: Shannon Tuch

Meeting Date: November 1, 2022 (*Continued from Oct. 4, 2022*)

Summary:

An introduction to proposed text amendments to Chapter 46-Short-term Rentals and Chapter 54-Zoning updating standards regulating short-term rentals (STRs) and homestays.

Background:

The Woodfin Board of Commissioners convened a special meeting (Town Hall Meeting) on June 28, 2022 and invited the community to attend and provide comments on a variety of topics. The meeting was held at the Woodfin Community Center with all members of the commission in attendance, along with key management staff. Approximately 50-60 residents also attended the meeting with 26 individuals providing comment, a summary of which is attached to this report. The greatest amount of public comment revolved around the subject of STRs.

Since the rapid rise of Airbnb and other similar on-line rental platforms, communities around the country have been struggling to understand and balance the impacts and benefits of the new use, and what regulatory options can be considered to help manage negative consequences. The town first adopted standards in 2015 which were subsequently amended in 2016. Since this time, additional case law, most notably *Schroeder v. City of Wilmington*, has helped clarify a municipality's ability to regulate this new land use.

Staff Analysis:

Given western North Carolina's appeal to visitors and vacationers, and based on the personal accounts, information and ideas shared in the meeting, and new information shared by the University of North Carolina School of Government, staff recommends consideration of the following:

A. Reformatting/Re-organization:

1. Reformat the regulations found in Chapter 30-Short-Term Rentals and fold them into Chapter 54-Zoning.
2. Create a consolidated "Permitted Uses Table" in Chapter-54 (currently found in Appendix A) and remove tables in individual districts.

B. Update/Add New Definitions:

1. Update definitions for *short-term rental*, *homestay* and *hotels, motels, inns* to clearly distinguish between uses, allowing for individualized regulation.
 - Short-term rental: consider limiting the number of bedrooms to three or fewer.
 - Homestay: remove "owner occupied" and replace with "resident-occupied"
 - Hotels, motels, inns: becomes a catch-all for all other forms of lodging.

C. Create new “Limited Uses” Category and add to Chapter 54-Zoning & the “Permitted Uses Table”.

1. Clarify that a zoning permit is required.
2. Remove STRs as a permitted use in R7 and R10, explore “amortization”
Amortization is a technique for the removal of non-conforming uses after the value of a non-conforming use has been recovered— or amortized— over a period of time.
This is a method used in some zoning ordinances to phase out different types of non-conforming uses. Establishing a reasonable time period is important to avoid potential litigation. Property owners should be able to recoup a typical investment.
3. Identify where STRs may be permitted either by-right, or as a “limited use”.
 - Transition & Mountain Village
 - Community Shopping & Light Industrial
4. Add individual “Restricted use” regulations for Homestays and STRs.
 - Limit the number of permits issued to a property owner/LLC
 - Require a contact name, phone number, and email for each property and post on the interior of the unit
 - Require off-street parking (i.e. one space per bedroom)
 - Require proof of insurance
 - Prohibit special events

D. Avoid regulations that are legally problematic, or impractical to administer such as:

1. Annual permit
2. Separation requirements / density requirements
3. A cap on the number of rentals
4. A cap on the number of guests
5. Requiring a minimum stay

Staff Recommendation:

Staff recommends the board consider the different options for regulation and provide feedback to the staff.

Suggested Motion:

I move to approve the proposed text amendment and finds that it 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. Provides additional clarity and predictability to development requirements, thereby supporting economic development;
2. Enhances standards for community compatibility and harmony between land uses and concentrates higher impact uses in suitable areas; and
3. Advances public health, safety, and welfare by preserving quality of life in residential neighborhoods and minimizes opportunities for nuisance issues and other land use conflicts.

Attachments:

- (1) June 28, 2022 Special (Town Hall) Meeting
- (2) Draft Ordinance
- (3) Draft Planning Board Recommendation

Town Hall Meeting Summary

June 28, 2022

Woodfin Community Center

Attendees:

- Woodfin Board of Commissioners incl. Mayor Vebaun and Commissioners McAllister, Edgerton, Ervin, Butler, Thornton, and Lunsford.
- Town Staff incl. Ryan Vinson, Shannon Tuch, Adrienne Isenhower, Chief Michael Dykes, Sheri Powers
- Approximately 50+ residents/members of the public

Welcome:

- Mayor Vebaun opens the meeting at 5:01 p.m. and turns the mic over to Comm. McAllister to get things started.
- Comm. McAllister introduces the BOC, explains the purpose of the meeting, and how the meeting will be conducted. JM highlights items of interest incl.
 - Need for Town Center/Town Hall
 - Feedback on STVRs
 - Future of the Comm. Center
 - Growth & Development

Public Comment:

The following individuals spoke:

- Robert Bayer
- Walt Brewer
- Gary Wall
- Kimmie Hunter
- Scott Wren
- Coral Darby
- Ellen (last name?)
- Ken Kahn
- Collin Willis
- Mike Mc (?)
- Glenda Overbeck
- Stephen Fazo
- Garrett (last name?)
- Elenore Floyd
- Patty Miller
- Richard (Miller?)
- Larry Hopkins
- John (last name?)
- Jessica Bernstein
- Lucy Crown
- Courtney Hammond
- Jeff Feist
- Melissa (last name?)

- Marshal DeBruhl
- Rebecca Robertson
- Serena Townley

A summary of topics and comments includes:

Town Center/Town Hall:

- Reynold's Village is already a town center – infrastructure is already in place for growth
- WVL Hwy hasn't changed much over the years
- Not sure Reynold's Village is the right place for a town center
- Unclear where money for a new town hall would come from
- Town plans to pursue a Needs & Feasibility study this year; study will identify and evaluate potential sites, then can develop a cost estimate and look at funding options; new building construction would have to be financed over many years
- Could have a satellite town center down by the river
- Woodfin doesn't have an existing downtown/main street, so it may make more sense to have multiple town centers in various areas of the town (Merrimon, Riverfront, Reynold's, etc.)
- Certain parts of town have limitations (i.e. WVL Hwy.) – may want to survey private property that could be redeveloped for a new town hall/town center
- The Town of Woodfin currently controls property - could rebuild on property we already have
- A new town hall should be attractive and inviting; issues with no one answering the door at current town hall
- A community center with an amphitheater and communal arts space is needed
- Town facilities need to come with a plan for maintenance – shouldn't have to start over with something brand new
- Town should look at grant opportunities
- Should encourage safe pedestrian access; need for safe pedestrian crossings on Riverside Dr. to new parks

Town Identity:

- Should focus on creating a sense of place through wayfinding and welcome to Woodfin signage
- Need to create an identity/brand
- Woodfin is competing with AVL – need a brand that sets us apart
- Need a business association to market/brand the town
- Need someone (or a group) focused on economic development & business recruitment
- An interactive and accessible map could be used by visitors (and residents) to highlight town history and key sites – use QR code for people to access info remotely

Short-term Rentals (STRs):

- 32% of revenues collected for rentals go to “guest services” and occupancy taxes
- Through an act by the General Assembly, occupancy taxes [in Buncombe County] go to the Tourism Development Authority (TDA) to further promote tourism and do not come back to towns or cities to support infrastructure. There have been some efforts to reform how occupancy taxes are distributed, but they have stalled.
- Nuisance issues reported with STRs included general disruption of neighborhood harmony but also issues that come with large groups of unrelated people and/or events (i.e. weddings) that draw large crowds. Specific disturbances noted included:

- Noise/sleep disturbance
- drinking/partying/mischief
- negligence (unattended outdoor fires)
- inadequate off-street parking (on-street parking of cars overwhelming the street)
- large truck traffic making deliveries, etc.
- Inadequate/undersized septic for large groups
- Other concerns cited included:
 - Concern over loss of housing and housing stability (no housing for the people who work in the area); “We live in a tourist economy, and if we don’t provide housing then we are hurting the industry”.
 - lack of controls, either through private restrictions or through town ordinances
 - Misleading marketing where more STRs are added than originally described - no recourse
- Benefits of STRs were also mentioned including that the income provided helps to supplement income and supports housing stability
- If proper oversight is provided, nuisance issues can be minimized
- We should try to find the balance that allows residents to benefit from STRs; support for sensible regulation
- Community harmony can be achieved with housing diversity that includes both homestays and STRs
- Ideas to help address concerns included:
 - Provide clear information on what is currently allowed, and what isn’t
 - Differentiate between whole house STRs and Homestays
 - Require a minimum stay
 - Limit the number of STRs permitted in one area
 - Limit the number per owner
 - Eliminate whole house vacation rentals (only allow homestays)
 - Only allow STRs in commercial districts
 - Require a certain number of affordable housing units with new developments [inclusionary zoning]
 - Need an STR czar
- Town officials have been trying to get a sense of how much of a concern STRs – sounds like this is a high priority [applause]

Environment:

- Woodfin (and WNC) will become a climate refuge – need to move faster to prepare for influx
- Don’t allow high intensity uses in steep slope or other environmentally sensitive areas; should have the least impact on the environment but also on the neighbors
- If we want to promote growth, we have to plan appropriately for infrastructure needed to support that growth
- Please save the trees [applause]
- Should promote sensible development standards that support pollinators and minimize light pollution; town has already done a lot and adopted a native plant list to be used on town property, and a dark sky ordinance
- Need more bike and ped infrastructure (greenways, ped crossings, sidewalks, bike paths); particular concern along Riverside Dr. with new parks

Other:

- Would love a map of Woodfin on the website
- There are additional opportunities for the community to learn more and provide input including monthly Board of Commissioner meetings – liked former practice of a quarterly “state of the town” talks
- Want to welcome newcomers
- Out of state developers do not care about the people who live here, they are not interested in helping address problems
- Asheville is the most expensive city to live in in the state

Mayor thanks everyone for coming out. Encourages everyone to attend meetings or watch at home.

Meeting is adjourned 6:27 p.m.



**ORDINANCE AMENDING CHAPTERS 30 AND 54 OF THE CODE OF ORDINANCES OF
THE TOWN OF WOODFIN TO AMEND STANDARDS REGULATING SHORT-TERM
RENTALS AND HOMESTAYS**

Ordinance: 2022-xxx

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; and

WHEREAS, the Woodfin Town Council may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

WHEREAS, the Town initiated a recommendation to amend Chapters 46-Subdivisions and 54-Zoning of the Town of Woodfin Code of Ordinances; and

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

WHEREAS, the Woodfin Planning Board reviewed this text amendment recommendation at its November 1, 2022, public meeting and voted x-x to find the amendment a reasonable request considering the potential benefits to development of the Town of Woodfin and surrounding community; and

WHEREAS, the Woodfin Board of Commissioners held the public hearing on October 18, 2022 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. Provides additional clarity and predictability to development requirements, thereby supporting economic development;
2. Enhances standards for community compatibility and harmony between land uses and concentrates higher impact uses in suitable areas; and
3. Advances public health, safety, and welfare by preserving quality of life in residential neighborhoods and minimizes opportunities for nuisance issues and other conflicts.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Woodfin, that Chapters 30-Short-term Rental and 54-Zoning are hereby amended as follows:

Section 1:

- a. Amend **PART II – CODE OF ORDINANCES** by deleting Chapter 30 - SHORT-TERM RENTALS in its entirety.

- b. Amend **Sec. 54-10. -Definitions.** by inserting the following definitions alphabetically:

Homestay means a lodging use that occurs within a resident-occupied single-family dwelling wherein space in the home is rented to transients for compensation for a period of less than one month, and where the use is incidental and subordinate to the primary residential use of the property. A homestay may or may not have a separate kitchen, bathroom and/or entrance.

Home occupation means an accessory use of a dwelling unit or an accessory structure for limited non-residential purposes which is clearly incidental and subordinate to the use of the dwelling unit as a permanent and full-time residence.

Lodging means a land use that includes the renting of room(s) for transient stays. A single-family dwelling, or any portion thereof, rented or leased for intervals of less than one month is considered a "lodging" use.

Short-term rental (STR) means a lodging use that occurs within a single-family dwelling containing a maximum of three bedrooms that is rented to transients for compensation for a period of less than one month.

- c. Amend **Sec. 54-10. -Definitions.** by amending the following definitions:

Hotels, motels, inns means a lodging use contained within a building or series of buildings providing accommodations to transients for compensation, offering either short or extended-stay facilities, and that may customarily include incidental or ancillary services including housekeeping, dining, meeting rooms and recreational facilities.

- d. Amend **Sec. 54-34(a) -Certificate of zoning compliance.** as follows:

(a) No building, sign or other structure shall be erected, moved, added to, or structurally altered, nor shall any land disturbing activity, including clearing and grubbing of trees and other vegetation be initiated, nor shall a new use or expansion of an existing use occur until an application for a zoning compliance permit is approved by the planning director. No zoning compliance permit shall be issued except in conformity with the provisions of this chapter.

[Leave subitems 1-3 unchanged]

- e. Amend **Sec. 54-143. -Uses allowed.** by replacing this section in its entirety with the following:

Sec. 54-143. -Designation of districts and uses allowed.

- (a) *Zoning districts.* For the purposes set forth in this Article, the Town of Woodfin is divided into zoning districts, taking into account the design, size, and/or location of one or more of the following:
- (1) Transportation facilities;
 - (2) Schools, parks and other public or community facilities;
 - (3) Emergency and solid waste collection services;
 - (4) Sanitary sewer and stormwater infrastructure;
 - (5) Water supply for community consumption and fire protection;
 - (6) Access and location to other utility services;
 - (7) Potential hazards from fire, flooding, and diseases;
 - (8) Access to light and air from buildings;
 - (9) Protection for occupants of buildings from noise, dust, fumes and other nuisances caused by traffic and other uses;
 - (10) Topography, water bodies and other natural features;
 - (11) Current use of land and buildings for residences, businesses, industries, places of worship, schools and for other uses and heights of buildings, the size and location of yards, and the density of population in each of the zoning districts hereinafter mentioned.
- (b) *Designation of districts on official zoning maps.* Each district shall be shown on the official zoning map of the Town of Woodfin, North Carolina, a copy of which is located in the town planning department. The Town of Woodfin Zoning Map, and all district designations, boundaries, figures, letters, and symbols shown on such maps are hereby declared to be a part of this chapter. These districts include:
- R-43 Residential District (R43)
 - R-21 Residential District (R21)
 - R-10 Residential District (R10)
 - R-7 Residential District (R7)
 - Mountain Village Residential District (MV)
 - Transitional District (TR)
 - Community Shopping District - Types 1, 2, and 3 (CS)
 - Light Industrial District (LI)
 - Heavy Industrial District (HI)
 - Conditional Zoning Districts (CZ)
- (c) *Uses allowed.* Only the following permitted “P”, limited “L” and special “S” uses may be allowed in any district as enumerated in the following table:

[Insert “Table of Uses” here]

- (1) Special uses shall be permitted in specified districts after review and approval by the board of adjustment in accordance with procedures and standards established in [Sec. 54-77](#), [Sec. 54-144](#) and other standards identified elsewhere in this chapter.

- (2) Limited uses shall be permitted in specified districts after review and approval by the planning director in accordance with the standards established in [Sec. 54-144](#) and elsewhere in this chapter.
- (3) Any use not listed is not allowed unless the planning director determines that the use is similar to a listed use. When determining whether a proposed use is similar to a listed use, the planning director will consider the following:
 - a. The actual or projected characteristics of the proposed use.
 - b. The relative amount of site area or floor area and equipment devoted to the proposed use.
 - c. Relative amounts of sales.
 - d. The customer type.
 - e. The relative number of employees.
 - f. Hours of operation.
 - g. Building and site arrangement.
 - h. Types of vehicles used and their parking requirements.
 - i. The number of vehicle trips generated.
 - j. How the proposed use is advertised.
 - k. The likely impact on surrounding properties.
 - l. Whether the activity is likely to be found independent of the other activities on the site.

Where a use is determined not to be similar to any listed use, a text amendment is required prior to establishment of that use.

- (4) *General requirements for all districts.* The following general requirements shall pertain to all zoning districts and any structure or building therein.
 - a. *Building height.* The heights of buildings shall not exceed 35 feet unless otherwise approved as part of the site plan review for a conditional zoning.
 - b. *Off-street parking.* Off-street parking shall be provided as required in [section 54-176](#).
 - c. *Lot coverage.* The maximum permissible lot coverage by the principal building and all accessory buildings shall not exceed the following requirements:
 - i. 30 percent of the total lot area for one unit;
 - ii. 35 percent of the total lot area for a duplex; or
 - iii. 50 percent of the total lot area for three or more units.
- (5) Accessory uses and structures.
 - a. *Accessory uses and structures incidental to primary use.* Accessory uses and structures are permitted in any district, but not until their principal structure is present or under construction. Accessory structure use is limited to those uses permitted in the zoning district in which the structure is located.
 - b. *Location.* Accessory uses and structures including private garages, swimming pools, and other accessory structures shall not be erected in:
 - i. Any portion of the property that encroaches past the leading edge of the front façade of a building;

- ii. Any required front yard or side yard setback;
- iii. Within 20 feet of any street or highway line; or
- iv. Within ten feet of any property line that is not a street or highway line, regardless of setbacks.

- f. Amend **Sec. 54-144. -General requirements for all districts.** by replacing the section with a new section as follows:

Sec. 54-144. -Limited and Special Uses.

- (a) *Limited Uses.* Limited uses are permitted by right, in the districts identified in the Use Table found in [Sec. 54-143](#) above, and provided that the specific standards set forth in this section are satisfied. The specified standards are intended to ensure these uses fit the intent of the districts within which they are permitted, and that these uses are compatible with other development permitted within the districts. All limited uses shall comply with the following.

(1) Home occupation.

- a. The business activity shall be conducted entirely within the dwelling and carried on by the occupants thereof.
- b. A maximum of one employee who is not a resident of the property shall be allowed.
- c. No display of goods, products, services, signage, or other forms of advertising shall be visible from outside of the dwelling.

(2) Homestay.

- a. Only one homestay shall be permitted per lot, tract or parcel.
- b. Homestay permits shall be limited to one per person, immediate household, LLC, corporation, trust or other legal entity. A person's immediate household shall include a spouse, children, or any other relative residing in the same home. No more than 5 percent ownership in an LLC, corporation, trust or other legal entity shall be a sufficient ownership stake to constitute ownership for the purposes of this limitation.
- c. The homestay operation shall be managed and carried on by a person who is: 1) 18 years or older, 2) a full-time resident of the dwelling unit; and 3) present during the homestay term for the entire time lodgers are staying at the property. To be a "full-time resident," the person must reside on the property on a permanent basis, and it must be the person's primary home. For purposes of this homestay ordinance, a person can only have one primary, full-time residence, and the homestay must be operated from that primary, full-time residence. In order to be "present during the homestay term," the full-time resident shall be at the property overnight and not away on vacation, visiting friends or family, travelling out of town for business or personal reasons, etc. during the homestay term. However, the full-time resident may be temporarily absent from the property for purposes related to normal residential activities such as shopping, working, attending class, etc. e. Applicants must definitively affirm that they live at the property from which the homestay is operated and

that they have only one primary, full-time residence. A minimum of two documents establishing proof of residency shall be supplied from an approved list of documents. This does not apply to property owners acting as a co-applicant. A minimum of one off-street parking space per bedroom shall be required and illustrated on an approved site plan.

- d. When the property owner does not reside on the property, an application for a homestay permit must be submitted by the full-time resident of the property and the property owner together as co-applicants. The homestay permit shall be issued to both parties with all rights and responsibilities afforded to the applicants equally.
- e. No non-residential activities other than lodging shall be allowed.
- f. No special events may be hosted on a homestay property.
- g. No signage shall be allowed for homestays.
- h. The homestay owner or operator shall maintain liability insurance on the property, which covers the homestay use and homestay guests.
- i. Emergency and contact information including a name, phone number and email address must be posted prominently inside the homestay.
- j. The homestay owner or operator must pay any applicable taxes, including occupancy and sales taxes, to the appropriate governmental entity.
- k. The homestay area of the dwelling shall comply with applicable building codes

(3) Short-term rental.

- d. Only one short-term rental shall be permitted for any single-family dwelling or single-family property.
- e. No more than 10 percent of units in a multi-family or multi-tenant building or development may be used as short-term rentals.
- f. No non-residential activities other than lodging shall be allowed.
- g. No special events may be hosted on a short-term rental property.
- h. No signage shall be allowed for homestays.
- i. The short-term rental owner shall maintain liability insurance on the property, which covers the lodging use and short-term rental guests.
- j. Emergency and contact information including a name, phone number and email address must be posted prominently inside the short-term rental.
- k. The short-term rental owner must pay any applicable taxes, including occupancy and sales taxes, to the appropriate governmental entity.
- l. The short-term rental shall comply with applicable building code.

- g. Amend **Sec. 54-341. – Limitation on nonconforming use.** by adding a new subsection “(6)” as follows:

(6) *Nonconforming lodging facilities.* All lawfully existing nonconforming lodging facilities including short-term rentals may continue in operation for a maximum period of five years from the effective date of this amendment [insert date here] after which, the lodging use must cease but may be replaced with a conforming use.

Section 2: 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 3: This Ordinance shall be effective on this xxth day of [month] 2022.

Ayes _____

Nays _____

Abstains _____

Attest:

M. Jerry Vebaun, Mayor

Town Clerk

Land Uses & Use Categories	Permitted, Limited and Special Uses in Districts										
	R-43	R-21	R-10	R-7	CS	CS-2	CS-3	MV	TR	LI	HI
Residential											
Single-family dwellings	P	P	P	P		S	S	P	P		
Two-family dwellings			P	P		S	S	P	P		
Multi-family dwellings			P	P		S	S	P	P		
Double-wide manufactured homes			P	P							
Business											
Animal hospitals					S	S	S			S	S
Auction sales, except livestock					S		S			P	P
Automobile parts and supplies, retail					P		P			P	P
Automobile repair garages, but excluding body works and open storage of wrecked cars					P		P			P	P
Automobile repair garages, including body works and open storage of wrecked cars							S			S	P
Automobile sales, new and used					P		P			P	P
Bakeries, retail					P	S	P	S		P	
Banks and other financial institutions, including loan and finance companies					P	P	P		P		
Barber and beauty shops					P	P	P	S	P		
Boat and trailer sales					P		P			P	P
Car wash					P	S	P			P	P
Catalogue sales					P	P	P		P		
Dairy bars and ice cream manufacturing for retail sales on the premises only					P	S	P		P		
Dry cleaning and laundry pickup stations					P	S	P				
Electrical wholesale supply house and repair shops							S			P	
Exterminators						S	S			P	P
Feed and seed stores						S	S			S	S
Floral shops					P	P	P		P		
Funeral homes and mortuaries					P	S	S			P	
Game and amusement rooms, including pool halls					S		S			S	
Homestay	L	L	L	L				L			
Home occupation	L	L	L	L				L			
Hotels, motels, inns					P	P	P			P	
Jewelry repair and pawn shops					P	P	P				
Kennels					S	S	S			P	P
Launderette and laundromats					P	S	P			P	
Locksmiths and gunsmiths					P	P	P			P	
Manufactured home display area							S			P	P
Meat markets, retail only, but excluding the killing or dressing of any flesh or fowl					P	P	P			P	

Medical and dental clinics					P	P	P		P	P	
Miniature golf					P	P	P			P	
Newspaper offices					P	P	P			P	
Use Category	Permitted Uses										
	R-43	R-21	R-10	R-7	CS	CS-2	CS-3	MV	TR	LI	HI
Office supplies and equipment, sales and service				P	P	P	P		P		
Offices, business, professional and public					P	P	P	S	P	P	P
Opticians and optical goods stores					P	P	P		P		
Outdoor recreation uses such as go cart track and riding stables							S				P
Photographic studios and camera supply stores					P	P	P	S	P		
Printing and reproduction establishments						P	P			P	P
Printing, engraving and publishing establishments						P	P			P	P
Radio and television stations					P	S	S			P	P
Radio and television repair shops					P	P	P		P	P	
Rest and convalescent homes		S	S	S		S	S			S	
Restaurants, including drive-in					P		P		P	P	P
Retail establishments					P	S	P				
Service stations					S		S			S	P
Shoe repair and shine shops					P	P	P		P		
Short-term rental					L	L	L			L	
Small electric and appliance repair shops					P	P	P				
Tailor, dressmaking and millinery shops					P	P	P		P		
Taxicab stands					P		S				
Telephone and telegraph offices					P	P	P				
Theatres, indoor					P	P	P			P	
Truck stop							S			P	
Warehousing, except for the storage of dangerous or offensive items such as uncured hides or explosives					P		S			P	P
Wholesale establishments							S			P	P
Industrial											
Automobile wrecking and junkyards											S
Building materials storage and sales yards							S			S	S
Contractors' offices with the interior storage of materials					P					P	P
Contractors' offices with storage yards							S			S	S
Farm machinery, sales and repairs							S			S	S
Flour and feed mills											P
Freezer lockers and ice plants							S			P	P
Industrial supplies and equipment, sales and service							S			S	S
Metal fabricating plants, including boiler and tank works											P
Mini storage warehouses										P	P
Planting works											P
Plumbing and heating supply houses							S			P	P

Sawmills, planning mills, pallet and basket factories											P
Sheet metal, roofing, plumbing, heating and refrigeration shops							S			P	P
Wholesale storage of gasoline and oil products, including bottled gas and oxygen										P	P
Use Category	Permitted Uses										
	R-43	R-21	R-10	R-7	CS	CS-2	CS-3	MV	TR	LI	HI
Manufacturing											
Air conditioning and heating equipment manufacturing											P
Alcohol and alcohol beverage manufacturing					S		S			P	P
Amusement, recreational and sporting goods manufacturing							S			P	P
Apparel and clothing manufacturing, including hosiery							S			P	P
Apple packing sheds											P
Automobile parts and accessories manufacturing							S			P	P
Bakeries and other establishments manufacturing prepared food products for wholesale distribution						S	P			P	P
Bedding and carpet manufacturing and cleaning establishments							S			P	P
Belting and brake lining manufacturing							S			P	P
Boat and trailer repairs manufacturing							S			P	P
Bottling works							S			P	P
Bowling alleys and skating rinks					P		P			P	P
Business machines manufacturing							S			P	P
Cabinet, caskets and woodworking							S			P	P
Carbon and battery products manufacturing											P
Coffee, tea and spices processing							S			P	P
Drugs, medicines, and cosmetics manufacturing							S			P	P
Dry cleaning and laundry plants							S			P	P
Electrical appliances and electronic equipment manufacturing							S			P	P
Felt and sandpaper manufacturing							S			P	P
Fertilizer manufacturing and sales											P
Furniture manufacturing						S	S			P	P
Furriers and fur storage					P		P			P	P
Glass, ceramic and tile manufacturing							S			P	P
Hardware and housewares manufacturing							S			P	P
Hotels, inns and motels					P	S	P			P	
Insulation materials and wall board manufacturing							S			P	P
Leather products, including luggage and shoe manufacturing							S			P	P
Musical instrument manufacturing						S	S			P	P
Paper products manufacturing						S	S			P	P
Plastic products manufacturing										P	P
Pottery, porcelain, or vitreous china manufacturing											P
Precision instruments manufacturing							S			P	P
Printing plants						S	S			P	P

Textile and cordage manufacturing							S			P	P
Trailer manufacturing							S			P	P
Window and door manufacturing							S			P	P
Use Category	Permitted Uses										
	R-43	R-21	R-10	R-7	CS	CS-2	CS-3	MV	TR	LI	HI
Civic, Educational, and Governmental											
Assembly halls, coliseums, armories, ballrooms, and similar structures					P		P			P	P
Business colleges, barber and beauty colleges and schools, music and dance studios					P	P	P	S	P	P	
Churches and their customary related uses	S	S	S	S	S	S	S	S	S	S	S
Clubs and lodges, fraternities, sororities, and social, civic, and other similar organizations operating on a nonprofit basis					P	S	S	S		P	P
Industrial trade schools and research laboratories					P	S	S			P	
Kindergartens and day nurseries			S	S	S	S	S	S	P	S	S
Libraries, museums and art galleries					P	P	P	P	P	P	
Noncommercial, public or private parks, playgrounds, community centers, clubs and lodges, golf courses, swimming pools and fishing lakes	P	P	P	P	P	S	S	P		P	P
Public elementary schools and private schools having curricula approximately the same as ordinarily given in public schools	P	P	P	P	P	S	P	S		P	
Public safety facilities such as fire and police stations and rescue squad headquarters	S	S	S	S	S	S	S	P	P	S	S
Public works and public utility facilities						S		S	P	S	S
Public works and public utility facilities such as transformer stations, pumping stations, water towers and telephone exchanges	S	S	S	S	S	S	S	S	S	S	S
Public works and utility facilities, but excluding service and storage yards					P	S	S	S		P	
Other											
Any form of agriculture or horticulture, including the sale of products on the property where produced	P	P	P	P	P	P	P	P	P	P	P
Customary incidental home occupation	P	P	P	P		P	P	S			
Group development			S	S	S	S	S		S	S	S



Town of Woodfin Planning Board Recommendation

Having reviewed the **Text Amendments** of the Town of Woodfin Code of Ordinances for amendments to the Short-term Rentals (Ch. 30) and Zoning (Ch. 54) Ordinances, and having considered information from the planning staff of the Town of Woodfin along with comments from other persons, pursuant to 160D-604(d), the Town of Woodfin Planning Board hereby adopts the following motion, effective November 1, 2022:

The Town of Woodfin Planning Board finds the proposed text amendment 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. Provides additional clarity and predictability to development requirements, thereby supporting economic development;
2. Enhances standards for community compatibility and harmony between land uses and concentrates higher impact uses in suitable areas; and
3. Advances public health, safety, and welfare by preserving quality of life in residential neighborhoods and minimizes opportunities for nuisance issues and other land use conflicts.

Chair

Date



STAFF REPORT

Agenda title: Administrative Master Plan / Site Plan Review – Robinhood Rd. Development

Presenter: Shannon Tuch

Meeting Date: November 1, 2022

Summary:

An administrative (ministerial) review of a proposed site plan for a multi-family development located on two parcels totaling 16.93 acres. The property is located off Beaverbrook Rd. and identified in the Buncombe County tax record as PINs: 9740-28-8968 and 9740-29-9345.

Background:

An application for development was originally submitted on May 17, 2021 and has gone through a number of revisions over the last 18 months, the most recent of which was submitted on October 14, 2022 and which shows a proposed multi-family residential development consisting of a single, multi-story building along with 165 surface parking spaces and other site features commonly found in association with multi-family development. Access to the property is via a single entrance on Beaverbrook Rd. and the average natural slope of the property is 43.12% and includes elevations ranging from 2580 to 2850 feet in elevation.

Per the North Carolina Permit Choice Act (now NCGS 160D-108), a developer with an active application may choose to apply the standards in place at the time of application, or any subsequent alternative version of the standards that may have come into effect after the application was submitted. The original application date pre-dates a number of code amendments that the applicant has chosen not to apply to this project including: steep slope development, conditional zoning, and retaining wall standards.

Analysis:

The MV district standards include:

- A maximum of density of eight dwelling units per acre
- Impervious surface shall not exceed 70% total land area
- Landscape buffer between incompatible uses
- Open/recreational space required at a ratio of 500 square feet per residential dwelling unit
- Pedestrian connectivity required via sidewalks or trails
- Parking areas over 100 spaces separated by a minimum 10-foot wide planting strip
- Street trees (1 per 40 l.f.)
- Parking lot landscaping (1 tree & 2 shrubs per every 5 parking spaces)
- A minimum of 75% of all required plantings to be native

Additionally, basic zoning requirements will also apply and include:

- Off-street parking minimum of 1.5 spaces per unit

- Building heights not to exceed 35 feet

In response to these requirements, the applicant has submitted information that demonstrates compliance with these requirements. Specifically, the proposed plan includes the following:

- Density will not exceed 6.5 units/acre (110 units)
- Impervious surface is proposed at 19%
- A 20' landscape buffer is planned around the entire property
- Undisturbed area is approximately 11.93 acres, well over the 1.26 acres required *(note: formula in table is incorrect)*
- Pedestrian connectivity achieved through a combination of building sidewalk and 6' wide nature trails
- Three parking areas separated by a 20-foot planting strip
- 54 street trees located along the access road "A" *(note: trees must be added along existing Beaverbrook Rd., or existing trees identified to be preserved)*
- Parking lot includes 33 trees and 72 shrubs (1 tree and 2.2 shrubs per every 5 spaces) *(note: typo in Landscape table for Plantings "Proposed")*
- Over 75% of all required plantings are native species
- 165 off-street parking spaces (1.5 spaces/unit)
- Building heights not to exceed 35-feet

Once a zoning permit is issued, the applicant will be free to pursue other applicable development permits as required by other agencies.

Staff Recommendation:

Based on the staff's review, the proposed Robinhood Development complies with the minimum technical standards in place at the time of application. Staff recommends approval with the minor corrections noted in the staff report.

Suggested Motion:

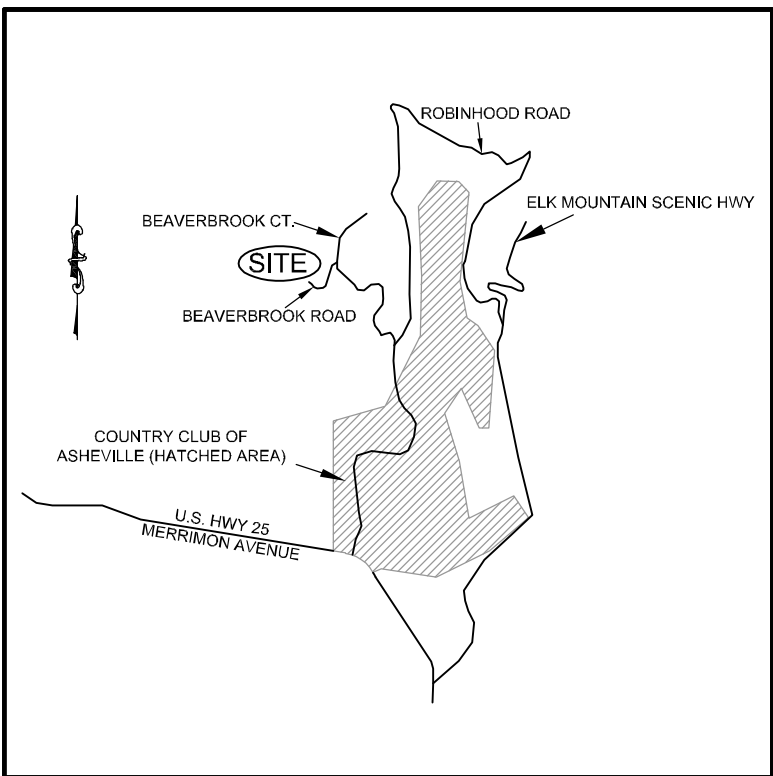
I move to approve the October 14, 2022 plan set for the Robinhood Rd. Development project subject to a revised plan set being submitted to address minor corrections and clarifications noted in the staff report.

ROBINHOOD RESIDENTIAL

WOODFIN, NORTH CAROLINA

PREPARED FOR:
HS ROBINHOOD OWNER, LLC
999 PEACHTREE ST NE, STE 1120
ATLANTA GA, 30309
JOSH PORTNOY
(770) 634-7661

INDEX OF SHEETS	
Sheet No.	Title
C000	COVER
---	SURVEY
C201	SITE PLAN
C601	CONCEPTUAL UTILITY PLAN
L100-L102	LANDSCAPE COMPLIANCE PLANS



VICINITY MAP
(NOT TO SCALE)



DEVELOPMENT DATA	
OWNER/DEVELOPER:	HS ROBINHOOD OWNER, LLC 999 PEACHTREE ST NE, STE 1120 ATLANTA GA, 30309
CONTACT:	JOSH PORTNOY (770) 634-7661
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

168 PATTON AVENUE
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PHONE (828) 252-5388
FAX (828) 252-5386

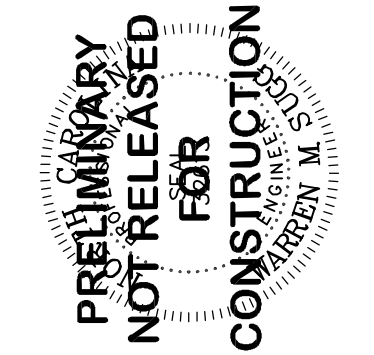
52 WALNUT STREET - SUITE 9
WALNUT STREET
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PHONE (828) 455-5400
FAX (828) 455-5405

Civil Design Concepts, PA

CDC

NCCELS LICENSE # C-2184
www.civildesignconcepts.com

1	05/14/2021	WOODFIN ZONING SUBMITTAL	SDB
2	10/13/2021	WOODFIN ZONING RESUBMITTAL	SDB
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6	10/14/2022	REVISED SITE PLAN	SDB
NO.	DATE	DESCRIPTION	BY



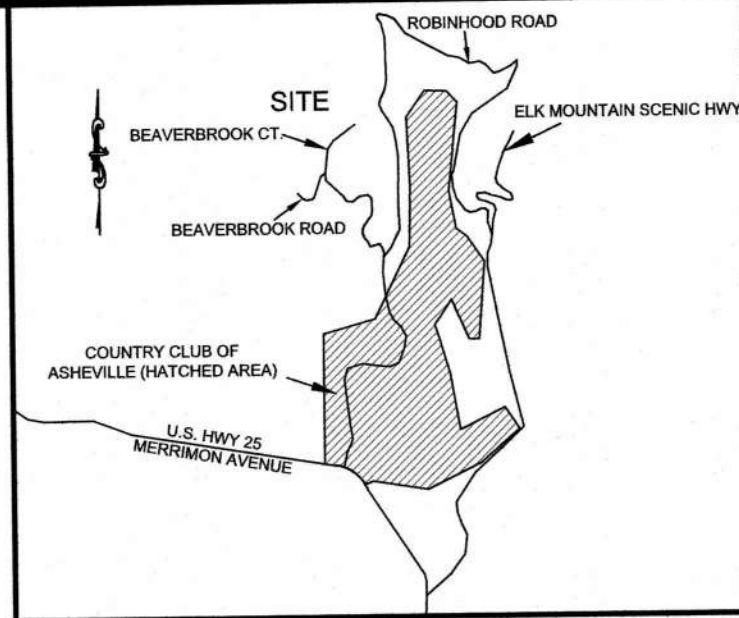
COVER FOR:

ROBINHOOD RESIDENTIAL

HS ROBINHOOD OWNER, LLC - WOODFIN, NORTH CAROLINA

DRAWN BY:	SDB
CDC PROJECT NO.:	12122
TOW PERMIT NO.	TBD

SHEET
C000



NOTES

* This is a topographic survey of an existing parcel of land. Boundary lines shown were surveyed on or before 11/27/2019 and shown on Plat Book 204, Page 45, and have not been updated heron, with the exception of portions of property owned by Alex Bernstein, et al. (PIN 9740391183), Anne Proccacci Descendants Trust (PIN 9740391183), James and Betty Scott (PIN 9740392283), Charles and Jo Ann Myers (PIN 9740394460), and Douglas and Natalia Laurie (PIN 9740392797), which were newly surveyed heron. All areas calculated by coordinate computation method. * This survey was conducted without benefit of title search. Property surveyed may be subject to rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded, not discovered during the course of this survey. The certification shown heron is not a certification of title, zoning or freedom from encumbrances. * Adding property owner information taken from deeds and plats of record as referenced. * No underground utilities were surveyed. Call 1-800-632-4949 before digging. * All distances shown heron are horizontal ground distances unless otherwise noted. To obtain grid distances, utilize a combined factor of 0.999987. All coordinates shown are NC Grid, NAD 83 (2011) coordinates. * The subject property does not lie within any special flood hazard areas according to the National Flood Insurance Program, Flood Insurance Rate Maps 9705074000 and 97050741000 revised date January 6, 2010. * This survey is oriented to NC Grid North NAD 83 (2011) based upon GNSS Observations on site and adjusted utilizing Topcon Tools Software and Online Positioning User Service (OPUS). No published horizontal control monuments were found within 2000' of the subject property. See Plat Book 204, Page 45. * Major Contour Interval: 2'. Minor Contour Interval: 1'. * No certification is given to the accuracy of tree species shown heron. A person qualified in tree identification should be consulted for verification or if more accurate identification is needed.

LINE	BEARING	DISTANCE
L1	S 7°13'02" E	336.87
L2	S 0°12'10" E	66.56
L3	S 0°42'34" E	41.32
L4	S 16°34'22" W	102.67
L5	S 10°46'20" E	116.49
L6	N 78°32'21" W	153.99
L7	N 78°33'41" W	144.76
L8	N 80°13'35" W	120.75
L9	S 10°51'24" W	144.89
L10	S 13°51'28" W	45.43
L11	S 10°52'03" E	110.16
L12	S 10°52'03" E	110.13
L13	N 82°23'14" E	53.20
L14	S 85°27'08" E	30.00
L15	N 65°17'27" E	3.49
L16	N 65°17'27" E	97.98
L17	N 71°16'44" E	104.94
L18	N 65°01'38" E	23.61
L19	N 09°19'04" E	85.40
L20	N 16°53'04" E	156.84
L21	S 19°24'56" E	81.90
L22	S 06°00'56" E	73.22
L23	S 58°28'24" E	67.06
L24	S 20°16'24" E	59.03
L25	N 20°53'38" W	42.66
L26	N 59°25'19" W	77.40
L27	N 46°56'04" E	14.52
L28	N 55°59'52" W	84.16
L29	N 20°13'46" W	106.36
L30	S 12°24'59" W	114.67
L31	S 16°52'02" W	156.83

LINE TYPE LEGEND	
---	BOUNDARY LINE (SURVEYED)
- - - -	DEED / PLAT LINE (NOT SURVEYED)
- . - . -	PROPOSED NEW TRACT LINE
---	OVERHEAD UTILITY LINE
---	EDGE OF ASPHALT PAVEMENT
---	CENTERLINE OF SOIL ROAD BED
---	RIGHT-OF-WAY LINE
---	FENCE (AS DESCRIBED)
---	EASEMENT LINE (AS DESCRIBED)
---	CENTERLINE OF CREEK
---	INTERIOR DEED TRACT LINE (NOT SURVEYED)
---	CITY OF ASHEVILLE/TOWN OF WOODFIN DEMARCATION LINE (NOT SURVEYED)

SYMBOL LEGEND

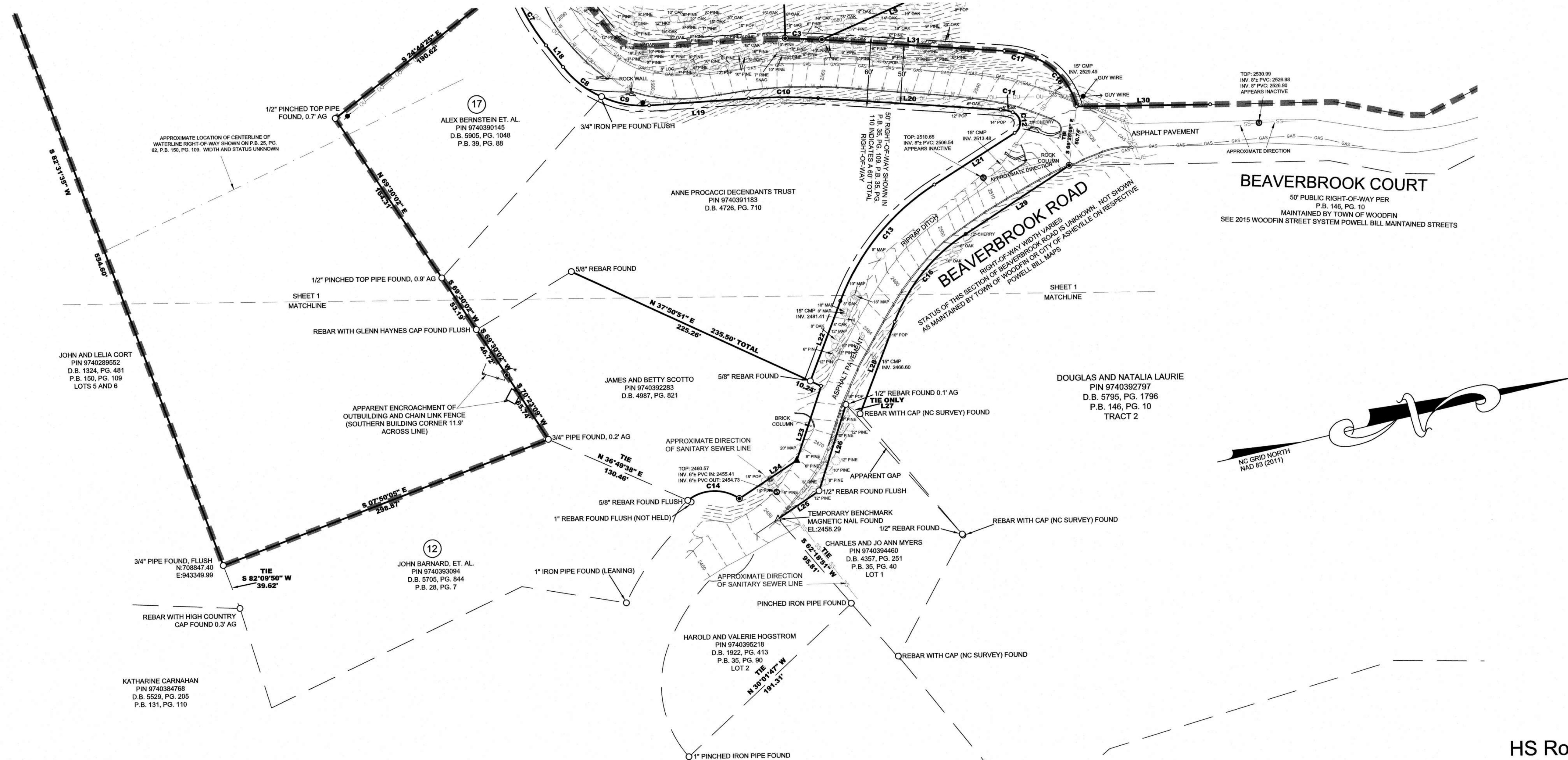
○	UNMARKED POINT
●	MONUMENT FOUND (AS DESCRIBED)
⊙	5/8" REBAR WITH "ED HOLMES AND ASSOC." CAP SET
△	MAGNETIC NAIL FOUND
▲	MAGNETIC NAIL SET
+	UTILITY POLE
+	SANITARY SEWER MANHOLE
+	WATER METER
+	WATER VALVE
+	FIRE HYDRANT
+	FIRE DEPARTMENT CONNECTION
+	WATER MANHOLE

ABBREVIATION LEGEND

PIN	PARCEL IDENTIFIER NUMBER
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
N:	NORTHING
E:	EASTING
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM
PIN	PARCEL IDENTIFIER NUMBER
AG	ABOVE GRADE
BG	BELOW GRADE
TBM	TEMPORARY BENCHMARK

TREE ABBREVIATION LEGEND

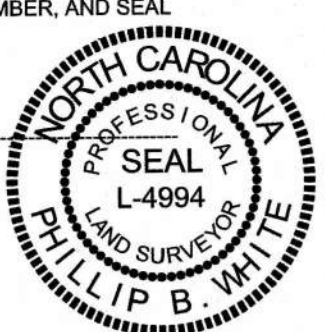
POP	POPLAR
WP	WHITE PINE
SRWD	SOURWOOD
HKY	HICKORY
MPL	MAPLE
MAP	MAPLE
WLT	WALNUT
CHRY	CHERRY
HLV	HOLLY



I, PHILLIP B. WHITE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND TRADITIONAL FIELD PROCEDURES; THAT THE LINES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM DEED BOOKS AND PLAT BOOKS AS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED (21 NCAC 56.1603) IS 1:16,000 OR BETTER; THAT THE TOPOGRAPHIC SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS (21 NCAC 56.1606); THAT THE HORIZONTAL ACCURACY MEETS CLASS A AND THE VERTICAL ACCURACY MEETS CLASS A AS DESCRIBED IN 21 NCAC 56.1606 (C); THAT THE VERTICAL CONTROL WAS COMPLETED TO MEET THE CLASS C STANDARD AS DESCRIBED IN 21 NCAC 56.1605; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 1600).

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL
THIS 26TH DAY OF APRIL, A.D., 2022

Phillip B. White
PHILLIP B. WHITE, PLS
N.C. PROFESSIONAL LAND SURVEYOR
LICENSE # L-4994



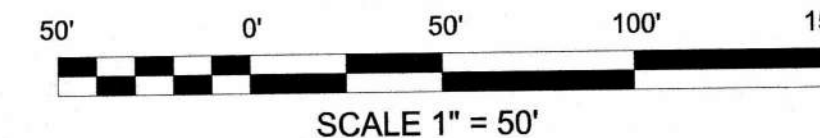
The following information was collected via the GNSS portion of the survey.
Horizontal Positional Accuracy: 0.01 meter
Vertical Positional Accuracy: 0.01 meter
Type of GNSS Field Procedure: Static & RTK (Post-Processed using Topcon Tools Software and Online Positioning User Service (OPUS))
Date of Survey: 10/18/18
Horizontal Datum/Epoch: NAD 83 (2011) EPOCH 2010.00
Vertical Datum: NAVD 88
Combined Grid Factor: 0.9997660
Units: U.S. Survey Feet

SURVEY REVISION CHART	
4-26-22	UPDATED WITH UNDERGROUND UTILITY MARKS ALONG BEAVERBROOK ROAD AND BEAVERBROOK COURT

Topographic Survey of Property Owned by HS Robinhood Owner, LLC

REFERENCES

Portion of Lot 1 of Plat Book 204, Page 45
Deed Book 5904, Page 1883
PIN 9740288968
Town of Woodfin, Buncombe County, NC
Field Work Completed On: 12/22/2021 DRAWN BY: P. White, D. Byrd
JOB #18264.22072
SHEET 1 OF 2
Phillip B. White, PLS
pwhite@edholmessurveying.com
Ed Holmes & Associates Land Surveyors, PA
300 Ridgefield Court, Suite 301, Asheville, NC 28806
828.225.6562



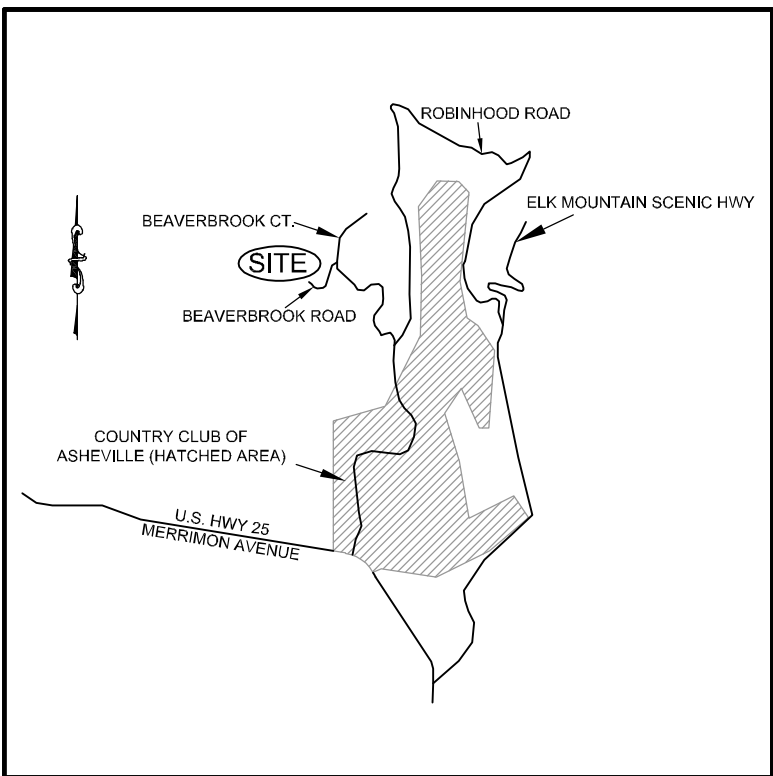
Ed HOLMES
& ASSOCIATES
LAND SURVEYORS, P.A.

ROBINHOOD RESIDENTIAL

WOODFIN, NORTH CAROLINA

PREPARED FOR:
HS ROBINHOOD OWNER, LLC
999 PEACHTREE ST NE, STE 1120
ATLANTA GA, 30309
JOSH PORTNOY
(770) 634-7661

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VICINITY MAP
(NOT TO SCALE)



Know what's below.
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DEVELOPMENT DATA	
OWNER/DEVELOPER:	HS ROBINHOOD OWNER, LLC 999 PEACHTREE ST NE, STE 1120 ATLANTA GA, 30309
CONTACT:	JOSH PORTNOY (770) 634-7661
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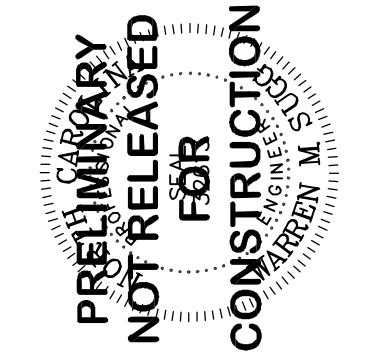
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FAX (828) 455-5405

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NO.	DATE	DESCRIPTION	BY



COVER FOR:

ROBINHOOD RESIDENTIAL

HS ROBINHOOD OWNER, LLC - WOODFIN, NORTH CAROLINA

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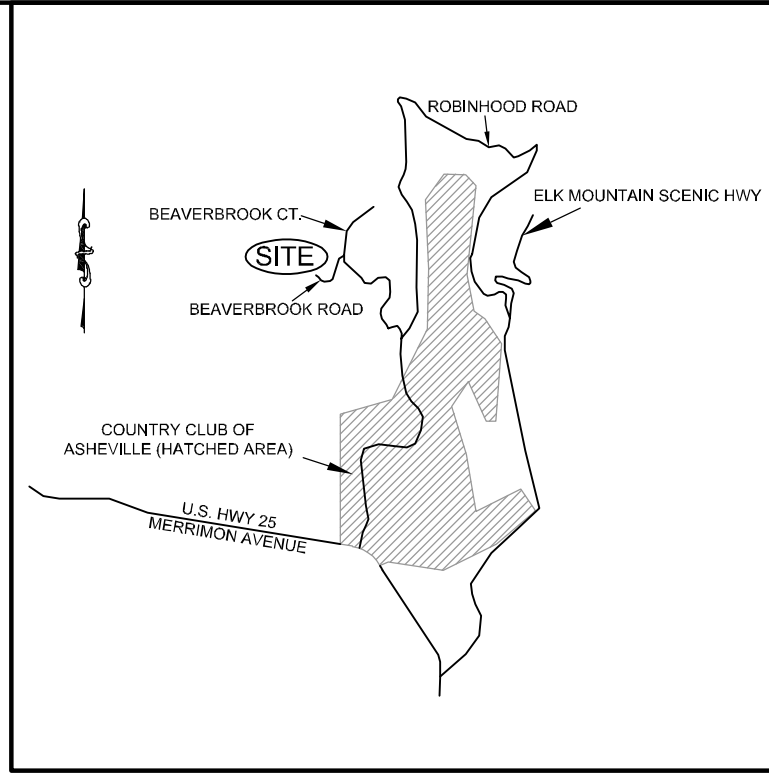
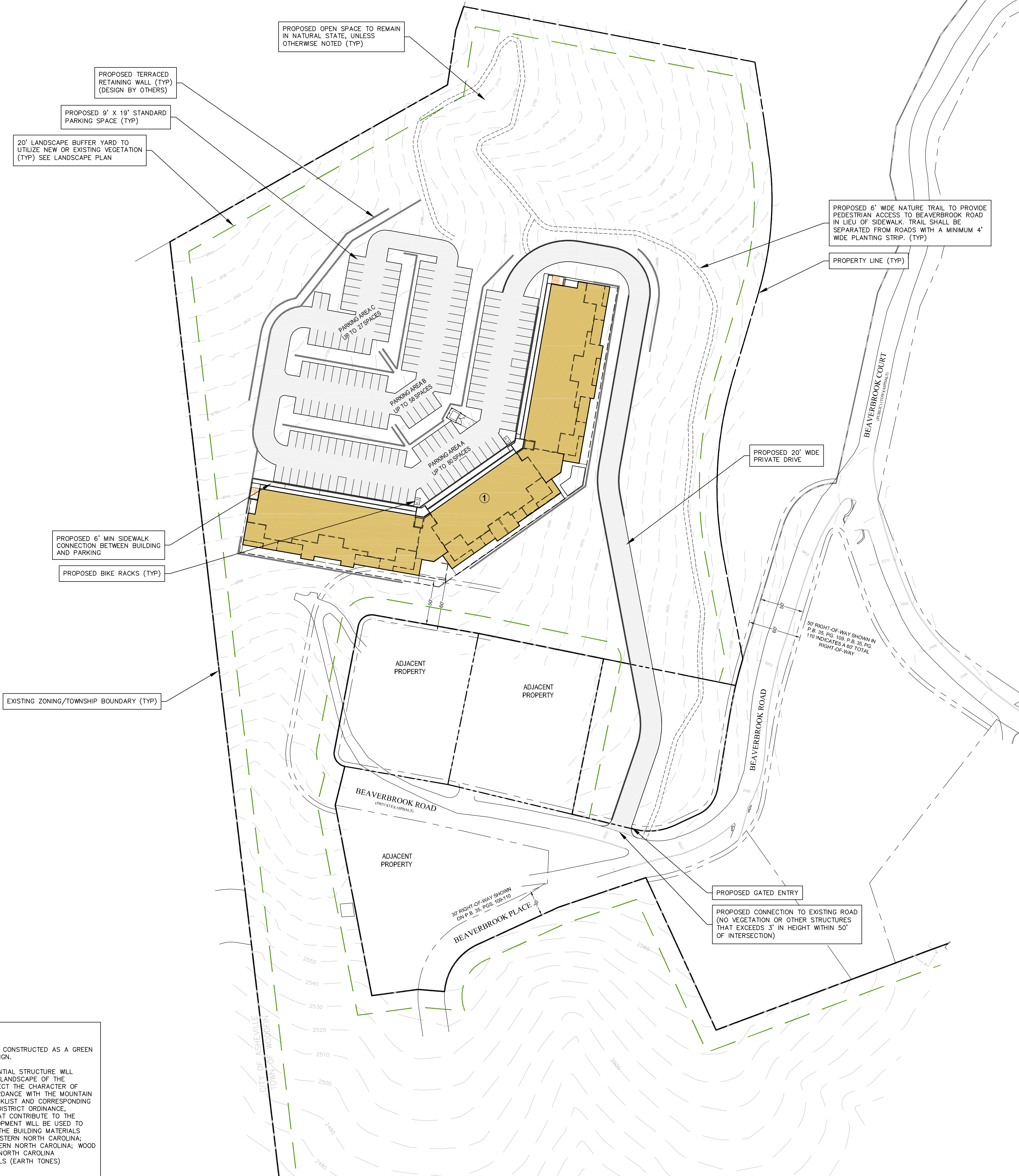
DRAWN BY:
CDC PROJECT NO.:
TOW PERMIT NO.

SDB
12122
TBD

SHEET

C000

- BUILDING NOTES**
1. A FLAT ROOF WILL BE DESIGNED AND CONSTRUCTED AS A GREEN ROOF OR OTHER ENERGY SAVING DESIGN.
 2. THE OVERALL DESIGN OF THE RESIDENTIAL STRUCTURE WILL COMPLEMENT THE NATURAL EXISTING LANDSCAPE OF THE SURROUNDING AREAS AND WILL REFLECT THE CHARACTER OF WESTERN NORTH CAROLINA. IN ACCORDANCE WITH THE MOUNTAIN VILLAGE DISTRICT MASTER PLAN CHECKLIST AND CORRESPONDING SECTION OF THE MOUNTAIN VILLAGE DISTRICT ORDINANCE, SUSTAINABLE QUALITY MATERIALS THAT CONTRIBUTE TO THE LONG-TERM VIABILITY OF THE DEVELOPMENT WILL BE USED TO BUILD THE RESIDENTIAL STRUCTURE. THE BUILDING MATERIALS MAY INCLUDE: NATIVE STONES TO WESTERN NORTH CAROLINA; NATIVE MASONRY ELEMENTS TO WESTERN NORTH CAROLINA; WOOD MATERIALS THAT TAKE ON WESTERN NORTH CAROLINA CHARACTERISTICS; GLASS; AND METALS (EARTH TONES)



DEVELOPMENT DATA

OWNER/DEVELOPER: HS ROBINHOOD OWNER, LLC
999 PEACHTREE ST NE, STE 1120
ATLANTA, GA, 30309
JOSH PORTNOY
(770) 634-7661

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ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

CONTACT:

PROJECT DATA

PIN: 9740-28-8968; 9740-29-9345
ADDRESS: BEAVERBROOK ROAD
DEED BOOK/PAGE: 5904/1863; 6087/1910
SITE ACREAGE: ±16.33 ACRES
ZONING: MOUNTAIN VILLAGE (MV)
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

DESIGN STATS

DISTURBED AREA: 5.0 AC
AVERAGE SLOPE: 43.12% (UP TO 95%)
PERMITTED TOTAL UNITS: 128
UP TO 110 MF UNITS
PROPOSED UNITS: 8 UNITS/ACRE
PERMITTED DENSITY: UP TO ±6.5 UNITS/ACRE
PROPOSED DENSITY: 70%
PERMITTED IMPERVIOUS: 19%
PROPOSED IMPERVIOUS: NO SETBACK REQUIREMENTS PER SECTION 54-249(e)(5), IN EFFECT MAY 17, 2021
SETBACKS: 300 SF PER RESIDENTIAL UNIT (UP TO 33,000 SF)
REQUIRED OPEN SPACE: 300 SF PER RESIDENTIAL UNIT (UP TO 33,000 SF)
PROPOSED OPEN SPACE: 300 SF PER RESIDENTIAL UNIT (UP TO 33,000 SF)

PARKING-MULTIFAMILY

REQUIRED: 1.5 SPACES/UNIT (UP TO 165 SPACES)
PROPOSED: 1.5 SPACES/UNIT (UP TO 165 SPACES)

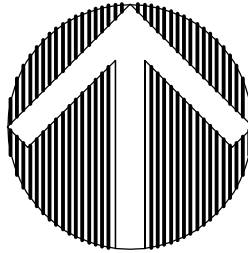
PERMITTED BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: UP TO 35'
CONSTRUCTION SCHEDULE: TBD
ROAD MAINTENANCE: PRIVATE
WATER: PUBLIC
SANITARY SEWER: MSD

GENERAL NOTES

1. THE PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN COMMON AREAS, OPEN SPACE, ROADS AND WALKS.
2. THE PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD ZONE.
3. LANDSCAPE AND BUFFERING SHALL BE PROVIDED PER WOODFIN ORDINANCE 54-249(E)(8), IN EFFECT MAY 17, 2021.
4. MINIMUM OF 75% OF PLANT MATERIAL USED TO MEET LANDSCAPE AND BUFFER REQUIREMENTS SHALL BE NATIVE.
5. NUMBER OF PARKING SPACES TO COMPLY WITH SECTION 54-181 VEGETATION OR OTHER STRUCTURES THAT EXCEED 3' IN HEIGHT SHALL NOT BE LOCATED WITHIN 50' OF ROAD INTERSECTIONS.
6. PROJECT TO MANAGE POST CONSTRUCTION STORMWATER RUNOFF VIA ONSITE SUBSURFACE SCM'S (STORMWATER CONTROL MEASURES) AND/OR BIORETENTION CELLS (OR SIMILAR SCM). STORMWATER MANAGEMENT TO INCLUDE DETAINING POST CONSTRUCTION RUNOFF TO PREDEVELOPMENT RATES PER ARTICLE VII-STORMWATER MANAGEMENT OF THE BUNCOMBE COUNTY CODE OF ORDINANCES
- 7.

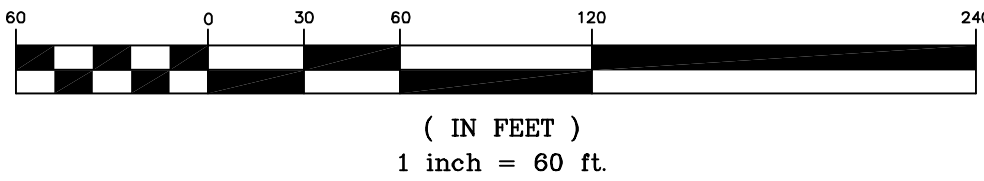
BUILDING SUMMARY			
BUILDING #	USE	HEIGHT	UNITS
1	RESIDENTIAL/AMENITY	UP TO 35'	UP TO 110 UNITS

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



SITE PLAN

GRAPHIC SCALE



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5386

52 WALNUT STREET - SUITE 9
WALNUT STREET
ASHEVILLE, NC 28801
PHONE (828) 455-5400
FAX (828) 455-5405

CDC Civil Design Concepts, PA

NCBELS LICENSE # C-2184

SD	SD	SD	SD	SD	SD	BY
WOODFIN ZONING SUBMITTAL	WOODFIN ZONING RESUBMITTAL	ALTERNATIVE OPTION ZONING AMENDMENT	WOODFIN ZONING RESUBMITTAL	REVISED SITE PLAN	REVISED SITE PLAN	DESCRIPTION
05/14/2021	10/13/2021	11/12/2021	12/13/2021	08/08/2022	10/14/2022	NO. DATE
1	2	3	4	5	6	



ROBINHOOD RESIDENTIAL

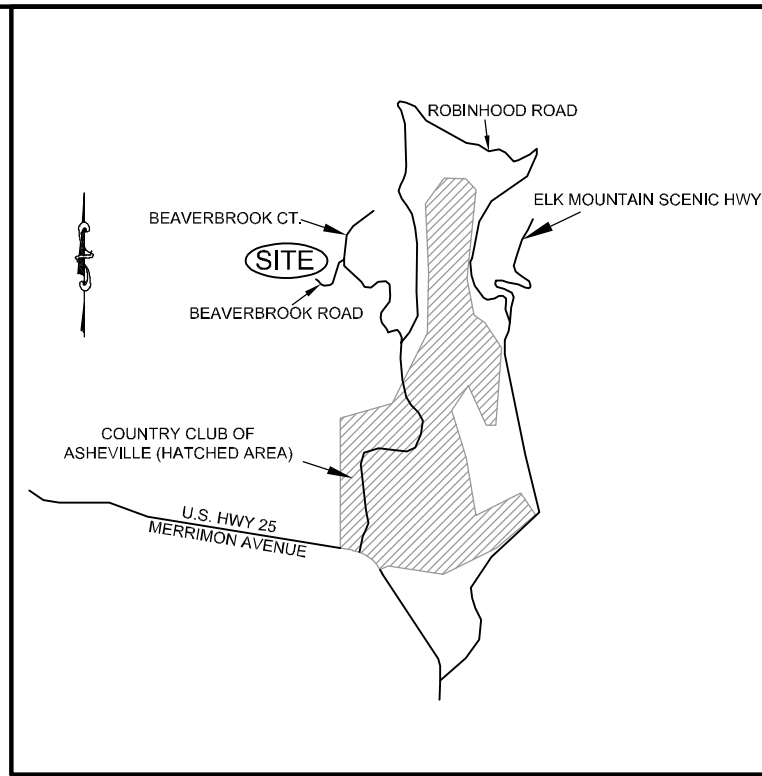
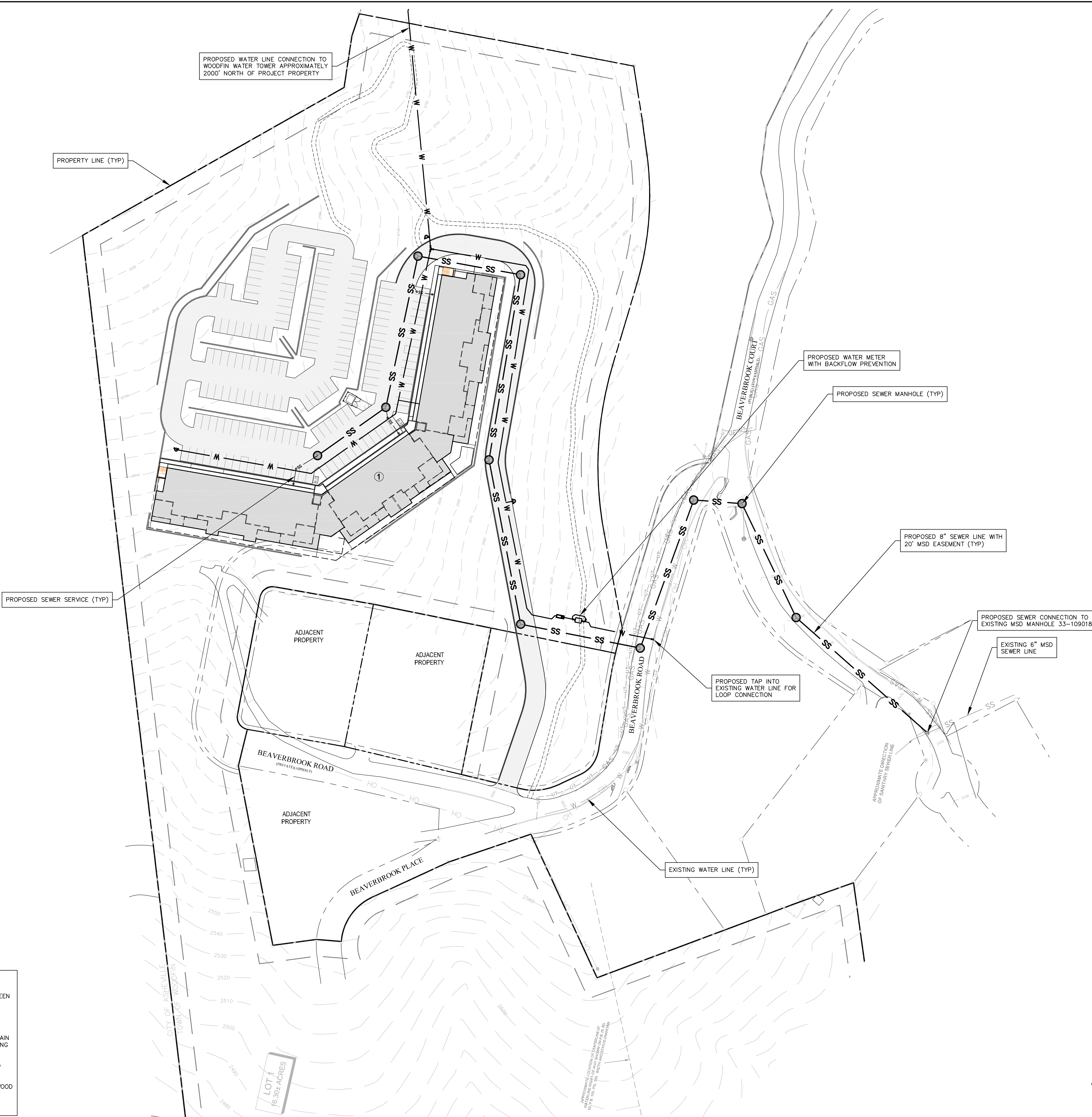
SITE PLAN FOR:

DRAWN BY: SDB
CDC PROJECT NO.: 12122
TOW PERMIT NO. TBD

SHEET

C201

- BUILDING NOTES**
1. A FLAT ROOF WILL BE DESIGNED AND CONSTRUCTED AS A GREEN ROOF OR OTHER ENERGY SAVING DESIGN.
 2. THE OVERALL DESIGN OF THE RESIDENTIAL STRUCTURE WILL COMPLEMENT THE NATURAL EXISTING LANDSCAPE OF THE SURROUNDING AREAS AND WILL REFLECT THE CHARACTER OF WESTERN NORTH CAROLINA. IN ACCORDANCE WITH THE MOUNTAIN VILLAGE DISTRICT MASTER PLAN CHECKLIST AND CORRESPONDING SECTION OF THE MOUNTAIN VILLAGE DISTRICT ORDINANCE, SUSTAINABLE QUALITY MATERIALS THAT CONTRIBUTE TO THE LONG-TERM VIABILITY OF THE DEVELOPMENT WILL BE USED TO BUILD THE RESIDENTIAL STRUCTURE. THE BUILDING MATERIALS MAY INCLUDE: NATIVE STONES TO WESTERN NORTH CAROLINA; NATIVE MASONRY ELEMENTS TO WESTERN NORTH CAROLINA; WOOD MATERIALS THAT TAKE ON WESTERN NORTH CAROLINA CHARACTERISTICS; GLASS; AND METALS (EARTH TONES)



DEVELOPMENT DATA

OWNER/DEVELOPER: HS ROBINHOOD OWNER, LLC
999 PEACHTREE ST NE, STE 1120
ATLANTA, GA, 30309
JOSH PORTNOY
(770) 634-7661

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

PROJECT DATA

PIN: 9740-28-8968; 9740-29-9345
ADDRESS: BEAVERBROOK ROAD
DEED BOOK/PAGE: 5904/1863; 6087/1910
SITE ACREAGE: ±16.93 ACRES
ZONING: MOUNTAIN VILLAGE (MV)
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

DESIGN STATS

DISTURBED AREA: 5.0 AC
AVERAGE SLOPE: 43.12% (UP TO 95%)
PERMITTED TOTAL UNITS: 128
UP TO 110 MF UNITS
PERMITTED DENSITY: 8 UNITS/ACRE
UP TO ±6.5 UNITS/ACRE
PERMITTED IMPERVIOUS: 70%
PROPOSED IMPERVIOUS: 19%
SETBACKS: NO SETBACK REQUIREMENTS PER SECTION 54-249(e)(5), IN EFFECT MAY 17, 2021
300 SF PER RESIDENTIAL UNIT (UP TO 33,000 SF)
300 SF PER RESIDENTIAL UNIT (UP TO 33,000 SF)

REQUIRED OPEN SPACE: 300 SF PER RESIDENTIAL UNIT (UP TO 33,000 SF)
PROPOSED OPEN SPACE: 300 SF PER RESIDENTIAL UNIT (UP TO 33,000 SF)

PARKING-MULTIFAMILY

REQUIRED: 1.5 SPACES/UNIT (UP TO 165 SPACES)
PROPOSED: 1.5 SPACES/UNIT (UP TO 165 SPACES)

PERMITTED BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: UP TO 35'
CONSTRUCTION SCHEDULE: TBD
ROAD MAINTENANCE: PRIVATE
WATER: PUBLIC
SANITARY SEWER: MSD

GENERAL NOTES

1. THE PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN COMMON AREAS, OPEN SPACE, ROADS AND WALKS.
2. THE PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD ZONE.
3. LANDSCAPE AND BUFFERING SHALL BE PROVIDED PER WOODFIN ORDINANCE 54-249(E)(8), IN EFFECT MAY 17, 2021.
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CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM

811
Know what's below.
Call before you dig.

NORTH

CONCEPTUAL UTILITY PLAN

GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5386

52 WALNUT STREET - SUITE 9
WAYNE, NC 28385
PHONE (828) 455-4400
FAX (828) 455-4400

NO.	DATE	DESCRIPTION	BY
1	05/14/2021	WOODFIN ZONING SUBMITTAL	SDB
2	10/13/2021	WOODFIN ZONING RESUBMITTAL	SDB
3	11/12/2021	ALTERNATIVE OPTION ZONING AMENDMENT	SDB
4	12/13/2021	WOODFIN ZONING RESUBMITTAL	SDB
5	06/06/2022	REVISED SITE PLAN	SDB
6	10/14/2022	REVISED SITE PLAN	SDB

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

ROBINHOOD RESIDENTIAL

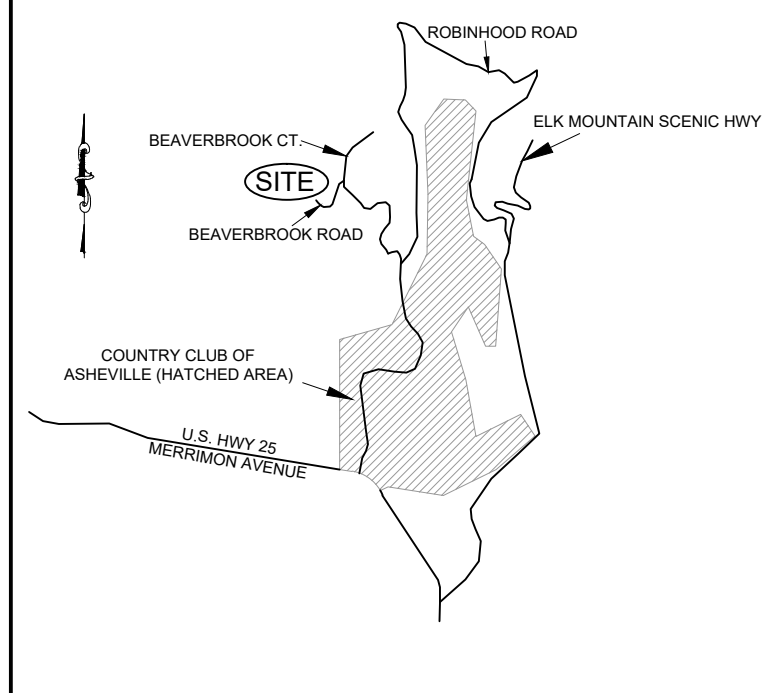
CONCEPTUAL UTILITY PLAN FOR:
DRAWN BY: CDC PROJECT NO.: TOW PERMIT NO.
SDB 12122
TBD

HS ROBINHOOD OWNER, LLC - WOODFIN, NORTH CAROLINA

SHEET C601

- NOTES
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. SINGLE-PHASE CONSTRUCTION.
 3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL WORK, CALL THE CIVIL DESIGN CONCEPTS INSPECTIONS HOTLINE AT 828-771-4755, OR EMAIL AT INSPECTION@CDCGO.COM. FAILURE TO SCHEDULE INSPECTIONS MAY RESULT IN UNCOVERING OR REDOING WORK.
 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 6. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY LCOO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
 8. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 3% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
 9. ALL RADI LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3.5' UNLESS OTHERWISE NOTED.
 10. ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
 11. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
 12. PROPOSED ROADS TO BE PRIVATE. NCDOT IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.

- BUILDING NOTES
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VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: HS ROBINHOOD OWNER, LLC
999 PEACHTREE ST NE, STE 1120
ATLANTA, GA 30309
JOSH PORTNOY
(770) 634-7661

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

CONTACT:

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EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL

DESIGN STATS

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PROPOSED: 1.5 SPACES/UNIT (UP TO 165 SPACES)

PERMITTED BUILDING HEIGHT: 35'
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CONSTRUCTION SCHEDULE: TBD
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WATER: PUBLIC
SANITARY SEWER: MSD

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LANDSCAPE CALCULATIONS

STREET TREE LANDSCAPE REQUIREMENTS (ST)
TOTAL LF OF PUBLIC RIGHT-OF-WAY (ROAD+X+Y) = 1088 LF
NUMBER OF TREES REQUIRED AT 1 PER 40 LF EACH SIDE OF ROAD = 54 TREES (27 TREES / EACH SIDE)

PARKING LOT LANDSCAPE REQUIREMENTS (PL)

PARKING LOT A (UP TO 80 SPACES)
PLANTINGS REQUIRED AT 1 TREE / 2 SHRUB PER 5 SPACES
PLANTINGS REQUIRED = 16 TREES / 32 SHRUBS
PLANTINGS REQUIRED = 16 TREES / 32 SHRUBS

PARKING LOT B (UP TO 58 SPACES)
PLANTINGS REQUIRED AT 1 TREE / 2 SHRUB PER 5 SPACES
PLANTINGS REQUIRED = 12 TREES / 24 SHRUBS
PLANTINGS REQUIRED = 12 TREES / 24 SHRUBS

PARKING LOT C (UP TO 27 SPACES)
PLANTINGS REQUIRED AT 1 TREE / 2 SHRUB PER 5 SPACES
PLANTINGS REQUIRED = 5 TREES / 11 SHRUBS
PLANTINGS REQUIRED = 5 TREES / 11 SHRUBS

MOUNTAIN VILLAGE LANDSCAPE COMPLIANCE NOTES

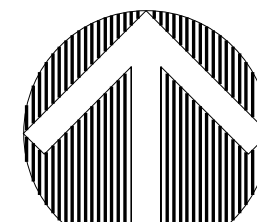
1. 75% OF ALL PROPOSED PLANT MATERIAL WILL BE NATIVE SPECIES.
2. ALL PARKING SPACES ARE WITHIN 80' OF A PARKING LOT TREE.
3. TOTAL PARKING SPACES ON SITE IS UP TO 165. EACH PARKING AREA DOES NOT EXCEED 100 SPACES, AND DOES NOT CONTAIN MULTIPLE PARKING BAYS THEREFORE THE LOTS ARE EXEMPT FROM REQUIRING A 10' LANDSCAPE AISLE.
4. A MINIMUM 10' PLANTING STRIP PLANTED WITH TREES AND SHRUBS BETWEEN PARKING AREAS AND STREETS/ADJACENT USES IS SATISFIED WITH EXISTING PLANT MATERIAL ON SITE. THE PARKING AREA CLOSEST TO ADJACENT USES IS OVER 69 FEET FROM THE PROPERTY LINE.

PLANT KEY

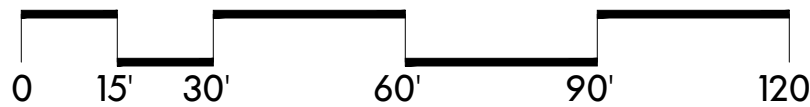
OF PLANTS Plant Description
3 Large Deciduous Tree (ST)
ZONING USE ABBREVIATION (SEE LEGEND)

PLANT LEGEND
ST = STREET TREE REQUIREMENT
PL = INTERIOR PARKING LANDSCAPING

CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



LANDSCAPE COMPLIANCE PLAN



ROBINHOOD RESIDENTIAL

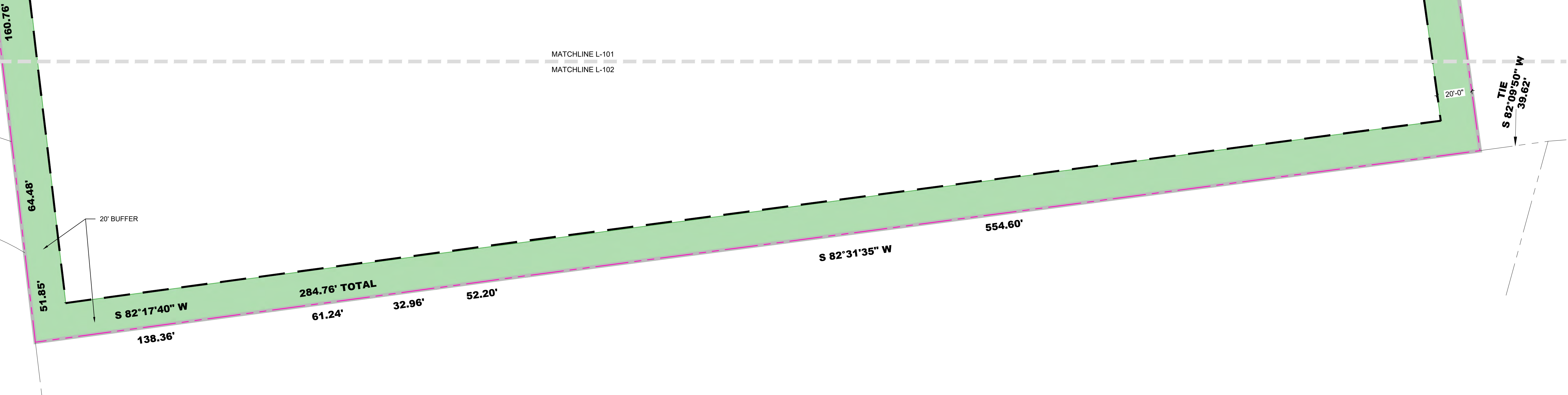
DRAWN BY: SDB
CDC PROJECT NO.: 12122
TOW PERMIT NO.: TBD

SHEET

L-100

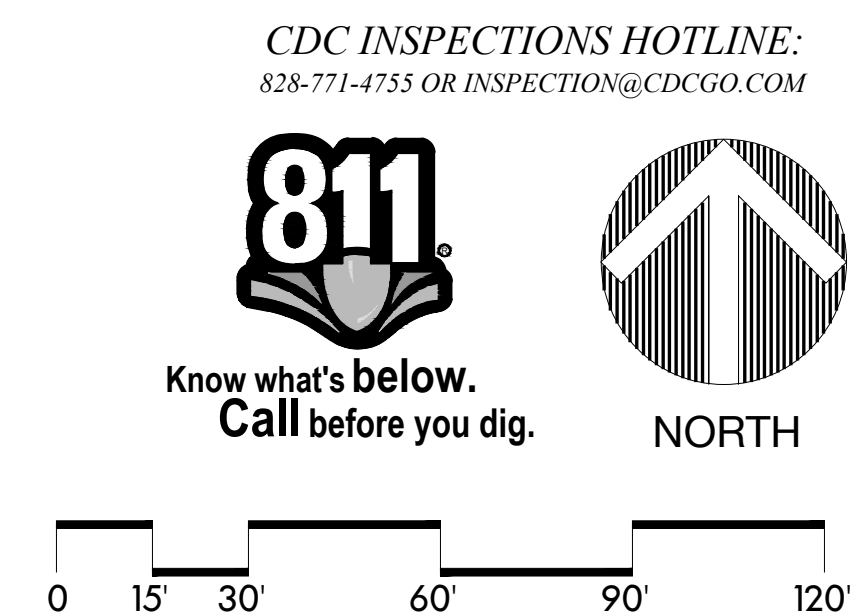
sitework STUDIOS

LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945



PLANT SCHEDULE

<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>REMARKS</u>
8	Acer rubrum 'Autumn Flame'	Autumn Flame Maple	B & B	2.5"Cal	12' min.	
5	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	2.5"Cal	12' min.	
1	Aesculus pavia	Red Buckeye	B & B	1.5"Cal	5'-6' HT	
11	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry	B & B	1.5"Cal	8'-10' HT	
3	Chionanthus virginicus	White Fringetree	B & B	1.5"Cal	8'-10' HT	
8	Cornus florida	Eastern Dogwood	15 gal		8'	
8	Cornus florida rubra	Pink Flowering Dogwood	B & B	2.5"-3" CAL.	10'-12' ht	
14	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	B & B	1.5"Cal	8'-10' HT	
19	Liquidambar styraciflua 'Rotundiloba'	Round-Lobed Sweet Gum	B&B 2"-2 1/2" CAL			
10	Quercus bicolor	Swamp White Oak	B & B	2.5"Cal	12' min.	
<u>SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>			
34	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	3 gal			
8	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	3 gal			
20	Ilex glabra 'Shamrock'	Inkberry	7 gal			
10	Viburnum prunifolium 'Blackhaw'	Blackhaw Viburnum	7 gal 36" ht			



LANDSCAPE COMPLIANCE PLAN



Town of Woodfin

90 Elk Mountain Road
Woodfin, NC 28804
PH: (828) 253-4887
FX: (828) 253-4700

September 30, 2022

Bo Carpenter
Allen Stahl and Kilbourne
bcarpenter@asklawnc.com

Re: Robinhood Road Development Application
PINs: 9740-28-8968 & 9740-29-9345

Dear Mr. Carpenter,

The Town of Woodfin is in receipt of your email dated 9/29/22. In the interest of providing a timely response, I am prepared to respond to two of your four points in this letter, while taking more time to review applicable laws and ordinances related to the other two and will respond separately on those points.

I have copied your questions and added my individual responses following each point:

1. *It is our understanding from our discussion that, if HS Robinhood Owner, LLC revised the master plan it submitted on August 8, 2022 to feature a single building, then: (i) the master plan will include no conditional uses requiring a public hearing or approval from the Planning Board, Board of Adjustment, or Board of Commissioners; and (ii) without any conditional uses, the approval process involves an administrative decision by Ms. Tuch that is limited to determining whether the master plan satisfies the technical requirements in the applicable Mountain Village Ordinance in effect on May 17, 2021. Can you please confirm our understanding of the review and approval process is correct under those circumstances? If our understanding is correct, can you also provide us with the relevant legal authority that authorizes Ms. Tuch to make a binding administrative decision approving the master plan on behalf of the Town of Woodfin without the need for any subsequent approval from the Planning Board or Board of Commissioners?*

On the first point, "(i)" I would agree that a revised site plan that consolidates all of the residential units and amenity areas into a single building would not be defined as a "group development" and would, instead, be classified as a multi-family building. As a multi-family building, the use is classified as a permitted use provided all other technical standards are

satisfied (i.e. height does not exceed 35 feet). On the second point, "(ii)" I agree that the review would be ministerial in nature and would be based on the rules in place at the time of application (May 17, 2021) unless we are instructed otherwise. However, it is my position that the review must be performed by the Town of Woodfin Planning Board. An explanation of this position is provided in a letter produced by Sam Craig, former legal advisor, dated February 9, 2022 and is attached to this letter for your reference.

4. *Lastly, we would like to confirm timing of (i) Ms. Tuch's administrative review of a revised master plan and (ii) the board's vote to create the overlay zoning district under Section 30-4. Can you please confirm that, if HS Robinhood Owner, LLC submits a revised master plan with the single building by October 18, 2022, that would be sufficient time for Ms. Tuch to review and approve the revised plan prior to the board's November 2022 meeting so the board can vote on the overlay zoning district during the November 2022 meeting?*

As I have already mentioned, it is my position that the site plan for the Robinhood Development would receive a ministerial review by the Woodfin Planning Board, and not by staff. Should a revised plan be submitted that included the consolidation of all of the residential units and amenity areas into a single building, and provided that plan demonstrated compliance with all other requirements, and was submitted by October 18, 2022, this would be sufficient time to schedule the site plan review for the November 1, 2022 Planning Board meeting. At this time, I am not prepared to respond to the issue of overlay zoning.

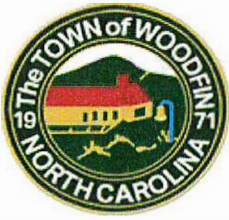
I hope this response will begin to offer some clarity to how the current application may proceed through the town's review process. Please let me know if you require anything further.

Sincerely,



Shannon Tuch, Town Manager/Interim Planning Director

Atts: Letter from Sam Craig, atty. (Feb. 9, 2022)



MOUNTAIN VILLAGE DISTRICT MASTER PLAN CHECKLIST

PARCEL AND DEVELOPMENT

- ☒ Dimensions and shape of parcel to be built upon
- ☒ Exact sizes, uses, and location of existing buildings and locations and dimensions of proposed buildings and alterations
- ☒ Layout and density of dwelling units, with density calculation
- ☒ Layout and configuration of amenities, roads and utilities

N/A ☐ Conditional use permit must be obtained for buildings exceeding 35' in height

BUILDING ELEVATIONS AND EXTERIOR

- ☒ Urban and architectural design guidelines prepared by applicant

Single-Family Structures The revised plan does not include any single-family structures or small scale multi-family structures.

N/A ☐ Front porches located on single-family and small scale multi-family structures

N/A ☐ Pitched roofs should have minimum 6-in 12 pitch with central ridge

- ☒ Flat roofs may be permitted if constructed as a green roof or other energy saving design

N/A Multi-Family/Mixed Use Structures The applicable ordinance provides these as "Guidelines for nonresidential structures." Therefore, these items are inapplicable because there are no nonresidential structures.

- ☐ Buildings should front on the street with parking beside or behind building
- ☐ Doors located on street side of buildings
- ☐ Pedestrian connection provided from sidewalk and parking areas to front door

STORMWATER/IMPERVIOUS SURFACE

- ☒ Calculations of impervious surface (not to exceed 70% of total land area)
- ☒ Stormwater control measures (if impervious surface exceeds 70%)

LANDSCAPING AND BUFFERING

- ☒ Buffering between adjacent uses and parking areas with minimum ten foot wide planting strip; residential uses require 15 foot planting strip
- ☒ Street trees on both sides of new and existing streets equal to 1 tree per 40 feet of street frontage
- ☒ Interior landscaping of parking areas equal to one tree and two shrubs per five parking spaces, with no parking space located more than 60 feet from a tree
- ☒ Plan must be designed by licensed architect and 75% of plant material shall be native



MOUNTAIN VILLAGE DISTRICT MASTER PLAN CHECKLIST

PARKING AND LOADING

N/A ☐ More than 100 parking spaces shall have a landscape aisle with a minimum width of ten feet

N/A ☐ Bike racks or other device shall be provided by all nonresidential uses

☒ Provide required number of parking spaces, in accordance with Sec. 54-181

TRAFFIC

☒ Provide for traffic visibility by confirming no vegetation, parking or other structure exceeds three feet in height within 50 feet of any intersection. Refer to Sec. 54-9.

RECREATION AND OPEN SPACE

☒ Shall be provided at a ratio of 300 square feet per residential dwelling unit or 100 square feet per 1,000 gross square feet of nonresidential uses

☒ Options include passive parks, playgrounds and public sports facilities; may be landscaped or left in natural state

SIDEWALKS AND TRAILS

☒ Sidewalks shall be located adjacent to streets and roads separated by a planting strip of at least four feet

☒ Sidewalks in residential areas shall have a minimum width of five feet

☒ Sidewalks in nonresidential or mixed use areas shall have a minimum width of six feet

☒ Greenways or trails may be constructed in lieu or in addition to sidewalks; must be a minimum of six feet

FLOODWAYS AND NON-ENCROACHMENT AREAS

N/A ☐ Exact location of floodway and floodway fringe areas

N/A ☐ If located in flood hazard area, show compliance with Chapter 14, Article III