



Town Council

JANUARY 17, 2023

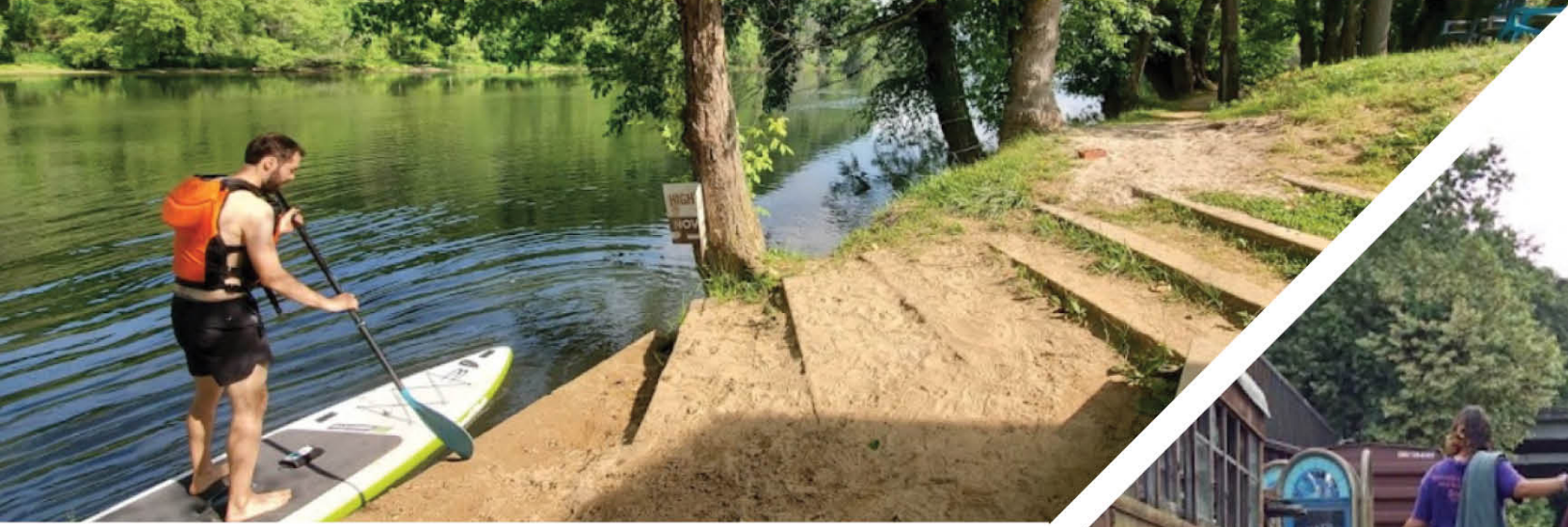
Consent Agenda

Public Comment

Presentations & Reports

Guest Presentation

NATE BAKER, QUANTUM CONSULTANTS, INC.



WOODFIN TOGETHER

Comprehensive
Plan Overview

Woodfin Town Council
January 17, 2023

Agenda

1. Introductions
2. Background
3. Approach
4. Next Steps



The Consultant Team



*Project Management, Land Use and Zoning,
Growth Management, Public Engagement
Strategies*



Public Engagement & Transportation Lead

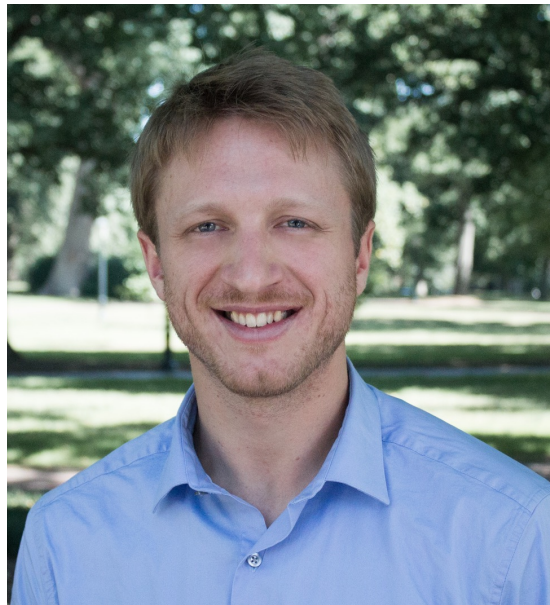
Team Professionals

Quantum Consultants



Fred Lopez, FAICP

Director & Project Advisor



Nate Baker, AICP, CNU-A

Planning & Project Manager



Kristy Carter, AICP

Senior Project Consultant



Teresa Buckwalter, PLA

Project Planner

What is a Comprehensive Plan?

A community-driven process and document

- 1. Where are we now?** Analysis of trends & conditions
- 2. Where are we going?** Community vision and goals
- 3. How do we get there?** Policies and implementation actions



What is a Comprehensive Plan?

The highest-level expression of a community's future

- 1. Blueprint** for the community's future
- 2. Compass** that guides decision-making
- 3. Playbook** for capital investments
- 4. Messaging tool** articulating the community's vision

What topics does the plan cover?



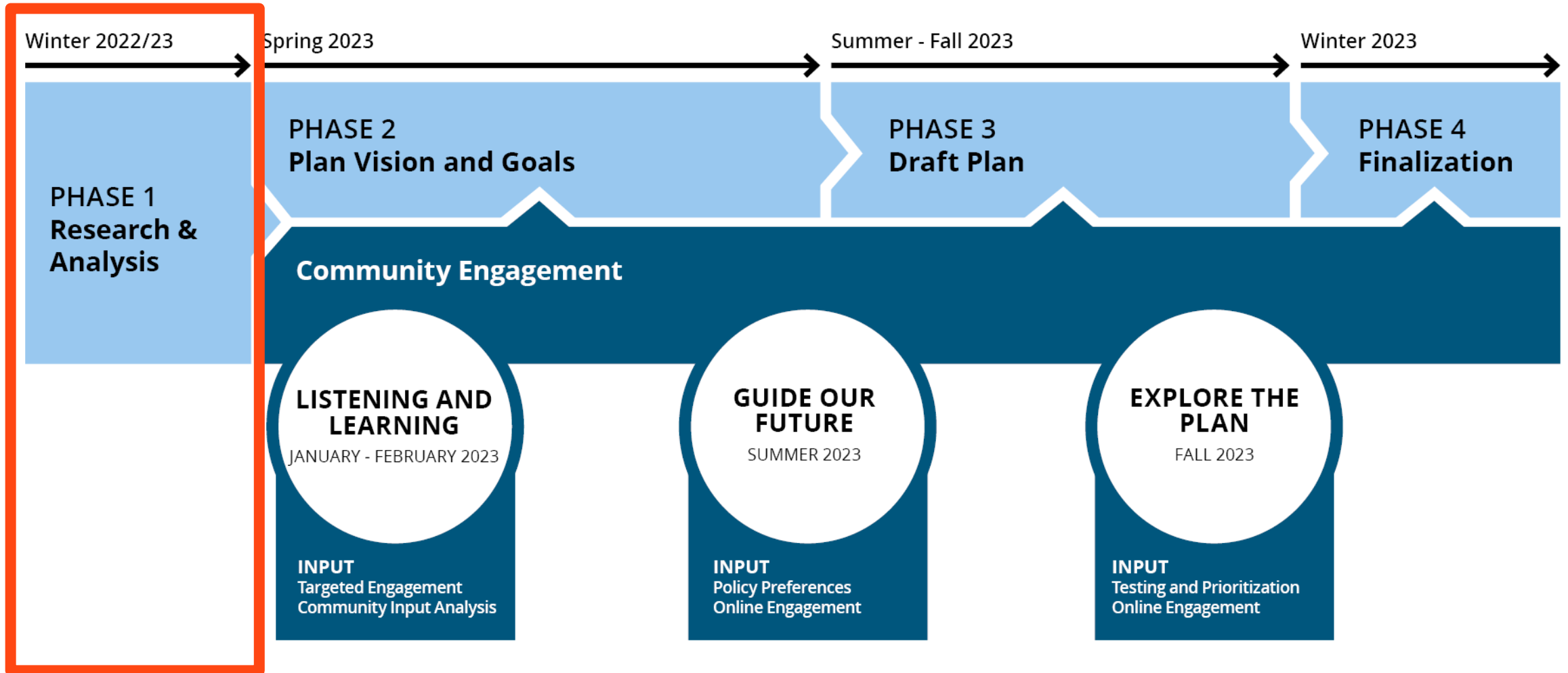
Why is the town doing this?

- 1. Growth pressures in the Buncombe County region**
- 2. Chance to revisit the current Comprehensive Plan**
- 3. Opportunity for genuine communitywide dialogue about Woodfin's future**

How will community input from the previous effort fold into this one?

- 1. Synthesis, analysis, and incorporation of community input**
- 2. Listening and Learning: Supplemental targeted engagement of underreached groups**

How is the project going to work?



WE ARE HERE

Roles and Responsibilities

Steering Committee

Process guidance

Stakeholders

Targeted input

Public

Input and feedback

Elected officials

Participate, champion, adopt, implement

Town staff

Coordination

Consultant team

Process leadership, expertise

Initial Questions to Explore



Woodfin is experiencing new development pressures. What tools does the town need to manage growth, leverage investment, and improve quality-of-life?



Growth pressure is bringing changes to Woodfin. How can the town equitably engage its residents about managing change?



Woodfin abuts Asheville but has its own unique identity. What placemaking initiatives does the Town wish to pursue while protecting and enhancing what's already special?



Woodfin's economic history faces onto the French Broad. How can the town re-envision its relationship with the river?

The Planning Continuum



Next Steps

1. January-February Community engagement (*Listening and Learning*)

- Interview community stakeholders
- Finalize the first round of community engagement (targeted)
- Synthesize and analyze all community input to date

2. Analyze Planning Influences

3. Steering Committee Meetings

- Tomorrow (January 18) – New Steering Committee kick-off
- Four more meetings

4. Develop Vision and Goals

Town Manager Report

SHANNON TUCH, TOWN MANAGER

A solid green horizontal bar at the bottom of the page.

Administration

- Contracts/POs

River Link
\$24,000

Planning

- Town Comprehensive Plan
 - Kick-off meetings (Jan. 17-19) - 2 ½ days
- Board of Adjustment Special Meetings planned
 - January 25-27
 - Jan. 31 – Feb. 1, 9
- RFQ Pending - Town Hall/Town Center Feasibility (Due Feb. 2023)

Stormwater

- Stormwater Assessment & Prioritization – Contract signed (Fieldwork to occur Jan. – April)
- Stormwater Draft Ordinance nearing completion (Scheduled for council review Feb. 2023)
- RFPs Pending - Building Demolition and Debris Removal (Due Feb. 2023)

Public Works

- Trash & Recycling
 - Reduced landfill waste & tipping fees
 - Recycling volumes are approximately up approximately 100%

Police

- 4 vacancies (1 detective + 3 patrol officers)
- Problem Based Learning Workgroup
 - Staff interviews (by consultants)
 - WPD team meets weekly
 - Consultants work with team on addressing problem
 - On-on-one coaching

New Business

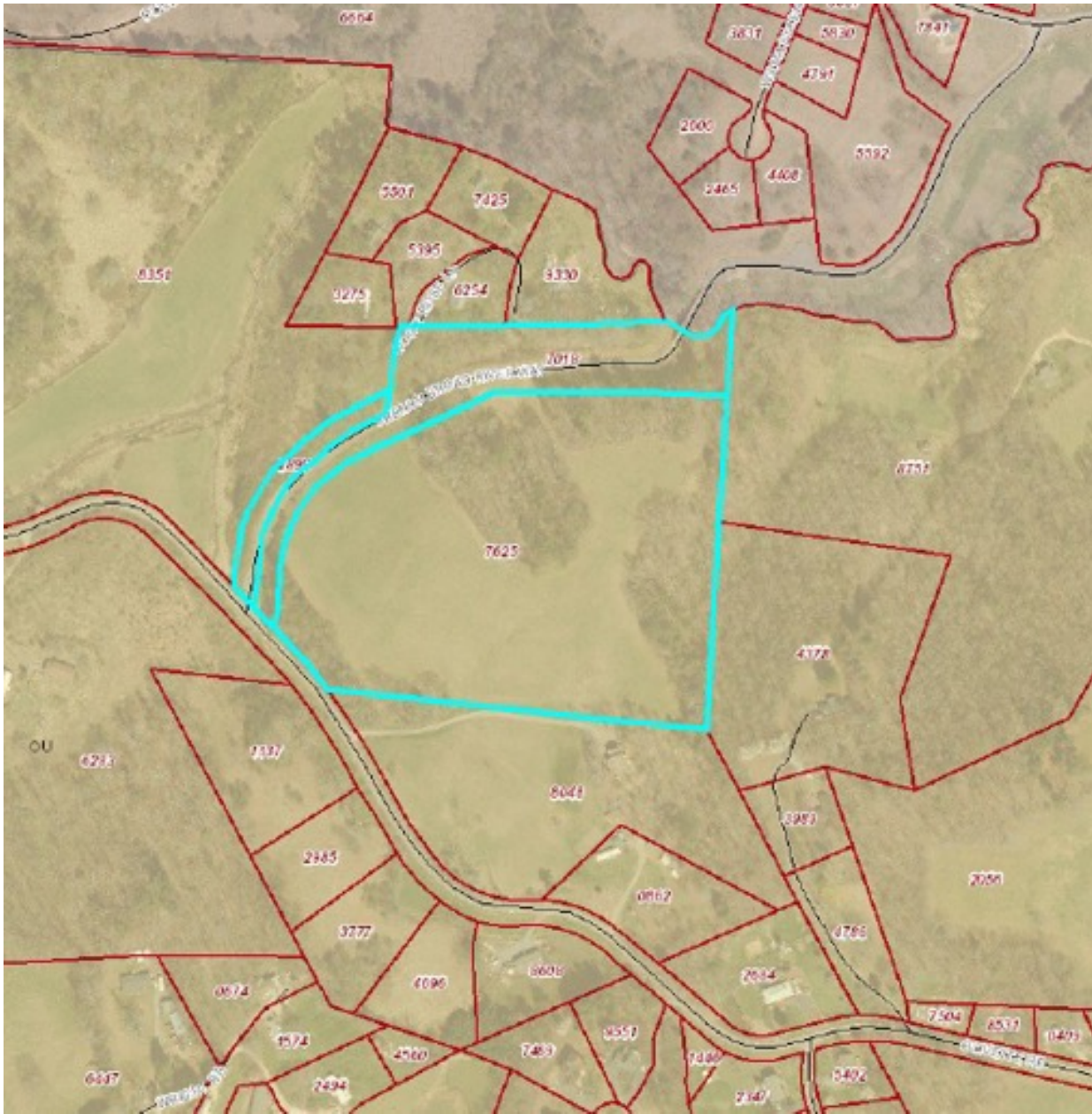
Public Hearing

Conditional Zoning - 19.58 acres off
Olivette Rd. (Olivette)

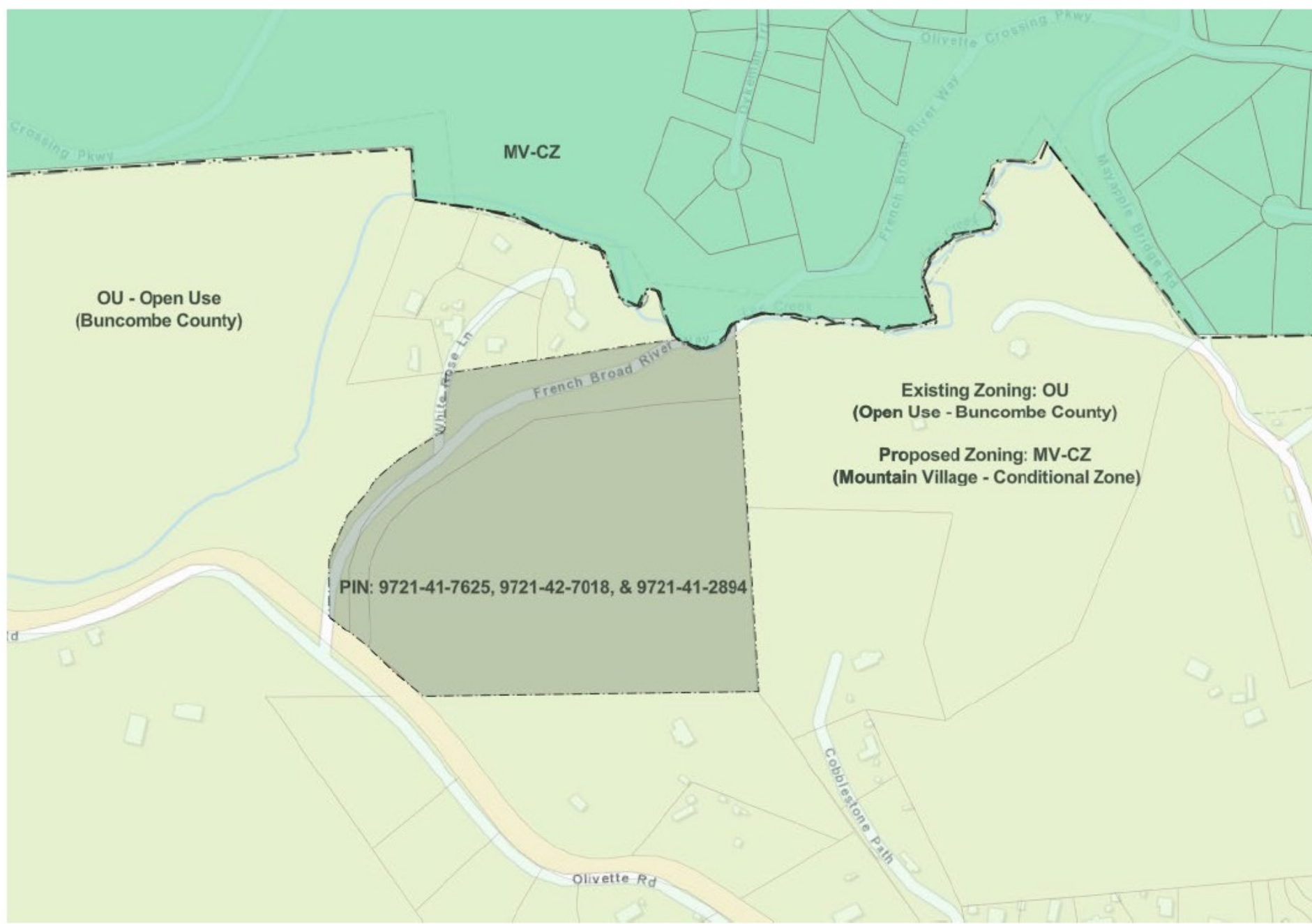
RICKY HURLEY, PLANNING DIRECTOR

Existing Buncombe County Zoning

Open Use



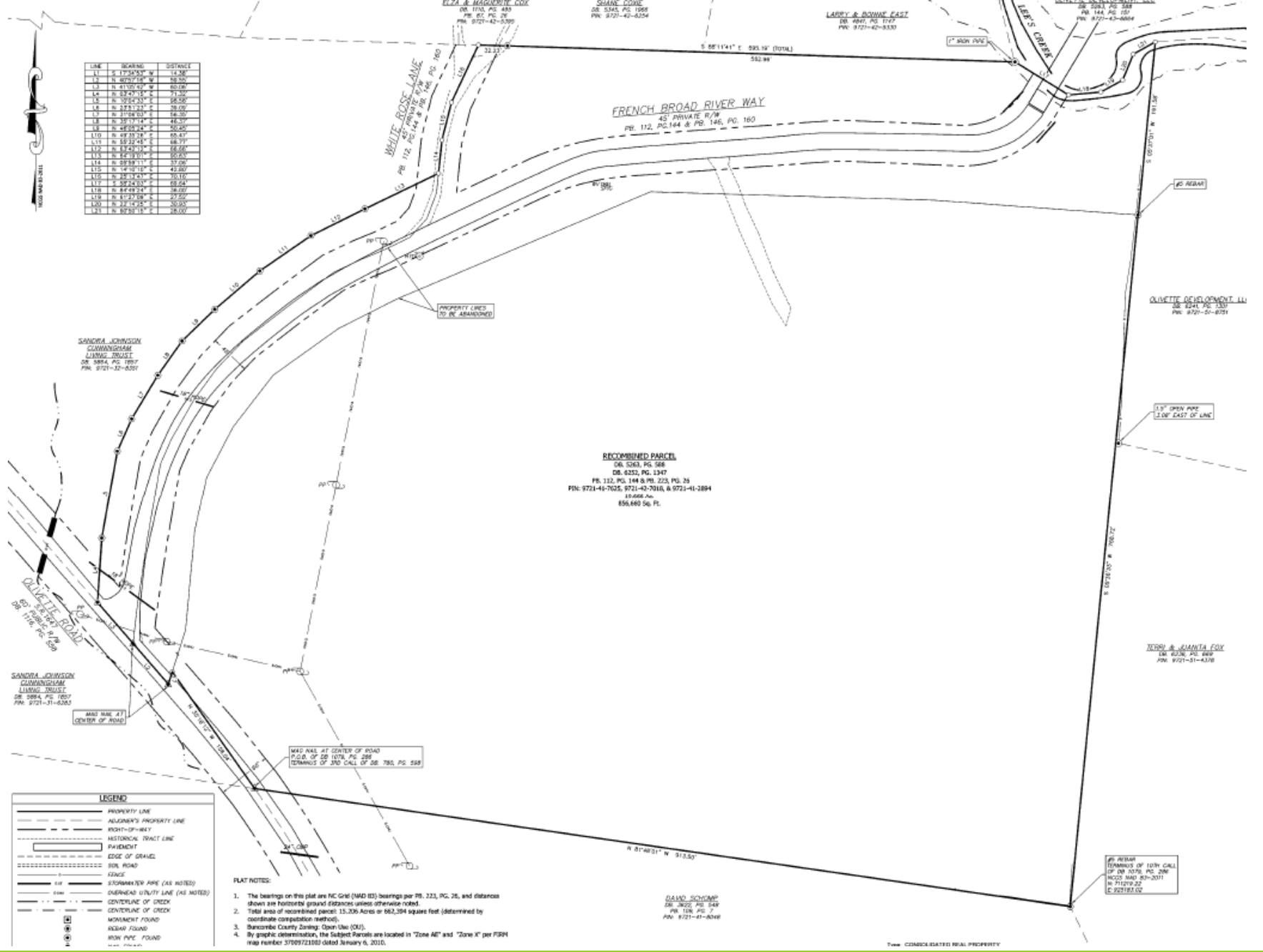
Town of Woodfin Zoning Existing & Proposed



Area Annexed

October 18, 2022

(Ord. No. 2022-92002)

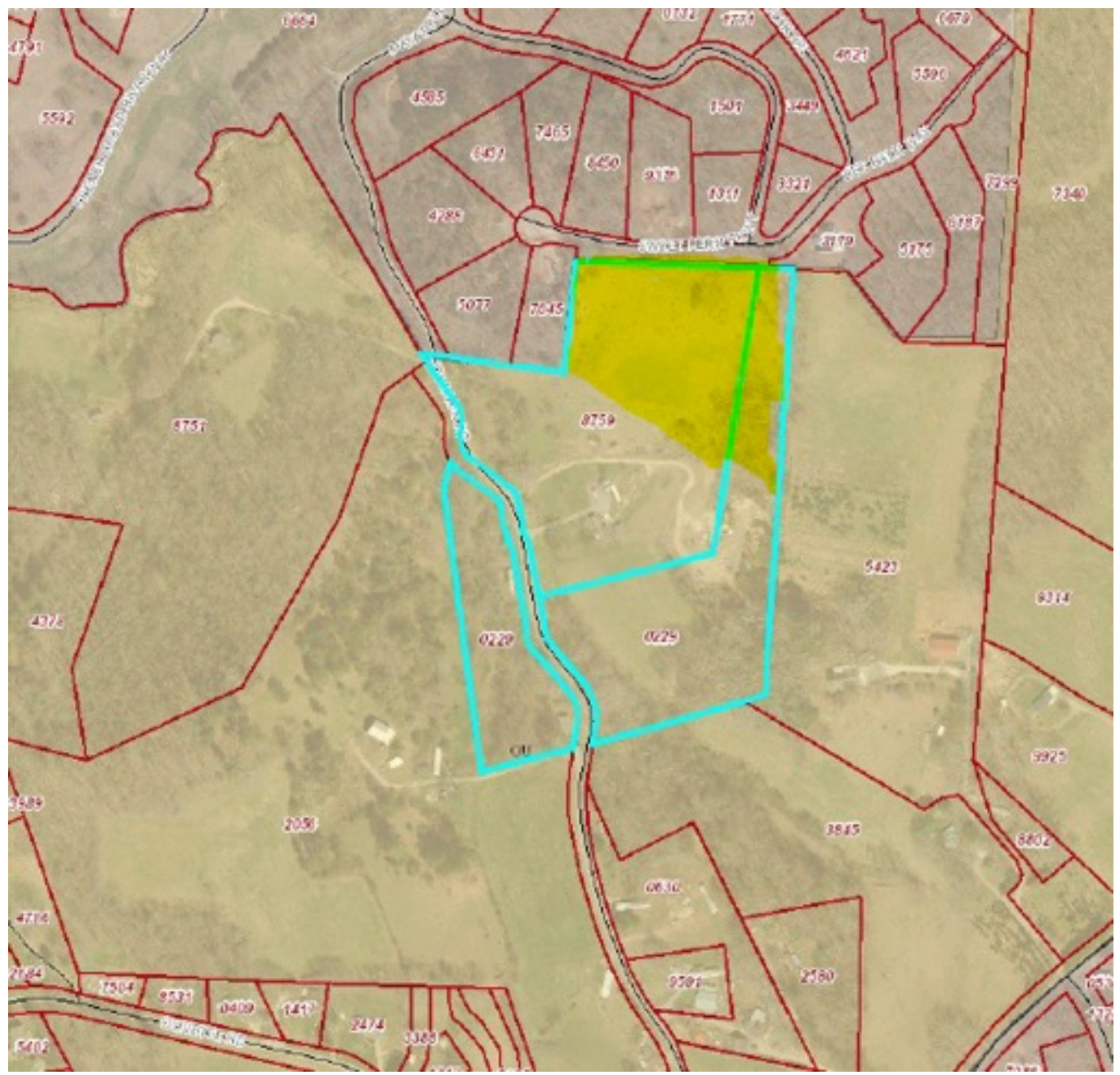


Public Hearing

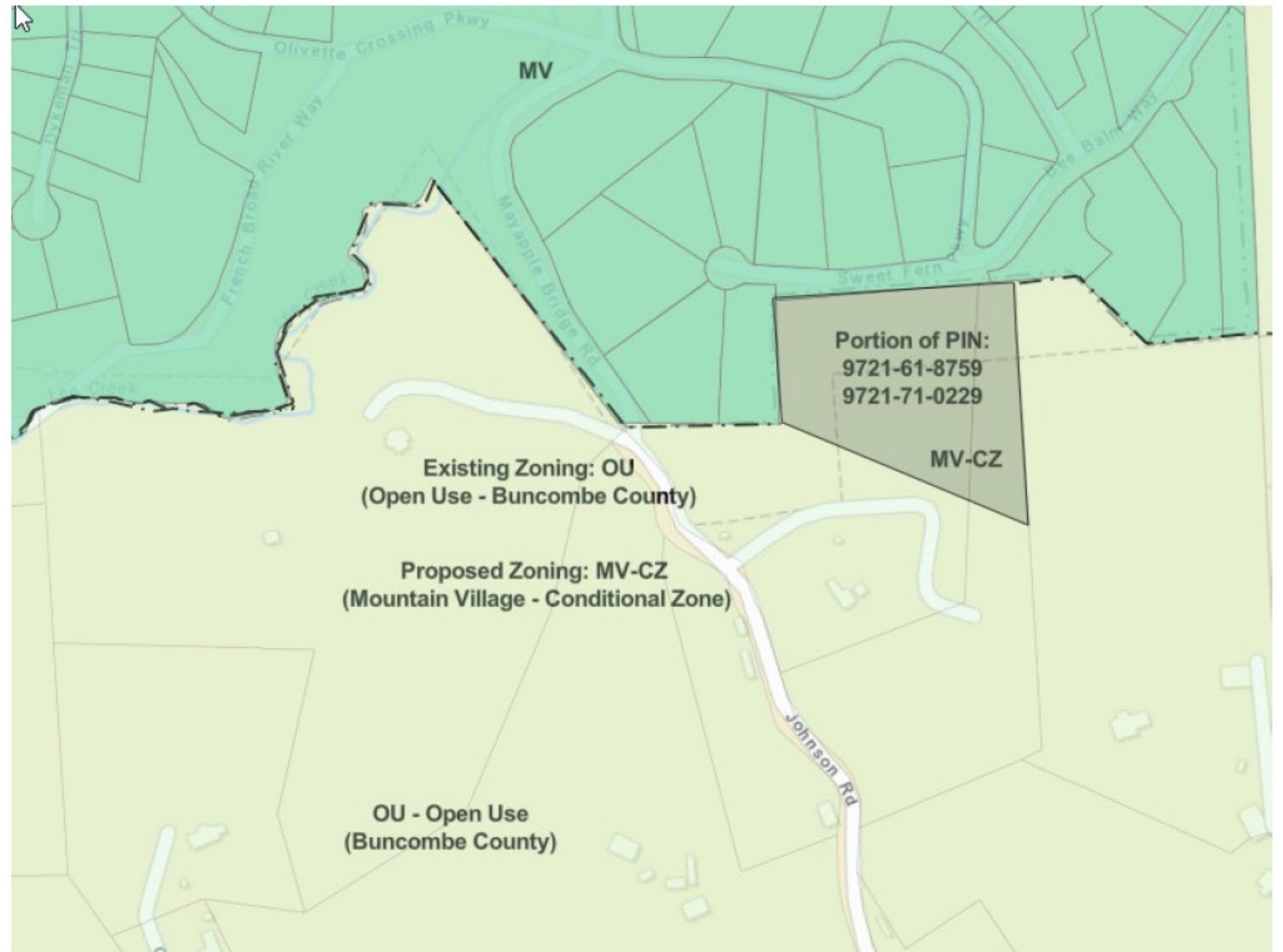
Conditional Zoning - 5.13 acres off
Sweet Fern Parkway (Olivette)

RICKY HURLEY, PLANNING DIRECTOR

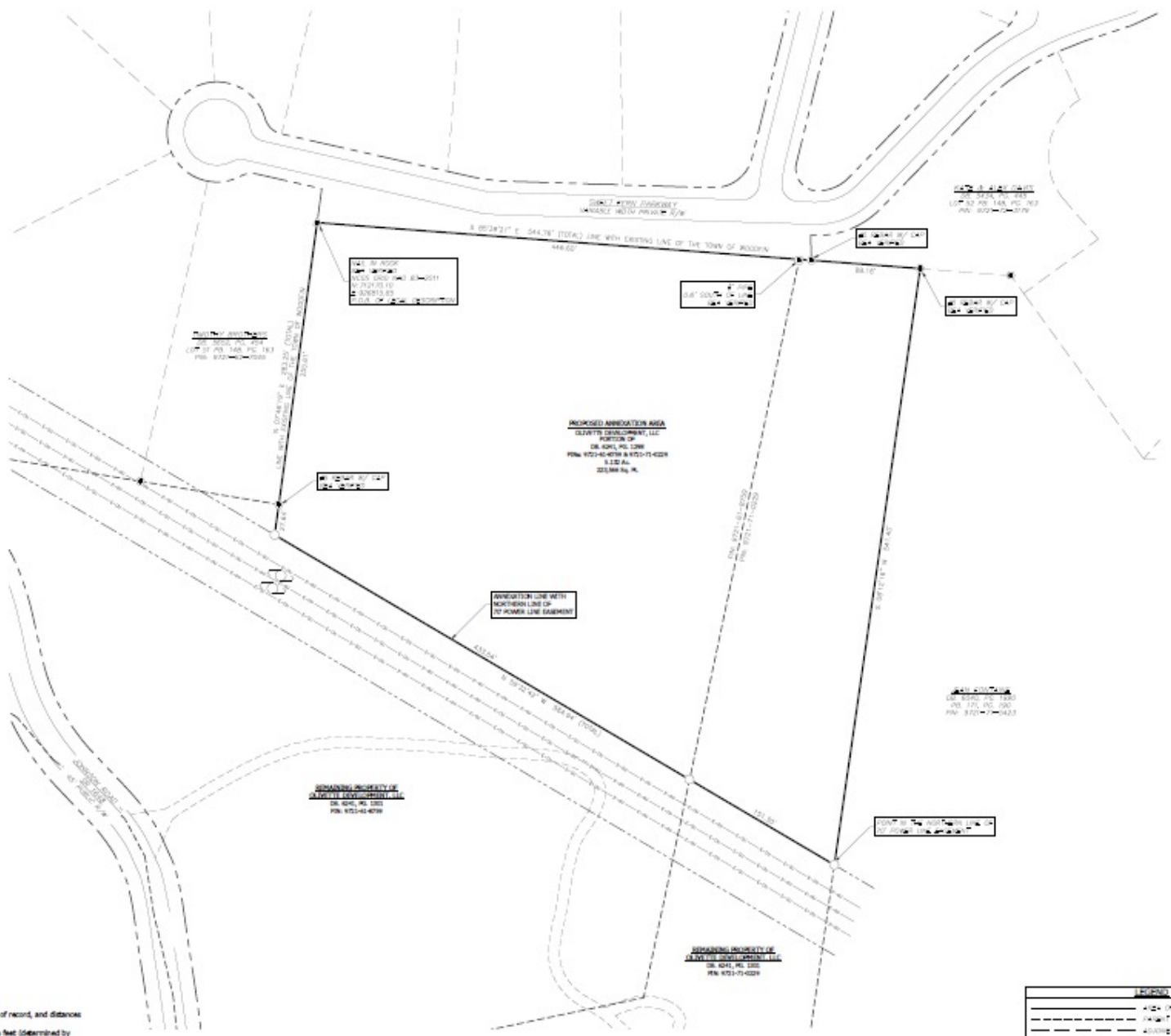
Existing Buncombe County Zoning Open Use



Town of Woodfin Zoning Existing & Proposed



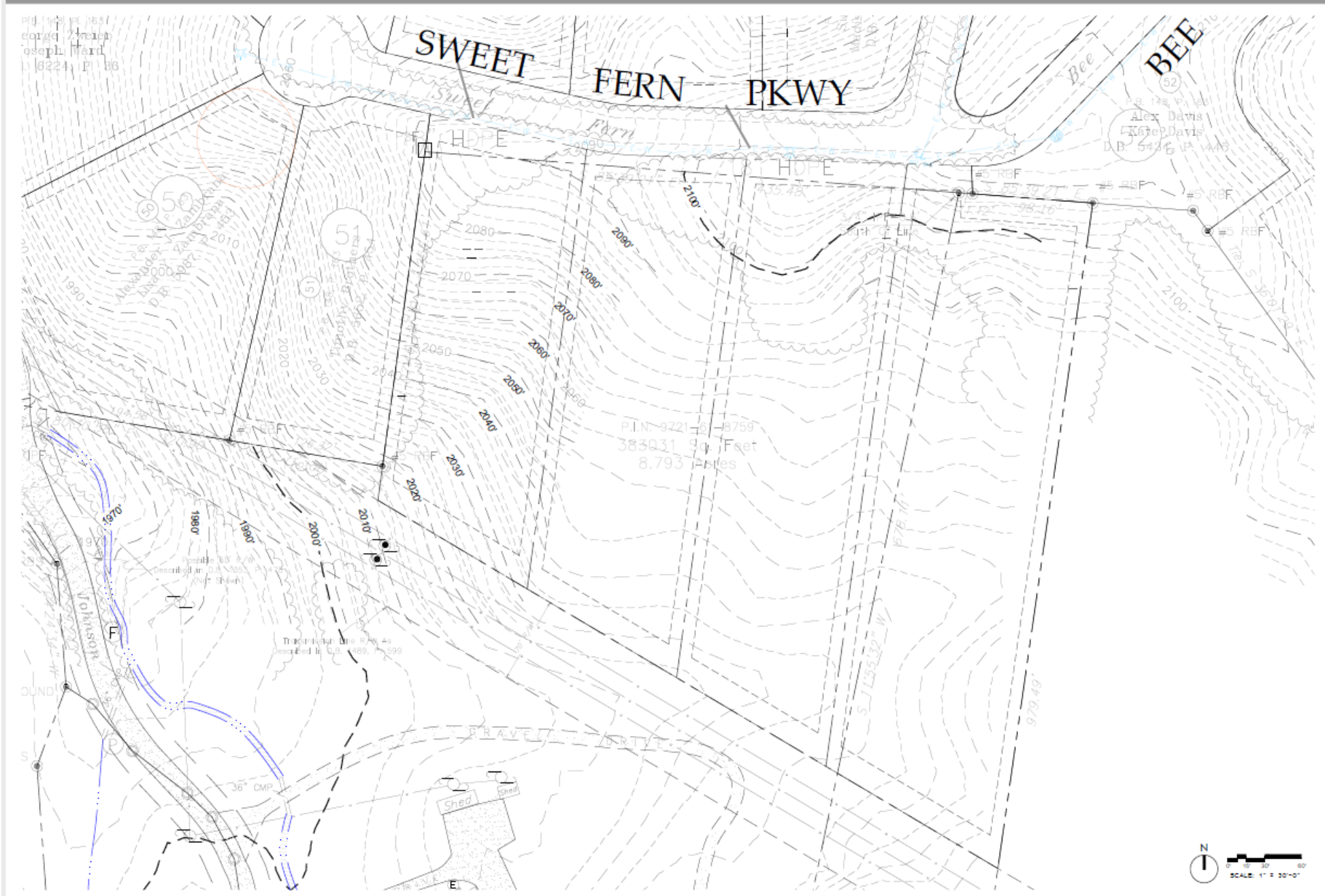
Area Annexed
October 18, 2022
(Ord. No. 2022-92002)



- PLAT NOTES:**
1. The bearings on this plat are NC GSD (NAD 83) bearings per plate of record, and distances shown are horizontal ground distances unless otherwise noted.
 2. Total area of proposed annexation: 5.132 Acres or 222,566 square feet (determined by coordinate computation method).
 3. The purpose of this plat is to show a proposed area to be annexed by the Town of Woodfin.

LEGEND	
(Symbol: Solid line with dots)	402' OF 400' (47%) R/W
(Symbol: Dashed line)	RIGHT-OF-WAY
(Symbol: Dotted line)	ADJACENT PROPERTY TO ANNEXATION AREA
(Symbol: Dashed line with dots)	24' (10') R/W

Conceptual Subdivision Plan



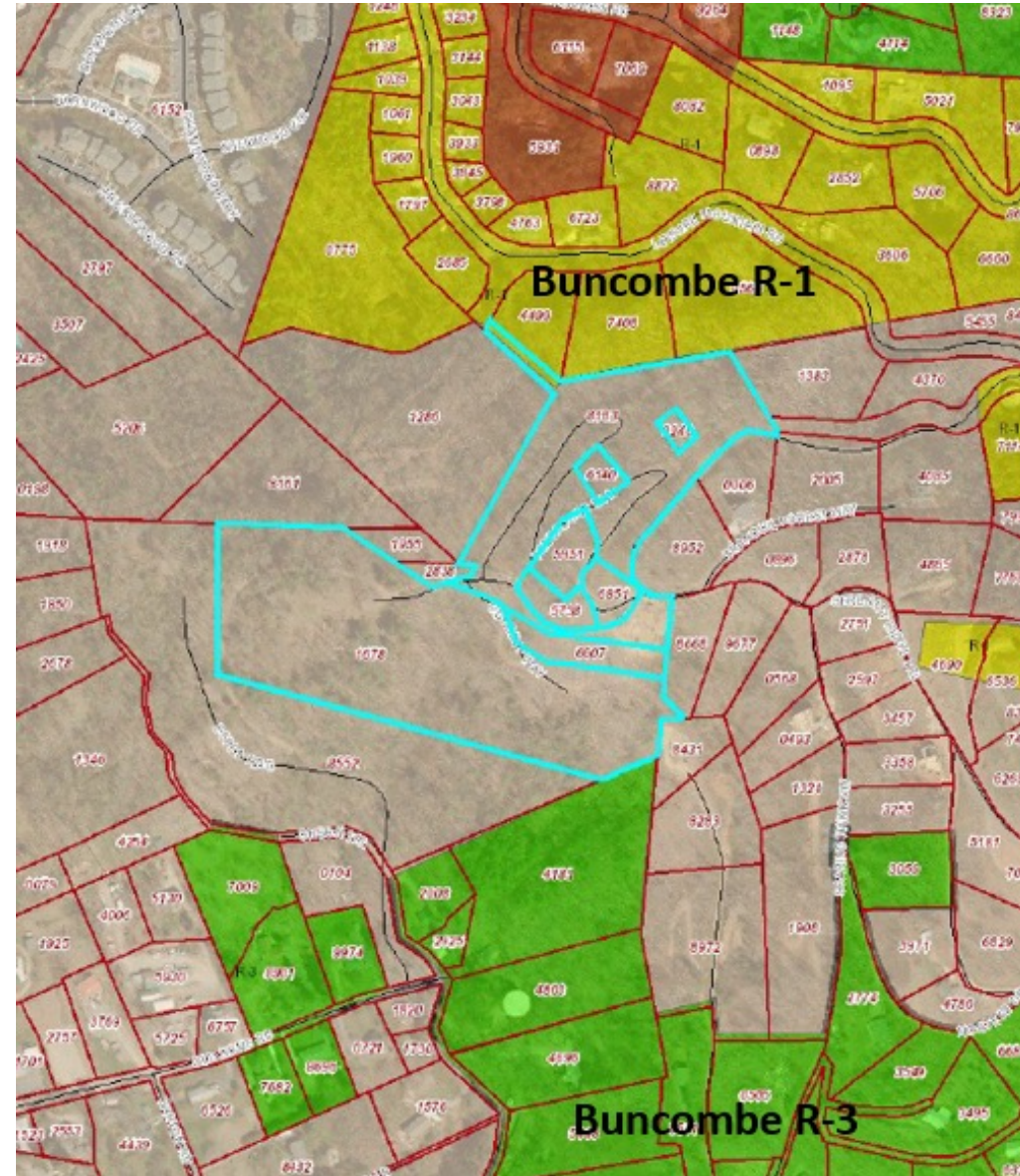
Public Hearing

Conditional Zoning - 16.94 acres
(Serenity STRs)

RICKY HURLEY, PLANNING DIRECTOR

Adjacent Buncombe County Zoning

Residential R1 & R-3



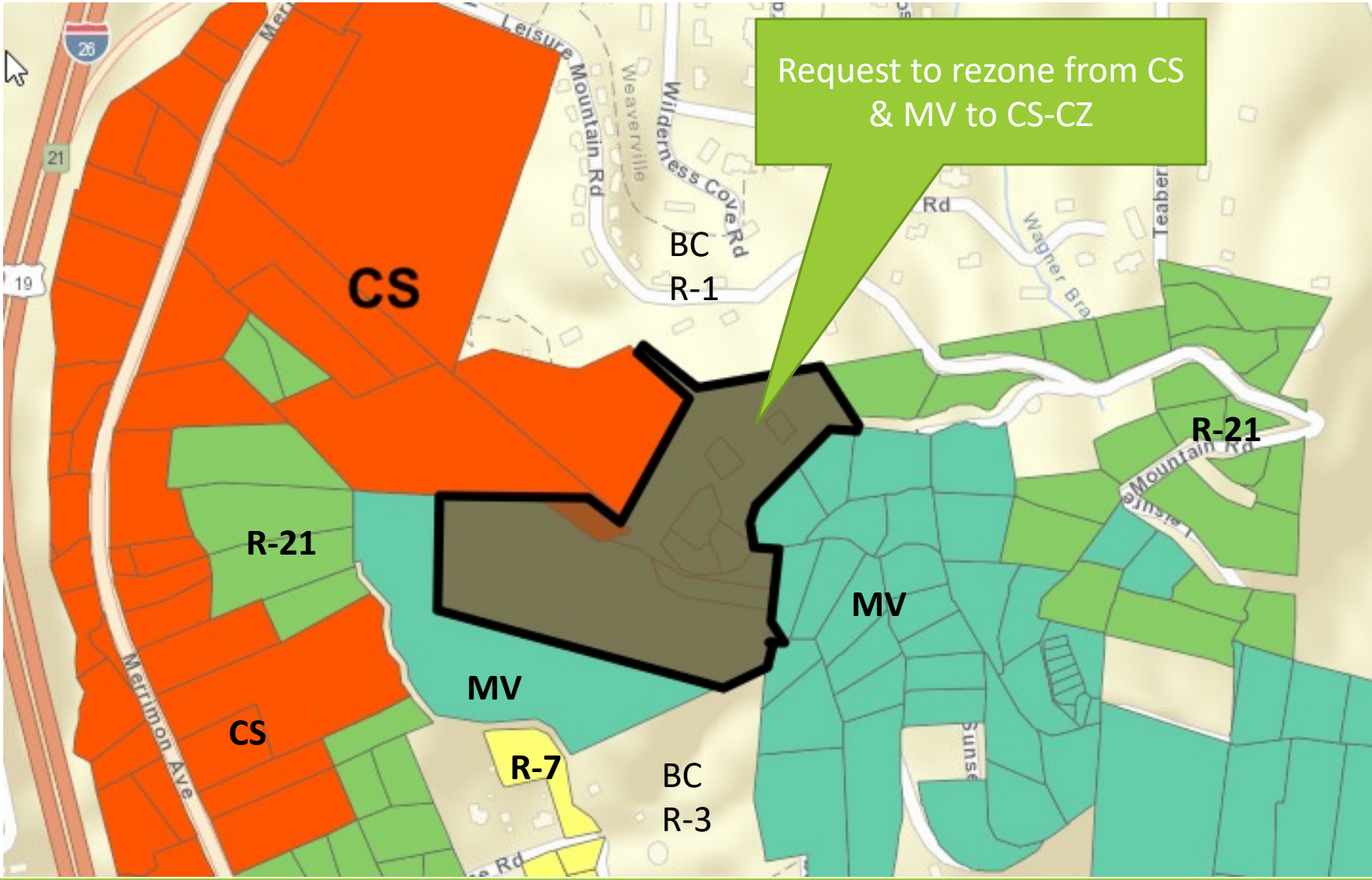
Town of Woodfin Zoning

Subject parcels: Mountain Village

Woodfin Zoning August 2022

ZoneCode

- Community Shopping
- Heavy Industrial
- Light Industrial
- Mountain Village
- R-10
- R-21
- R-43
- R-7
- Transitional District



Master Plan

DEVELOPMENT DATA

PROPERTY ADDRESS: 8888 OLD HOME ROAD
WOODFIN, NC 28084

FIN NUMBERS: 2731-21-0001
2731-21-0002
2731-21-0007
2731-21-0008

PROPERTY SIZE: APPROX. 16.8 AC

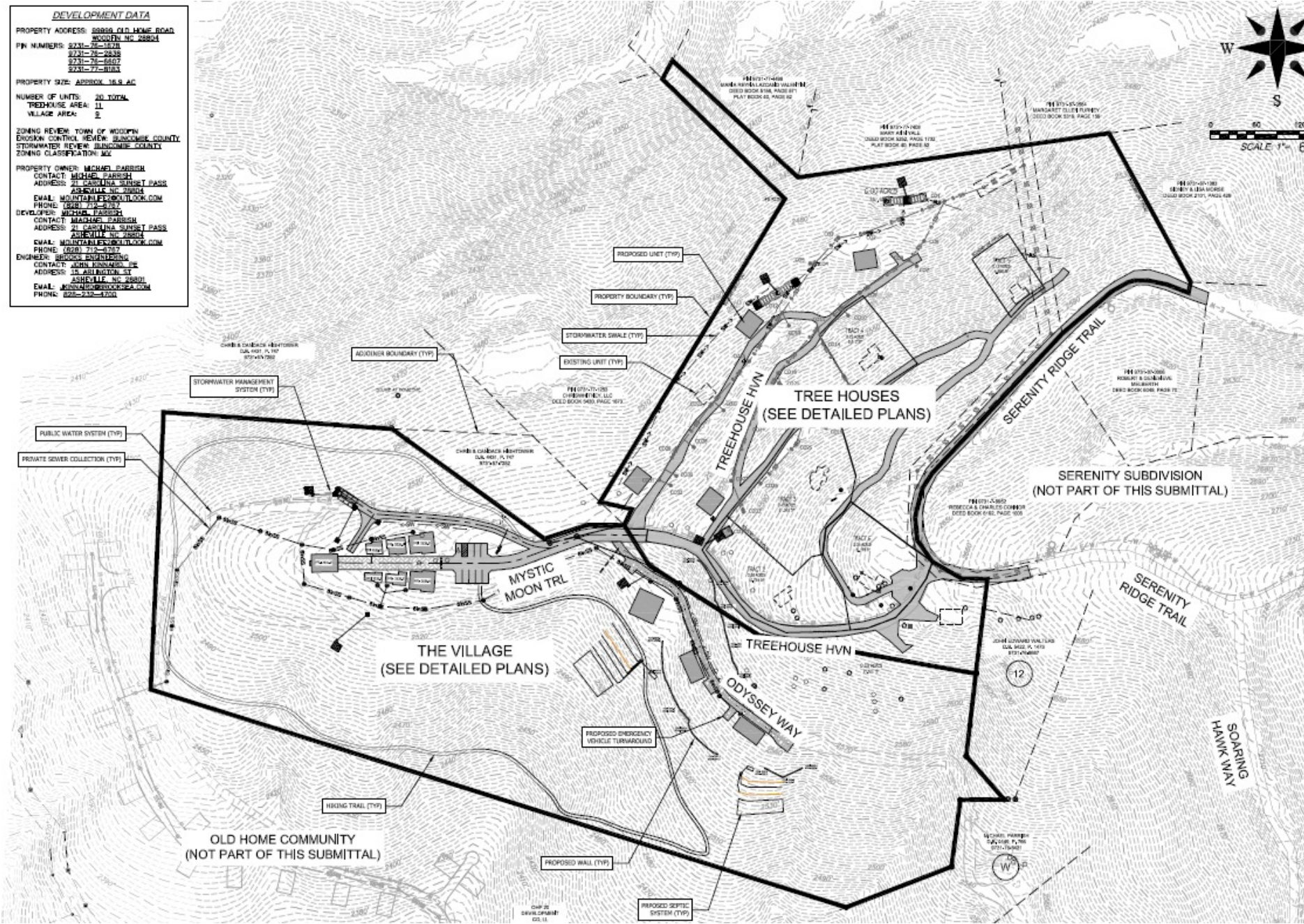
NUMBER OF UNITS: 20 TOTAL
TREDHOUSE AREA: 11
VILLAGE AREA: 9

ZONING REVIEW: TOWN OF WOODFIN
EROSION CONTROL REVIEW: GRANVILLE COUNTY
STORMWATER REVIEW: GRANVILLE COUNTY
ZONING CLASSIFICATION: AL

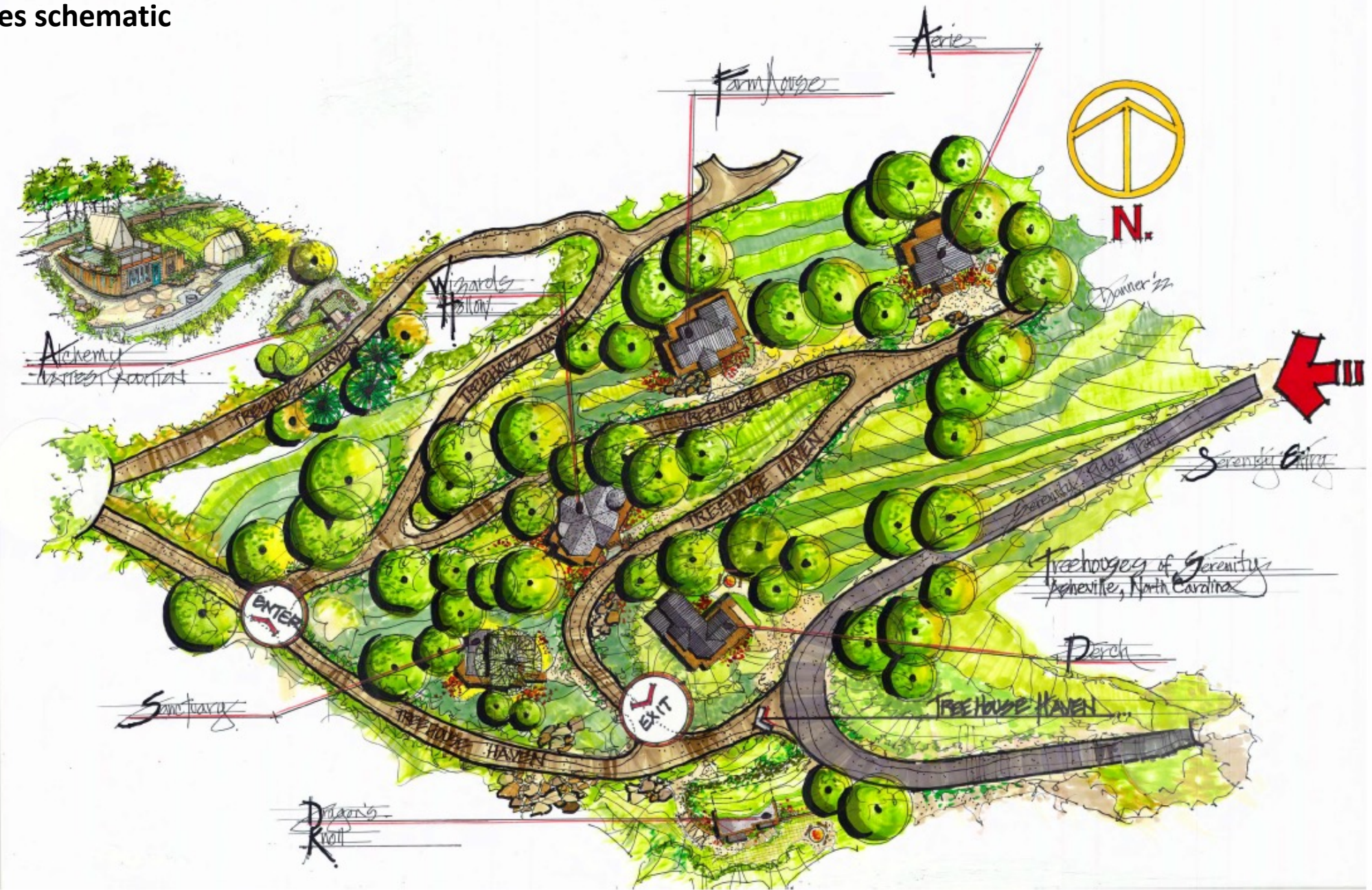
PROPERTY OWNER: MICHAEL PARRISH
CONTACT: MICHAEL PARRISH
ADDRESS: 21 CAROLINA SUNSET PASS
ASHEVILLE, NC 28804
EMAIL: MOUNTAINESBOUTLOOK.COM
PHONE: (828) 712-2127

DEVELOPER: MICHAEL PARRISH
CONTACT: MICHAEL PARRISH
ADDRESS: 21 CAROLINA SUNSET PASS
ASHEVILLE, NC 28804
EMAIL: MOUNTAINESBOUTLOOK.COM
PHONE: (828) 712-2127

ENGINEER: BRUNNEN ENGINEERING
CONTACT: JOHN BRUNNEN, P.E.
ADDRESS: 15 ASHLINGTON ST
ASHEVILLE, NC 28801
EMAIL: JOHN@BRUNNENENGINEERING.COM
PHONE: (828) 232-4700



Existing Treehouses schematic



Treehouse renderings



Storm Water Plan - Treehouse section

GRADING AND STORMWATER LEGEND

	EXIST BOUNDARY
	EXIST EASEMENT
	MONUMENT FOUND
	REBAR FOUND
	IRON PIPE FOUND
	NAIL FOUND
	CALCULATED POINT
	FENCE POST FOUND
	EXIST RIGHT OF WAY
	EXIST PAVEMENT
	EXIST RETAINING WALL
	EXIST SEWER LINE
	EXIST FIRE HYDRANT
	EXIST OVERHEAD UTILITIES
	EXIST STORM CULVERT/IDENTIFICATION
	EXIST MINOR CONTOUR
	EXIST MAJOR CONTOUR
	NEW MAJOR CONTOUR
	NEW MINOR CONTOUR
	NEW DRIVEWAY
	NEW PAVEMENT
	NEW BUILDING
	NEW STORMWATER EASEMENT
	NEW YARD INLET
	NEW DROP INLET
	NEW JUNCTION BOX
	NEW RRP-RAP PAD
	NEW ADS STORM CHAMBER
	NEW SEWER EASEMENT
	NEW WATER EASEMENT

EXISTING RRP-RAP VELOCITY DISSIPATION APRON (TYP.)
PROPOSED SWALE TO DIVERT FLOW TO STORMTECH SYSTEM

PROPOSED SWALE TO DIVERT FLOW TO STORMTECH SYSTEM (TYP.)
SEE SHEET C-6.1 FOR SIZING AND CHANNEL LINING

REMOVE EXISTING IMPERVIOUS SURFACE (TYP.)

EXISTING RRP-RAP VELOCITY DISSIPATION APRON
CAP 4" OUTLET AND DRILL 7" ORifice IN OUTLET CONTROL BOX
SEE DETAIL, PAGE C-6.1

- DEMOLITION NOTES**
- CONTRACTOR TO ACQUIRE ALL NECESSARY PERMITS FOR THE DEMOLITION OF BUILDINGS AND EXISTING SITE IMPROVEMENTS. NO WORK SHALL COMMENCE UNTIL THE PROPER PERMITS HAVE BEEN ACQUIRED.
 - CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY LOCATION SERVICE FOR THIS AREA AND HAVE THE EXISTING UTILITIES LOCATED PRIOR TO BEGINNING WORK.
 - ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROPRIATE MANNER.
 - CONTRACTOR TO COORDINATE ANY UTILITY DEMOLITION WITH THE APPROPRIATE UTILITY PROVIDER AND DEMO UTILITIES PER THEIR SPECIFICATIONS AND STANDARDS.
 - EXCESS EXCAVATION TO BE USED A LATER DATE SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DETERMINED BY THE OWNER, AND STABILIZED WITH PERMANENT SEEDING.

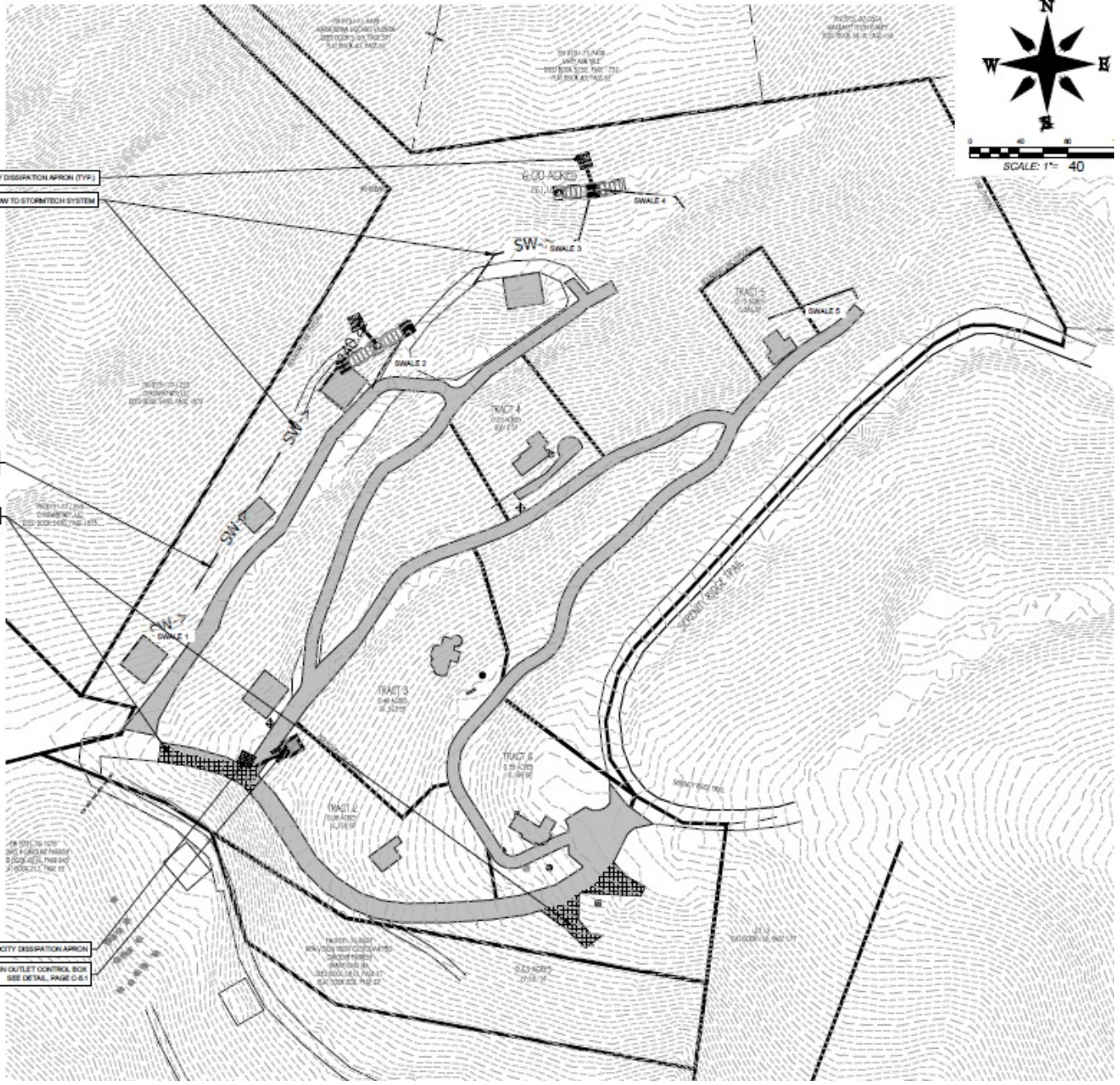
DEVELOPMENT DATA

PROPERTY ADDRESS: SERENITY SUMMIT CIR
 PIN NUMBER: 9721-86-484, 9721-86-485, 9721-86-7346,
 9721-86-7354, 9721-86-7361, 9721-86-7277,
 9721-86-4213, 9721-86-4251, 9721-86-4219

PROPERTY SIZE: 3.66 ACRES
 ZONING REVIEW: TOWN OF WOODFIN
 EROSION CONTROL REVIEW: SULLY/JOE COUNTY
 STORMWATER REVIEW: SULLY/JOE COUNTY
 ZONING CLASSIFICATION: UNCLASSIFIED
 PROPOSED NUMBER OF UNITS: 20
 PROPERTY OWNER: SERENITY WEST, LLC
 CONTACT: SERENITY WEST, LLC
 ADDRESS: 21 LOGANVILLE RD, #200
 ADDRESS 2: ASHEVILLE, NC
 EMAIL: MOUNTAINSTATEPROJECTS@SERENITYWEST.COM
 PHONE: 828-752-8181

DEVELOPER: SERENITY WEST, LLC
 CONTACT: SERENITY WEST, LLC
 ADDRESS: 21 LOGANVILLE RD, #200
 ADDRESS 2: ASHEVILLE, NC
 EMAIL: MOUNTAINSTATEPROJECTS@SERENITYWEST.COM
 PHONE: 828-752-8181

ENGINEER: WOODRIDGE ENGINEERING
 CONTACT: JEFF WOODRIDGE
 ADDRESS: 171 ARBUSTON DR



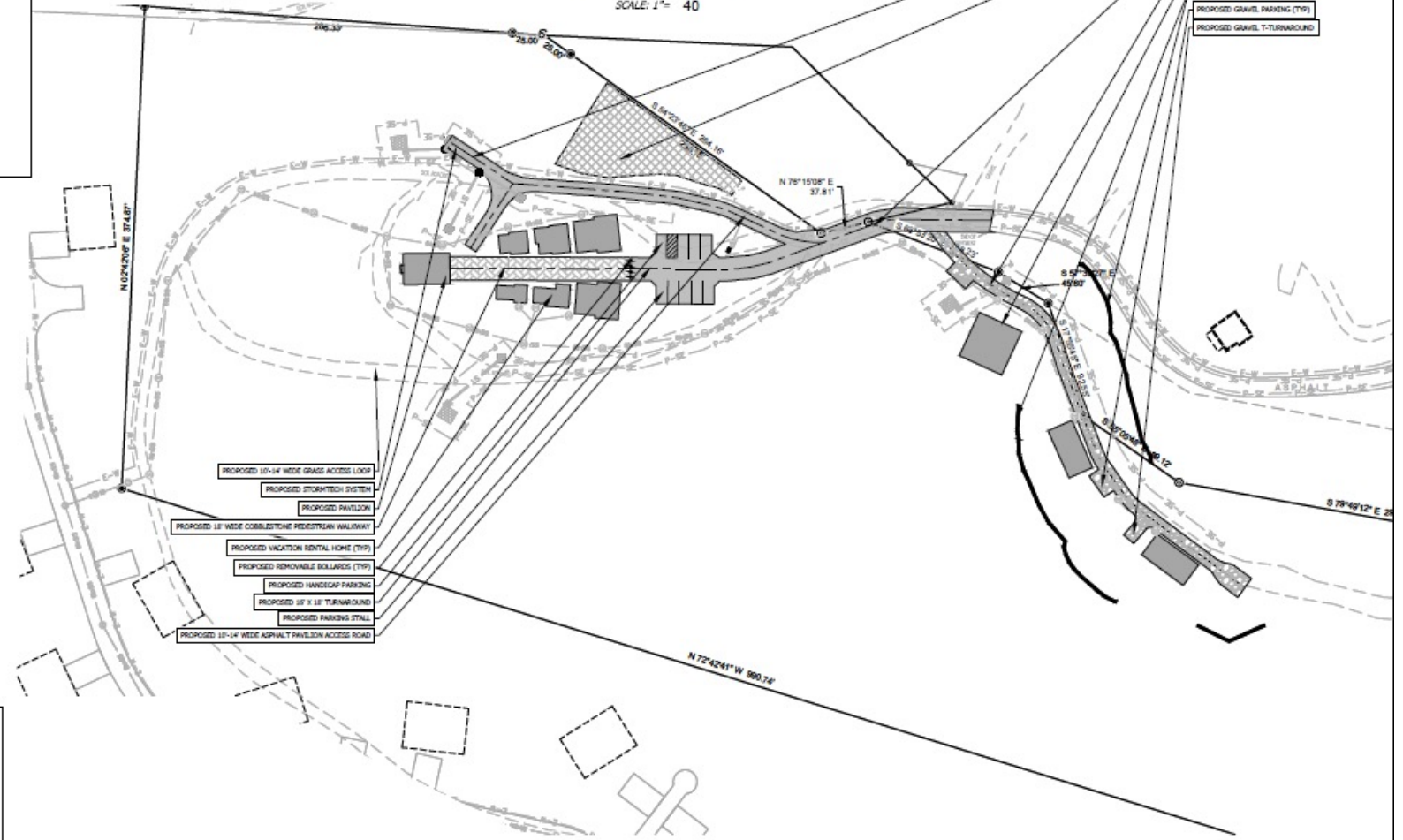
The Village – Site Plan

SITE PLAN LEGEND

	EXIST. BOUNDARY
	EXIST. ADJACENT
	EXIST. STREAM
	EXIST. STREAM BUFFER
	EXIST. WETLAND
	EXIST. FEMA NON-INCORPORATION
	FEMA FLOOD HAZARD AREA (1%)
	FEMA FLOOD HAZARD AREA (0.2%)
	EXIST. RIGHT OF WAY
	EXIST. BUILDING SETBACK
	EXIST. BUILDING
	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXIST. CURB
	NEW PROPERTY LINES
	NEW RIGHT OF WAY
	NEW EASEMENT
	BUILDING SETBACK LINE
	NEW LANDSCAPE BUFFER
	NEW COMMON OPEN SPACE
	NEW BUILDING
	NEW PAVEMENT
	NEW HD PAVEMENT
	NEW CONCRETE SIDEWALK
	NEW GRAVEL
	NEW CURB & GUTTER
	NEW WALL (BY OTHERS)



- PROPOSED 60' BY 60' T-TURNAROUND
- PROPOSED COMMON SPACE
- PROPOSED 12' WIDE ASPHALT ROAD
- PROPOSED 12' GRAVEL ACCESS ROAD
- PROPOSED TREEHOUSE (TYP)
- PROPOSED RETAINING WALL (TYP)
- PROPOSED GRAVEL PARKING (TYP)
- PROPOSED GRAVEL T-TURNAROUND



DEVELOPMENT DATA

PROPERTY ADDRESS: 8888 OULINE ROAD
WOODBRIDGE, VA 22191

PIN NUMBER: 873-76-1371

PROPERTY SIZE: 100,000 SQ FT

ZONING REVIEW: YORWICK WOODFIN

EROSION CONTROL REVIEW: SUNDOWN COUNTY

STORMWATER REVIEW: SUNDOWN COUNTY

ZONING CLASSIFICATION: R-10

PROPOSED NUMBER OF UNITS: 10

PROPOSED DENSITY: 1.0 UNITS PER ACRE

PROPERTY OWNER: MICHAEL PARRISH

CONTACT: MICHAEL PARRISH

ADDRESS: 31 CAROLINA DRIVE PASS
SUNSHINE TRAIL PARK

EMAIL: MOONSHINE@GMAIL.COM

PHONE: 703-577-2191

DEVELOPER: SUNSHINE TRAIL PARK

CONTACT: MICHAEL PARRISH

ADDRESS: 31 CAROLINA DRIVE PASS
SUNSHINE TRAIL PARK

EMAIL: MOONSHINE@GMAIL.COM

PHONE: 703-577-2191

ENGINEER: BDOORS ENGINEERING

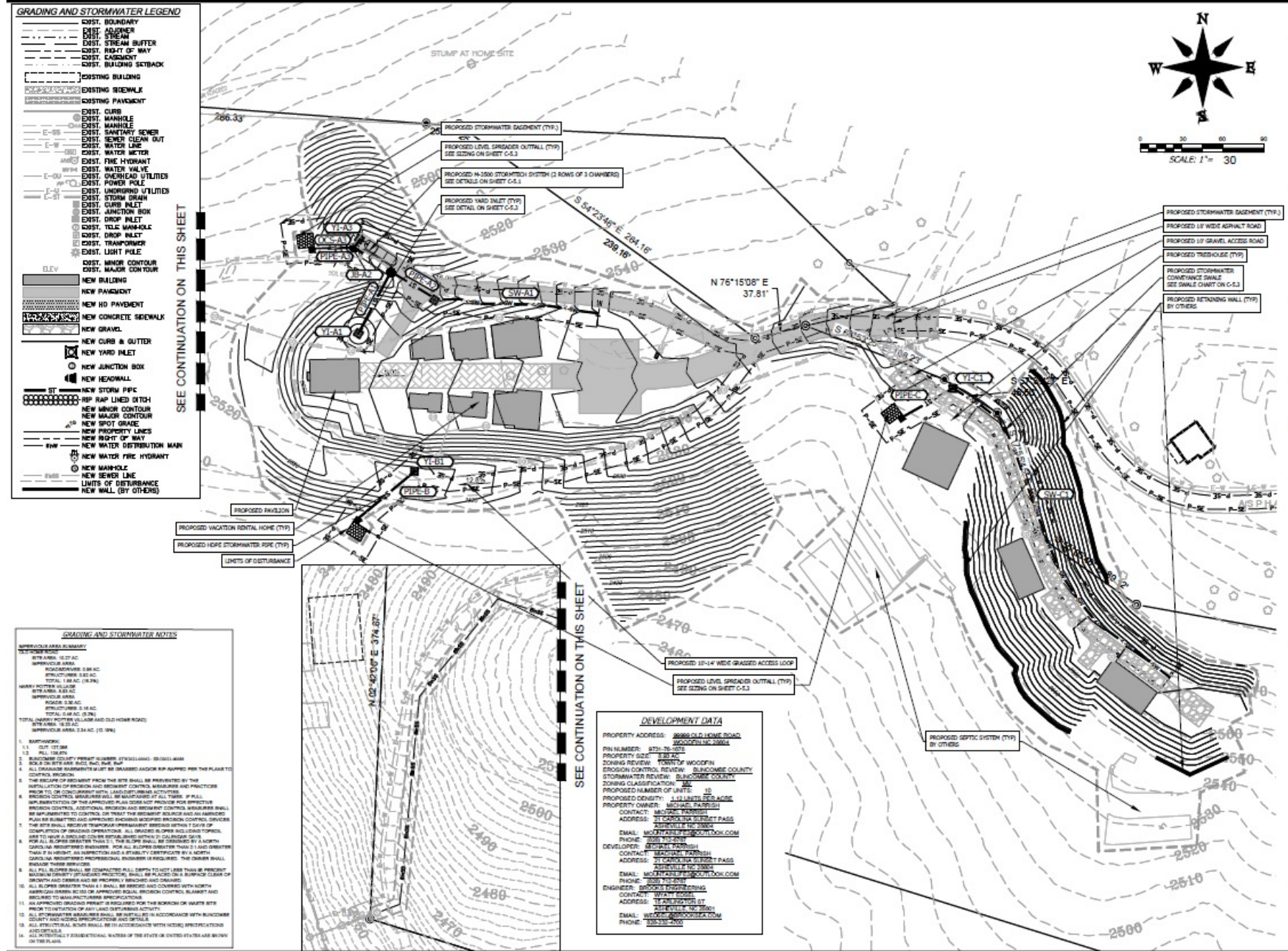
CONTACT: WYATT EDGES

ADDRESS: 2145 WINDYBLOT
ASHEVILLE, NC 28804

EMAIL: WYATT@BDOORS.COM

PHONE: 828-253-2524

The Village - Grading & Storm Water Plan



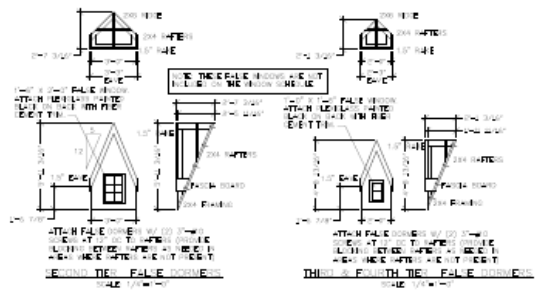
The Village - Building Elevations



NORTH ELEVATION (NORTH SIDE UNITS)
SCALE 1/4" = 1'-0"

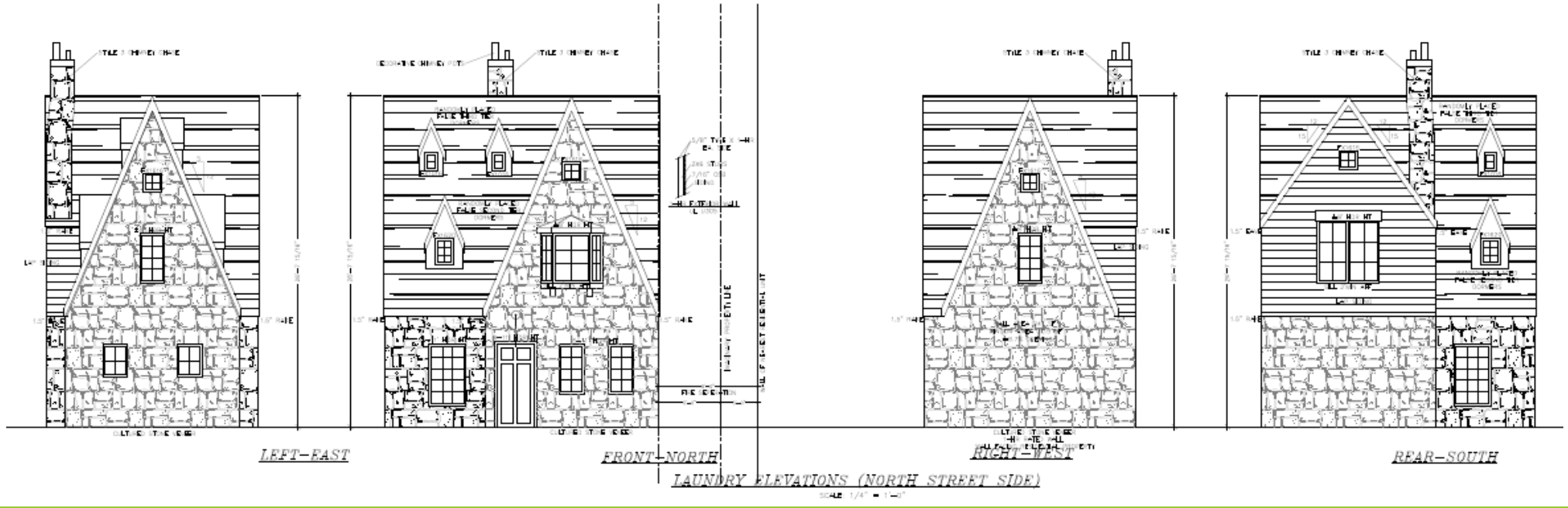
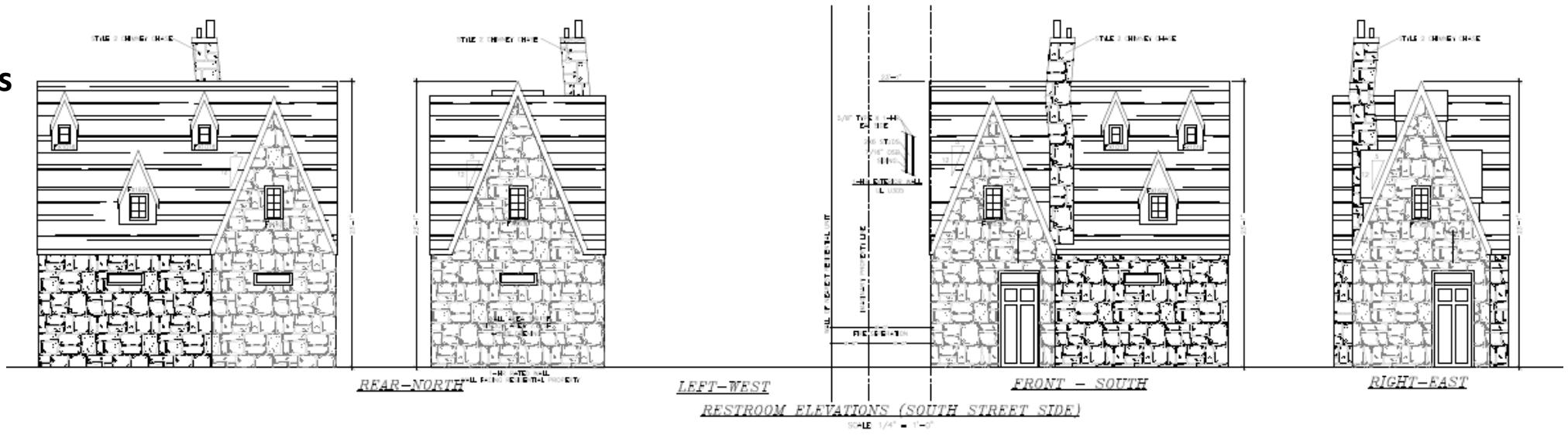


SOUTH ELEVATION (SOUTH SIDE UNITS)
SCALE 1/4" = 1'-0"

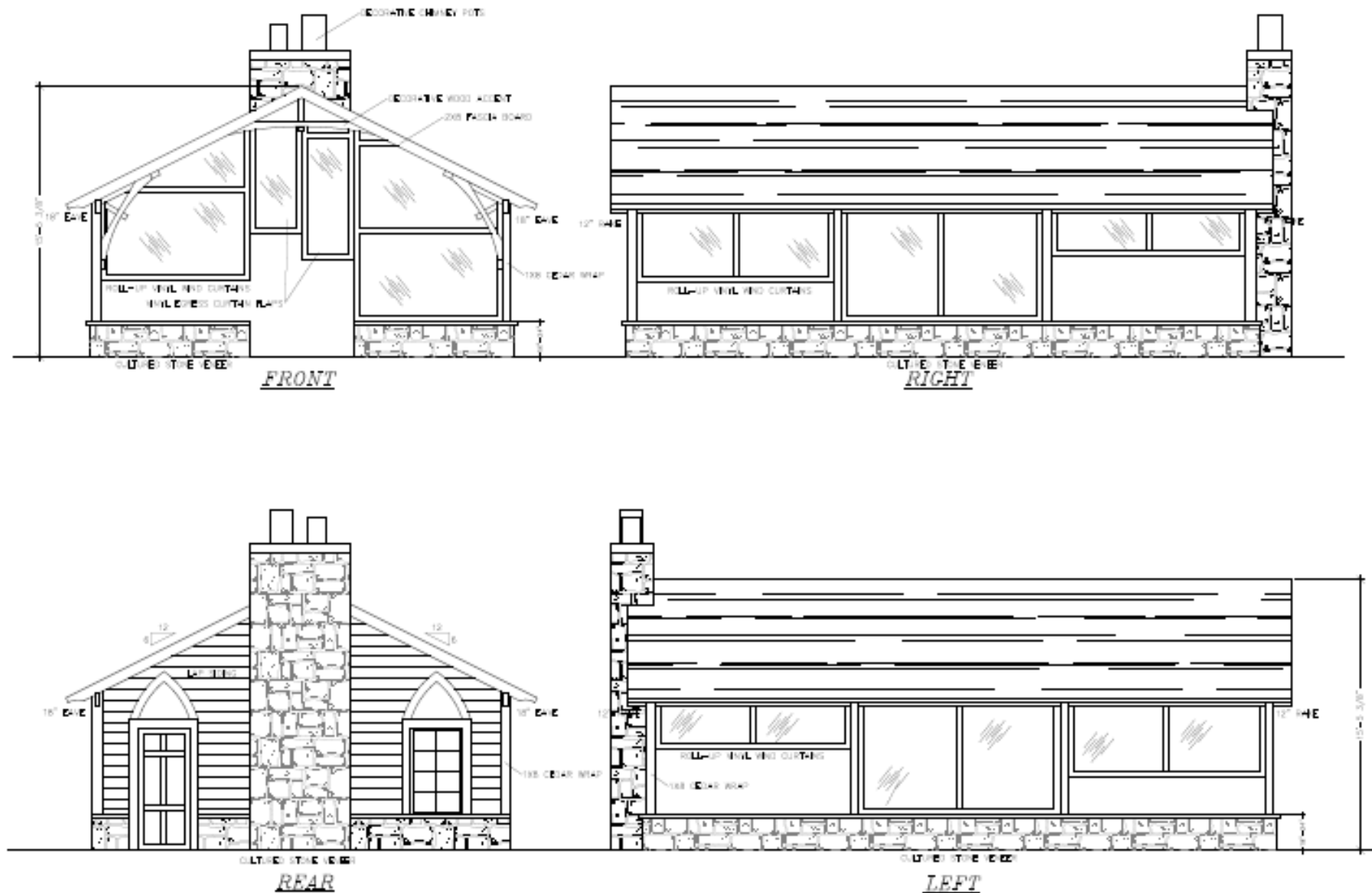


FINAL DRAWING - FOR CONSTRUCTION

The Village - Ancillary Buildings



The Village - Pavilion Elevations

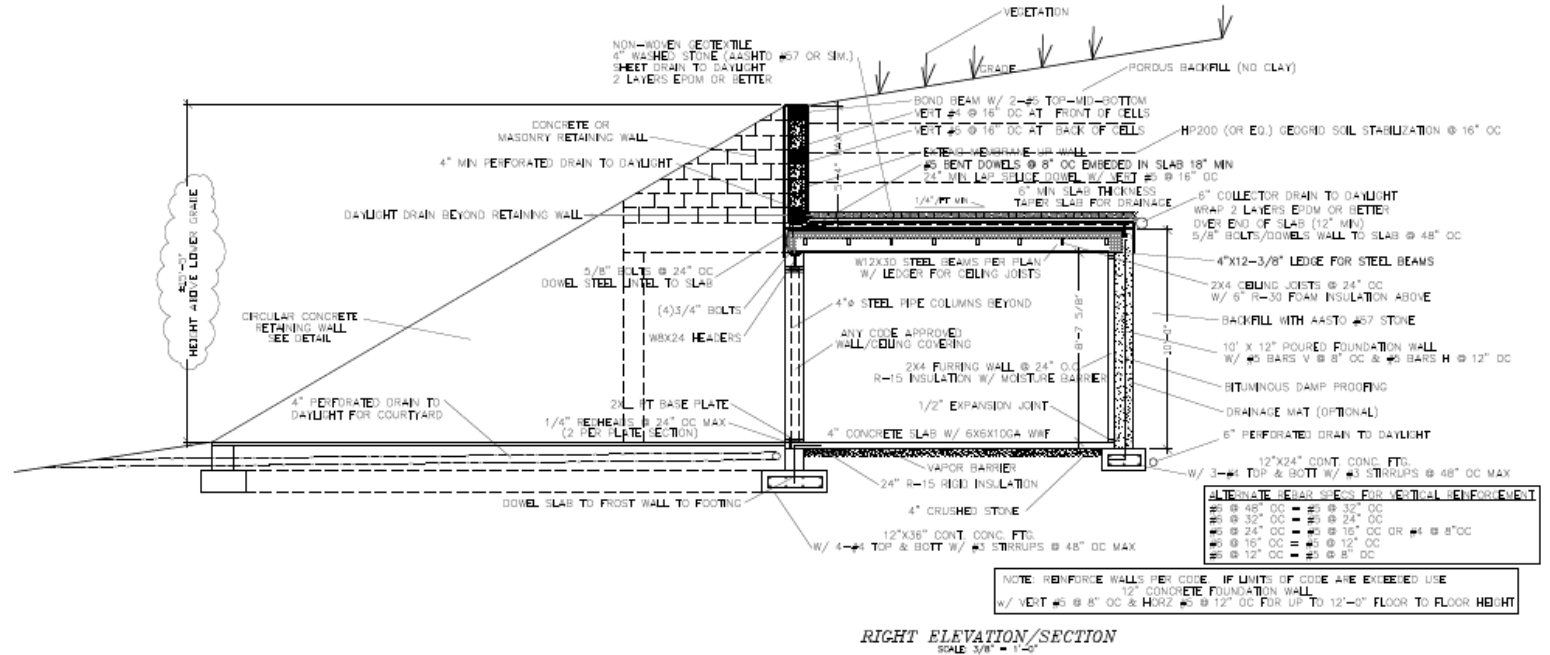
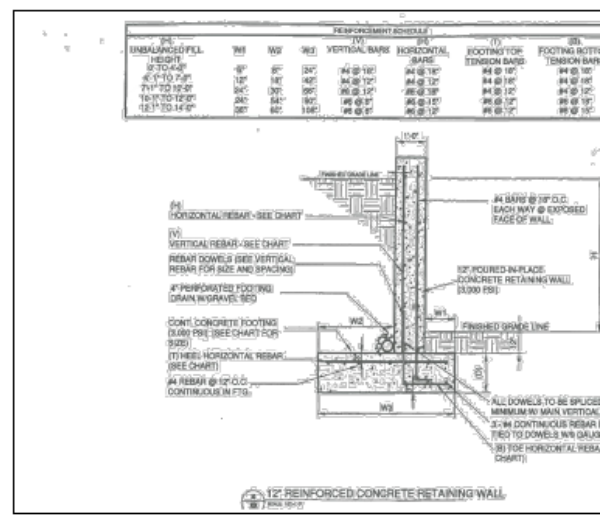
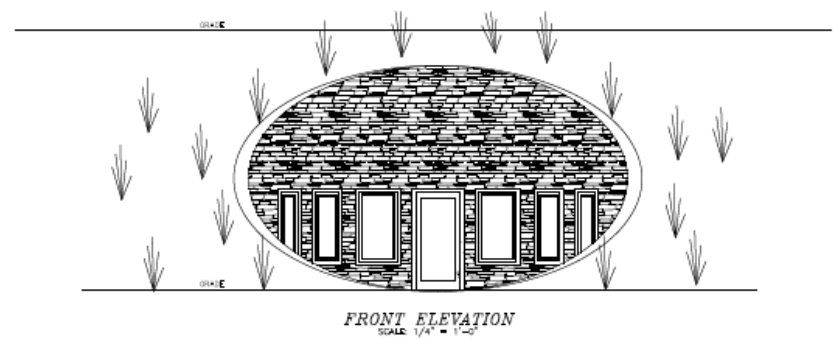


PAVILION ELEVATIONS (WEST STREET END)

SCALE 1/4" = 1'-0"

Proposed House -- Crater

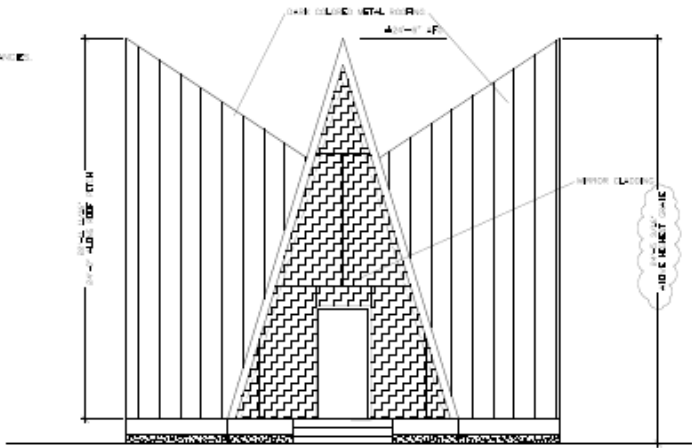
CODE USED: 2018 NBC
 DATE: 08/08/24
 TIME OF CONSTRUCTION: 00
 LOADS
 LIVE: 40 PSF
 DEAD: 10 PSF
 WIND: 120 MPH ULTIMATE / 83 MPH ASD
 SOIL: 1.5 TON/FT²
 STAIR: 100 PSF
 CEILING: 10 PSF
 FLOOR: 10 PSF
 ATTIC: 10 PSF
 GUARD RAIL: 50 LBS. ALONG TOP RAIL AT ANY POINT AND IN BETWEEN
 FILL OF GUARD RAIL: 50 LBS. ON (1) SF. AREA AT ANY POINT
 NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. CONTACT ENGINEER WITH ANY DISCREPANCIES.



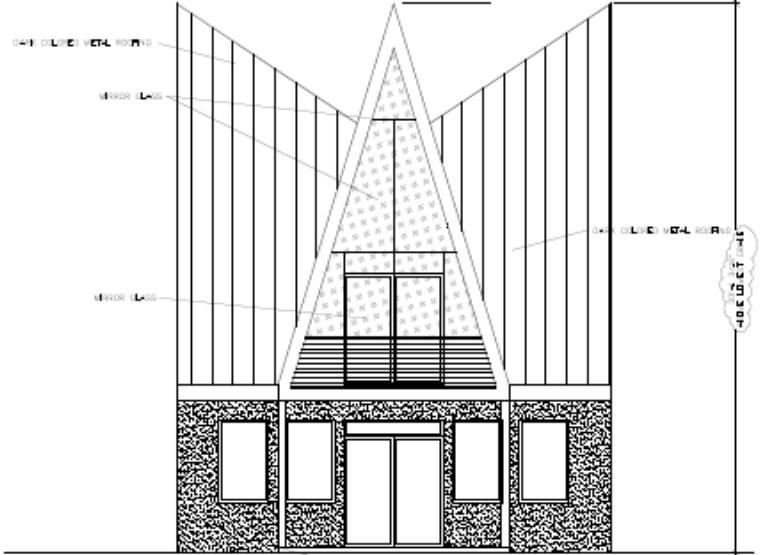
NOTE: REINFORCE WALLS PER CODE IF LIMITS OF CODE ARE EXCEEDED USE 12" CONCRETE FOUNDATION WALL W/ VERT #3 @ 8" OC & HORZ #3 @ 12" OC FOR UP TO 12'-0" FLOOR TO FLOOR HEIGHT

Proposed House -- Lotus

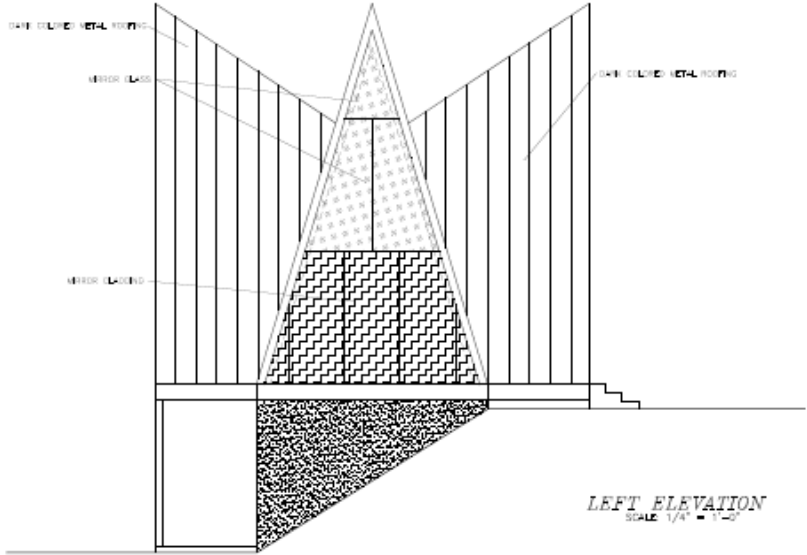
3. WITH ADD.
 4. POINT AND DIRECTION.
 5. CONTACT ENGINEER WITH ANY OBSERVATIONS.



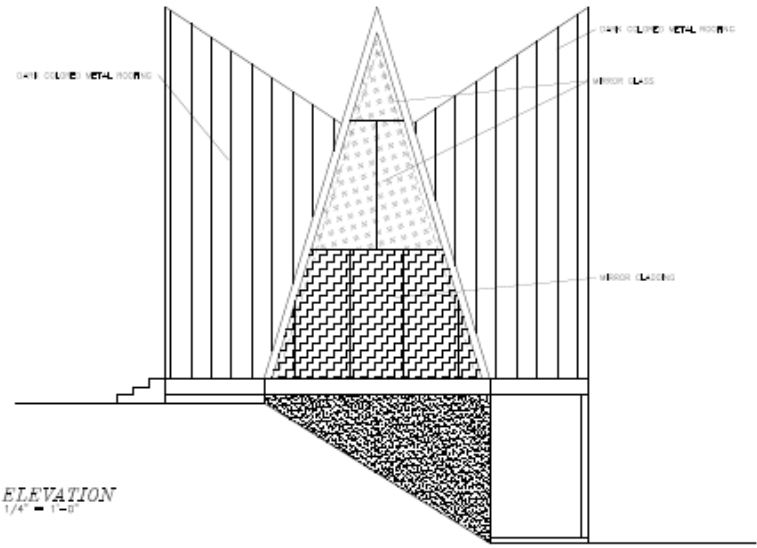
FRONT ELEVATION
 SCALE 1/4" = 1'-0"



REAR ELEVATION
 SCALE 1/4" = 1'-0"



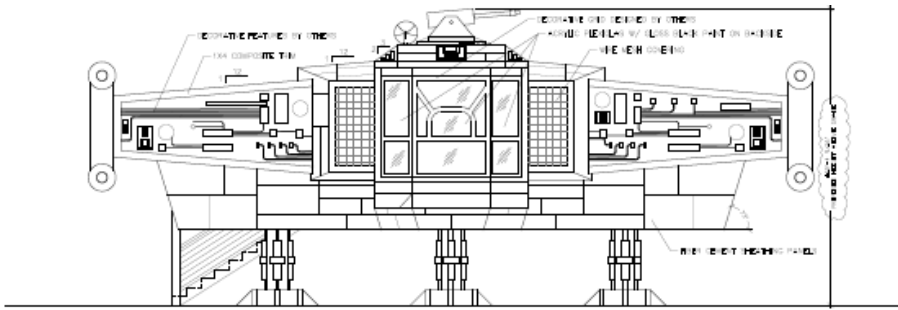
LEFT ELEVATION
 SCALE 1/4" = 1'-0"



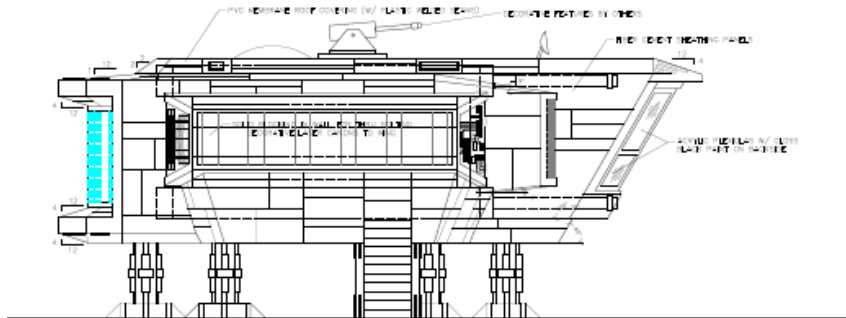
RIGHT ELEVATION
 SCALE 1/4" = 1'-0"

Proposed House -- Phenix

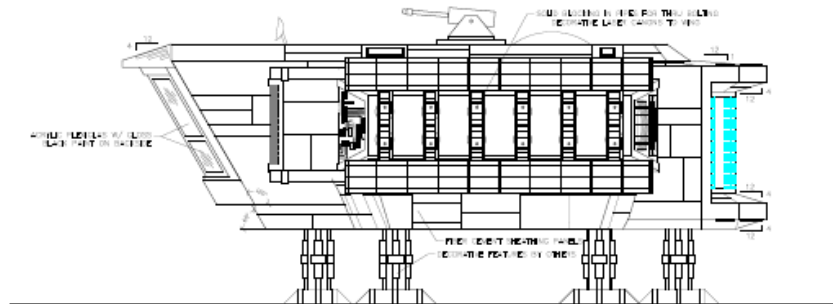
SECTION: 303
 1. USE ALONG TOP MEMBER AT ANY POINT AND
 RAIL=60 LBS. ON (1) SF AREA AT ANY POINT
 ON T. FLOOR. ALL DIMENSIONS, SOUTH
 OF SIDE WALLS.



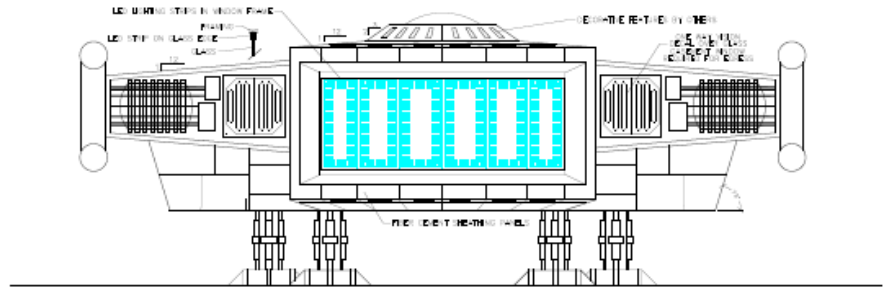
FRONT ELEVATION
 SCALE 1/4" = 1'-0"



LEFT ELEVATION
 SCALE 1/4" = 1'-0"

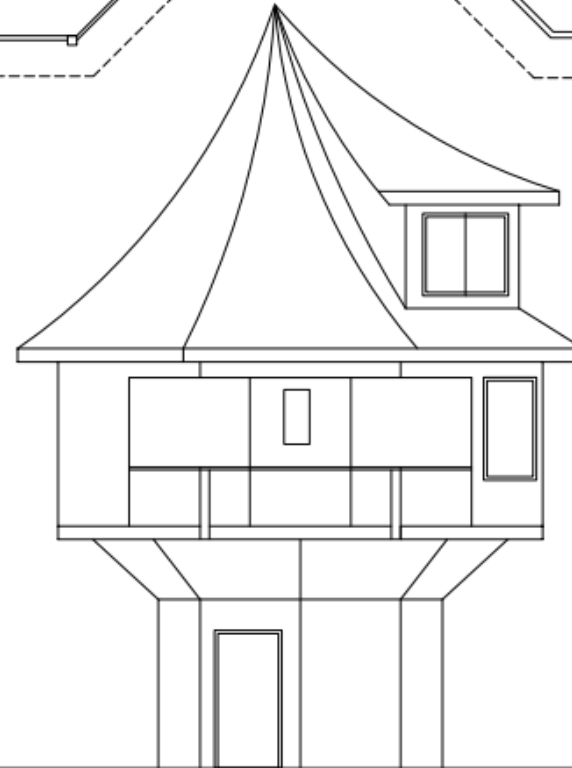
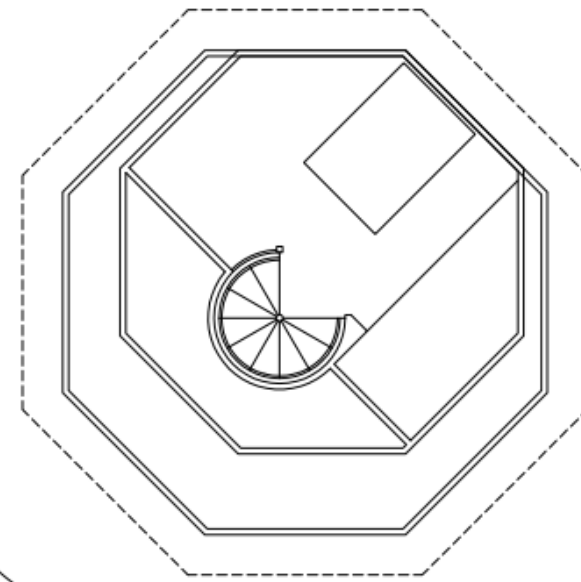
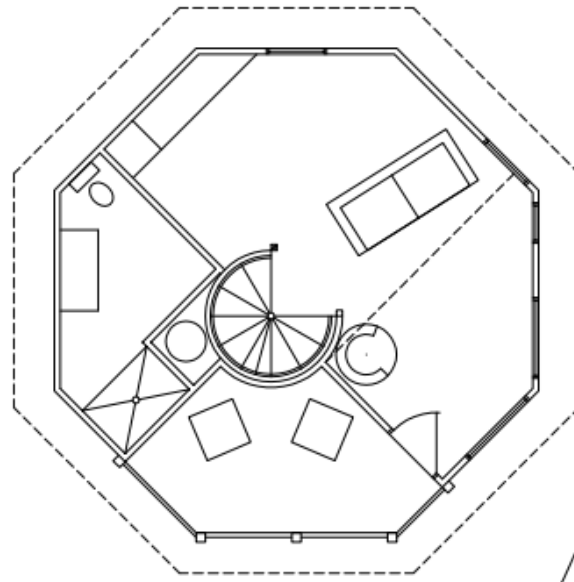


RIGHT ELEVATION
 SCALE 1/4" = 1'-0"

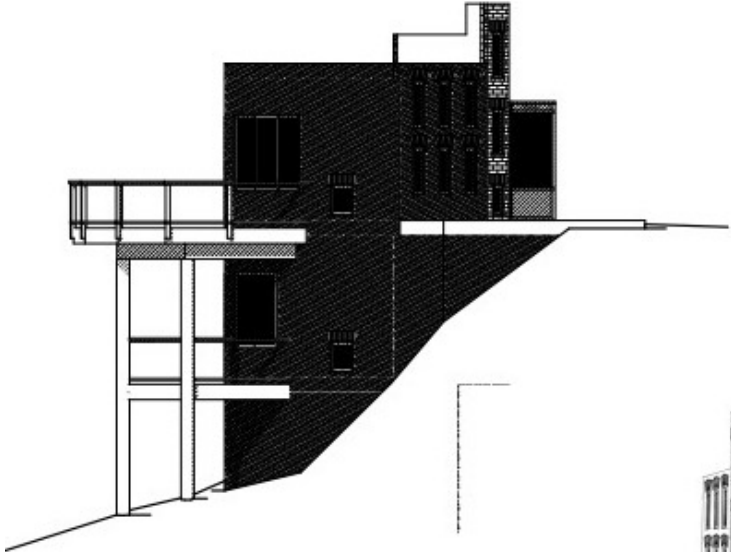


REAR ELEVATION
 SCALE 1/4" = 1'-0"

**Proposed House –
The Spire**



Proposed House – Super Hero



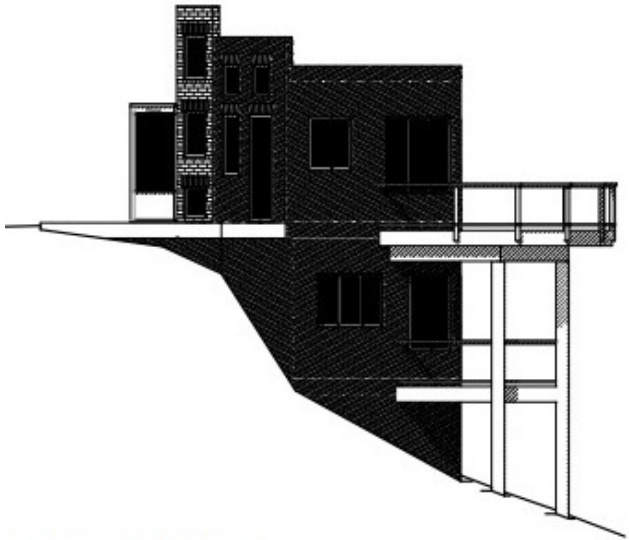
3 LEFT ELEVATION
Scale 1/4" = 1'-0"



1 FRONT (ENTRY) ELEVATION
Scale 1/4" = 1'-0"

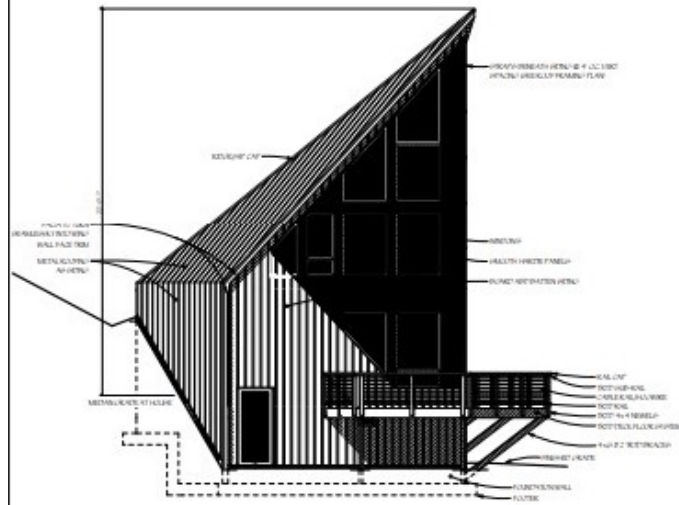


2 REAR (VIEW) ELEVATION
Scale 1/4" = 1'-0"

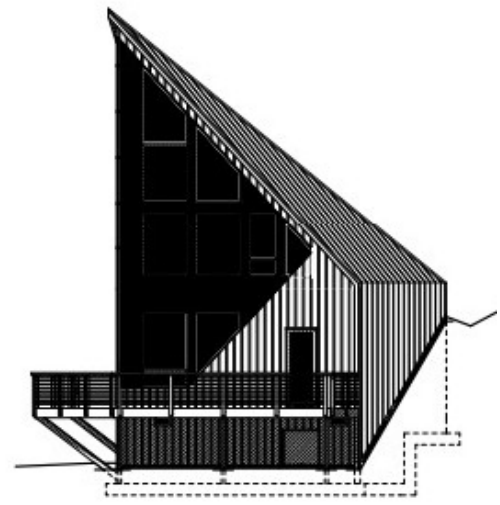


RIGHT (APPROACH) ELEVATION
Scale 1/4" = 1'-0"

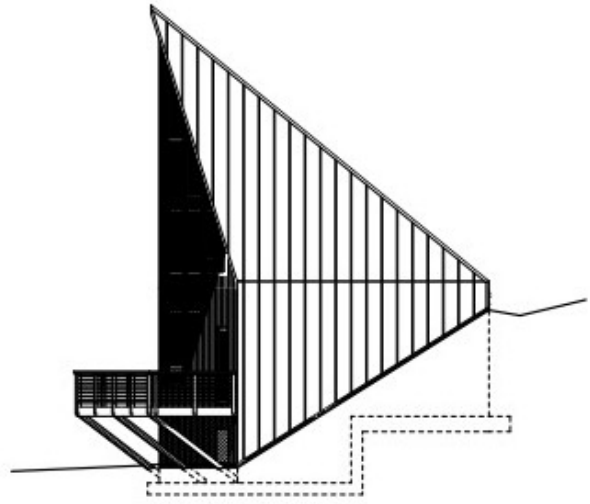
Proposed House – Prism



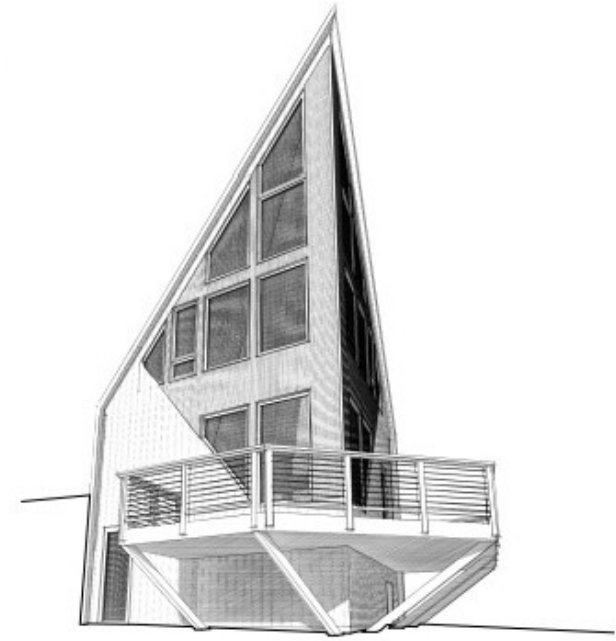
3 LEFT FRONT (APPROACH) ELEVATION
Scale: 3/16" = 1'-0"



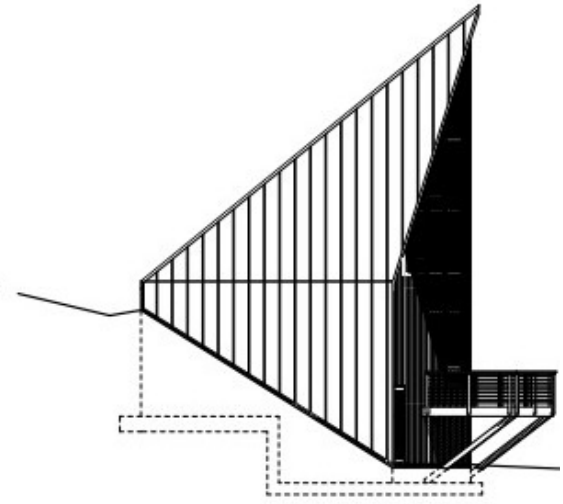
1 FRONT RIGHT ELEVATION
Scale: 3/16" = 1'-0"



4 RIGHT REAR ELEVATION
Scale: 3/16" = 1'-0"



5 PERSPECTIVE



2 LEFT REAR ELEVATION
Scale: 3/16" = 1'-0"

Closed Session

