



STAFF REPORT

Agenda Title: Zoning Map Amendment – Sherwood Heights

Staff Contact: Adrienne Isenhower

Meeting Date: August 16, 2022

Summary:

A town-initiated request to rezone five parcels located off Robinhood Rd.

Background:

The five subject properties are currently zoned Mountain Village (MV) and have been zoned MV since 2009 when the properties were annexed into the town as part of the Sherwood Heights voluntary annexation. At the request of the community, the staff studied the properties for their development feasibility consistent with the stated purpose of the Mountain Village zoning designation, and for its potential effect on current infrastructure and the environment. The study and rezoning application originally included seven parcels; however, two parcels were removed when it was discovered that a pending development application was still active – this reduced the rezoning to the five parcels identified below.

The total acreage of the parcels to be rezoned is 110 acres. All parcels included are subject to the steep slope regulations with new development. The subject properties are as follows:

- Elk Mountain Property, LLC – 99999 Robinhood Road – Buncombe County Property Identification Number 974132007100000
- Mark Pankonin – 68 Robinhood Road – Buncombe County Property Identification Number 974141037000000
- HBG II Holdings, LLC – 99999 Robinhood Road – Buncombe County Property Identification Number 974141073700000
- Lisa M Marcuz Revocable Living Trust – 100 Robinhood Road – Buncombe County Property Identification Number 974141973300000
- Robinhood Property Company LLC – 99999 Robinhood Road – Buncombe County Property Identification Number 974152606400000

Staff Analysis:

The current zoning designation of Mountain Village requires mixed-use developments that include a range of housing types along with non-residential uses, such as office or retail. New development proposals are only approved by conditional zoning and require a minimum density of eight units per acre. The proposed R-21 zoning designation is consistent with the zoning of existing Woodfin communities the north (Versant/Ventana/Village Farms), and with the surrounding City of Asheville RS-2 (low-density, single-family – approximately 2 units/acre) zoning to the south.

Additionally, the standards of the R-21 zoning district are more compatible with the current development pattern of the area. The district requires minimum lot size of .5 acres and is tailored towards single-family development with additional uses limited to agriculture, home occupations, parks/playgrounds and elementary schools. The low-density, single-family type of development allows for administrative application of standards

to preserve and protect the natural environment and is more consistent the current water, sewer and street infrastructure of the area, with the emphasis on quiet, low-density development.

Staff Recommendation:

Staff recommends approval of the proposed rezoning.

Suggested Motion:

I move to approve the proposed rezoning of five properties identified in the staff report and exhibit maps from Mountain Village District (MV) to R-21 Residential District (R-21) and find that the request is reasonable, is in the public interest, is consistent with the town's comprehensive plan, and meets the needs of the community in that the proposed amendment will: 1) ensure compatible infill development with the surrounding area by promoting development that is consistent with the character of the existing neighborhood and consistent with the existing pattern of development; 2) limit density in a manner that is better supported by the existing water, sewer and street infrastructure; 3) allow for the administrative application of environment standards that would preserve wooded steep slopes mitigating risk of erosion and landslides and better manage stormwater runoff on surrounding properties; and 4) preserve the rural character of agricultural and wooded areas.

Attachments:

- (1) [Ordinance Sections for Mountain Village and R-21 Zoning Districts](#)
- (2) [GIS Map/Property Cards for each parcel](#)
- (3) [Draft consistency statement](#)



Rezoning Permit Application

Date: 07/08/2022

Petitioner

Petitioner Name:	Town of Woodfin	Phone:	8282534887
Address:	90 Elk Mountain Road	Email:	aisenhower@woodfin-nc.gov
City, State, Zip:	Woodfin		

Location

Site Address:	99999 Robinhood Road (HS Robinhood)*removed from application 7/20/22; 53 Beaverbrook (HS Robinhood LLC)*removed from application 7/20/22; 99999 Robinhood Road (Elk Mountain Property, LLC); 68 Robinhood Road (Mark Pankonin); 99999 Robinhood Road (HGB II Holdings, LLC); 100 Robinhood (Lisa M Marcuz Revocable Living Trust); 99999 Robinhood (Robinhood Property Company)	Acreage:	
		Current Zoning:	Mountain Village
		Proposed Zoning:	R-21
City, State, Zip:	Woodfin, NC 28804		
NCPIN #:	9740288968*removed; 9740299345*removed; 9741320071; 9741410370; 9741419733; 9741526064		

Project Description: Mountain Village to R-21

Owner

Owner Name:	See Location	Phone:	unknown
Address:		Email:	unknown
City, State, Zip:			

Statement of Reasonableness: The proposed rezoning ensures compatible infill development with the surrounding area by promoting development that is consistent with the character of the existing neighborhood and consistent with the existing pattern of development (large lot single-family).

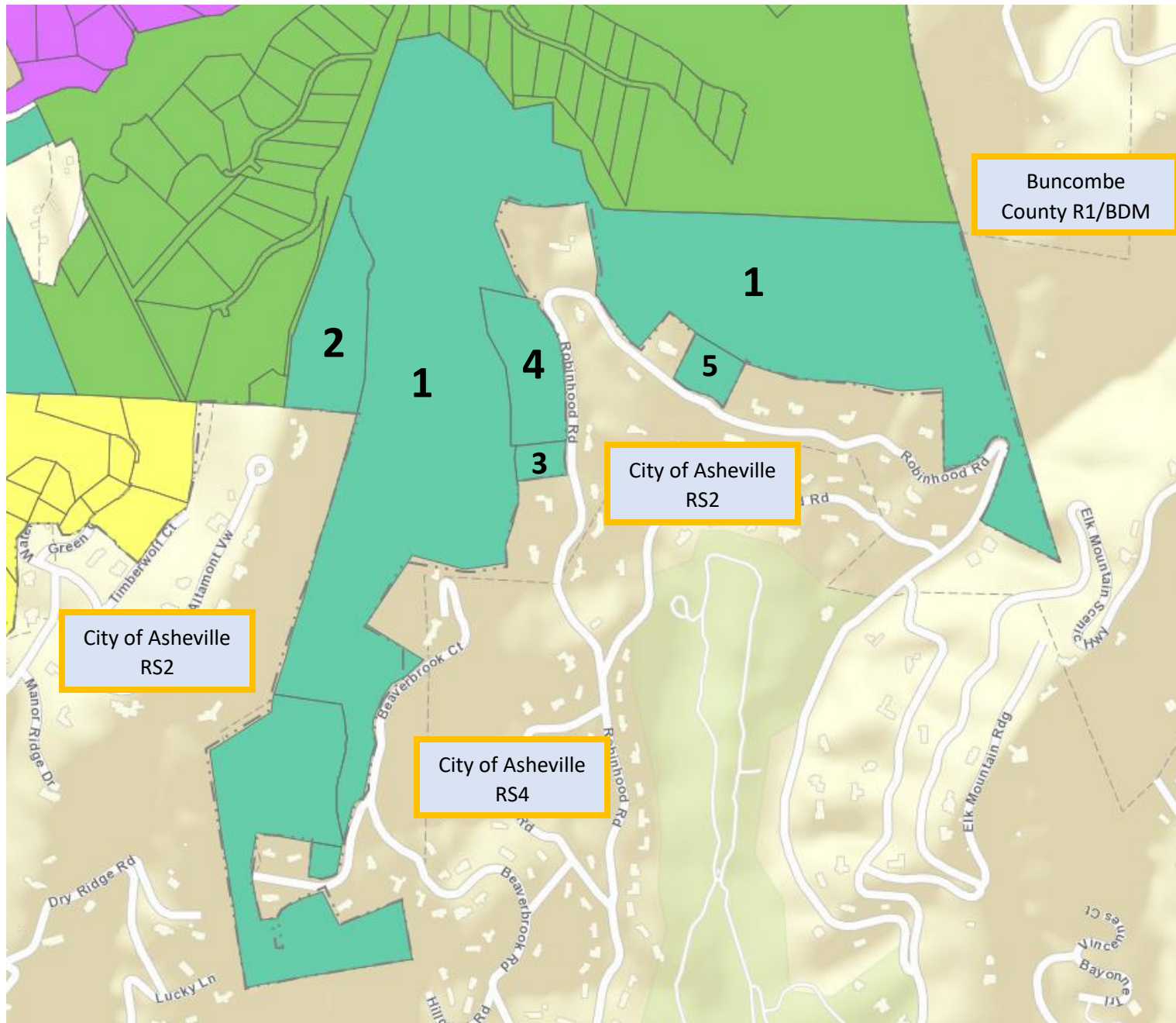
I do hereby certify that the information contained herein is true and correct.

Adrienne Isenhower

Name

07/08/2022

Date



ZONING DISTRICTS

- Mountain Village
- R-21
- R-7
- R-43

PARCEL INFORMATION

1. Robinhood Property Company
99999 Robinhood Road
PIN 9741526064
2. Elk Mountain Property, LLC
99999 Robinhood Road
PIN 9741320071
3. Mark Pankonin
68 Robinhood Road
PIN 9741410370
4. HBG II Holdings, LLC
99999 Robinhood Road
PIN 9741410737
5. Lisa M Marcuz Revocable Trust
100 Robinhood Road
PIN 9741419733



Map Amendment – Mountain Village to R-21

08/16/2022



Buncombe County Assessment Property Record Search

Buncombe County Assessment Property Record Search

974132007100000
99999 ROBINHOOD RD

ELK MOUNTAIN PROPERTY, LLC
PO BOX 639, DEXTER, MO, 63841

Total Appraised Value
\$251,700

KEY INFORMATION

Zoning	-	Neighborhood	EMSZ
Land Use Code	UNDEVELOPED TRACT	Municipality	CWO
Fire District	FWO	Special District	SAS
Present Use	-		
Appraisal Area	Bryan Andrews 828-250-4953 Bryan.Andrews@buncombecounty.org		
Exemption	-		
Legal Description	Deed Date:06/02/2020 Deed:5904-1880 SubDiv:SHERWOOD HEIGHTS Lot:LOT 2 Plat:0204-0045		
Plat Reference	204-45		

ASSESSMENT DETAILS

Land Value	\$251,700
Building Value	\$0
Features	\$0
Total Appraised Value	\$251,700
Deferred Value	\$0
Exempt Value	\$0
Total Taxable Value	\$251,700

LAND INFORMATION

ZONING	LAND USE CODE	SIZE	NEIGHBORHOOD	ASSESSED VALUE	FLOODPLAIN
-	UNDEVELOPED TRACT	6.87 acres	EMSZ	\$251,700	NO

BUILDING INFORMATION

BUILDING(S)

TRANSFER HISTORY

TRANSFER DATE	TRANSACTION PRICE	VALID SALE	BOOK / PAGE	DEED INSTRUMENT
2020-06-02	\$0	Not Qualified	5904-1880	NWD

VALUE CHANGE HISTORY

DATE OF VALUE CHANGE	EFFECTIVE TAX YEAR	REASON FOR CHANGE	LAND VALUE	BUILDING VALUE	FEATURES VALUE	NEW VALUE
2020-03-19	2020	NEW PARCEL RESULT OF SPLIT	\$251700	\$0	\$0	\$251,700
2021-02-01	2021	RAPP REAPPRAISAL NOTICE	\$251700	\$0	\$0	\$251,700

RECENT PERMIT ACTIVITY

No items to display



No Photo Available





Buncombe County Assessment Property Record Search

Buncombe County Assessment Property Record Search

974141037000000
68 ROBINHOOD RD

PANKONIN MARK
68 ROBINHOOD RD, ASHEVILLE, NC,
28804

Total Appraised Value
\$1,105,200

KEY INFORMATION

Zoning	-	Neighborhood	SWHB
Land Use Code	RES 0-3 ACRES	Municipality	CWO
Fire District	FWO	Special District	SAS
Present Use	-		
Appraisal Area	Bryan Andrews 828-250-4953 Bryan.Andrews@buncombecounty.org		
Exemption	-		
Legal Description	Deed Date:02/16/2017 Deed:5521-0886 Lot:24 Plat:0170-0105		
Plat Reference	170-105		

ASSESSMENT DETAILS

Land Value	\$83,900
Building Value	\$1,016,800
Features	\$4,500
Total Appraised Value	\$1,105,200
Deferred Value	\$0
Exempt Value	\$0
Total Taxable Value	\$1,105,200

LAND INFORMATION

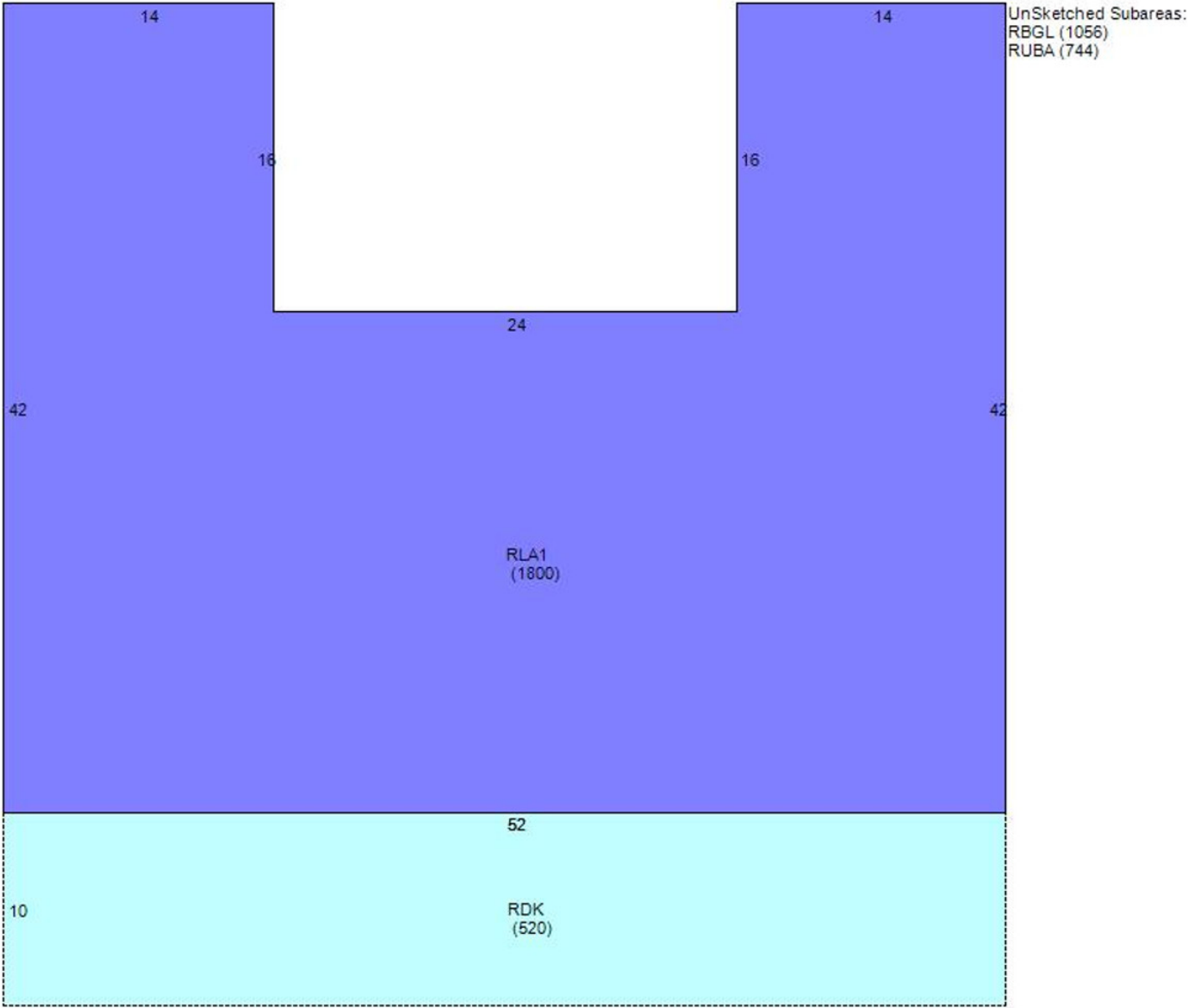
ZONING	LAND USE CODE	SIZE	NEIGHBORHOOD	ASSESSED VALUE	FLOODPLAIN
-	RES 0-3 ACRES	1.00 acres	SWHB	\$83,900	NO

BUILDING INFORMATION

BUILDING(S)

BUILDING (1)

Quality	SUPR	Condition	NORMAL
Building Type	1 STORY CONVENTIONAL	Year Built	2017
Full Baths	3	Half Baths	0
Fireplaces	1	Story	0
Heat Type	HEAT WITH A/C	Green Certification	
Style	1 STORY CONVENTIONAL	Base	1800
Bedrooms	-	Deck	520
Patio	0	Carport	0
Garage	0	Utility	0
Unfinished Basement	744	Finished Basement	1056
Porch	0	Building Value	\$1,016,800



FEATURES

TYPE	YEAR BUILT	QUANTITY	SIZE	ASSESSED VALUE
HOT TUB (NOT P/P)	2017	1	1 sqft	\$4,500

TRANSFER HISTORY

TRANSFER DATE	TRANSACTION PRICE	VALID SALE	BOOK / PAGE	DEED INSTRUMENT
2021-10-25	\$1,170,000	Qualified Sale	6138-703	WDT
2017-02-16	\$80,000	Qualified Sale	5521-886	WDT

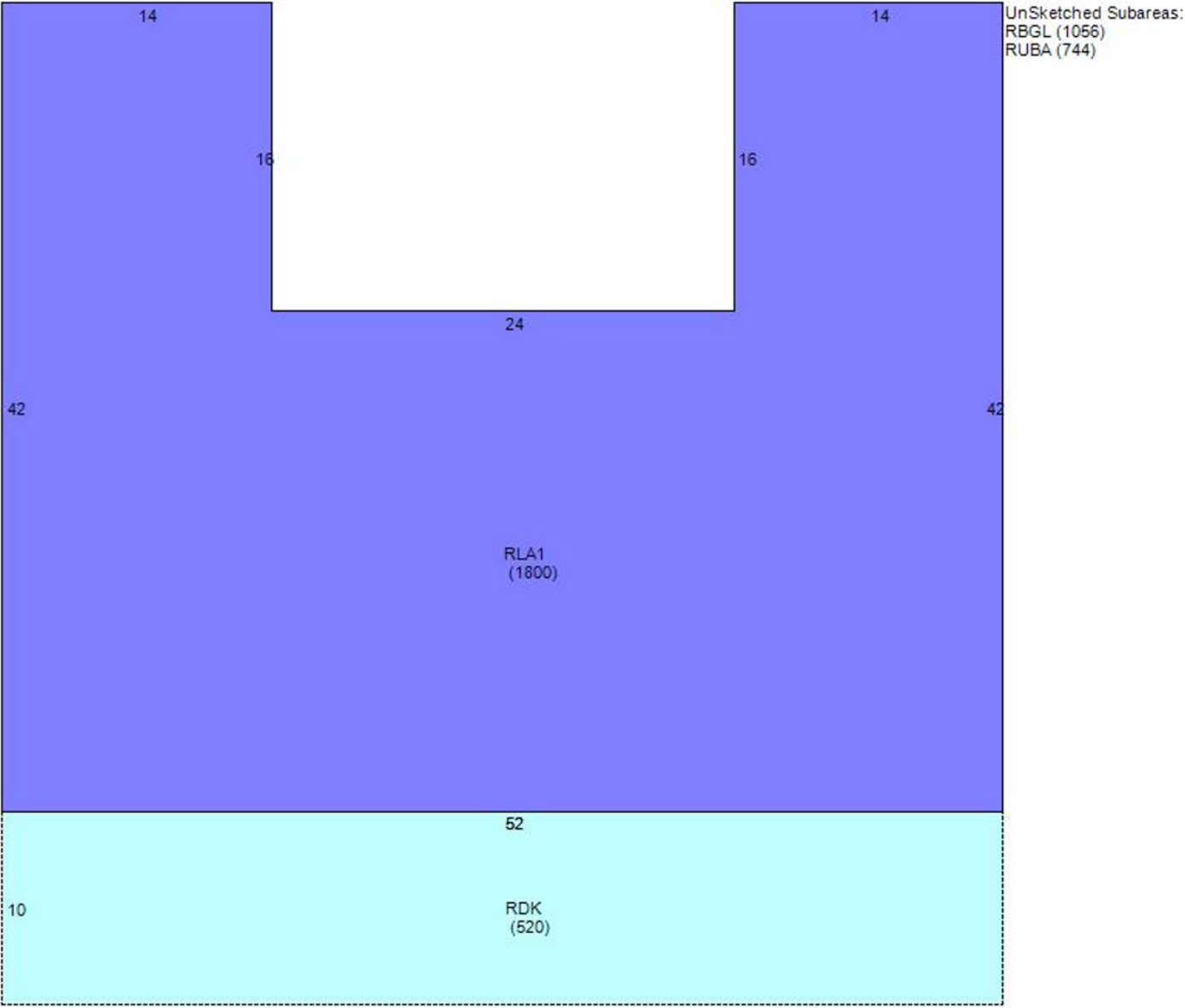
VALUE CHANGE HISTORY

DATE OF VALUE CHANGE	EFFECTIVE TAX YEAR	REASON FOR CHANGE	LAND VALUE	BUILDING VALUE	FEATURES VALUE	NEW VALUE
2018-03-19	2018	GENERAL PARCEL REVIEW	\$71000	\$310,000	\$0	\$381,000
2018-03-19	2018	NEW PARCEL RESULT OF SPLIT	\$71000	\$0	\$0	\$71,000
2019-03-15	2019	GENERAL PARCEL REVIEW	\$71000	\$477,000	\$0	\$548,000
2021-02-01	2021	RAPP REAPPRAISAL NOTICE	\$83900	\$654,400	\$0	\$738,300
2022-02-14	2022	GENERAL PARCEL REVIEW	\$83900	\$1,016,800	\$4,500	\$1,105,200

RECENT PERMIT ACTIVITY

PERMIT DATE	PERMIT TYPE	PERMIT STATUS
03/31/2017	RESIDENTIAL NEW CONSTRUCTION	TEMP CO ISSUED





Data last updated: 07/08/2022



Buncombe County Assessment Property Record Search

Buncombe County Assessment Property Record Search

974141073700000
99999 ROBINHOOD RD

HGB II HOLDINGS, LLC
PO BOX 639, DEXTER, MO, 63841

Total Appraised Value
\$210,200

KEY INFORMATION

Zoning	-	Neighborhood	EMSZ
Land Use Code	UNDEVELOPED TRACT	Municipality	CWO
Fire District	FWO	Special District	SAS
Present Use	-		
Appraisal Area	Bryan Andrews 828-250-4953 Bryan.Andrews@buncombecounty.org		
Exemption	-		
Legal Description	Deed Date:06/02/2020 Deed:5904-1877 SubDiv:SHERWOOD HEIGHTS Lot:LOT 3 Plat:0204-0045		
Plat Reference	204-45		

ASSESSMENT DETAILS

Land Value	\$210,200
Building Value	\$0
Features	\$0
Total Appraised Value	\$210,200
Deferred Value	\$0
Exempt Value	\$0
Total Taxable Value	\$210,200

LAND INFORMATION

ZONING	LAND USE CODE	SIZE	NEIGHBORHOOD	ASSESSED VALUE	FLOODPLAIN
-	UNDEVELOPED TRACT	5.04 acres	EMSZ	\$210,200	NO

BUILDING INFORMATION

BUILDING(S)

TRANSFER HISTORY

TRANSFER DATE	TRANSACTION PRICE	VALID SALE	BOOK / PAGE	DEED INSTRUMENT
2020-06-02	\$0	Not Qualified	5904-1877	NWD

VALUE CHANGE HISTORY

DATE OF VALUE CHANGE	EFFECTIVE TAX YEAR	REASON FOR CHANGE	LAND VALUE	BUILDING VALUE	FEATURES VALUE	NEW VALUE
2020-03-19	2020	NEW PARCEL RESULT OF SPLIT	\$210200	\$0	\$0	\$210,200
2021-02-01	2021	RAPP REAPPRAISAL NOTICE	\$210200	\$0	\$0	\$210,200

RECENT PERMIT ACTIVITY

No items to display



No Photo Available





Buncombe County Assessment Property Record Search

Buncombe County Assessment Property Record Search

974141973300000	LISA M MARCUZ REVOCABLE LIVING TRUST	Total Appraised Value
100 ROBINHOOD RD	8832 HEYDON HALL CIR, CHARLOTTE, NC, 28210	\$179,300

KEY INFORMATION

Zoning	-	Neighborhood	SWHB
Land Use Code	RES BLDG LOT	Municipality	CWO
Fire District	FRC	Special District	SAS
Present Use	-		
Appraisal Area	Bryan Andrews 828-250-4953 Bryan.Andrews@buncombecounty.org		
Exemption	-		
Legal Description	Deed Date:05/13/2019 Deed:5769-1012 SubDiv:ENTERPRISE PARK INC Lot:45 Plat:0095-0058		
Plat Reference	95-58		

ASSESSMENT DETAILS

Land Value	\$179,300
Building Value	\$0
Features	\$0
Total Appraised Value	\$179,300
Deferred Value	\$0
Exempt Value	\$0
Total Taxable Value	\$179,300

LAND INFORMATION

ZONING	LAND USE CODE	SIZE	NEIGHBORHOOD	ASSESSED VALUE	FLOODPLAIN
-	RES BLDG LOT	1.62 acres	SWHB	\$179,300	NO

BUILDING INFORMATION

BUILDING(S)

TRANSFER HISTORY

TRANSFER DATE	TRANSACTION PRICE	VALID SALE	BOOK / PAGE	DEED INSTRUMENT
2019-05-13	\$166,500	Qualified Sale	5769-1012	SWD
2018-12-12	\$240,000	Not Qualified	5727-1954	TRD
2003-07-25	\$160,000	Qualified Sale	3313-263	WDS

VALUE CHANGE HISTORY

DATE OF VALUE CHANGE	EFFECTIVE TAX YEAR	REASON FOR CHANGE	LAND VALUE	BUILDING VALUE	FEATURES VALUE	NEW VALUE
2017-01-27	2017	RAPP REAPPRAISAL NOTICE	\$151800	\$0	\$0	\$151,800
2021-02-01	2021	RAPP REAPPRAISAL NOTICE	\$179300	\$0	\$0	\$179,300

RECENT PERMIT ACTIVITY

PERMIT DATE	PERMIT TYPE	PERMIT STATUS
No items to display		



No Photo Available





Buncombe County Assessment Property Record Search

Buncombe County Assessment Property Record Search

974152606400000
99999 ROBINHOOD RD

ROBINHOOD PROPERTY COMPANY LLC
PO BOX 639, DEXTER, MO, 63841

Total Appraised Value
\$1,161,100

KEY INFORMATION

Zoning	-	Neighborhood	EMSZ
Land Use Code	UNDEVELOPED TRACT	Municipality	CWO
Fire District	FWO	Special District	SAS
Present Use	-		
Appraisal Area	Bryan Andrews 828-250-4953 Bryan.Andrews@buncombecounty.org		
Exemption	-		
Legal Description	Deed Date:12/21/2018 Deed:5731-0978 SubDiv:SHERWOOD HEIGHTS Lot:REMAINING AREA Plat:0204-0045		
Plat Reference	204-45		

ASSESSMENT DETAILS

Land Value	\$1,161,100
Building Value	\$0
Features	\$0
Total Appraised Value	\$1,161,100
Deferred Value	\$0
Exempt Value	\$0
Total Taxable Value	\$1,161,100

LAND INFORMATION

ZONING	LAND USE CODE	SIZE	NEIGHBORHOOD	ASSESSED VALUE	FLOODPLAIN
-	UNDEVELOPED TRACT	95.03 acres	EMSZ	\$1,161,100	NO

BUILDING INFORMATION

BUILDING(S)

TRANSFER HISTORY

TRANSFER DATE	TRANSACTION PRICE	VALID SALE	BOOK / PAGE	DEED INSTRUMENT
No items to display				

VALUE CHANGE HISTORY

DATE OF VALUE CHANGE	EFFECTIVE TAX YEAR	REASON FOR CHANGE	LAND VALUE	BUILDING VALUE	FEATURES VALUE	NEW VALUE
2020-03-19	2020	NEW PARCEL RESULT OF SPLIT	\$1161100	\$0	\$0	\$1,161,100
2021-02-01	2021	RAPP REAPPRAISAL NOTICE	\$1161100	\$0	\$0	\$1,161,100

RECENT PERMIT ACTIVITY

No items to display



No Photo Available



Sec. 54-146. R-21 Residential District.

- (a) *Purpose.* This district is intended to be a quiet, low density neighborhood consisting of single-family residences and limited home occupations and limited private and public community uses. It is expected that public water and sewer facilities will be available to each lot, providing a healthful environment.
- (b) *Uses.* The chart below indicates the uses generally permitted in the R-21 zoning district. Also see Appendix A. Permitted Uses Table.

Permitted Uses	Special Uses
Any form of agriculture or horticulture, including the sale of products on the property where produced	Churches and their customary related uses
Customary incidental home occupation	Public safety facilities such as fire and police stations and rescue squad headquarters
Noncommercial, public or private parks, playgrounds, community centers, clubs and lodges, golf courses, swimming pools and fishing lakes	Public works and public utility facilities such as transformer stations, pumping stations, water towers and telephone exchanges
Public elementary schools and private schools having curricula approximately the same as ordinarily given in public schools	Rest and convalescent homes
Residential: Single-family dwelling	

- (c) *Dimensional requirements.* Within the R-21 Residential District, as shown on the zoning map, the following dimensional requirements per dwelling unit shall be complied with:

Min. Yard Requirements		Setbacks (feet)			
Lot Size (sq. ft).	Lot Width at Building Line (feet)	Front	Side	Side-Abutting Street/Right-of-Way	Rear (whichever is less)
21,000	90	30	15	20	20% mean lot depth, or 30

(Ord. of 5-18-2021; Ord. of 1-18-2022)

Sec. 54-150. Mountain Village District (CZ).

- (a) *Established.* The Mountain Village (MV) District is established as a district to permit a range of mixed high density single-family and multifamily housing types along with limited office, public, civic, and retail uses appropriate within higher density residential areas. It is intended that this district be located near employment centers, shopping facilities, roads and other urban infrastructure capable of handling the demand generated by higher density residential development and/or capable of being upgraded to handle the demands. The Mountain Village District may only be established in accordance with the procedure in section 54-156 Conditional Districts.
- (b) *Uses.* The Mountain Village District shall be structured to provide a mix of uses, like residential, retail, employment, civic, and recreational uses. In addition, a variety of housing options is required to allow a greater diversity of residents within the neighborhood.

A minimum of 15 percent of the land area within a Mountain Village District should be devoted to nonresidential uses. Residential uses are allowed on the upper floors of these uses, as appropriate.

- (c) *Development standards.*
 - (1) *Density standards.* Mountain Village Districts shall maintain a minimum average density of at least eight units per acre.
 - (2) *Structure size standards.* None required.
 - (3) *Lot size standards.*
 - a. There is no minimum lot size for the Mountain Village Residential District. It is expected that any property zoned Mountain Village will be five acres or more in size. Layout and configuration of the (buildings, structures, amenities, roads, etc.) actual dwelling units will be in the form of a master plan approval that will guide the placement and development of residences, commercial buildings, and amenity areas.
 - b. Significant changes to an approved conditional zoning will need approval from the board of commissioners and will be subject to public hearing and review as outlined elsewhere in this Code for conditional zoning districts. The master plan shall provide all information indicated in the conditional zoning provisions. Shall be submitted to the town for approval.
 - (4) *Lot width standards.* Lots in the MV District shall have no minimum width.
 - (5) *Setback standards.* There are no setback requirements imposed by the Mountain Village zoning classification. Landscaping and buffering requirements between the Mountain Village and adjacent properties may result in setbacks from adjacent properties; if so, the landscaping and buffering requirements shall be met. Within the village center, buildings shall be located no further than five feet from the edge of the sidewalk, with the exception of buildings that provide a courtyard or green. Buildings providing a courtyard or green may be setback up to 25 feet from the edge of the sidewalk and the main facade of these buildings shall face the green. The minimum spacing between structures shall, in addition, be as per the county fire code.
 - (6) *Impervious surface standards.* A maximum of 70 percent of the total land area in the Mountain Village shall be impervious. The amount of impervious surface may be increased provided that a stormwater management plan that incorporates low impact development standards is provided for the entire development. The stormwater management plan shall provide for, and guarantee, zero stormwater runoff for the impervious surfaces that exceed 70 percent of the total land area of the Mountain Village.
 - (7) *Height standards.* As described elsewhere in this Code.

-
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as part of an approved master plan. Such plan will be designed by a licensed state landscape architect and must be approved as part of the master plan. At a minimum the landscape plan shall provide for a landscape buffer between the Mountain Village and adjacent uses; street trees on both sides of new and existing streets at a ratio of one tree per 40 feet of street frontage; buffering of parking areas from streets and adjacent uses with a minimum ten foot wide planting strip planted with trees and shrubs; interior landscaping of parking lots at a ratio of one tree and two shrubs per five parking spaces with the landscaping evenly distributed throughout the parking area with no parking space located more than 60 feet from a tree; and buffering of residential uses from nonresidential uses with a landscaped buffer with a minimum width of 15 feet except when these uses are located in the village center. A minimum of 75 percent of the plant material used to meet the landscaping and buffering requirements shall be native plants.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 54-176. Parking areas with more than 100 parking spaces shall have a landscape aisle with a minimum width of ten feet within the parking area that separates the parking area into subareas of approximately equal size. On street parking provided within the Mountain Village may provide up to 50 percent of the required parking for the uses in the Mountain Village. Parking for bicycles, in the form of bike racks or other device, shall be provided by all nonresidential uses.
- (10) *Recreational/open space standards.* Open space shall be provided as a requirement of the master plan. Options for recreational/open space shall include passive parks, playgrounds, and public sports facilities. The recreational/open space shall be accessible and useable by residents of and visitors to the Mountain Village. Recreational/open space shall be provided at a ratio of 300 square feet per residential dwelling unit and 100 square feet per 1,000 gross square feet of nonresidential uses. Recreational/open space and public spaces shall be provided in the Mountain Village to provide opportunities for recreation, public gathering, stormwater infiltration, and enhanced aesthetics. Recreational/open space areas may be developed for active and/or passive recreational purposes or left in their natural state. Rooftop gardens accessible to the public may be counted toward recreational/open space requirements. Public spaces may be landscaped, hardscaped, or a combination of these treatments. Recreational/open space and public space shall be provided at the ratio of 500 square feet per residential unit and 100 square feet per 1,000 square feet of nonresidential gross floor area.
- (11) *Sidewalks/trails.* Pedestrian connectivity is required throughout the Mountain Village. Sidewalks and/or trails shall be provided to connect all sections of the development and uses within the Mountain Village. Sidewalks, greenways, and/or trails shall provide pedestrian connectivity and access to all sections of the Mountain Village. Where provided, sidewalks shall be located adjacent to streets and roads and separated from the street by a planting strip with a minimum width of four feet. Sidewalks in residential areas shall have a minimum width of five feet and meet all standards of the town; sidewalks in mixed use and nonresidential areas shall have a minimum width of six feet and meet all standards of the town. Greenways and/or trails may be constructed in lieu of and/or in addition to sidewalks. The minimum width for greenways and trails shall be six feet and they must meet all standards of the town. Greenways, trails, and sidewalks shall connect to existing greenways, trails, and sidewalks on adjacent property and/or shall provide for future connections to adjacent properties and public ways. All sidewalk, greenway, and trail locations and design shall be shown on the master plan for the Mountain Village and must be approved by the board of commissioners.
- (12) *Building design.*
- a. It is recommended the design of buildings in the Mountain Village reflect the character of western North Carolina and be designed and constructed to achieve the goal of creating sustainable buildings that can serve multiple uses as the village grows and changes over time.

Applications and master plans for Mountain Villages may be accompanied by urban and architectural design guidelines to be prepared by the applicant. Building materials within the Mountain Village are recommended to be quality, sustainable materials that contribute to the long-term economic viability of the Mountain Village. Vinyl and similar artificial materials are not encouraged. It is suggested the architecture within the Mountain Village should reflect and enhance the natural and manmade environment found in western North Carolina. Guidelines for structures include:

1. Front porches should be located on small scale multifamily residential structures.
 2. It is suggested that pitched roofs of single-family residential structures have a minimum 6-in-12 pitch with a central ridge and flat roofs of single-family residential structures be designed and constructed as a green roof or other energy saving design.
 3. Front doors should be located on the street side of small scale multifamily residential structures.
- b. Guidelines for nonresidential structures include:
1. Buildings should front on the street, with parking located beside or behind the building.
 2. Doors should be located on the street side of buildings.
 3. A pedestrian connection should be provided from the sidewalk to the front door of the building.
 4. Safe pedestrian connections should be provided from and through parking areas to the entrances of all buildings and to sidewalks.

(Ord. of 5-18-2021; Ord. of 1-18-2022)

RECOMMENDATION AND STATEMENT OF CONSISTENCY AND REASONABLENESS

FOR A ZONING MAP AMENDMENT FOR SEVERAL PROPERTIES LOCATED AT ROBINHOOD ROAD (SHERWOOD HEIGHTS) FROM MOUNTAIN VILLAGE TO R-21

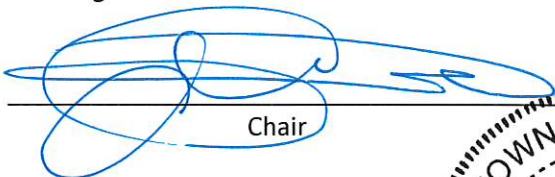
Having reviewed the **Map Amendment** to rezone property at 99999 Robinhood Road (9741320071), 68 Robinhood Road (9741410370), 99999 Robinhood Road (9741410737), 100 Robinhood Road (9741419733), and 99999 Robinhood Road (9741526064) from Mountain Village to R-21 on **August 2, 2022**, and having considered information from planning staff of the Town of Woodfin and comments from the other persons, pursuant to 160D-604(d), the Town of Woodfin Planning Board hereby adopts one of the following motion, effective August 2, 2022:

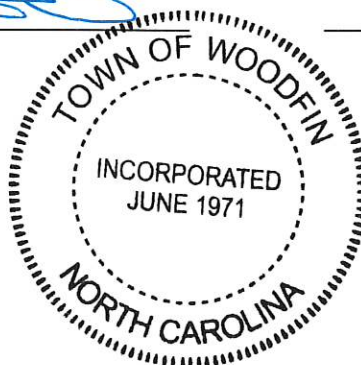
(A) ☒ The Town of Woodfin Planning Board hereby advises the Town of Woodfin Board of Commissioners that the proposed map amendment is consistent with the Town of Woodfin Comprehensive Plan and is reasonable and in the public interest because the proposed rezoning will:

1. Ensure compatible infill development with the surrounding area by promoting development that is consistent with the character of the existing neighborhood and consistent with the existing pattern of development (large lot single-family);
2. Limit density in a manner that is better supported by the existing water, sewer and street infrastructure
3. Allow for the administrative application of environmental standards (steep slope regulations) that would preserve wooded steep slopes mitigating risk of landslide and erosion and better managing stormwater runoff on surrounding properties; and
4. Preserves the rural nature of agricultural and wooded areas.

Vote:

This document is a true and accurate statement of the findings and recommendations of the Woodfin Planning Board.


Chair



8/2/2022
Date



**ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF WOODFIN TO
REZONE FIVE PARCELS
FROM MOUNTAIN VILLAGE TO R-21**

Ordinance: 2022-0804

Passed _____

WHEREAS, the Town of Woodfin has the authority pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district; and

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

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

WHEREAS, the Woodfin Planning Board reviewed this text amendment recommendation at its August 2, 2022, public meeting and voted 5-0 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 August 16, 2022, and, after hearing such, made the following required findings:

The map amendment is consistent with the comprehensive plan in the following ways:

- a) The proposed map amendment ensures compatible infill development with the surrounding area by promoting development that is consistent with the character of the existing neighborhood and consistent with the existing pattern of development (large-lot single family);
- b) The proposed map amendment limits density in a manner that is better supported by existing water, sewer, and street infrastructure;
- c) The proposed map amendment allows for administrative application of environmental standards (steep slope regulations) that would preserve wooded steep slopes mitigating risk of landslide and erosion and better managing stormwater runoff on surrounding properties; and
- d) The proposed map amendment preserves the rural nature of agricultural and wooded areas.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Woodfin, that the zoning map is hereby amended and the following parcels are rezoned from Mountain Village to R-21:

- Elk Mountain Property, LLC – 99999 Robinhood Road – Buncombe County Property Identification Number 974132007100000
- Mark Pankonin – 68 Robinhood Road – Buncombe County Property Identification Number 974141037000000
- HBG II Holdings, LLC – 99999 Robinhood Road – Buncombe County Property Identification Number 974141073700000
- Lisa M Marcuz Revocable Living Trust – 100 Robinhood Road – Buncombe County Property Identification Number 974141973300000
- Robinhood Property Company LLC – 99999 Robinhood Road – Buncombe County Property Identification Number 974152606400000

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, the 16th day of August 2022.

Attest:

M. Jerry Vehaun, Mayor

Town Clerk