

Dear Board:

As always I hope this agenda packet reaches you in good health and spirits. Attached below is a large but fairly straightforward agenda. We anticipate signing our Brownfield Agreement with the state sometime next week and anticipate closing on the property no later than March 31st. I will advise the Board of the exact dates when they are set.

Many of you may have been getting questions about the proposed Progress Energy plant to be located in Woodfin. This matter is to be decided by a Conditional Use Permit hearing scheduled for April 2, 2007. The Zoning Board of Adjustment has exclusive authority to hear this issue. This matter will not come before the Board of Aldermen and is not considered to be a "political" issue, but rather a quasi-judicial issue settled on the merits of the application relative to the code of ordinance. If you get inquiries about this matter please forward them to me if you feel that the person needs additional information. I think it is fairly important that citizens understand the nature of this issue and how it will be decided. Regardless of the outcome of the public hearing I know that there will be individuals that are upset with the outcome. It would be best for them to understand that the Board of Aldermen have no role in this matter.

As always, please feel free to call me with any questions or concerns. My cell phone number is 768-4887 and I am available on the weekends and evenings for questions or concerns you may have.

Thank you again for the opportunity to work for you and the citizens of Woodfin.

Jason

**Town of Woodfin
Board of Aldermen Meeting
March 20, 2007
6:30 P.M.**

Meeting

Meeting Call to Order
Invocation
Approval of the Agenda
Approval of the Minutes

Consent Agenda –

- I. Consideration of a Resolution establishing a date for a public hearing on a proposed annexation previously scheduled for March 20, 2007.

This is a re-scheduling of the Crest Mountain/Crest Center annexation hearing. Due to some technical issues with the requested annexation I am requesting that the Board reset the date of this hearing to your April meeting.

- II. Consideration of a Resolution establishing a date for a public hearing on a proposed franchise agreement with PSNC for a period of thirty years.

This resolution will schedule a date for a public hearing on a proposed franchise agreement with PSNC energy. A public hearing is required on a franchise agreement prior to adoption. This would set the date for your April meeting.

Executive Session – The Board of Aldermen will adjourn to the Conference Room for discussion with the Town Attorney.

The Board will receive an update from Joe and I on various legal issues.

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

New Businesses

- I. Public Hearing on a Petition for Voluntary Annexation for property located at unaddressed property on Wolfpark Circle and 247 Smith Road.
- II. Consideration of an Ordinance extending the corporate limits of the Town of Woodfin to include property described above.

These two items are the public hearing and consideration of an ordinance extending the corporate limits of the Town to take in approximately 30 acres in the vicinity of Crest Mountain. This is a satellite annexation which staff believes meets all criteria laid out for same. The attached documents will allow you to identify where these parcels are in relation to the Town. These parcels were not part of the involuntary annexation that will take place in September.

- III. Public Hearing on a Petition for Voluntary Annexation for property located 457 Weaverville Road
- IV. Consideration of an Ordinance extending the corporate limits of the Town of Woodfin to include property described above.

This is a voluntary annexation of approximately 7 acres located off of Weaverville Road. The property is contiguous to the Town limits presently. The attached documents will better identify the exact location of the property.

- V. Public Hearing on a Petition for Voluntary Annexation for unaddressed property located on Weaverville Road.
- VI. Consideration of an Ordinance extending the corporate limits of the Town of Woodfin to include property described above.

This is a voluntary annexation of approximately 5 acres located off of Weaverville Road. The property is contiguous to the Town limits presently. The attached documents will better identify the exact location of the property.

- VII. Public Hearing on a Proposed Re-zoning of 22 Nesmith Lane from R-7 to MV zoning.
- VIII. Consideration of an Ordinance amending the zoning map to reflect a modification of property located at 22 Nesmith Lane.

The Planning and Zoning Board have recommended to you the re-zoning of the old 35 Hillcrest Road Trailer Park from R-7 to MV zoning. This is at the request of the owner and is part of an effort to redevelop the property into a higher order of use. Staff strongly supports this rezoning recommendation as it is considered likely to encourage the redevelopment of this property into uses more compatible with the surrounding neighborhood.

- IX. Public Hearing on a Proposed Modification of the Town's Height Restriction on buildings.
- X. Consideration of an Ordinance Amending the Town's Height Restriction on buildings.

The Planning and Zoning Board have recommended to you the revision of the Town's Height Restriction ordinance. As you may remember this has been an issue of concern for several members of the Planning and Zoning Board for some time. I believe that the proposed ordinance meets both the desires of the Zoning Board to instill additional safeguards for residential neighborhoods without negatively impacting the Town's capacity for growth. I also believe that this ordinance would survive a legal challenge.

- XI. Presentation of a Petition for Voluntary Annexation and Certificate of Sufficiency for same, for property located along the French Broad River.
- XII. Consideration of a Resolution establishing a date for a public hearing on the matter of a proposed voluntary annexation.

These two items should be fairly standard by now. We have received a petition for voluntary annexation of contiguous property located along the French Broad River directly across from the closed Buncombe County landfill. This annexation of approximately 260 acres is slightly north of the northern boundary of the Town limits as of September 2007 when the involuntary annexation take effect.

- XIII. Consideration of a Resolution Directing the Town Administrator to Convert All Municipal buildings of the Town of Woodfin to NC Greenpower.

As you are all probably aware the town of Woodfin is already home to a power plant. That power plant is the NC Greenpower methane generation station on the old Buncombe County landfill. This renewable energy source provides energy for as many as 600 homes. NC Greenpower is a cooperative effort by several power companies and non-profits to reduce our state's dependence on fossil fuels and improve the quality of the environment. In light of the present concerns about global warming and climate change this resolution would allow the Town to set an example for both private citizens and other government agencies to take a stand on this important issue. Costs of implementation would be minor.

- XIV. Consideration of a Resolution Empowering the Mayor to Endorse the US Mayors Climate Protection Agreement.

This resolution would empower the Mayor to Endorse the US Mayors Climate Protection Agreement on behalf of the Town. As above this speaks directly to the issue of climate change.

- XV. Consideration of an Ordinance Prohibiting the Solicitation of Work or Donations Along or In a Public Road.

This ordinance would amend the code to prohibit individuals from soliciting donations, work, or rides along or in public roads. This is an increasing problem in our area and about twice a year or so our community gets visits from supposedly charitable organizations raising funds in the median of roads and alongside busy streets. This is extremely dangerous to both the solicitors and the driving public and this ordinance would prohibit this practice.

Reports

- I. Parks and Recreation Report
- II. Police Report
- III. Public Works Report

IV. Administrative Report

Adjournment