

Town of Woodfin

Board of Planning and Zoning Meeting Minutes

Monday November 2, 2020

6:30 P.M.

Meeting

The Board of Planning and Zoning met at Woodfin Town Hall on Monday, 2020 at 6:30pm to conduct the following Business:

Meeting called to order at 6:29pm pm by Chairman Razza with the following Board members Present.

Kenneth Razza *Jay Grimmatt* *Barbara Lamb*

Jeff Angel *Patrizia Hoffman*

The invocation was conducted by Board Member Angel.

Approval of the Agenda: A Motion to approve the Agenda with 2 changes to New Business. # 2 and 3 part of New Business was needing to be stricken from Agenda due to lack of a quorum. Motion 1 was made by Board Member Angel and seconded by Board member Grimmatt. All in favor.

Approval of the Minutes: A Motion to approve the Minutes as presented was made by Board Member Hoffman and seconded by Board Member Angel. All in favor.

Public Forum: Open 6:30PM/Close 6:31PM

Citizens may address the Board concerning various topics after being recognized by the Chairman.

No comments.

New Business: Begin/6:32pm

- 1. Brief Presentation from John Holdsworth on an Upcoming Project. Planner (M. Saunders)** introduced **Developer (John Holdsworth)**. Mr. Holdsworth spoke to the Board regarding upcoming project in Woodfin. 83 Acres of project located in Woodfin, looking to annex 10 acres into parcel with an additional 5 acres in Asheville.
 - Density in Mountain Village Zoning allows for 17 units per acre.
 - Plans to construct 1545 units, will have a Town Center, and have retail space open to Woodfin and Asheville.
 - Proposing 1000ft. long and 100 ft. wide Park along river.
 - Anticipates Festivals and a variety of events to attract people to area.
 - Use Density (Hyper Footprint).
 - Try to keep as many trees as possible.

- Walked entire site and working with Architect (Andrew Rourke) designed plan for trees to be taller than buildings also plans to build to fit location.
- Discussed Moonlighting- Low voltage lighting in the trees that cast shadows down on the landscape.
- New type of parking garage. Each floor has own garage attached.
- Will build multigenerational housing.
- Each building will have amenities fit to suit that apartment.
- Also plans to build amphitheater.
- Property not just for renter. 10 Acre Parcel of land for hotel.
- Cost for project in = \$500 million with an estimated tax for the Town of Woodfin in the amount of \$1.5 Million a year.
- All units will have Riverview or Forestry.
- All employed locally except a few coworkers out of state.
- **Board Member Hoffman**-Bridge only entrance?
- **Holdsworth**-Second entrance on Richmond Hill Drive located on other side of River.
- **Board Member Grimmert**- Asked where Bridge will be in location to Railroad?
- **Holdsworth**- Bridge will be built over railroad.
- **Board Chair Razza**- Asked Holdsworth how Bridge is coming along across River.
- The property J. Holdsworth is trying to acquire for Bridge was Titled to Railroad in 1840.
- Engineer – Bridge will be DOT approved and be themed for the Parcel.
- Plans to have fully integrated Community.
- All units leased. No Condos are permitted in Opportunity Zone.
- **Hoffman**- How many Units?
- **Holdsworth**-1546 units. Plans to save as many trees as possible.
- **Razza**- Any other problems with Bridge? **Holdsworth** -Silverline Property owner in Canada turned down offer and turned down a Land Use Agreement. Need to get elected official involved with talks with owners of Silverline.
- Secondary site located at Republic Waste.
- **Hoffman**- Where was original site for Bridge planned?
- **Holdsworth**-Silverline Park. Secondary entrance on Richmond Hill Road. Will eventually eliminate switchback on road.

- 13 to 15 Intersections are included in Traffic study for this Project and will be working with DOT on project to approve.
- **Razza**-Traffic Study Engineer needs to explain how they are working with DOT on this project in future meetings. Traffic will also be an issue with the Community.
- **Hoffman**- What happens if all units are not filled?
- **Holdsworth**- Will be built in phases.
- **Board Member Grimmert**- Will Community have direct Riverfront access?
- **Holdsworth**- Yes.
- **Saunders**- **Questioned timeline.**
- **Holdsworth**- Initial Projects 10 to 15 months.
- **Hoffman**- Actual Finish time?
- **Holdsworth**- Finish time depends on approval of bridge location. Bridge sets tone for Community.
- **Razza**- Thanked group for presentation.

2. Variance Request – 30 View Street. Stricken from Agenda until later date.

3. Variance Request- 57 Villa Nova Drive. Stricken from Agenda until later date .

- - *** Planning Director (Addrienne Isenhower)** Introduced herself to the Board and discussed upcoming votes:
 - Will be calling for a Public hearing to lift the Moratorium on Mountain Village.
 - Suggesting reducing units per acre from 17 units to 8 units.
 - Board will also need to consider lifting Moratorium on Mountain Village at next meeting.
 - Update Ordinance- Comprehensive Plan Nov. or Dec.
 - Razza- Needs Total Rebuild. Having trouble locating any information on R-7 , and R-10 Ordinance.
 - **Isenhower**- Look at the Town as a whole. Districts.
 - **Hoffman**- Can Mountain Village be eliminated?
- Razza**- Concept was for density.
- Grimmett, Saunders**- Discussed mistakes made with past projects on Reed Street and City View.
- Saunders**- City View is appealing.

Isenhowe-Also need to work on Steep Slope Ordinance.

Grimmett- Mistakes are inevitable in learning process.

Adjournment: 7:25pm