



Board of Commissioners

JULY 19, 2022

Consent Agenda

Public Comment

New Business

1. & 2. Guest Presentations

SHANNON TUCH – TOWN MANAGER

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Asheville-Buncombe Community Land Trust Presentation

ANNA ZUEVSKAYA

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Better with Bonds / Buncombe Votes Yes

MARC HUNT

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3. June 28, 2022 Special Meeting Discussion

SHANNON TUCH – TOWN MANAGER

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June 28, 2022 BOC Special Meeting

- Town Hall style / listening session
 - Meeting was held in the Woodfin Community Center @ 5 p.m.
 - Approximately 50-60 residents attended
 - 26 individuals spoke
- Focus areas included:
 - Town Hall / Town Center
 - Town identity
 - Growth management & the environment
 - Short-term rentals (STRs)
 - Other

Town Hall / Town Center

- Support and need was identified
- Optimal location will require further exploration
 - Riverside Dr.
 - Weaverville Hwy. (US 25) / Reynold's Village
 - Existing town property (Town Hall, Community Center)
- Include community-based features
 - Ped-bike access
 - Housing
 - Amphitheater / outdoor space
 - Community space / business incubation

Town Identity

- Signage – welcome and wayfinding
- Need for a town identity / brand
- Need for a business association
- Need for business recruitment / development
- Value from developing an interactive map

Growth Management & the Environment

- Plan for climate resilience / Prepare for climate refugees
- Protect environmentally sensitive areas, limit impact
- Plan for infrastructure to support growth in appropriate locations
- Support pollinators and control light pollution

Short-term Rentals (STRs)

- Need for clear information
- Some residents are experiencing nuisance issues
- Concern over changing character & loss of housing in neighborhoods
- Income helps residents with housing security and other needs
- Some managers take great care to minimize impact

Recommendations

■ Town Hall / Town Center

- Proceed with Comp. plan and Town Hall feasibility initiatives & share community feedback with consultants
- Offer additional engagement/feedback opportunities

■ Town Identity

- Share feedback with comprehensive plan consultants
- Explore wayfinding and town identification signage options
- Support efforts to form a business association & website
- Look for low-cost options to share information about Woodfin (i.e. interactive history map).

Recommendations

■ Growth Management

- Perform zoning studies to encourage density where infrastructure exists
- Continue to improve development ordinances and public infrastructure to support growth where appropriate
- Update ordinances to minimize impact on environmentally sensitive areas

Recommendations

■ Short-Term Rentals

- Develop clear & easy to understand resources
- Update the Homestay & STR regulations to preserve income opportunity while addressing nuisance issues; Avoid illegal or impractical regulations
- Limit the number of homestay and STR permits per owner and per property
- Limit the zoning districts where STRs may be permitted
- Support efforts to encourage affordable housing



Questions & Discussion

4. Adoption of New Town Policies

RYAN VINSON – TOWN CLERK

Open & Closed Session Meeting Minutes

- Standardized process for taking meeting minutes
 - Action minutes – include all agenda items, actions/votes
 - Video – provide accurate and detailed summary of the meeting and any discussions
 - Time stamp on for each action on the agenda
- Would also apply to Planning Board & Parks & Greenways Advisory Board
 - Quasi-Judicial meetings would require more detailed minutes

Facility Rental Policy

- Establishes set and standardized criteria for how and under what circumstances town facilities can be rented.
- The policy covers:
 - Reservations
 - Fees & security deposits required
 - Access & hours of use
 - Town responsibilities
 - Renter responsibilities
 - Alcohol consumption
 - Refunds & rescheduling
 - Fee waivers

Departmental Reports

Administration

SHANNON TUCH, TOWN MANAGER

New Contracts

Municode

Renewal of
services for the
Town of Woodfin
Code of
Ordinances
updates

\$1996

News & Updates

- Trash and Recycling Cart Roll-out: September - November
- RFQ's for Stormwater Engineering Study & Comprehensive Plan now posted
- Two Vacant Positions Posted: Zoning & Stormwater Administrator
- Street Repaving
- Woodfin Greenway & Blueway

Woodfin Police Dept.

MICHAEL DYKES, CHIEF OF POLICE

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Monthly Report & General Updates

Response to Active Shooter

Rapid Deployment

- Instituted in North Carolina in 2003 as a direct response to the Columbine High School shooting
- A requirement for all officers attending North Carolina Basic Law Enforcement Training
- Over 27,000 Law Enforcement Officers in NC have been trained
- Updated training provided through North Carolina Justice Academy and agency-mandated In-Service training.

Rapid Deployment Defined



The swift and immediate deployment of law enforcement resources to ongoing, life-threatening situations where delayed deployment could otherwise result in death or great bodily injury to innocent persons.

NTOA 1999

The Active Shooter

Defined as “an individual(s) actively engaged in killing or attempting to kill people in a confined and populated area.”

Firearms used most of the time

No distinct pattern for the selection of victims

Suicide bombers are not included in definition



The Number 1 Priority!



The first priority of rapid deployment is to contain and stop the shooter(s).