



ACTION MEETING MINUTES

Board Members Present

Mayor Jerry VeHaun
Council Member Judy Butler
Council Member Elisabeth Ervin
Council Member Hazel Thornton

Vice Mayor Jim McAllister
Council Member Eric Edgerton
Council Member Ronnie Lunsford

Board Members Absent

None

Town Staff Present

Shannon Tuch, Town Manager
Ricky Hurley, Planning Director
Sheri Powers, Finance & Budget Director
John Henning, Town Attorney

Michael Dykes, Chief of Police
Adrienne Isenhower, Project Manager
Ryan Vinson, Town Clerk / HR Analyst

The meeting video can be seen in its entirety at: https://youtu.be/bM3Fx_xxTFk.

Mayor Vahaun called the meeting to order at 5:00 pm.

A. Approval of the Agenda (0:30)

Vice Mayor McAllister a statement that:

The Town Council Rules of Procedures #27 requires a majority vote to set rules for public speakers. I want to make sure that we hear from perspectives on all sides of the issue, and we preserve adequate time for Woodfin citizens and residents to speak. To that end, I move that we adopt the following rules for public speakers during the public hearing concerning short-term rental regulation:

1. Each speaker shall have a maximum speaking time of 3 (three) minutes except that a designated speaker for a group may have up to 10 (ten) minutes;
2. Organized groups who wish to express substantially the same opinion are strongly encouraged to designate a speaker;
3. Time may not be reserved for later use or conceded to other speakers except for group designated speakers;
4. Speakers have to sign up on one of the two sign up sheets, three in this case, we have a public comment in the beginning and a public hearing about short-term rentals. You must be on the list if you want to speak.
5. Speakers signing up will indicate whether they are citizens of Woodfin or not. We ask you to come to the podium and tell us your name, where you live, and whether that's in Woodfin or a different community
6. The Mayor will alternate calling speakers from each list and shall alternate residents and non-residents;
7. I further move that the total time allotted for that public hearing be 1 (one) hour tonight.

Vice Mayor McAllister made a motion to approve the agenda. Council Member Thornton seconded the motion, which passed unanimously, 6-0.

B. Consent Agenda (2:17)

1. Approval of the October 18, 2022, Regular Meeting Minutes
2. Amendment to FY2023 Town of Woodfin Schedule of Fees

Vice Mayor McAllister made a motion to approve the agenda. Council Member Ervin seconded the motion, which passed unanimously, 6-0.

C. Public Comment (2:57) – The public is invited to attend this meeting in person or view this meeting on Facebook Live: <https://www.facebook.com/townofwoodfin>. All documents related to agenda items not published on the website may be viewed in advance of the meetings in person at Town Hall, 90 Elk Mountain Rd, Woodfin.

Citizens may address the Council concerning various topics after being recognized by the Mayor and are limited to 3 (three) minutes speaking time.

D. Presentations & Reports (8:20)

1. Guest Presentation – Jay Hawthorne, French Broad River Partnership – Economic Impact of the French Broad River.
2. Town Manager Report (Presenter: Tuch)
3. Parks & Recreation Report (Presenter: Isenhower)
 - i. Consideration of Resolution 2022-111501

Commissioner Edgerton made a motion to approve Resolution 2011-1115-01 as presented to Council. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

E. Unfinished Business (50:21)

1. Public Hearing – Text Amendments to Ch. 46-Subdivisions and Ch. 54-Zoning. *Continued from Oct. 18, 2022.* (Presenter: Tuch)

Mayor VeHaun opened the Public Hearing at 5:54 pm. There were no comments from the public. Mayor VeHaun closed the Public Hearing at 5:55pm.

Council Member Ervin made a motion that the Town of Woodfin Town Council find that 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 orderly growth and development resulting in compatible infill development, including a more urban form along strategic corridors; and
3. Advances public health, safety, and welfare by increasing multi-modal transportation options where it is needed most in the town.

Council Member Thornton seconded the motion, which passed unanimously, 6-0.

F. New Business (56:04)

1. Public Hearing – Text Amendments to Ch. 30-Short-term Rentals and Ch. 54-Zoning for the purpose of updating standards regulating short-term rentals and homestays. (Presenter: Tuch)

Mayor VeHaun opened the Public Hearing at 6:17 pm. There were comments from the public. Mayor VeHaun closed the Public Hearing at 7:17 pm.

Vice Mayor McAllister made a motion to approve the proposed text amendment and find 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 request:

1. Provides additional clarity and predictability to development requirements, thereby supporting economic development;
2. Enhances standards for community and harmony between and land uses and concentrates higher impact uses in commercial areas;
3. Advances public health, safety, and welfare by preserving quality of life in residential neighborhoods and minimizes opportunities for nuisance issues and other conflicts; and
4. Supports goals to preserve housing, including affordable housing.

Council Member Edgerton amended the motion to include a 30 day window for applications for those that had lawfully operated a short term rental prior to today's date but had failed to obtain the necessary permit.

Council Member Thornton seconded the motion, which passed, 5-1, with Council Member Lunsford voting against the motion.

2. Public Hearing – Annexation agreement between the City of Asheville and the Town of Woodfin for property located at 810 Elk Mountain Scenic Highway identified in the Buncombe County tax record as PIN 9761064543. (Presenter: Tuch)

Mayor VeHaun opened the Public Hearing at 7:47 pm. There were comments from the public. Mayor VeHaun closed the Public Hearing at 7:48 pm.

Council Member Edgerton made a motion to adopt the annexation agreement between the Town of Woodfin and the City of Asheville. Council Member Ervin seconded the motion, which passed unanimously, 6-0.

3. Text amendment to the Town of Woodfin Code of Ordinances Ch. 38-Solid Waste for the purpose of updating standards regulating solid waste collection. (Presenter: Tuch)

Commissioner Edgerton made a motion approve the changes to Chapter 38 – Solid Waste, as identified in the draft ordinance with the addition of:

1. Add a 100 lb. weight limit to the contents in the container
2. Trash that becomes spread on the ground due to bear or animal activity shall be the responsibility of the property owner, tenant, neighbors and not the towns.

Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

4. Community Partner Program (Presenter: Tuch)

Council Member Ervin made a motion to move forward the contract with the ABCCM. Commissioner Butler seconded, which passed unanimously, 6-0.

Vice Mayor McAllister made a motion to adopt the staff recommendation to fund RiverLink & ABCLT at the specified amounts and also to fund Catholic Charities in the amount of \$6,000. Council Member Ervin seconded the motion, which passed unanimously, 6-0.

Council Member Ervin made to go into closed session pursuant to NCGS § 143-318.11. Council Member Edgerton seconded the motion, which passed unanimously, 6-0.

Mayor VeHaun adjourned the regular meeting at 8:05 pm and the Board entered into closed session.

G. Executive Session (3:06:08) – The Town Council may adjourn to private chambers to discuss legal, personnel, contractual or similar matters protected by the NCGS § 143-318.11.

1. (a) (3): To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body.

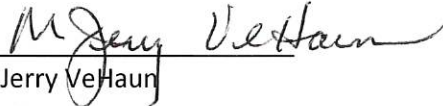
H. Adjournment

Mayor VeHaun called the regular meeting back to order at 8:32 pm.

Council Member Edgerton made a motion to approve the closed session minutes from October 18, 2022. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

Council Member Edgerton made a motion to adjourn the meeting. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

Mayor VeHaun adjourned the meeting at 8:32 pm.



M. Jerry VeHaun
Mayor



Attest: 

Ryan Winson
Town Clerk