



ACTION MEETING MINUTES

Council Members Present

Mayor Jerry VeHaun
Council Member Eric Edgerton
Council Member Ronnie Lunsford

Council Member Judy Butler
Council Member Elisabeth Ervin
Council Member Hazel Thornton

Council Members Absent

Vice Mayor Jim McAllister

Town Staff Present

Shannon Tuch, Town Manager
Adrienne Isenhower, Project Manager
Ryan Vinson, Town Clerk / PIO

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

The meeting video can be seen in its entirety at: <https://youtu.be/PP2qLnLyxw>.

Mayor Vahaun called the meeting to order at 5:01 pm.

1. Approval of the Agenda (3:10)

Council Member Thornton made a motion to approve the agenda. Council Member Butler seconded the motion, which passed unanimously, 5-0.

2. Consent Agenda (3:37)

1. Approval of the December 20, 2022, Regular Meeting Minutes and Closed Session Minutes.
2. Approval of changes to the Facility Rental Policy
3. Approval of changes to the Personnel Policy
4. Approval of Resolution #2023-01 to apply for an IMD Feasibility Study Grant through the NCDOT
5. Approval of Resolution #2023-02 to apply for a French Broad River MPO UPWP Feasibility Studies Grant
6. Reappointment of Kimberly Hunter to the Woodfin Planning Board
7. Appointment of Eric Barsotti and Wayne Britt to the Parks and Greenways Advisory Committee

Council Member Thornton made a motion to approve the agenda. Council Member Butler seconded the motion, which passed unanimously, 5-0.

- ### 3. Public Comment (12:29) – 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.

There was Public Comment regarding the Town's new trash collection ordinance, and the new trash can rollout program.

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

4. Presentations & Reports (18:54)

1. Guest Presentation – Nate Baker, Quantum Consultants Inc. (Woodfin Comprehensive Plan)
2. Town Manager Report (Presenter: Tuch)

5. New Business (44:05)

1. **Public Hearing** – A request to conditionally rezone 19.58 acres located off Olivette Road from Open Use (Buncombe County zoning) to Mountain Village-Conditional Zone (MV-CZ). The properties are identified in the Buncombe County Tax Record as PINs 9721-42-7018, 9721-42-7018 & 9721-41-7625. The property owners are Olivette Development, LLC and Bridges at French Broad, LLC and the project contact is Scott Austin.

Mayor VeHaun opened the Public Hearing at 5:47 pm. There being nobody to speak, Mayor VeHaun closed the Public Hearing at 5:47 pm.

Council Member Lunsford made a motion to approve the proposed conditional zoning request of 19.58 acres to MV-CZ. Council Member Ervin seconded the motion, which passed unanimously, 5-0. Council Member Edgerton asked to make an amendment to Council Member Lunsford motion to add the entirety of the motion from the staff report (listed below). Council Member Lunsford accepted the amendment, which passed unanimously, 5-0.

I move to approve the proposed conditional zoning request of 19.58 acres as shown in the attached Exhibit A located off Olivette Rd. and French Broad Way from Buncombe County Open Use (OU) to

Town of Woodfin Mountain Village-Conditional Zone (MV-CZ) 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 the request:

1. 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 clusters of single-family with preserved open space;
 2. Applies annexation as a tool for growth management and tax base enhancement;
 3. Encourages the preservation of Woodfin's heritage by expanding a community that actively
 4. seeks to honor the agricultural heritage of the area;
 5. Contributes to a linked system of open spaces; and
 6. Helps to increase the diversity of housing options available in the town.
2. **Public Hearing** – A request to conditionally rezone 5.13 acres located off Sweet Fern Parkway from Open Use (Buncombe County zoning) to Mountain Village-Conditional Zone (MV-CZ). The properties are identified in the Buncombe County Tax Record as a portion of PINs 9721-61-8759 and 9721-71-0229. The property owner is Olivette Development, LLC and the project contact is Scott Austin.

Mayor VeHaun opened the Public Hearing at 5:52 pm. There being nobody to speak, Mayor VeHaun closed the Public Hearing at 5:52 pm.

Council Member Edgerton made a motion to approve the proposed conditional zoning as shown on the attached Exhibit A map of 5.13 acres located off of Sweet Fern Pkwy. from Buncombe County's Open Use zoning (OU) to Town of Woodfin Zoning Mountain Village-Conditional Zone (MV-CZ) and find that

this request 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. 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 clusters of single-family with preserved open space;
2. Applies annexation as a tool for growth management and tax base enhancement;
3. Encourages the preservation of Woodfin's heritage by expanding a community that actively seeks to honor the agricultural heritage of the area;
4. Contributes to a linked system of open spaces; and
5. Helps to increase the diversity of housing options available in the town.

Council Member Lunsford seconded the motion, which passed unanimously, 5-0.

3. **Public Hearing** – A request to conditionally rezone 16.94 acres from Community Shopping (CS) & Mountain Village (MV) to Community Shopping-Conditional Zone (CS-CZ). The properties are identified in the Buncombe County Tax Record as PINs 9731-77-8183, 8240, 6140 and 9731-76-5951, 5738, 6851, 6607, 2838, and 1678. The property owner is Tree Houses of Serenity, LLC and the project contact are Michael & Caroline Parrish.


Mayor VeHaun opened the Public Hearing at 6:08 pm. There was a comment from Michael Parrish, the project contact, and Mayor VeHaun closed the Public Hearing at 6:20 pm.

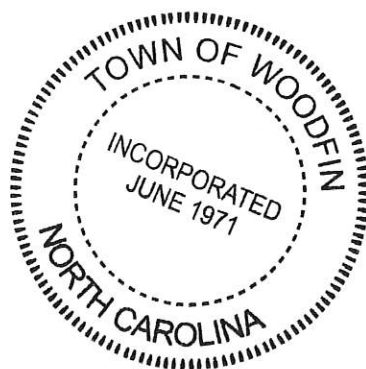
Council Member Edgerton made a motion to table this until the next scheduled meeting on January 26, 2023. Council Member Butler seconded the motion, which passed unanimously, 5-0.

6. **Adjournment (1:24:48)**

Council Member Ervin made a motion to continue the meeting to January 26th at 8:00 am. Council Member Thornton seconded the motion, which passed unanimously, 5-0.

Mayor VeHaun recessed the meeting at 6:25 pm to January 26th at 8:00 am.


M. Jerry VeHaun
Mayor



Attest: 
Ryan Vinson
Town Clerk