

ACTION MEETING MINUTES



Council Members Present

Mayor Jim McAllister
Vice-Mayor Elisabeth Ervin
Council Member Hazel Thornton

Council Member Eric Edgerton
Council Member Ken Kahn
Council Member Johanna Young

Council Members Absent

None

Town Staff Present

Shannon Tuch, Town Manager
Michael Dykes, Chief of Police
Gena Powers, Town Clerk / PIO

Sheri Powers, Finance & Budget Director
Ricky Hurley, Planning Director

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

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

A. Approval of the Agenda (0:38)

1. Council Member Ervin made a motion to approve the agenda, with the amendment to move number 1 under new business, Swearing-In and Oath of Office for newly elected mayor and council members, to after the approval of the agenda. Council Member Young seconded the motion which passed unanimously, 5-0.

B. Swearing-In & Oath of Office for Newly Elected Mayor and Council Members (1:19)

1. The presentation of colors by Erwin High School Color Guard and Pledge of Allegiance to the Flag of the United States.
2. Mayor James C. McAllister was sworn in by Judge Alan Thornburg.
3. Council Member Elisabeth Ervin was sworn in by Judge Alan Thornburg.
4. Council Member Ken Kahn was sworn in by Judge Alan Thornburg.
5. Council Member Johanna Young was sworn in by Judge Alan Thornburg.

C. Roll Call (9:41)

- Council Member Edgerton- Here
- Council Member Ervin- Here
- Council Member Kahn-Here
- Council Member Thornton-Here
- Council Member Young-Here

D. Newly Elected Mayor McAllister addressed the public.

E. Consent Agenda (17:09)

1. Approval of the November 21, 2023, meeting minutes
2. Approval of the Tax Collection Report for the period ending October 31, 2023.
3. Budget Amendment - Ordinance 2023-027, Amendment to the General Fund Budget.
4. Amendment to the Woodfin Town Council Rules of Procedure, Rule 5

5. Approval of 2024 Town Council Meeting Schedule – regular meetings and work sessions, with one change Community Meeting on January 18, 2023, to January 25, 2023, at 6:00 PM.

Council Member Thornton made a motion to approve the Consent Agenda. Council Member Kahn seconded the motion, which passed unanimously, 5-0.

- F. Public Comment (18:54) – 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 no public comment.

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

G. Presentations & Reports (19:41)

1. Presentation of the Old North State Award to Ronald Vance (Ronnie) Lunsford – Shannon Tuch, Town Manager
2. Neighbors for More Neighbors – Susan Bean, Mountain True Housing & Transportation Director
3. Town manager report – Shannon Tuch, Town Manager

H. New Business (50:30)

1. **Vote and Appointment of Vice Mayor**
Council Member Edgerton nominated Council Member Ervin.
Council Member Thornton seconded the nomination of Council Member Ervin.

The Town Council voted unanimously, 5-0, to elect Elisabeth (Betsy) Ervin to serve as Vice Mayor.

2. **Public Hearing** – Ordinance 2023-028, a request to conditionally rezone 10.2 acres located at 24 & 41 Crystal Country Way from Residential 21 (R-21) to Residential 10 - Conditional Zone (R-10-CZ). The property is identified in the Buncombe County tax record as PINs 9731-26-8526 and 9731-36-1694. The property owners are Montrealla Properties of WNC LLC and 2 D Investment Holdings LLC, and the project contact is Ariel Regnier – Planning Director, Ricky Hurley and Developer Wesley Green gave a brief overview and answered questions about the conditional rezoning request.

Mayor McAllister opened the Public Hearing at 6:32 pm.

One member of the public commented on the need for thick planting of vegetation verses a privacy fence on the back side of the development along Old Marshal Highway.

Mayor McAllister closed the Public Hearing at 6:35 pm.

3. Council Member Edgerton made a motion to approve Ordinance 2023-028, conditional zoning of 10.18 acres as shown on Exhibits A & B from R-21 Residential District to R-10 Residential District Conditional Zone, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the following additional conditions: that there shall be either a privacy fence at least 6 feet high along the rear of the four lots adjoining Old Marshall Highway at a minimum level of 80% opacity or that in lieu of said fence and in lieu of the street trees shown on the plan along Old Marshall Highway that it be replaced with a planting of vegetative screening that is a minimum of ten feet

wide. Planted with a combination of deciduous and evergreen material to result in 80% opacity with in 10 years, as stated by the town manager and finding that it is reasonable, is in the public interest, is consistent with the Town of Woodfin comprehensive plan, and meets the development needs or the community in that the request: 1. Promotes economic development by providing compatible infill development of undeveloped properties within the Town that reduces infrastructure cost while allowing open space to be preserved. 2. Provides a range of housing types and prices and ensures a high-quality building stock. 3. Protects floodplains, steep slopes, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas. (5.1.1-Draft Comp Plan) Council Member Ervin seconded the motion, which passed unanimously, 5-0.

Council Member Edgerton made a motion to adjourn into closed session consistent with North Carolina General Statute §143-318.11 (a)(3): To consult with an attorney retained by the Town of Woodfin and/or to direct staff on a position to be taken in relation to a real property acquisition. Council Member Ervin seconded the motion, which passed unanimously, 5-0.

I. Executive Session (1:40:15) – The Town Council may adjourn to private chambers to discuss legal, personnel, contractual or similar matters protected by the NCGS §143-318.11.

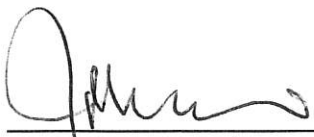
1. (a)(3): To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged; and (a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

J. Adjournment (1:41:06)

Council Member Ervin made a motion to adjourn the meeting. Council Member Kahn seconded the motion, which passed unanimously, 5-0.

Mayor McAllister adjourned the meeting at 7:14 pm.




James C. McAllister/Mayor

Attest: 
Gena Powers/Town Clerk