



Town Council

AUGUST 15, 2023

Presentations & Reports

Grant Recipient Report

JUSTIN YOUNG, RIVER LINK



Education Programs

Teaching the Next Generation of River
Stewards



THREE MAIN ELEMENTS



LEARN MORE ABOUT US AT
WWW.RIVERLINK.ORG



**“We do not inherit
the earth from our
ancestors; we
borrow it from our
children”**

- Native American Proverb

LEARN MORE ABOUT US AT
WWW.RIVERLINK.ORG

Riverrats at a glance

- Program is offered free of charge to schools and community groups throughout the French Broad River watershed.
- Lessons can be hosted with K-12th grade students with a focus in on grades 3rd-8th.
- All lessons are aligned with the NC Essential Standards.
- We provide all of the tools and equipment for students to engage with activities and investigate stream health.
- Top priority is to connect with underserved schools and community groups.



In school

- Erosion and flooding
- Stormwater management
- The water cycle

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8th grade students at Owen Middle explore erosion and flooding using our stream table.



In the field

- Macroinvertebrate sampling
- Water chemistry testing
- Looking to develop a plant focused lesson.

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5th graders from Koontz Intermediate search for macroinvertebrates in Cane Creek.



WORKING WITH WOODFIN ELEMENTARY

Using funds from the Town of Woodfin are working to cultivate an ongoing relationship with teachers and administration at Woodfin Elementary. With this additional funding we will be able to host up to 5 days of programming with their students. Programming is hosted on campus and in the stream when transportation allows.



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OUT OF SCHOOL

- Recently hired a new educator to facilitate this expansion of our program.
- Work with established afterschool and summer school programs.
- Larger focus on environmental appreciation and recreation.
- More in-depth experience over the course of multiple weeks.
- Provides transportation to field trip sites.



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FRENCH BROAD RIVERCAMP

- 5 weeks of day camp for rising 3rd-8th graders.
- 12 campers per session.
- \$350 with full scholarships available.
- Generates \$15,000-\$20,000 in revenue.

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6th-8th grade Campers enjoy a forested stream on the Greybeard Trail in Montreat.



- Use the river as a source of inspiration for creative works.
- Open to K-12th grade students.
- Prizes donated from local businesses.
- All participants invited to the culminating gallery event.

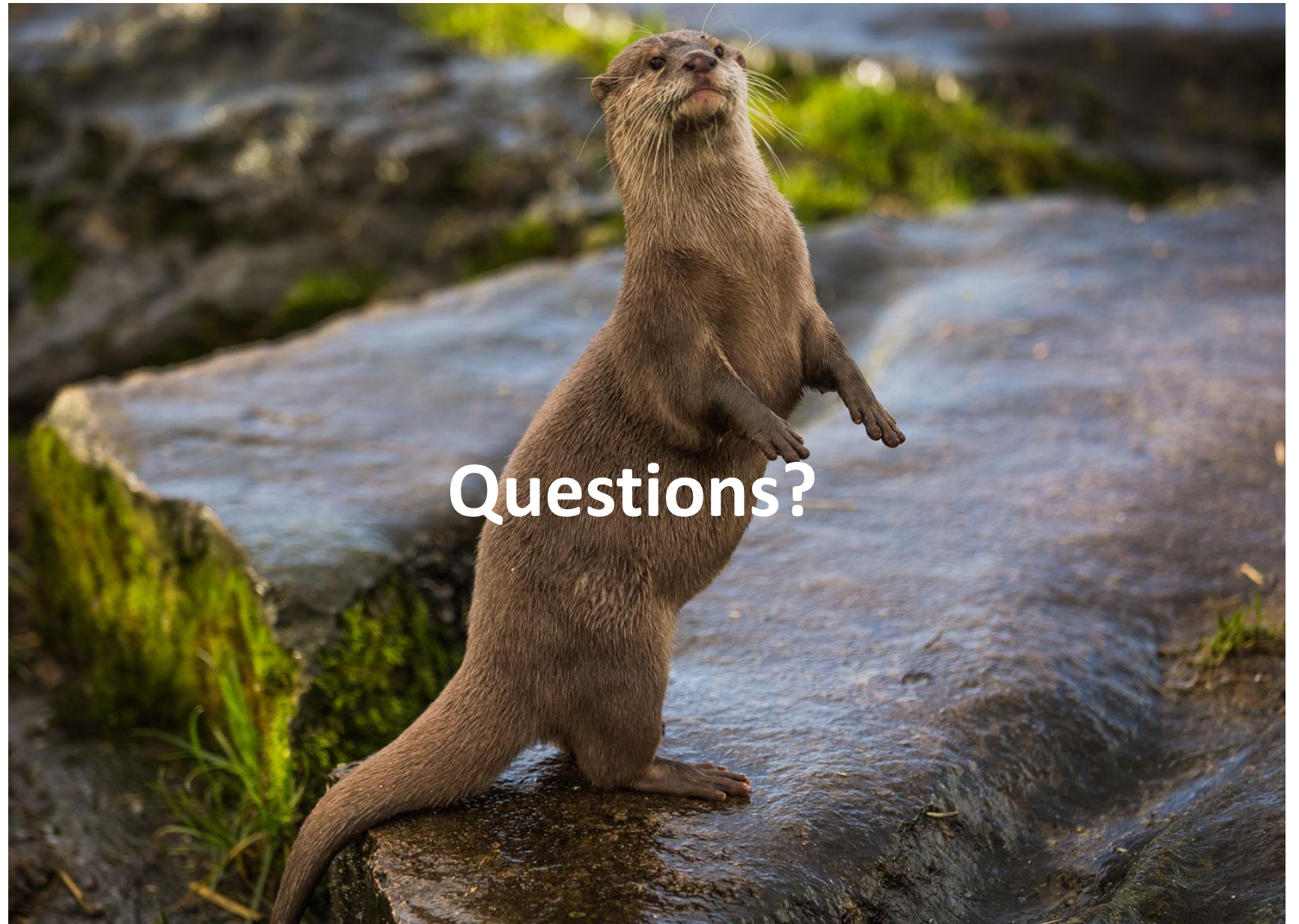
LEARN MORE ABOUT US AT
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Winning submissions from the past 3 years.



LEARN MORE ABOUT US AT
WWW.RIVERLINK.ORG



Questions?

Stormwater Program Update

BOB DENNIS, WOODFIN STORMWATER ADMINISTRATOR

Town MS4 Permit



1. Public Education and Outreach



Only Rain Down the Drain!

Help protect water quality!

Report a problem here:



Scan QR code with your camera app, and open the web link. The report will be shared with the responsible entity for further action.

Learn more about what you can do @ wncstormwater.org



What is Stormwater Runoff?



Stormwater runoff is rain or melting snow that "runs off" across land instead of soaking into the ground or evaporating.

As natural ground cover is converted to buildings, driveways, parking lots, roads, etc... (i.e. impervious surfaces), stormwater runoff increases, carrying pollution *untreated* directly into our streams, rivers and lakes.

Common pollutants include:

- litter
- oil and gas
- fertilizers and pesticides
- yard waste
- heavy metals
- detergents
- pet waste
- sediment

Thermal pollution, caused by stormwater flowing over hot asphalt and into a nearby waterway or by poor riparian cover (i.e. the absence of streamside vegetation), is also an issue for our cold mountain streams. Trout and the species upon which they depend prefer cool water, below 70°F.



DUMPING and ILLICIT CONNECTIONS



Stormwater and receiving waters are also polluted by people dumping into storm drains, and from illegal (illicit) hook-ups to the pipes that carry rainwater to streams.

- Municipal wastewater and stormwater are carried in separate pipes.
- Wastewater goes to a treatment plant for cleaning before being released into waterways.
- Stormwater drains directly to waterways without any treatment.



EVERYTHING that goes down a storm drain goes directly to nearby streams.



Clear mountain streams,
healthy drinking water, safe
recreational waters, vibrant aquatic
ecosystems and fishing runs...



Our **water resources** are one
of WNC's most precious assets.



**Stormwater runoff is
our most serious water
pollution problem.**

WNC STORMWATER PARTNERSHIP

Western North Carolina's Gateway
to stormwater information,
local programs and regulations.

Learn more about what you can do:
wncstormwater.org

These communities have municipal
stormwater permits, **check their
websites to learn more and to find
local hotlines to report issues:**

City of Asheville
Town of Black Mountain
Town of Canton
Town of Clyde
Town of Fletcher
City of Hendersonville
Town of Laurel Park
Town of Montreat
Town of Waynesville
Town of Weaverville
Town of Woodfin

LAND of SKY
REGIONAL COUNCIL

Regional Stormwater Services Program

Funding provided by NCDEQ 205j grant program
and participating jurisdictions.

STORMWATER RUNOFF



**You're the
SOLUTION
to Water
POLLUTION**

*Only Rain
Down the
Drain!*

Help protect water
quality! Report a
problem here:





Related Links

[Stormwater Management
Permit Application](#)

[Stormwater Management Plan](#)

Stormwater Administrator

 [\(828\) 253-4887](tel:(828)253-4887)

 [Bob Dennis](mailto:Bob.Dennis@woodfinnc.gov)

 [90 Elk Mountain Road](#)

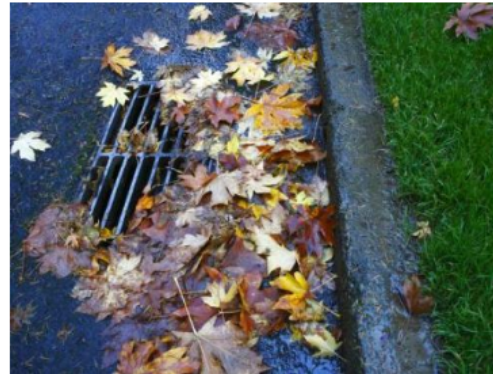
[Home](#) > [Departments](#) > [Environmental Services](#) > [- Stormwater Management](#)

Stormwater Management

The Town of Woodfin is required to regulate stormwater runoff for compliance with the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit, issued by the North Carolina Department of Environmental Quality (NCDEQ) with oversight from the Environmental Protection Agency (EPA). The runoff is monitored by a stormwater management plan implemented by the Town of Woodfin to cover six program areas:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination (IDDE)
- Construction Site Runoff Controls
- Post Construction Site Runoff Controls
- Pollution Prevention and Good Housekeeping for Municipal Operations

A draft version of the stormwater management plan can be found in the link on the left-hand side of this page. Stay tuned for future updates on ways you can be involved with our stormwater management program!



What is Stormwater?

Stormwater is the flow of water that results from precipitation which occurs immediately following rainfall or snow melt. Impervious (nonporous) surfaces like pavement (parking lots, roads and driveways) and rooftops prevent stormwater from naturally soaking into the ground and create runoff that can carry pollutants into our streams.

2. Public Involvement and Participation

Storm Drain Stenciling



3. Illicit Discharge Detection and Elimination (IDDE)

Outfall Inventory



4. Construction Site Runoff Controls

Construction Site Runoff Controls



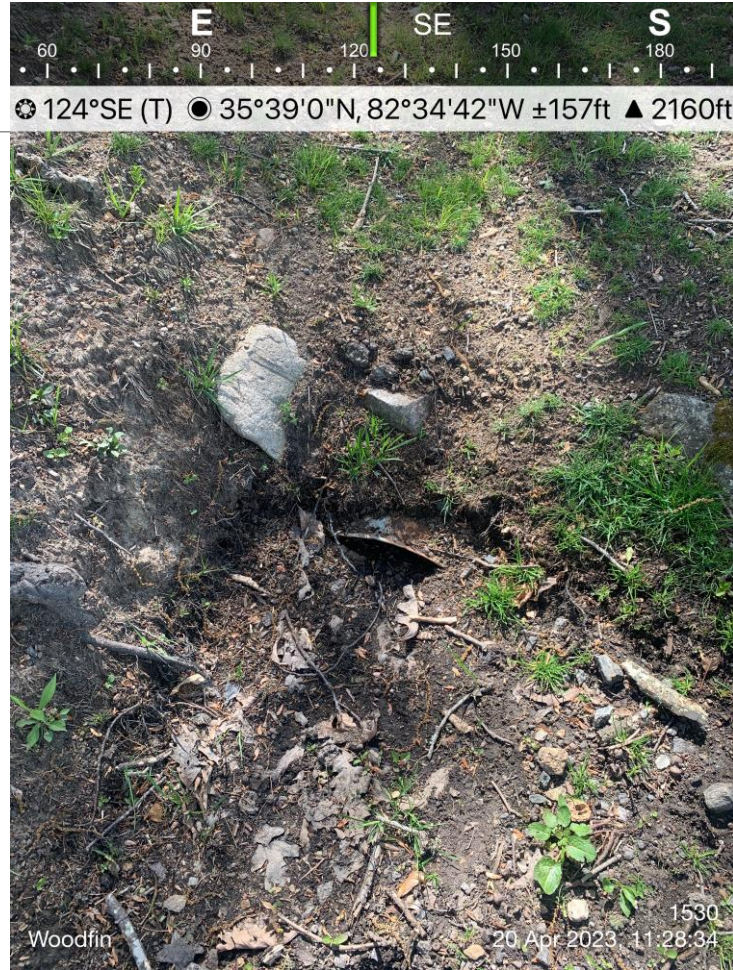
5. Post-Construction Site Runoff Controls

Silver-Line Park Wetland

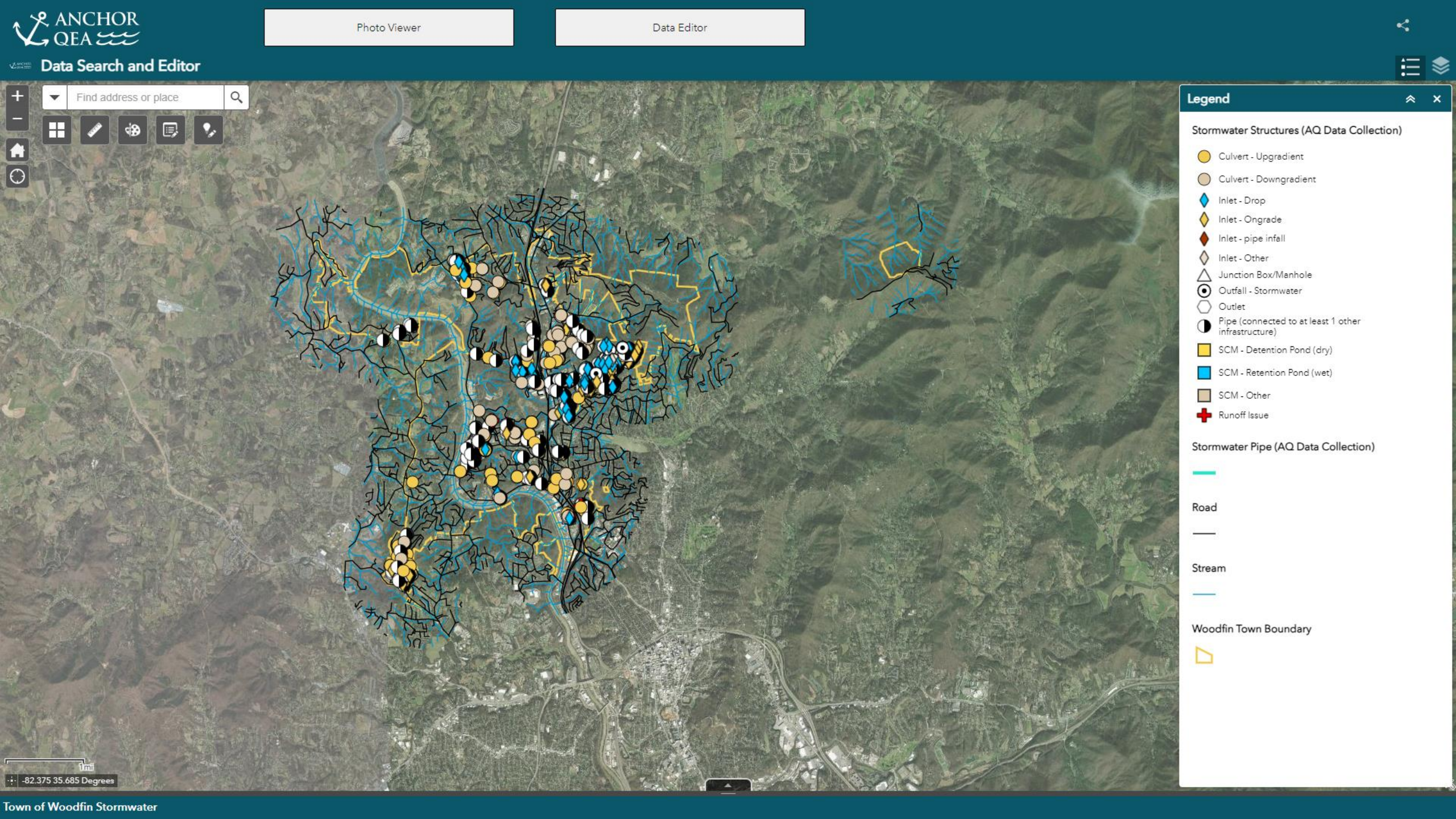


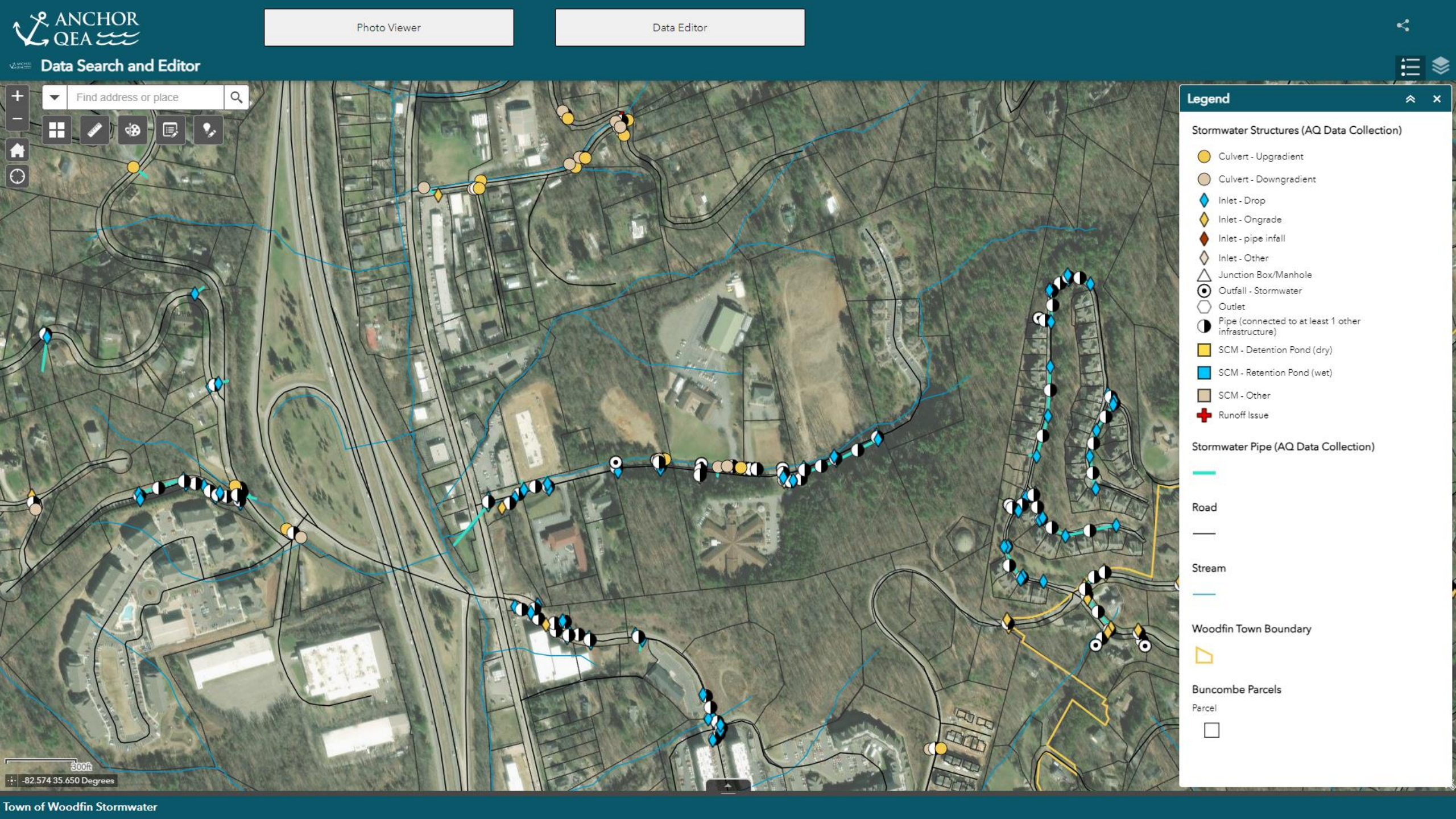
6. Pollution Prevention and Good Housekeeping

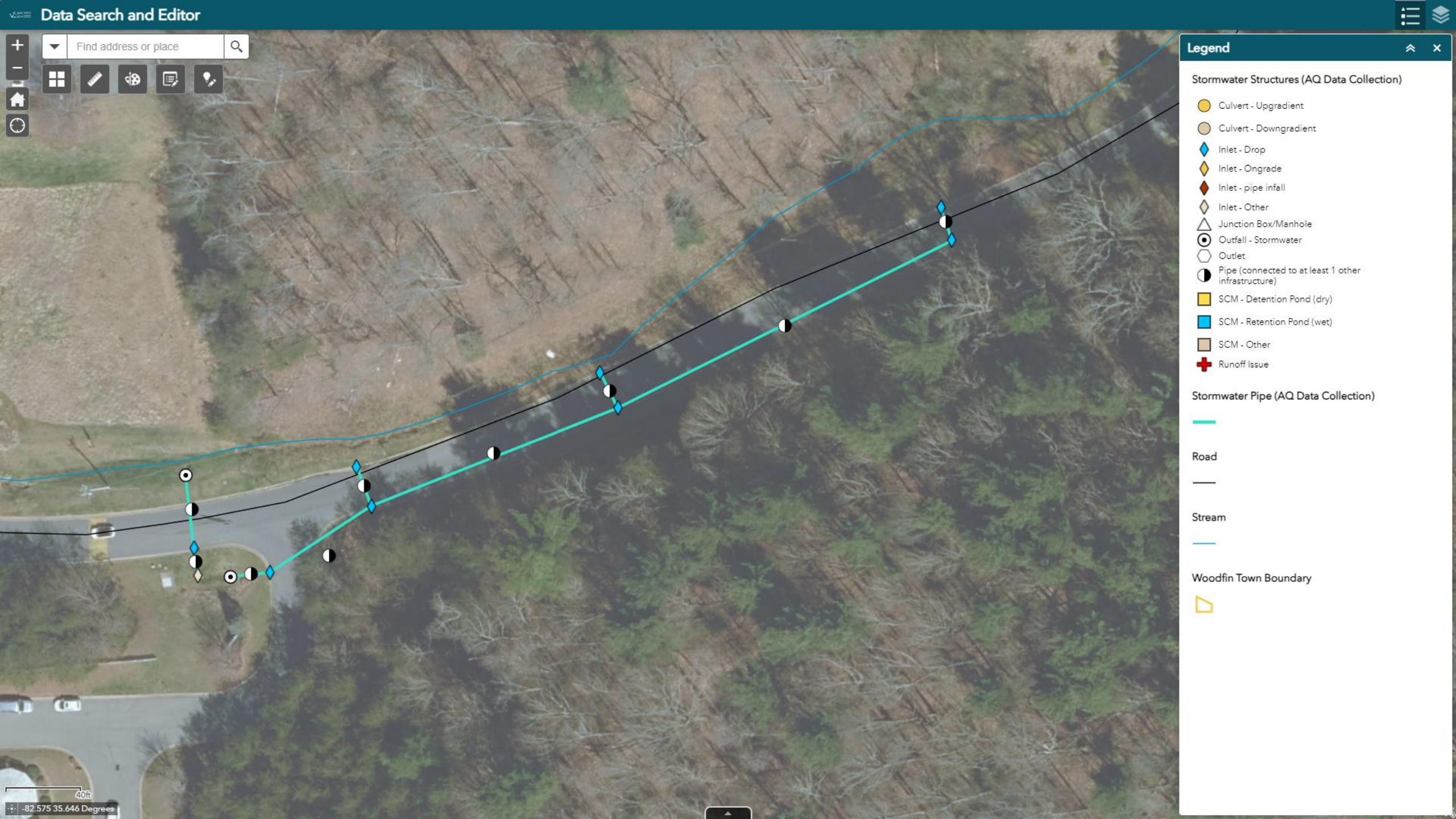
Stormwater Infrastructure Assessment



STORMWATER INFRASTRUCTURE ASSESSMENT BY ANCHOR QEA ENGINEERING







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Find address or place

🔍

Legend

Stormwater Structures (AQ Data Collection)

- Culvert - Upgradient
- Culvert - Downgradient
- ◆ Inlet - Drop
- ◆ Inlet - Ongrade
- ◆ Inlet - pipe infall
- ◆ Inlet - Other
- △ Junction Box/Manhole
- ⊙ Outfall - Stormwater
- Outlet
- ◐ Pipe (connected to at least 1 other infrastructure)
- SCM - Detention Pond (dry)
- SCM - Retention Pond (wet)
- SCM - Other
- ✚ Runoff Issue

Stormwater Pipe (AQ Data Collection)



Road

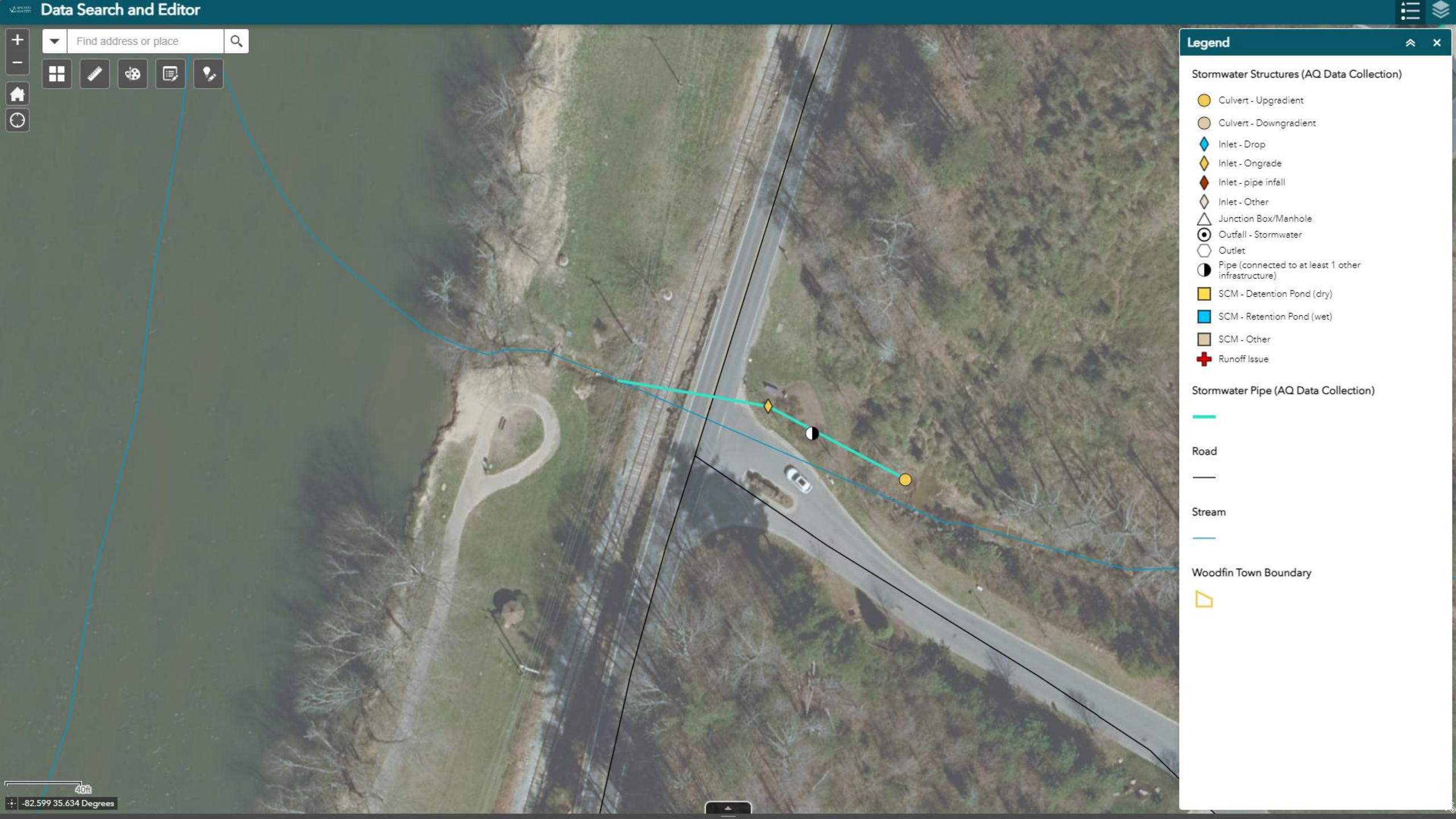


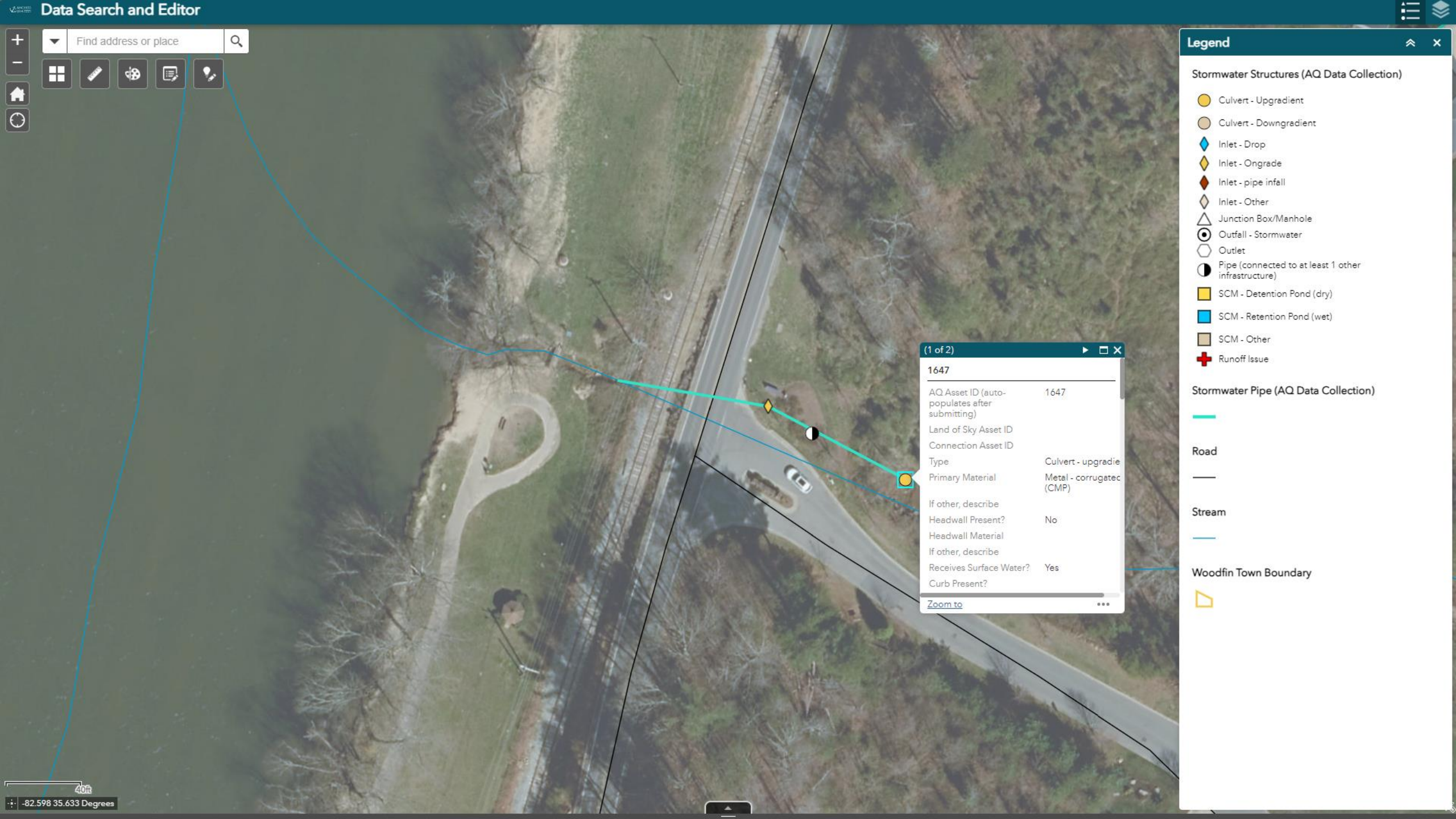
Stream



Woodfin Town Boundary











Legend


Stormwater Structures (AQ Data Collection)


 Culvert - Upgradient


 Culvert - Downgradient


 Inlet - Drop


 Inlet - Ongrade


 Inlet - pipe infall


 Inlet - Other


 Junction Box/Manhole


 Outfall - Stormwater


 Outlet

 Pipe (connected to at least 1 other infrastructure)


 SCM - Detention Pond (dry)


 SCM - Retention Pond (wet)

 SCM - Other







 Runoff Issue

Stormwater Pipe (AQ Data Collection)

 Road

 Stream

(1 of 2)	
1647	
AQ Asset ID (auto-populates after submitting)	1647
Land of Sky Asset ID	
Connection Asset ID	
Type	Culvert - upgrade
Primary Material	Metal - corrugated (CMP)
If other, describe	
Headwall Present?	No
Headwall Material	
If other, describe	

Stormwater Structures (AQ Data Collection)		Stormwater Pipe (AQ Data Collection)		Lake Town	Points West Lower	Points West Upper	Senator Reynolds	Lake Town Proposed	Points West Lower Proposed	Points West Upper Proposed	Senator Reynolds Proposed	Parcel						
Options  Filter by map extent  Zoom to  Clear selection  Refresh																		
AQ Asset ID  (auto-populates after submitting)	Land of Sky Asset ID	Connection Asset ID	Type	Primary Material	If other, describe	Headwall Present?	Headwall Material	If other, describe	Receives Surface Water?	Curb Present?	Grate Present?	Manhole Cover Present?	Is Concrete Top Removable?	Riprap/Erosion Control Associated with Feature?	Structure Depth or Pipe Diameter (inches)	Outlet Pipe Direction	Outlet_PipeMaterial	Outlet Pipe Depth from Top (inches) 
1647			Culvert - Upgradient	Metal - corrugated (CMP)		No			Yes		No			No	36.000000	Northwest		
1648		1646 1647	Pipe (connected to at least 1 other infrastructure)															
1649			Inlet - Drop	Concrete -		No			Yes	Yes	Yes	No		Yes	18.000000	West	Plastic - PE	57.000000



☀ 296°NW (T) ● 35°38'0"N, 82°35'56"W ±9ft ▲ 1946ft



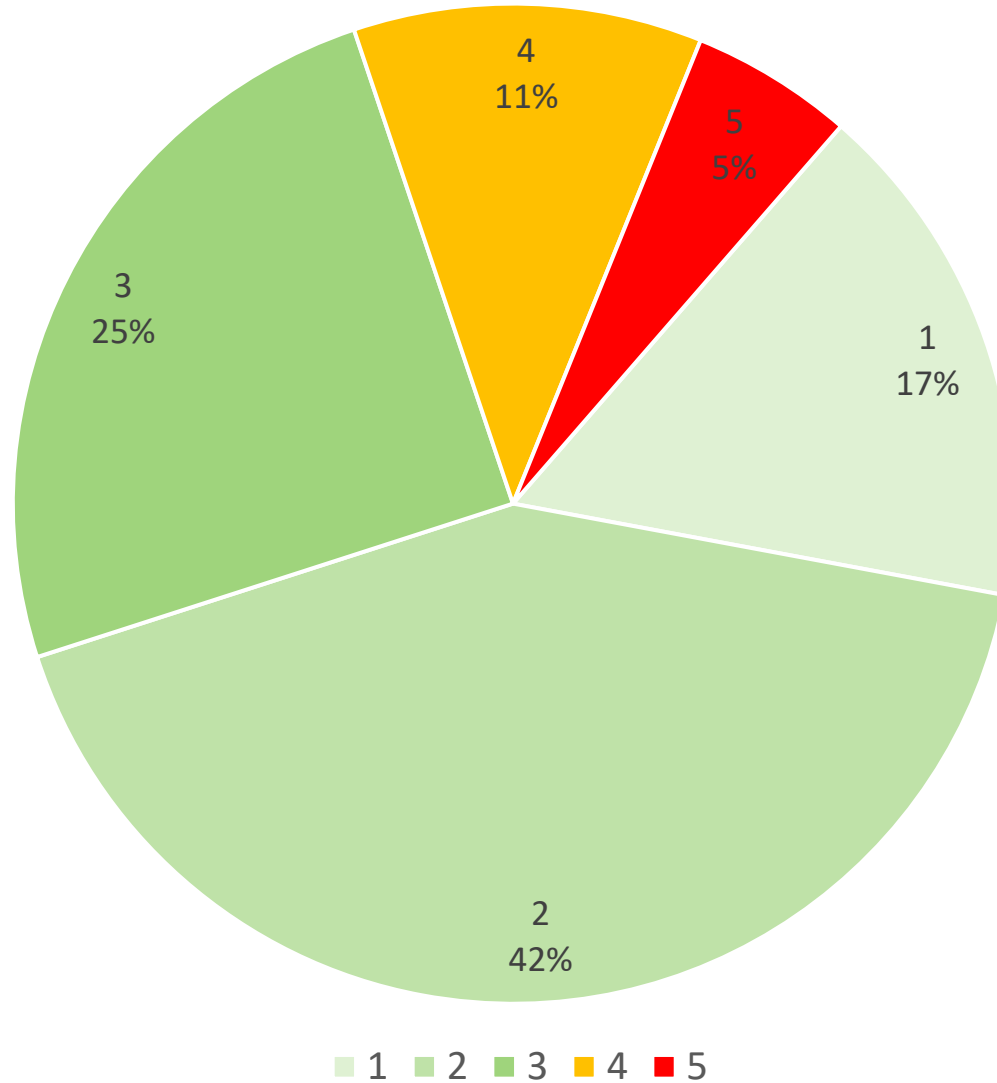
1647

Woodfin
11 May 2023, 09:53:10

LEVEL-OF-SERVICE RATINGS BY ANCHOR QEA ENGINEERING

- “5 - Most significant defect grade, immediate attention is needed” *[30 assets]*
- “4 - Significant defect grade, may become (5) rating in near future” *[60 assets]*
- “3 - Moderate defect grade”
- “2 - Minor to moderate defect grade; asset has not begun to deteriorate”
- “1 - Minor defect grade; no deterioration”

LEVEL-OF-SERVICE GRADES



EXAMPLES LEVEL-OF-SERVICE RATINGS: GRADE 4

1463



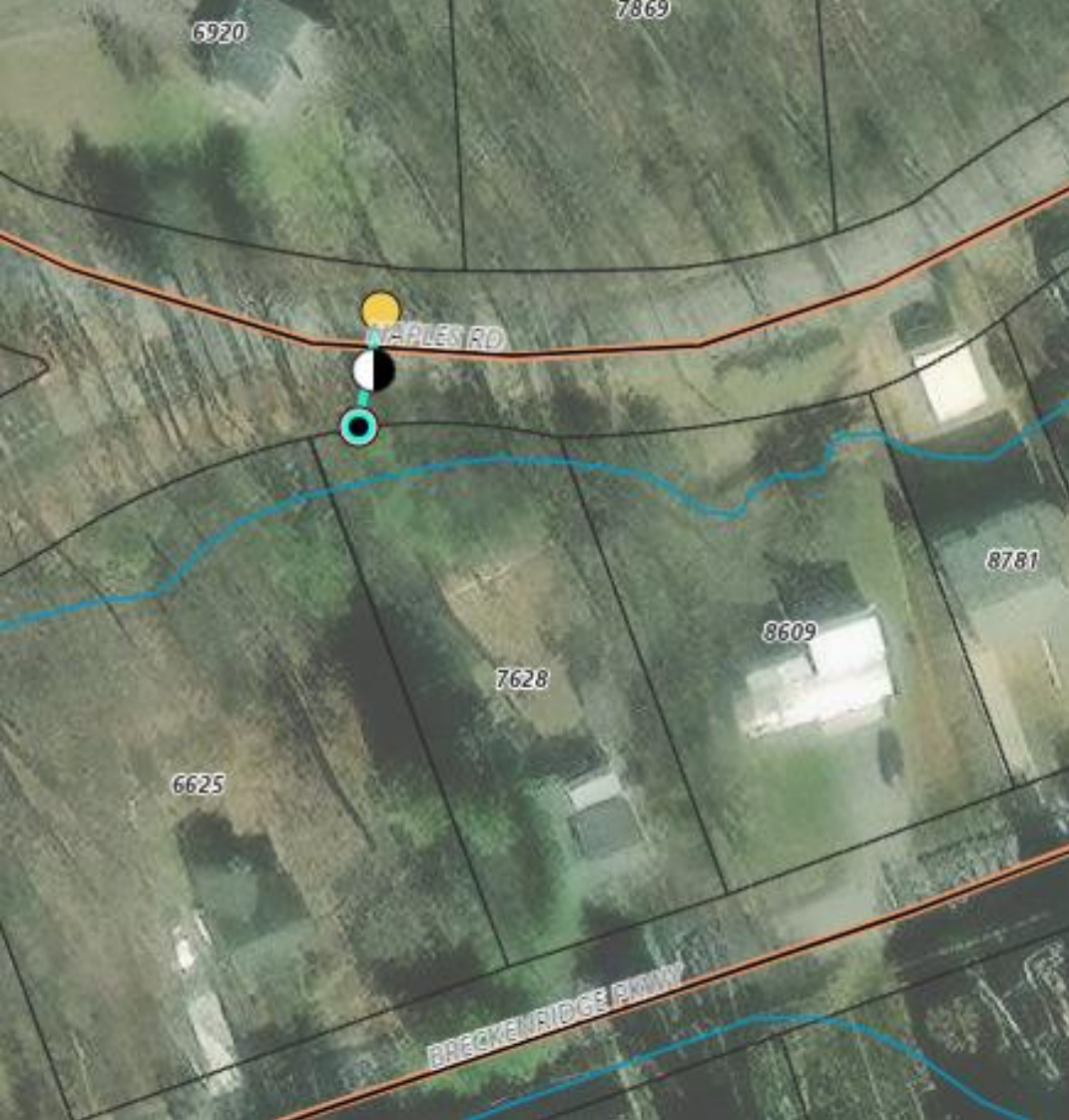
Visibility
Quality of Access for Maintenance/Construction
Condition Assessment (visual)
Structural Observation
If other, describe
Operational Observation
If other, describe
Flooding Issues Observed?
Is Visual Reassessment Recommended?
Camera Assessment Performed?

1-Good
1-Good
4- Significant defect grade, may become (5) rating in near future
Pipe deflection, deterioration

Trash/leaf accumulation

No
No

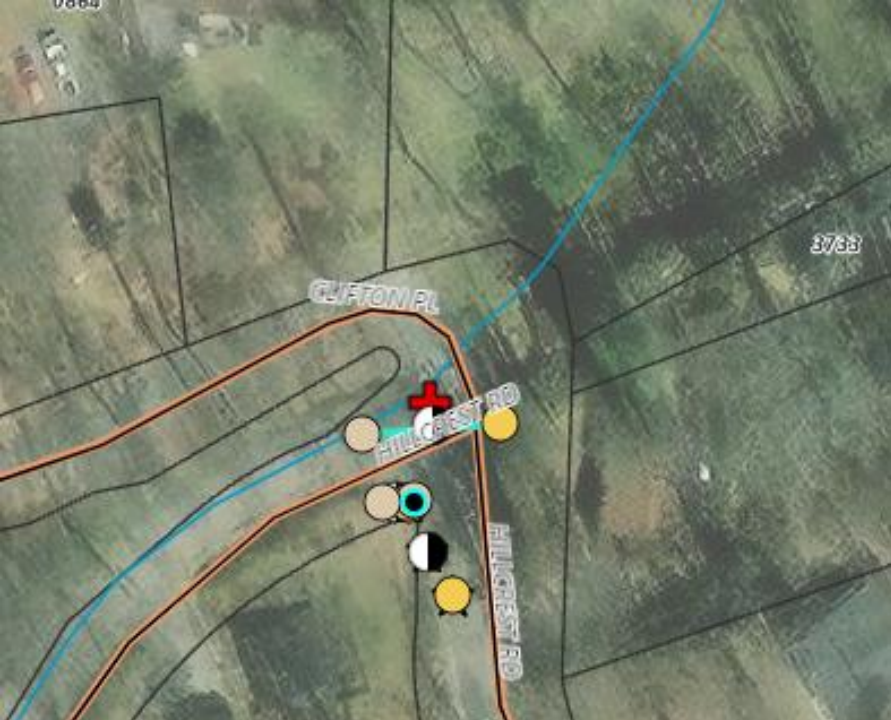




1480



Visibility	2-Partial
Quality of Access for Maintenance/Construction	3-Poor
Condition Assessment (visual)	4- Significant defect grade, may become (5) rating in near future
Structural Observation	Pipe deflection, deterioration
If other, describe	
Operational Observation	Trash/leaf accumulation
If other, describe	
Flooding Issues Observed?	
Is Visual Reassessment Recommended?	No
Camera Assessment Performed?	No
Additional Comments	



1523

Visibility	1-Good
Quality of Access for Maintenance/Construction	1-Good
Condition Assessment (visual)	4- Significant defect grade, may become (5) rating in near future
Structural Observation	Pipe deflection, deterioration
If other, describe	
Operational Observation	Sediment accumulation
If other, describe	
Flooding Issues Observed?	
Is Visual Reassessment Recommended?	No
Camera Assessment Performed?	No
Additional Comments	



1599



Visibility	2-Partial
Quality of Access for Maintenance/Construction	1-Good
Condition Assessment (visual)	4- Significant defect grade, may become (5) rating in near future
Structural Observation	Pipe deflection, deterioration
If other, describe	
Operational Observation	Sediment accumulation
If other, describe	
Flooding Issues Observed?	d - none
Is Visual Reassessment Recommended?	No
Camera Assessment Performed?	
Additional Comments	needs to be dug out

Woodfin
09:59:50

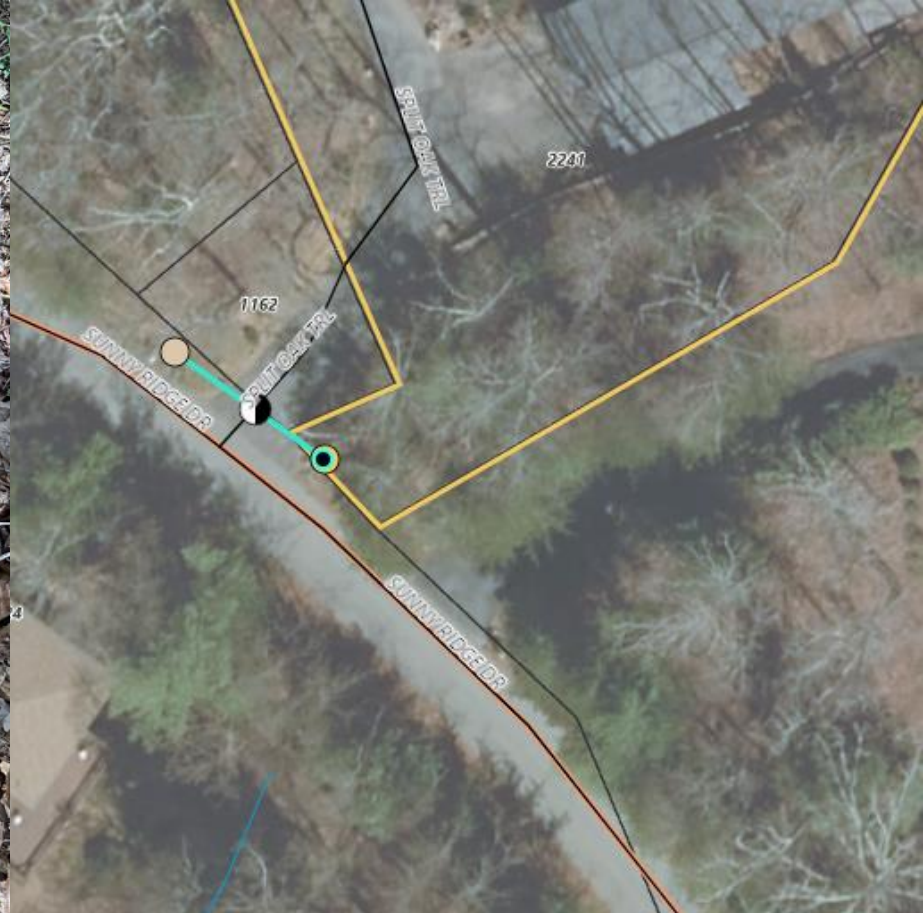
EXAMPLES LEVEL-OF-SERVICE RATINGS: GRADE 5



1455

Visibility	2-Partial
Quality of Access for Maintenance/Construction	1-Good
Condition Assessment (visual)	5 - Most significant defect grade, immediate attention is needed
Structural Observation	Pipe deflection, deterioration
If other, describe	
Operational Observation	Sediment accumulation
If other, describe	
Flooding Issues Observed?	
Is Visual Reassessment Recommended?	No
Camera Assessment Performed?	No





Woodfin	1449-2
19 Apr 2023, 11:30:08	
Visibility	2-Partial
Quality of Access for Maintenance/Construction	1-Good
Condition Assessment (visual)	5 - Most significant defect grade, immediate attention is needed
Structural Observation	Pipe deflection, deterioration
If other, describe	
Operational Observation	Trash/leaf accumulation
If other, describe	
Flooding Issues Observed?	
Is Visual Reassessment Recommended?	No
Camera Assessment Performed?	No

1449

1451



Visibility	2-Partial
Quality of Access for Maintenance/Construction	1-Good
Condition Assessment (visual)	5 - Most significant defect grade, immediate attention is needed
Structural Observation	None
If other, describe	
Operational Observation	Trash/leaf accumulation
If other, describe	
Flooding Issues Observed?	
Is Visual Reassessment Recommended?	No
Camera Assessment Performed?	No



1626

Visibility	2-Partial
Quality of Access for Maintenance/Construction	1-Good
Condition Assessment (visual)	5 - Most significant defect grade, immediate attention is needed
Structural Observation	Scour, sink holes
If other, describe	
Operational Observation	Sediment accumulation
If other, describe	
Flooding Issues Observed?	d - none
Is Visual Reassessment Recommended?	Yes

NEXT STEPS

- Prioritize maintenance and replacement work based on Anchor assessment
- Final field prioritization by Public Works and Stormwater Administrator
- Develop three-year plan for implementation of maintenance and replacement work



Town Manager Report

SHANNON TUCH, TOWN MANAGER

Administration

- Contracts/POs:

LOSRC
\$2,000 (max.)
(GIS Support)

Simcon Co.
\$235,000
(Salt Storage
Building)

French Broad Paving
\$244,974
(Paving Contract
Change Order – 5
streets)

Departmental Updates

- **Administration**
 - Town Hall / Town Center
 - August 1st - Steering Committee Meeting #3 (Draft Program & Spectrum of Options)
 - September 5th – SC Meeting #4 (Design Prototyping)
 - September 19th – SC Meeting #5 (Design Reconciliation) & Presentation to Town Council
 - Finance audit begins this week.

Departmental Updates

- **Police**
 - Community policing initiatives on-going
 - ❖ National Night Out (estimate 150-200 attendees)
 - Detective position filled (Congrats to Officer Brad Wright!)
 - Captain position assessment process – September 29th
 - Continuing recruitment efforts for patrol officers
 - Community policing initiatives on-going
 - Design work for lower-level office

Departmental Updates

- **Stormwater**
 - Program Update
- **Parks**
 - WGB work is on-going (Craggy Mountain & NFS Agreements secured!)
 - Silver-Line Park Restrooms/Masterplan interviews next week
 - Asheville Pickleball at PGAC

Departmental Updates

- **Public Works / Facilities**
 - Salt shed work to begin at the end of the month, 90-day build
- **Planning**
 - Code amendments – Steep Slope updates in September
 - STR enforcement – of the 70 notices issued:
 - ❖ 10 applied for homestay permits
 - ❖ 4 applied for STR permits
 - ❖ 13 produced a permit
 - ❖ 5 actively working with staff (may switch to long-term rental)
 - ❖ 2 requests for appeal forms (no appeals received at this time)

Single-Use Plastics Presentation

HARTWELL CARSON, MOUNTAIN TRUE

KEN BRAME, SIERRA CLUB

LET'S MAKE WOODFIN PLASTIC
FREE

Plastic Free WNC

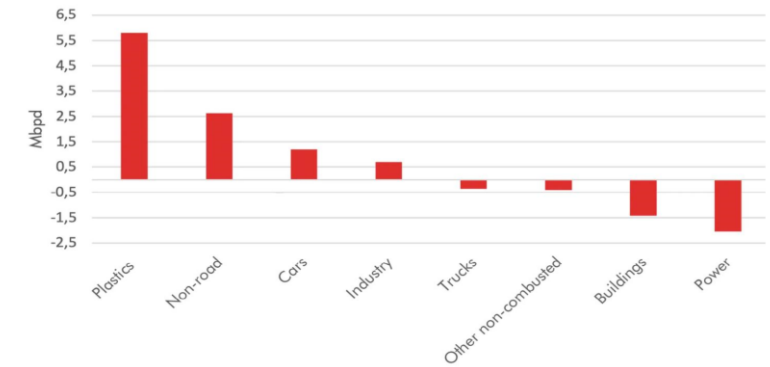
IMPACTS OF PLASTIC

Trash



Climate

FIGURE 2. OIL DEMAND GROWTH 2020-2040 – BP FORECASTS



Source: BP, Carbon Tracker estimates

Equity



Health





PLASTICS RECYCLING IS NOT THE ANSWER.

- Aluminum (65%) and cardboard (93%) recycling rates are high
 - Plastics recycling is **less than 5%**.
- Curbie spends **\$10,000/month** in tipping fees sending unrecyclable plastic bags to landfill (this does **NOT** incl. wages for labor to get bags off their equipment)
- Plastic films make up **10%** of residential waste stream; highest percentage of non-divertible waste
- Bunc. County uses about **132 million** bags/year

PROPOSED ORDINANCE - THE MOVE AWAY FROM PLASTICS BILL

- Prohibitions pertain to restaurants, retailers, and grocery stores at point of sale, as well as city-owned facilities
- No plastic bags
 - *Doesn't include bags used for produce, bulk items, meats, seafoods, flowers, etc.*
 - *Excludes bags sold in packages used to contain garbage, pet-waste, yard waste*
 - *Retail establishments may make available recycled paper bags at a cost .10 cents per bag*
 - *Fee exempts EBT card users on SNAP and WIC benefits*
- No polystyrene for food or beverage packaging for take-out
- Straws on request only
 - *Doesn't include hospitals and nursing homes*

ENFORCEMENT



- Was a small burden for most municipalities. Between 5 complaints a year to 15 a month
- Citizen Complaint Driven
- Follow up with letter to educate businesses
- No municipality we spoke with had been forced to fine
- All big retailers immediately came into compliance.



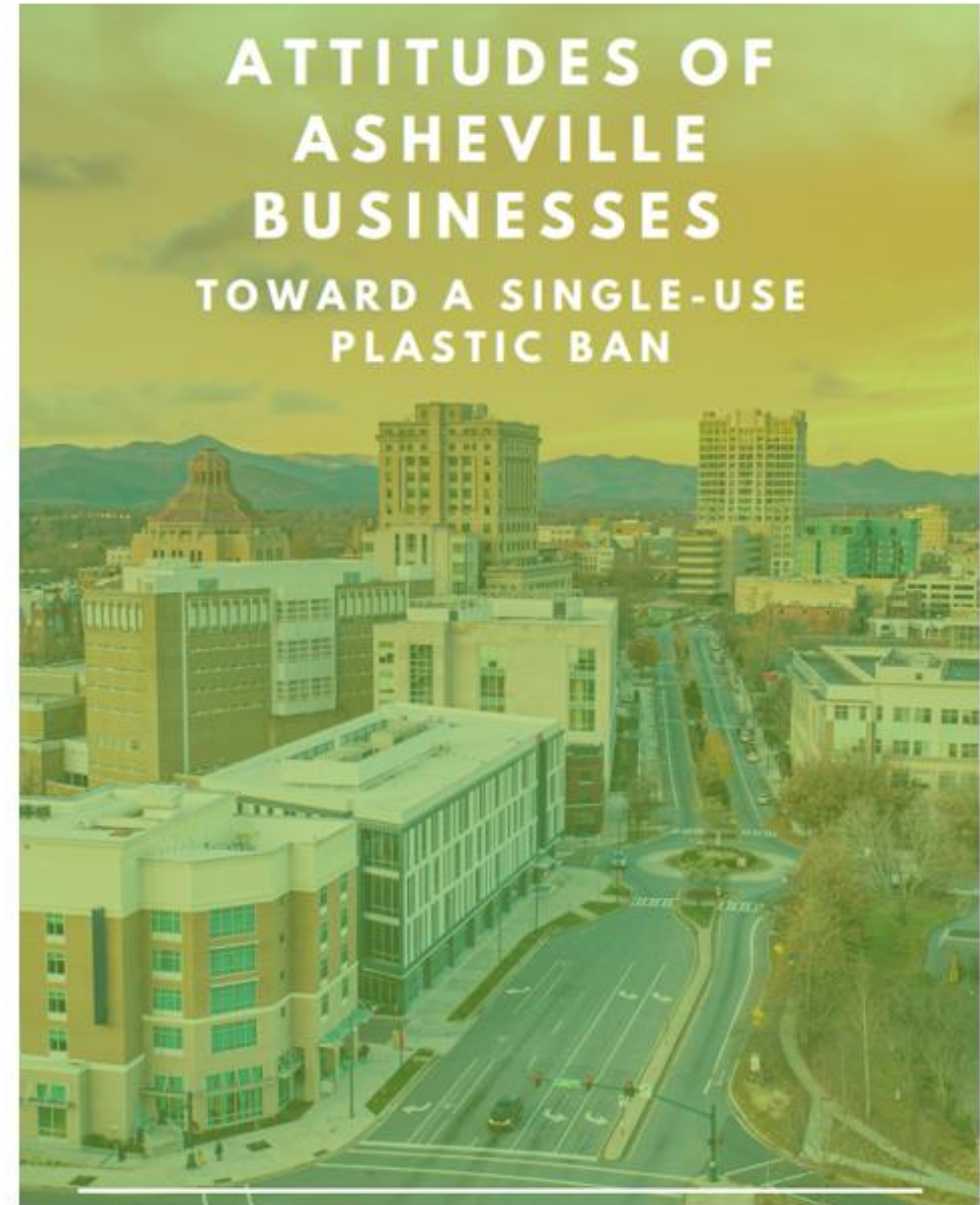
LEGAL HISTORY AND ANALYSIS



- About 500 local governments in the US have enacted plastics-reduction ordinances.
- Other cities in NC are considering the same.
- North Carolina law provides a strong foundation for local regulation of single-use plastics.
 - The general ordinance-making power is interpreted broadly.
 - The Solid Waste Management Act requires local governments to reduce waste at the source.
 - The Outer Banks law was enacted and repealed by the state legislature, and it does not affect local authority.

OUTREACH

- Plastic Free WNC Business Survey
 - Support bag ban, 86%
 - Support styrofoam ban, 92%
- Equity
 - 11 groups verbally support/agree and gave feedback on implementation strategies for their target populations
- Residents - 3000+ petition signatures
- City of Asheville survey - 80+% support; almost 7000 respondents, incl. 700 businesses



QUESTIONS?



New Business

Resolution #2023-013

Reduce Single-Use Plastics

JIM MCALLISTER, VICE-MAYOR

ERIC EDGERTON, COUNCIL MEMBER





Town of Woodfin

90 Elk Mountain Road
Woodfin, NC 28804
PH: (828) 253-4887
FX: (828) 253-4700

Resolution: 2023- 013

Passed _____

RESOLUTION TO REDUCE SINGLE-USE PLASTICS

WHEREAS, plastic pollution starts with fossil fuel extraction and harms individuals, communities, and ecosystems all along the supply chain. As plastic products degrade, they emit greenhouse gasses; and

WHEREAS, oil refineries, plastic manufacturers and incinerators are disproportionately located in low-wealth and low-income communities, which bear the brunt of the associated health impacts; and

WHEREAS, recycling alone is insufficient to meet these threats as plastic production is expected to increase 40 percent during the next decade, with plastic production accounting for 20 percent of global fossil fuel consumption, and the majority of plastics created cannot be recycled in standard curbside recycling programs; and

WHEREAS, single-use plastic bags degrade the environment, blocking storm drains, becoming entangled in treetops, and fouling public areas; and

WHEREAS, curbing the supply of single-use plastic will expand the lifespan of local landfills; and

WHEREAS, styrene, the main ingredient in polystyrene, has been declared as a probable carcinogen by the NIH, National Research Council, the World Health Organization, and others; and

a. NOW, THEREFORE, BE IT RESOLVED BY THE WOODFIN TOWN COUNCIL THAT:

1. If an ordinance reducing single-use plastics is adopted by Buncombe County, such ordinance will be automatically adopted and take effect within the Town of Woodfin at such a time as the Woodfin Town Attorney certifies to the Town Council that an ordinance falling within this description has been adopted by the Buncombe County Board of Commissioners.
2. Notwithstanding any legal requirements that may be adopted by Buncombe County or the Town of Woodfin, businesses are strongly encouraged to take immediate voluntary action to reduce the proliferation of single-use plastics in our environment, including:
 - a. Adopting a voluntary ban or fee on single-use plastics bags
 - b. Adopting a voluntary ban or fee on all single-use bags
 - c. Adopting an “upon request only” policy with regard to straws, plastic utensils, and other single-use items
 - d. Providing discounts or other incentives to customers who supply their own containers or service ware rather than using single-use items
 - e. Where single-use items are necessary, using more sustainable, plant-based materials; and ensuring that any compostable plastic items supplied by the business are disposed of in an adequate composting facility.
3. All entities of the Town of Woodfin government shall endeavor to reduce the use of single-use plastics in government operations and facilities.

Ordinance #2023-020 99999 Goodman Rd. CZ

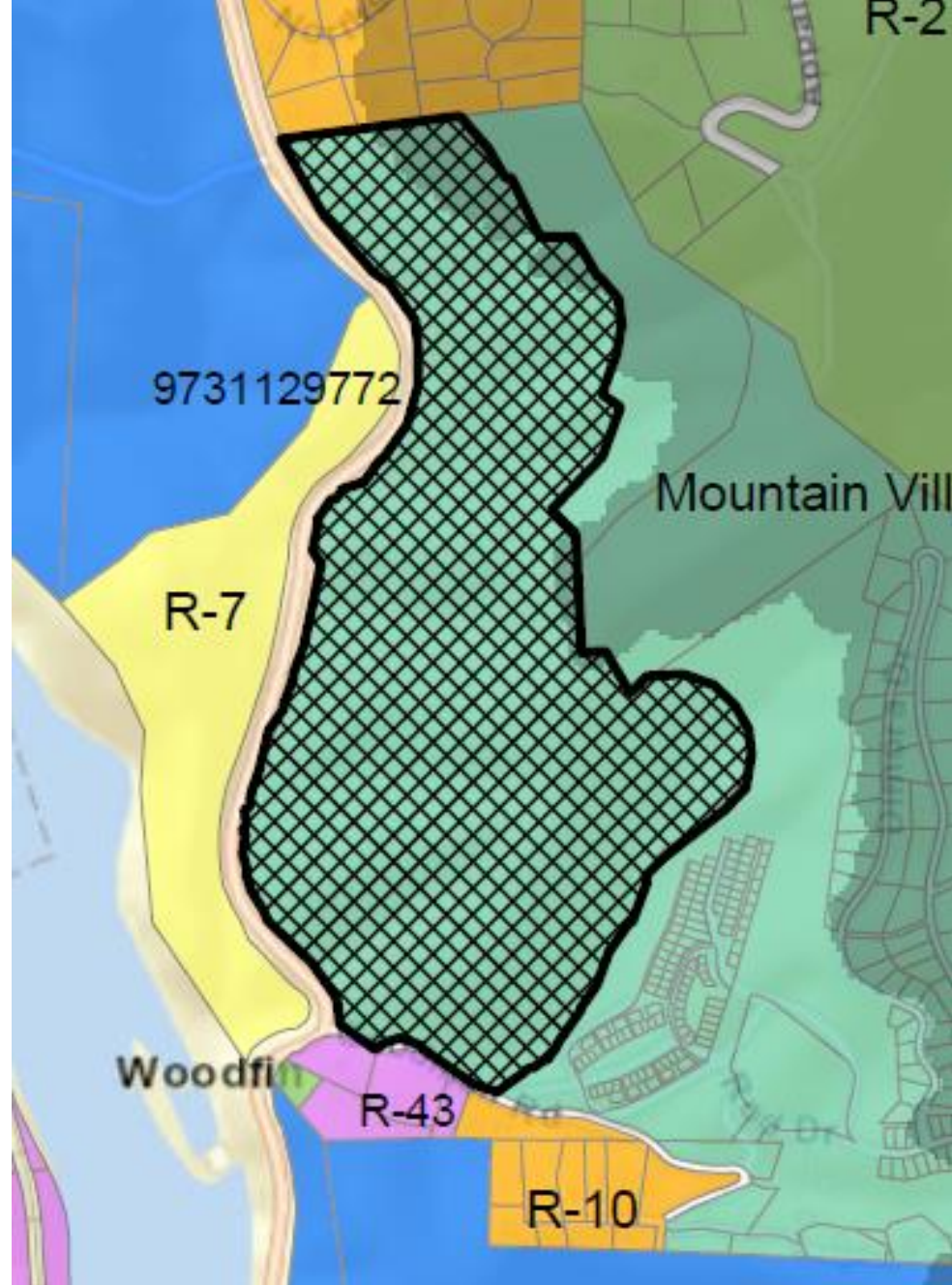
RICKY HURLEY, PLANNING DIRECTOR



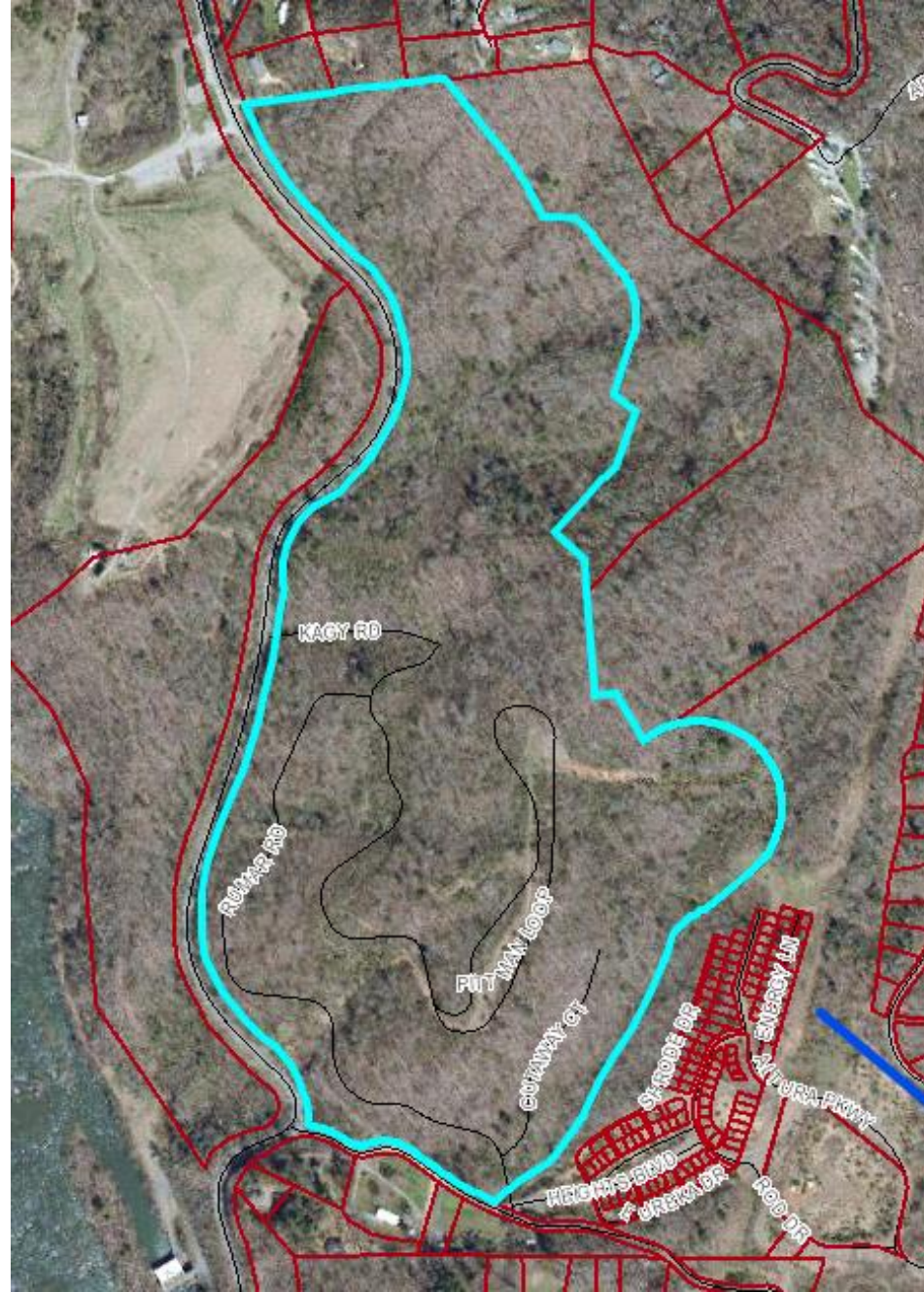
Summary of Request:

A request to conditionally rezone 89.7 acres located at 99999 Goodman Road from Mountain Village (MV) to Mountain Village - Conditional Zone (MV-CZ). The owner plans to develop a major subdivision with 300 single family and duplex homes.

Zoning Map



Aerial



Rendered Site Plan

- LOT TYPE**
- SINGLE FAMILY 208 UNITS
 - DUPLEX / TOWNHOME 92 UNITS
- PHASING**
- PHASE 1 (LOTS 1 - 61)
 - PHASE 2 (LOTS 62 - 111)
 - PHASE 3 (LOTS 112 - 165)
 - PHASE 4 (LOTS 166 - 208) (DUPLEX 1- 92)

- DEDICATED 20' NCDOT EASEMENT FOR FUTURE BIKE & PEDESTRIAN FACILITIES
- COMMUNITY TRAIL

STEEP SLOPE AREA (Above 2200' & 20% slope)
4.5 acres = 0.67 AC Max. Disturbance
= 0.36 AC Max. Impervious
= 3 Lots Max. (1.5 AC Min. Lot Size)

STEEP SLOPE DISTURBANCE = 10,381 SF OR 0.238 AC
STEEP SLOPE IMPERVIOUS = 2,728 SF OR 0.063 AC

OVERALL PROJECT DISTURBANCE = 37.80 AC (42.13%)
OVERALL PROJECT IMPERVIOUS = 11.13 AC (12.41%)

STREET TREE

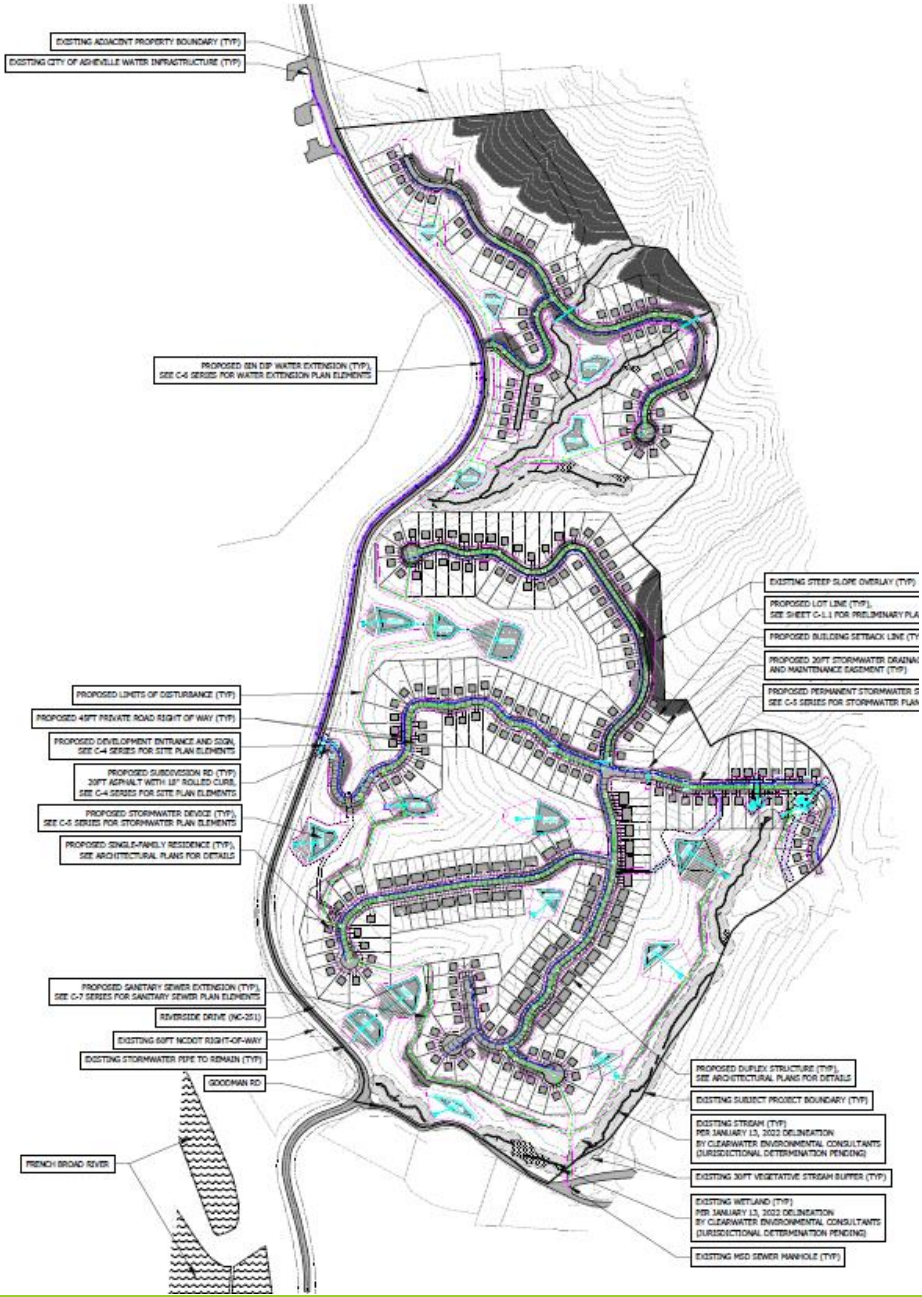
RECOMMENDED STREET TREE SPECIES

Key	Large Deciduous Trees
AB	Aster multiflorus Dogwood
BN	Betula nigra River Birch
LT	Liriodendron tulipifera Tulip Tree
PA	Platanus acerifolia London Plane Tree
QP	Quercus phellos Willow Oak



Riverside Community
Rendered Master Plan

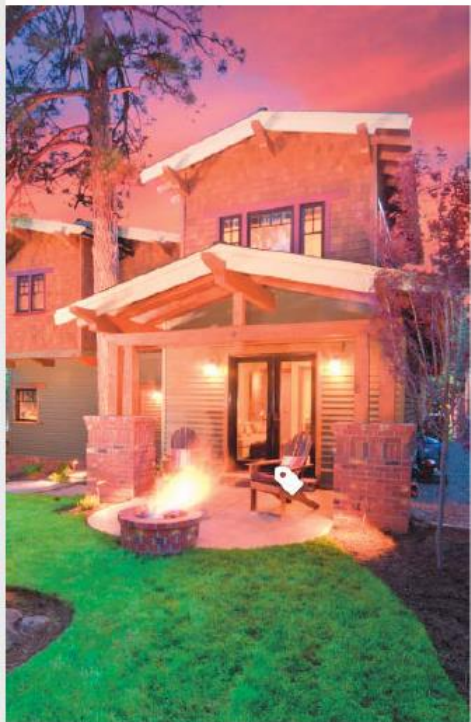
Master Plan



Elevations



Elevations



Street View – Riverside at Goodman Rd



Riverside Drive-Looking South



2601 Riverside Dr

Woodfin, North Carolina

Google Street View

Nov 2022

See more dates



Google



Riverside Drive-Looking South



Modifications Requested:

- Sidewalks are not included (interior trail network is proposed in lieu of sidewalk).
- Use of LED fixtures for street lights (will be dark sky compliant).

Recommendation:

The Planning Board of Adjustment recommended approval (6:0) of the proposed conditional zoning for the subject properties to Mountain Village-Conditional Zone (MV-CZ) while addressing multi-modal access along Goodman Road. Staff concurs with the Board's recommendation of approval, subject to the conditions in Exhibit D.

- Public Hearing -

Suggested Motion:

I move to approve the conditional zoning of 89.7 acres as shown on Exhibits A & B from Mountain Village to Mountain Village Conditional Zone, subject to the conditions identified in the Exhibit D-Project Conditions and [subject to the following additional conditions:](#)

1) *(Council to add conditions here, if applicable.)*

2)

and find that the 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. Encourages walking and promotes connectivity within the development through an internal network of trails with a linked system of open spaces.
2. 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.
3. Preserves Woodfin's environment and character by preservation of a significant portion of the parcel as open space.
4. Encourages low impact cluster development that preserves environmentally sensitive areas such as ridgetops, steep terrain, and areas adjacent to streams and creeks.

Closed Session
