



Town Council

SEPTEMBER 19, 2023

Presentations & Reports

Town Manager Report

SHANNON TUCH, TOWN MANAGER

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Contracts & POs

- August – Sept.

**CoDevelop
Architecture
\$460
(Basement Permit
Drawings)**

**Piedmont Truck
Center
\$79,618
(2024 Ford F350)**

Departmental Updates

- **Administration**

- Town Hall / Town Center

- September 5th - Steering Committee Meeting #4 (Design Prototyping)
- September 19th – Presentation to Town Council
- October 3rd – Steering Committee Meeting #5 (Design Reconciliation)

- Town Newsletter to go out end September/early October

Departmental Updates

- **Police**
 - Congratulations to Christopher Ammons on his promotion to Captain!
 - Lieutenant position assessment process upcoming (date TBD)
 - Welcome to Liza Rosenkranz
 - Basement upfit building permit application submitted

Departmental Updates

- **Stormwater**
 - Utility bills have been mailed
 - Reviewing infrastructure inventory to determine highest priorities
- **Parks**
 - 401 Permit from the State of NC for Riverside/Wave secured!
 - RFP for Riverside/Wave to be posted mid-October
 - Waiting for contract for Silver-Line Park Restrooms

Departmental Updates

- **Public Works / Facilities**
 - Field work to identify highest stormwater priorities
 - Salt shed work to begin at the end of the month, 90-day build
- **Planning**
 - Code amendments
 - September: Steep Slope updates
 - October: Nonconformities, Height, and Mountain Village clarifications
 - November: ADUs
 - Comp Plan: Draft expected end of Sept./early Oct.

Volunteer Recognition

Thank you
Walt Brewer!

Insert video

Town Hall Feasibility Study

SCOTT DONALD, LS3P

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Community Grant Program

JESSE BOECKERMANN, CATHOLIC CHARITIES

Community Grant Program

- **Town of Woodfin Grant Program**
 - \$6000 grant issued to Catholic Charities on February 2023
 - Focus has been on collaborating w/ Manna at the Woodfin Community Market & Black Locust Mobile Home Park distribution
 - The Woodfin Community Market has served over 4,000 families to date (representing over 20,000 individuals)
- **Supplies Provided**
 - 11,464 diapers
 - 960 rolls of toilet paper
 - 336 tubes of toothpaste
- **Funds Remaining**
 - \$1,156 (as of Sept. 1, 2023)

New Business

Zoning Text Amendment

RICKY HURLEY, PLANNING DIRECTOR

Summary of Request:

A proposed text amendment to clarify and reorganize existing standards and include various changes to Chapters 54-Zoning and 40-Steep Slope that will consolidate Steep Slope standards, including penalties for unpermitted tree removal and land disturbance, from Chapter 40 into Chapter 54-Zoning as part of a retitled Article X - Environmental Standards.

Steep Slope

- Consolidate Chapter 40 into Chapter 54-Zoning as part of an updated Article X.
- Enhance penalties for unpermitted land disturbance activities under Section 54-41.
- Add flexibility for setback reductions in exchange for reduced grading/land disturbance.
- Specify additional site plan & pre-inspection requirements.
- Require new trees to be large maturing, native species.
- New requirements for tree maintenance to follow ANSI standards (limits on tree pruning)
- Clarify by adding that retaining walls are considered stacked or tiered when horizontal (ground) distance between walls is less than individual wall heights.

Recommendation:

The Planning Board of Adjustment recommended approval (7:0) of the proposed wording amendment.

Staff concurs with the Planning Board of Adjustment and recommends approval of the proposed wording amendment. Based on feedback from the Board, staff further recommends:

- 1) Revisiting the civil penalties in the event of continued violations,
- 2) Reaching out to HOAs with information about steep slope requirements and civil penalties, and
- 3) Develop a policy authorizing the Planning Director to reduce or modify zoning fines under certain circumstances.

- Public Hearing -

Suggested Motion:

I move to approve the proposed text amendment **subject to the following additional conditions:**

- 1) *(Council to add conditions here, if applicable.)*
- 2)....

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:

Suggested Motion (cont'd):

1. Provides additional clarity and predictability to development requirements, thereby supporting economic development; and
2. Ensures that the Town's planning, zoning, and permitting processes facilitate sustained and positive development and support the needs of business and industry.
3. Preserve and enhance Woodfin's open space, natural environment, and community character.

Suggested Motion (cont'd.)

1. Provides additional clarity and predictability to development requirements, thereby supporting economic development; and
2. Ensures that the Town's planning, zoning, and permitting processes facilitate sustained and positive development and support the needs of business and industry.
3. Preserve and enhance Woodfin's open space, natural environment, and community character.

Closed Session
