

Dear Board:

Season's Greetings to you and your families. I hope that all of you are prepared by this point for Christmas. As a reminder the Town Christmas Party will take place on Wednesday –December 20th at Belagio at noon or thereabouts. If you are able to attend we look forward to seeing you there for lunch. Also, if you are interested in attending the Annual Woodfin Police Christmas Program party will take place this coming Friday evening, contact Brett for further details.

The agenda for this coming meeting is fairly large, but for the most part I expect things to proceed rapidly. The single exception to this is the proposed satellite annexation which has become something of an issue with some of the neighbors in the Alexander area. I will speak more to this issue further down. As always if you have questions about the agenda or anything else related to the Town please feel free to contact me at your convenience. I will be traveling this weekend, but will be available by cell phone at 768-4887.

Have a great weekend!

Jason

**Town of Woodfin
Board of Aldermen Meeting
December 19, 2006
6:30 P.M.**

Executive Session – The Board will meet in private session to discuss legal and economic development matters before the Town.

I just want to update the Board about the status of our various lawsuits and speak to economic development issues briefly.

Meeting

Meeting Call to Order
Invocation
Approval of the Agenda
Approval of the Minutes
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Public Forum-*Citizens may address the Board concerning various topics after being recognized by the Mayor.*

New Businesses

- I. Public Hearing on the Question of a Proposed Annexation Agreement between the Town of Woodfin and the Town of Weaverville.
- II. Consideration of a Proposed Annexation Agreement between the Town of Woodfin and the Town of Weaverville.

Items one and two are a discussion of our proposed annexation agreement with Weaverville. The agreement declares two distinct areas wherein each side has the exclusive right to annexation for the time period prescribed in the agreement (six years). The areas outside of these respective spheres are equally available to all.

- III. Consideration of a Proposed Lease Agreement between the Town of Woodfin and the Woodfin ABC Board for property owned by the Town of Woodfin.

This lease is the same one you were asked to consider last month. I would like to strongly recommend this lease as in the best interests of the Town government and the ABC Board. The Board should remember that this vote is not about whether or not we will have an ABC store in Town. That matter has been decided by the voters of Woodfin already. This vote is about whether the Town should lease our land to the ABC store or not. I believe that this is the best economic return for the Town in the long term. Regardless of how you feel about this issue it is important that we have an up down vote on this matter so that the ABC Board can make a decision about how to proceed.

- IV. Public Hearing on the Matter of a Voluntary Annexation from Old Home Partners, LLC for Property Contiguous to the present Corporate Limits of the Town of Woodfin.
- V. Consideration of an Ordinance Allowing for Voluntary Annexation from Old Home Partners, LLC for Property Contiguous to the present Corporate Limits of the Town of Woodfin.

This is the first of two voluntary Annexation requests that you will hear this evening. This matter generated no controversy or any public questions of note during a hearing on the proposed zoning of the matter before the Zoning Board of Adjustment (ZBA). I strongly recommend this annexation. We have not taken any negative comments on this matter.

- VI. Public Hearing on the Matter of a Proposed Zoning of Presently Unzoned Property located along Old Home Road to Mountain Village Zoning.
- VII. Consideration of an Ordinance Amending the Zoning Map to Zone presently Unzoned Property along Old Home Road to Mountain Village Zoning.

This is the first of two zoning hearings that you will hear this evening. The proposed zoning is Mountain Village and there were no public comments against this zoning for the property taken at the zoning board's public

hearing on the matter. The ZBA unanimously approved the proposed zoning from unzoned to Mountain Village.

- VIII. Public Hearing on the Matter of a Voluntary Annexation from French Broad River Group of NC, LLP for Property Not Contiguous to the present Corporate Limits of the Town of Woodfin.
- IX. Consideration of an Ordinance Allowing for Voluntary Annexation from French Broad River Group of NC, LLP for Property Not Contiguous to the present Corporate Limits of the Town of Woodfin.

This public hearing will not be as quiet as the others. There has been a fair amount of interest in this proposed annexation. Some of the interest has been straight forward (e.g. what will this mean for my property?, what will happen to my taxes, services, etc?) some of this interest has centered around trying to dissuade the Town from annexing the property because people want to stop development. The ring leader of this opposition has been Mr. Gary Roberts of the Register of Deeds Office. Mr. Roberts owns a 70 acre farm adjacent to the property in question and has had numerous difficulties with the developer.

Some things to keep in mind when hearing public comment on this issue:

- 1) This is a voluntary annexation of one piece of property by the Town.**
- 2) The town cannot use a satellite annexation area to conduct involuntary annexations from. In other words, we cannot annex neighboring properties involuntarily.**
- 3) The town has no plans to extend an Extra-Territorial Jurisdiction over this area to regulate development although the Town could do so under state law.**
- 4) The police and public works believe that they can adequately serve these residents.**
- 5) This is a question that is decided exclusively by the Town and the petitioning party. Surrounding property owners are notified in order to prevent their property from being annexed unbeknownst to them. No one is alleging that they are being annexed against their will.**

I can assure you that you will hear many arguments about why the Town shouldn't do this. It is my recommendation that the Board approve this, simply put it will generate more in taxes than it will cost in services.

- X. Public Hearing on the Matter of a Proposed Zoning of Presently Unzoned Property located along Appaloosa Drive to R-7 Zoning.
- XI. Consideration of an Ordinance Amending the Zoning Map to Zone Presently Unzoned Property along Appaloosa Drive to R-7 Zoning.

As a follow-up to the annexation question the Board will need to hear the matter of the proposed zoning. Presently this land is unzoned. The ZBA recommended an R-7 zoning district for the property. That mirrors my

recommendation for the site. I think that this subdivision will be a welcome addition to Woodfin and will provide us a good deal of revenue without having to provide lots of services. As an added benefit, I expect few permanent residents so we will get taxes without having to worry about adding new voters.

- XII. Public Hearing on a Proposed Minor Subdivision Located Along Goodman Road.
- XIII. Consideration of an Ordinance Approving a Minor Subdivision Along Goodman Road.

These two matters are a simple subdivision to create five single family lots on one piece of property. I recommend this subdivision and it unanimously passed the ZBA last week. We had a few residents come out to ask questions, but no one opposed it.

- XIV. Consideration of a Resolution Approving the Modification of the Police Policy Manual.

As per the request of the Board last month please find attached a proposed modification of the Police Policy Manual as it relates to Mutual Aid.

Reports / Adjournment