

To: Ricky Hurley, Planning Director
From: Chad Meadows, CodeWright 
Date: 9-18-26
CC: File, Karen Mallo
RE: Blueprint Woodfin
Task 2, Code Diagnosis Trip 2 (April 2026) Trip Notes



MESSAGE

These are the meeting notes from the Blueprint Woodfin LDO project Task 2, Code Diagnosis (trip #2) trip conducted in Woodfin on April 21, and April 22, 2026 (Trip #1 was conducted on December 2 and 3, 2025). These notes document the activities conducted during the trip and summarize the discussion. Copies of presentation slides are also included.

Blueprint Woodfin is an effort being undertaken by the Town and CodeWright Planners to update the Town's current development regulations into a new consolidated Land Development Ordinance ("LDO") and associated zoning map. The new LDO is a single document that integrates the current zoning, subdivision, floodway, signs, stormwater, and related standards into a modern, easy-to-use document that implements Woodfin Together and other adopted policy guidance.

Some of the goals for the new LDO include:

- Increased procedural clarity, particularly in dealing with prior master plan development approvals;
- Better address transportation (including pedestrian access) in light of the challenging terrain;
- Coordination with the wide variety of service providers and agencies operating in the area;
- Place-making to help establish a recognizable town center or village center;
- Protecting and interfacing with environmentally sensitive resources like steep slopes and riverfront; and
- Increasing housing choices and options for residents.

This Code Diagnosis trip was the second in Task 2, and was another opportunity for the consulting team to travel to Woodfin to meet with the Town Council and Steering Committee, discuss the preliminary strategy for dealing with the recent downzoning legislation, and continue to tour commercial corridors in Town. The trip included the following five main activities:

1. Status update meeting with Town staff;
2. Meeting with Town Attorney;
3. Town Council Meeting 2 (Code Diagnosis review);
4. Staff-led tour of commercial corridors;
5. Office hours; and
6. Steering Committee Meeting 3 (Code Diagnosis review).

The following pages provide additional details on these activities. This information and other project-related information is available for inspection on the project webpage at www.blueprintwoodfin.com.





1. Status Update Meeting with Town Staff

Around 12PM, Town staff and members of the consulting team began a status update discussion. The emphasis was placed on stormwater provisions.

Town staff and the consulting team confirmed that the Town's flood standards (currently in Chapter 14 of the Town Code) will be located in their own LDO chapter (configured as a stand-alone chapter with its own procedures, definitions, and enforcement-related provisions). The team then discussed the new 2026 State model flood ordinance, and the need to ensure the Town's new standards are consistent with the updated State model. There was also considerable discussion regarding outdoor storage of buoyant material within the floodplain. The voluntary CFHA standards in the new State model flood ordinance allow the Town to apply standards not included within the State model or within the NFIP system related to outdoor storage- the issue is how do we enforce it? Resolved to continue consideration during the Annotated Outline task.

Staff described their plan to revisit and remove the current three-acre cap on individual stormwater control systems. The current standards require stormwater control measures that are sized to handle the runoff from areas no larger than three acres – the plan is to review and revise these standards in the new LDO. There was also discussion about potentially increasing the 1-year storm requirement upwards to the ten-year storm, or, as an alternative to changes to mandatory standards, inclusion of new incentives to encourage an applicant to go beyond the 1-year storm for the sizing of the control measures. The group also discussed new incentives for dry ponds as supplemental systems added to other retention or active control measures.

2. Meeting with Town Attorney

Around 3P the consulting team conducted a meeting with the Town's legal council. The primary purpose of the meeting was to review the consulting team's approach to drafting new code language that properly responds to the recent downzoning legislation (Session Law 2024-57).

Session Law 2024-57 bars local governments from initiating a zoning text or map amendment that creates a downzoning without first getting consent from all landowners who would be subject to a downzoning by the amendment. In this context, an amendment that does any of the following three things would be considered to create a downzoning that would require prior landowner consent: a reduction in the range of permissible uses; a reduction in allowable residential density; or rendering existing development on a non-residentially-zoned lot as nonconforming.

Addressing the use reduction requirement: This is fairly straightforward. The new LDO will not reduce the range of allowable uses in any existing zoning districts. In some cases some current uses that might currently be permitted with a zoning permit or other administrative review might be converted to special use permit review. Conversion to a special use permit requirement is not a reduction in the range of uses. Some uses might be permitted in a conditional zoning district as well as in the current conventional districts where already permitted. New zoning districts that do not currently exist and that are not proactively applied by the Town (but instead may available for request by a landowner) may include whatever uses the Town considers appropriate. However, after establishment, no subsequent town-initiated amendment may reduce the range of allowable uses in these districts without prior landowner consent. The use table comparison in the Annotated Outline will compare the current range of uses by





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zoning district with the revised range of uses by zoning district. This allows the LDO to address new uses and re-organize use management in a more efficient way without creating a downzoning.

Addressing the density reduction requirement: This is also straightforward. Essentially, the new LDO will not lower the maximum allowable residential density for any existing zoning district. The LDO is expected to include some options and incentives that may allow an applicant to increase their maximum residential density through inclusion of sustainable development features or other preferred forms of development. As with the use-related provisions described above, new zoning districts that are made available for request but not applied proactively by the Town may include a new maximum residential density of the Town's choosing without need of landowner consent. However, as with the use-related provisions, once this new district is established on land, the Town may not reduce the maximum density in these districts without first obtaining prior consent from all affected landowners.

Addressing the nonconforming issue: This is the most difficult issue to address. Essentially, Session Law 2024-57 makes it impossible for the Town to prepare new rules or alter existing rules that render existing development on lots in non-residential districts as nonconforming without first obtaining consent from all affected landowners. This could include changes to required landscaping, changes to design controls, changes to sign standards, changes to use standards, changes to stormwater standards or flood prevention requirements, and many other aspects. It does not limit the Town from preparing new rules or amending existing ones that apply solely to new development proposed after the rule takes effect. Nor does it prohibit the Town from drafting new rules or changing existing ones in ways that render existing development on lots in *residential* districts as nonconforming; the protections in SB 2024-57 are only extended to existing development on non-residential lots.

Aside from the consent issue, which will need to be addressed through new procedures and requirements (for example, citizen-initiated text amendments can not be pursued unless and until the Town ensures that approval of such an amendment will not create a downzoning), the non-conforming aspects of the Session Law pose two additional challenges: 1) tracking nonconformities going forward [including those nonconformities that existed prior to Session Law 2024-57]; and 2) finding a way for the Town to naturally amend its LDO standards over time without having to apply differing sets of standards to potentially the same land or uses based solely upon when the development was proposed.

Example for consideration: The Town has rules for gas stations prior to the new LDO's adoption. The Town wishes to revise these gas station standards as part of the LDO. If the revised gas stations contemplated in the new LDO include new requirements that existing gas stations can not meet, then these existing gas stations would be rendered non-conforming by LDO adoption. Creation of a nonconformity is not allowed without prior landowner consent. In order to avoid the difficult process of obtaining consent from all gas station owners, the Town may choose to apply the new gas station standards in the LDO solely to new gas stations. That makes two sets of gas station standards – the ones existing before the new LDO that are applied to gas stations that pre-date the LDO, and the ones established in the LDO which are applied only to gas stations established after the LDO adoption date. Same use; two different sets of standards - applied based on when the gas station is proposed. Now as a thought experiment, move the clock forward four years, and assume that the Town decides further gas station standard revisions are necessary. As with the adoption of the LDO four years prior, applying any new standards that existing gas stations can't meet would render them non-conforming, and would require consent. And again, like before, the Town would likely draft the standards so as to only apply to new gas stations proposed in the future. Now, same gas station use, but there are three sets of standards. This is an untenable situation when one considers that a LDO includes standards for over different 100 uses, and that new uses are created all the time.

Generally speaking, and based upon some of the thoughts explained above, we suggest that the new LDO be crafted to allow existing, lawfully-established development to continue as is, in perpetuity, unless and until a landowner seeks to do one of the following three actions: 1) change the existing principal use to a different principal





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use, 2) increase the amount of impervious surface on an existing lot of record, or 3) initiate changes to the footprint of an existing principal structure in ways that result in the addition of more floor area. In cases where existing development in place prior to the effective date of the new LDO is proposed for a change of principal use, addition of impervious surface, or a change in footprint, then those actions would be considered as “new” development subject to all applicable development standards in place at the time of application.

In cases where changes to existing development cannot comply with the LDO, then the applicant may pursue one of the following alternatives: approval of a variance, approval of a conditional rezoning, or approval of a nonconforming authorization. The nonconforming authorization allows redevelopment that does not comply with the standards of the new LDO to deviate from the LDO’s standards. It is, in effect, “permission” to become nonconforming.

Town legal staff suggested that this three-pronged approach is acceptable, but suggested that the approach be supplemented with an additional caveat that there is a build-back time limit of up to 12 months after voluntary destruction or casualty damage. In other words, existing, lawfully-established development that pre-dates the LDO that is voluntarily demolished or that suffers catastrophic casualty damage after the effective date of the LDO may be replaced without complying with the new standards for a maximum period of 12 months from its destruction or removal. After 12 months, any replacement development must be fully compliant with the LDO. Further, the LDO should allow for a range of de minimus changes to existing development (like the addition of one additional parking space, addition of signage, or other minor changes) to be accomplished without requiring full LDO compliance or requiring one of the three compliance alternatives.

The Annotated Outline will expand on the discussion here about our suggested approach for addressing Session Law 2024-57.

3. Town Council Meeting (#2) – Code Diagnosis Review

At 6:00PM during the regular Town Council meeting conducted on April 21, CodeWright presented an overview of the Code Diagnosis to the Town Council. The purpose for the presentation was to present the Code Diagnosis document to the Council and answer general questions about the project. The following sets out the questions posed by Council members, organized by topic area:

Topic: Project Tasks/Schedule

Question: What is testing?

The Testing task is an opportunity to apply the draft regulations to recently approved site plans to see the impacts of the draft regulations on development outcomes and look for flaws or unanticipated consequences in the provisions. It is often conducted with members of the development community. It involves re-doing 4-5 recent site plans and discussing the outcomes with the community and document suggested changes to the draft regulations prior to the commencement of the adoption process.

Topic: Key Themes for Improvement – Key Theme 1 Easy to Use/understand

Question: Self-codification? Is it common?

Self codification is a process where a local government maintains its development regulations in Microsoft Word, and uses this application to prepare amendments in the tracked changes function of Word. This approach then allows the Town to provide pdf versions of the proposed amended text, and then accept or reject proposed changes quickly after a Town Council decision on a text amendment. This process is much cheaper than using an outside codifier (the Town





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currently uses Municode) and allows text amendments to be made available to the public faster. This approach is becoming more common as it allows more control and faster update of regulations.

Topic: Key Theme 2 - Implement Policy Guidance

Question: How do you prepare zoning districts? Do you compare apples to apples (use similar communities)? Unique?

The new LDO will review and revise the Town's current line-up of districts to create new intuitive names, consolidate current districts (where that makes sense), add new districts, and remove or limit some current districts like Mountain Village. While the process is not unique, the district provisions will be customized to Woodfin.

Question: What is going on w/state law?

The NC General Assembly changes/adds to planning law every year. In many instances, these changes involve increased pre-emption of local control or limitations on local government's exercise of their development regulations. Session law 2024-57, the Downzoning Bill, is a great example of these kinds of changes. Local governments no longer have the legislative discretion to reduce allowable use types, lower densities, or create nonconformities like they used to. It is possible the General Assembly believes local governments are over-stepping their authority or are implementing local laws contrary to the general Assembly's desires, which is why we are seeing more pre-emption and greater limitations on local governments.

Question: Where is MF allowed?

This question is currently under consideration. The Annotated Outline will include a new summary use table that describes the consulting team's recommendations for where multi-family can best be accommodated. We do note that it is becoming more common for small-scale forms of homes at slightly higher densities (like duplexes, triplexes, and pocket neighborhoods of tiny homes) are becoming more common. Readers should expect these more modern and more "gentle" density types of uses to be encouraged in Woodfin.

Question: How does LDO protect community character in this political climate?

One of the best ways to protect community character is to structure the regulations to incentivize forms of development that are consistent with or that promote development that is consistent with documented community character. Modern approaches to this issue blend incentives and disincentives to promote development consistent with desired community character as it is articulated in the Comprehensive Plan.

Question: What changes in "new" conditional zoning?

The suggested approach to conditional zoning has about four main components. First, we suggest the planned development approach be replaced by conditional zoning. Secondly, we suggest the new LDO include three or four different generic kinds of conditional zoning district designations (rather than parallel district based on current conventional districts) that are based on use type (e.g., Residential, Commercial, Mixed Use, etc.). Third we suggest two kinds of conditional districts – limited and unlimited. Any applicant seeking conditional zoning can choose a limited or unlimited application. Limited applications propose conditions that only exceed current standards. Unlimited applications may seek deviations or reductions in addition to the flexibility to exceed standards in other areas. The fourth change is that unlimited applications must be supplemented with evidence document how and in what ways the proposed development with its requested reductions is superior to a strict application of the standards.

Question: Isn't this [conditional zoning] now we do it today?

While the conditional rezoning approach is the same, the current provisions do not establish generic district types, list the conditional districts in the use table, limit some new uses (like data centers) solely to conditional districts, and there is no clear guidance currently about how a conditional rezoning applicant may demonstrate a superior development.

Question: Mountain Village Legacy District → What if a parcel is contiguous to a lot currently zoned Mountain Village; can that lot's owner also request the Mountain Village district?





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No. Based on its designation as a legacy district, development in the Mountain Village district may continue in accordance with the approvals that established it. The Mountain Village district boundaries may not be changed. Applications seeking to "grow" an area zoned Mountain Village must be filed as conditional rezoning applications, which may replace or be in addition to areas already zoned Mountain Village.

Topic: Key Theme 4 - Raising Bar for Quality Development

Question-can we make environmental changes that create nonconformities?

Session Law 2024-57 does not limit local governments from adopting amendments that create nonconformities – it just requires landowner consent first in cases where such amendments create nonconformities on lots in non-residential districts. Requirements for prior landowner consent are not applied in cases where text amendments render existing development nonconforming on lots in residential districts.

Question-Design standards for residential uses?

The NC General Assembly has recently barred local governments from applying certain design controls to uses subject to the building code requirements for one and two-family homes (as well as triplexes, and quadplexes). Local governments may still apply design requirements as conditions associated with a conditional rezoning, or may offer incentives to residential developers who voluntarily follow residential design guidelines. It is important to note that multi-family developments and manufactured homes may still be made subject to design standards.

Key Theme 7 - Broaden Housing Options:

Question: ADU-internal vs. external?

We suggest the new UDO distinguish between internal and external ADUs. An internal ADU is one located entirely within an existing single-family detached dwelling. We suggest this be permitted without a requirement, subject to some standards (since it can and does occur without local government approval already). External ADUs are units that take place in detached or attached structures, also have standards, and require permit approval.

Question: Affordable Housing options?

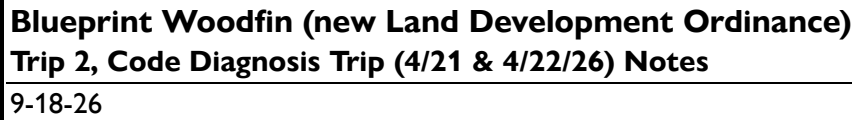
North Carolina does not permit inclusionary zoning, so local governments may only require affordable housing with special authorization (not likely) or by incentive. We suggest a series of incentives be included in the LDO that exempt this kind of housing from density limits. We also suggest that the conditional zoning process include mandates (in the form of conditions) that require existing affordable housing units (formal and informal) to be retained during the redevelopment process.

Question: Applications submitted prior to new LDO have permit choice?

Yes, North Carolina laws allows applicants who have submitted applications that are considered complete but not yet decided, to go forward under those applications even if the rules changes after their application was submitted. This does have some limitations, but it is designed to protect applicants from changes in the rules.

Copies of the presentation slides are included below:







4. Staff-Led Tour of Commercial Corridors



Around 9:30A on the morning of trip day 2 (April 22) Town staff and the consulting team took a driving tour of several commercial corridors (like Weaverville Road, Reynolds Mountain Road, and Riverside Drive) to identify and discuss some the challenges facing the Town with respect to new development and redevelopment along the corridors. Topics included a desire to redevelop existing corridors, building placement relative to the street (based on topography), parking placement, options for streetscape landscaping, design provisions, sidewalks, signage, and redevelopment-related concerns. Photos from the tour are attached.

There is a desire to move away from fully paved front lots with no access management where cars can back out directly onto the adjacent roadway.

There is a desire to better control grading associated with new development so that there are not drastic grade differentials between adjacent lots.

There is a desire to limit retaining wall heights along streets to a maximum of between four and six feet above grade.

There is a desire to maintain the Town's existing small, quaint buildings that serve as business incubators.

The community likes the small-scale neighborhood/commercial feel of Riverside Drive near Silverline.

Staff feels the three-lane Weaverville Road cross section is well suited to auto traffic and provides adequate pedestrian travelways.



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5. Office Hours

No-one signed up for office hours meetings this visit.

6. Steering Committee Meeting (#3) – Code Diagnosis Review

At 4PM on April 22 the Consulting team conducted the third meeting (of 7 total) with the Steering Committee to overview the Code Diagnosis document. The Code Diagnosis is the “shopping list” of proposed changes to the Town’s development regulations based on stakeholder input, the team’s review of the current regulations, changes in State legislation and national best practices. This session went into great detail on the document and included numerous questions and answers.

In terms of project status, Blueprint Woodfin has 8 steps in its scope of work – this presentation is the completion of Task 2. The eight project steps (tasks) are listed below:

1. Project initiation (finished)
2. Code Diagnosis (wrapping up)
3. Annotated Outline
4. Initial Draft
5. Revised Draft
6. Testing
7. Adoption
8. Delivery

The Code Diagnosis (Task 2) is a framework for discussion about how to improve the Town's Development Regulations. It includes a brief project introduction, a series of seven key themes for improvement to the existing regulations, and three appendices, including:

- A Summary of the Town’s Adopted Policy Guidance
- A very detailed Current Ordinance Review
- The Stakeholder Interview Summary

The Code Diagnosis discusses the 6 project goals of the Blueprint Woodfin project, which include:

1. Implement Policy
2. User Friendliness
3. Highly Illustrated Code
4. Predictable Processes
5. Updated Districts
6. More Innovation/Flexibility

The primary element in the Code Diagnosis document is the seven key themes for improvement. The key themes for improvements are groups of related recommendations for change. The Blueprint Woodfin Code Diagnosis includes around 80 recommendations organized into the following seven key themes::

1. Make the LDO Easy to use
2. Implement Woodfin's Adopted Policy Guidance
3. Increase Procedural Predictability
4. Raise the Bar for Quality Development





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5. Add Incentives & Flexibility
6. Promote sustainability and Resiliency
7. Broaden Housing Options

Following discussion of the key themes, there were several comments and questions posed during the presentation to the Steering Committee, which are listed below:

Why is the Project Delayed?

Session Law 2024-57 by the General Assembly “the “downzoning bill” has created many difficulties in overhauling development codes. At first, it seemed like there was a ground swell of opposition from local government, numerous request for exemption (from over 100 local governments, including Woodfin), and the potential for a repeal bill. It takes time for these things to work through the process, and we wanted to give it time for the bill to be repealed. It has not (and will not be repealed unless there is a change in majority party) and exemptions will not be granted. So, the Woodfin LDO must be crafted in ways that comply with the downzoning bill

Will there be Hyperlinks in the new LDO Document?

Yes – any text in the LDO that references a particular section in the document is a hyperlink. Clicking the term with the mouse (in the digital version) takes the reader to that location in the document. The LDO should not include links to external websites because these can change and if they do, the LDO will become outdated. The Staff could consider having a landing page for the LDO on the Town’s website that includes links to outside documents there. This approach allows easier update without conducting a public hearing (as is required for revisions to the LDO).

What about “Hover Over” Defined Terms?

Some digital codes include “hover over” functionality that displays a term’s definition in a pop up window when a mouse is hovered over the term in the digital version of the text. This is a .html function and is not included in the Word or pdf versions of the LDO. There are over 100 pages of definitions so most terms are defined. In addition, the LDO is organized in alphabetical sequence where possible. Chapter names are in alphabetical sequence, and sections are listed in alpha sequence wherever possible. This helps readers navigate the document.

The Code Diagnosis Contemplates Combining some Current Zoning Districts – why and what will result?

Many codes (including Woodfin’s current regulations) have more districts than they need. It is also not a bad idea to reduce the number of districts generally so new districts (like those anticipated in newly-adopted policy guidance) can be included. When existing zoning districts are combined, they usually get a new name and abbreviation. To avoid the creation of nonconformities, the district with the most permissive requirements becomes the basic standard for the new consolidated district. In that way, the new consolidated zoning district is a partial “up-zoning” for one of the districts. In the case of Woodfin, the RZ1 and R43 districts are consolidated to allow lot sizes of 21,000 square feet. The new downzoning bill will likely cause most local governments to move away from conventional zoning districts towards conditional ones to allow more ability to modify the densities, uses, and standards over time.

What is the Administrative Adjustment?

The Administrative Adjustment procedure is a means to allow Town staff to consider and approve very minor deviations from certain numeric standards (except density, which can not be deviated via an administrative Adjustment) based upon specific criteria. It is a “safety valve” provision to accommodate post approval construction errors or new development on difficult sites. There are specific instances when an Adjustment can be requested, and specific standards under which staff can grant the request, and in no instance is the amount of deviation more than 10 percent of the applicable code requirement. Requests that exceed the amount of allowable deviation or that seek deviations from things ineligible for an Adjustment will require a Variance that is decided by the Planning





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Board of Adjustment. The exact range of things available for adjusting and the maximum percentage may be considered and revised during drafting, and it is possible to apply different percentages for different features or in different locations. Administrative Adjustment applications may be filed with an initial application or after an approval of a Site Plan or Building Permit. We suggest the Town consider a web-based application notification system to inform the community of when new applications are submitted and when staff approvals of those applications have taken place to help keep the public informed about administrative reviews.

Administrative Decision-Making Generally

Recently, there was an application for a 30-foot-trall retaining wall at a substation that was decided administratively, which took many by surprise. Administrative decision making can take place outside of the public's awareness and sometimes the appeal period runs before people are aware that an application has been decided. We suggest the LDO not include individual notice provisions for applications that do not require public notice by the General Statutes as this creates legal exposure for the Town. Instead, we suggest additional notice could be provided on a case-by-case basis as a matter of policy - but not as a code requirement. We also suggest the Town begin posting information on submitted applications, recent approvals, and timelines for appeal (along with clarifications regarding who has standing to appeal a decision) on the Town's website.

What to do about Incomplete Master Planned Communities?

The Town has several master planned communities that have been commenced but are not yet complete (including the required subdivision of land). The current code is not as clear as desirable when it comes to vesting and expiration of these approvals. The new LDO includes a new section specifically addressing prior master plan approvals and their associated vesting terms. Going forward, all master plans are considered as plans subject to maximum vesting terms rather than approvals that run with the land forever. Incomplete developments that can not furnish proof of a Town-approved master plan will need to undergo a Determination to clarify their vesting status, but it is likely these kinds of development will be required to undergo a new review process subject to the rules in the LDO before further development may take place.

What about Design Standards for Residential Development?

Recent statutory changes in North Carolina have removed the authority of local governments to regulate "design elements" associated with one- and two-family residential development (including townhouses). Design elements include windows, doors, garage location, porches, exterior materials, and similar features. The State has recently expanded the design rule pre-emption to apply to triplex and quadplex development of less than 3 stories in height as well. Local governments may apply design controls to these uses if the landowner is willing to comply or may apply them as conditions of approval. The new LDO will include voluntary guidelines and various incentives to encourage developers to include higher quality residential design features. The most likely scenario regarding the application of design provisions to certain forms of residential development is that the Town will apply its residential design guidelines as conditions of approval during the conditional rezoning application process.

Will every new Development Require Sidewalks?

The LDO will include new sidewalk standards that are applied along commercial corridors and in mixed-use areas, but they are not required everywhere. There will also be new greenway/"sidepath" standards for residential areas and in locations that can establish or complete strategic pedestrian connections. In these locations, greenways or sidepaths can be credited towards open space and sidewalk requirements. Some have asked about how the Town will ensure construction of sidewalks along existing NCDOT roads in infill contexts. Some development codes include complex fee-in-lieu systems that create revenue streams for sidewalk retrofitting, but this can be administratively burdensome and could create some legal exposure for the Town. It is more likely the Town will consider to seek State and federal grant funds for sidewalk network connections in already-developed areas (new





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developments even in infill contexts will be subject to sidewalk installation requirements even if existing connections do not already exist)

Will the new LDO Continue to Regulate Steep Slopes/Ridges?

There is a clear desire in the Town's adopted policy guidance to continue to protect steep slopes, and the current more intensive development review process for development in steep slopes will be carried forward. In addition, the new LDO will include hilltop/ridgeline protection standards intended to keep development on hillsides obscured from view from lower elevations, to the extent practicable. The new LDO will apply larger lot sizes, reduced lot coverage, and more flexible setbacks to lands with steep slopes. Hilltop and ridgeline lots will have lower maximum heights, increased tree retention provisions, and incentives for use of exterior materials that blend in with vegetation. These standards will be applied in residential districts and new conditional districts, but the new standards will not be applied to existing development.

What About Murals?

Murals are a desirable form of expression that help support the Town's community character. The new LDO will not regulate murals, but will include standards that address portions of murals that include a commercial message as wall signs. In this regard, a mural may include a commercial message, but it will be subject to the standards (including maximum area) applied to wall signs. In no instance may a mural include more commercial message area than is allowed for a wall sign. The new LDO will update all the sign provisions generally for more clarity and easier administration (including consistency to recent changes in State law regarding nonconforming signage). The standards may include new incentives that impact allowable signage based on the degree to which new development incorporates sustainable development features.

What about Affordable Housing?

Affordable housing is a very important issue for the Town. Protections for manufactured housing will be continued in the LDO, and the LDO will include new incentives for provision of affordable housing as part of conditional rezoning applications. The LDO will also include a variety of new housing types like conservation subdivisions, bungalow courts, pocket neighborhoods, and live/work units that will broaden housing options.

What about Traffic?

The topographic conditions in Woodfin make roadways and road capacity issues especially difficult to manage. The French Broad River plain is the only relatively flat land in the Town and much of that area is within the floodplain. The new LDO will include new transportation impact analysis provisions that seek on-site and off-site improvements with new development applications. The standards will seek roadway improvements or payment of a fee-in-lieu when the current roadway does not meet the Town's minimum standards.

What Happens Next?

Following review and discussion of the Code Diagnosis (Task 2), the consulting team will prepare the Annotated Outline in Task 3. The Annotated Outline is a "dress rehearsal" for the LDO and includes the new LDO's structure and contents with summary details supplemented with some new provisions like the principal use table, applications procedures table, and the zoning district translation table. Once drafted, Town staff will review the Annotated Outline, then the consulting team will return to Woodfin to overview the Annotated Outline. Once reviewed, the LDO will be drafted based upon the contents of the Annotated Outline.

The following page includes copies of the slides presented during this meeting:

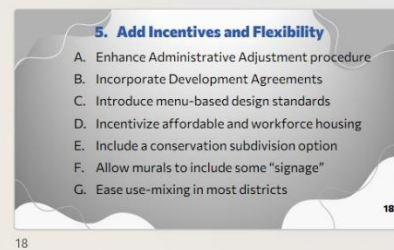
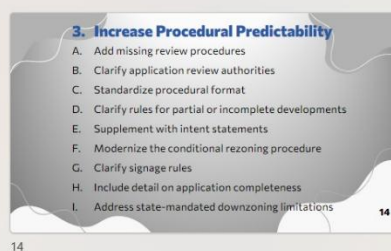
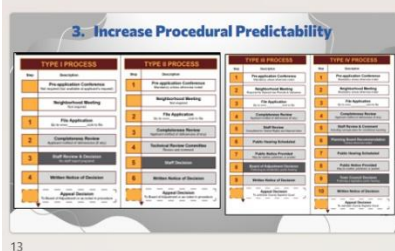
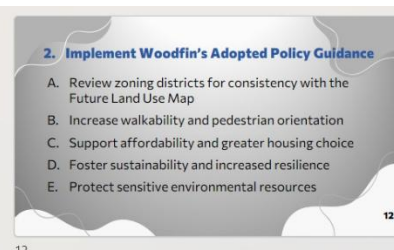
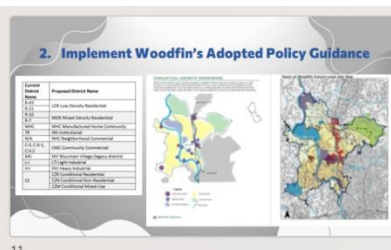
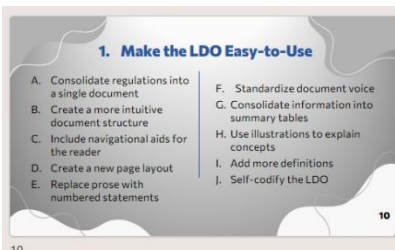
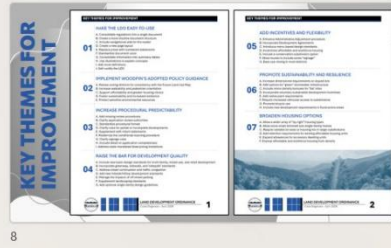
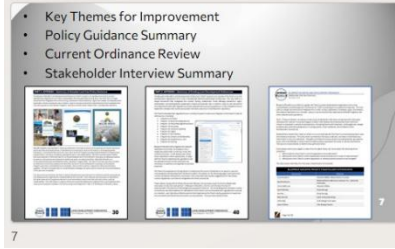
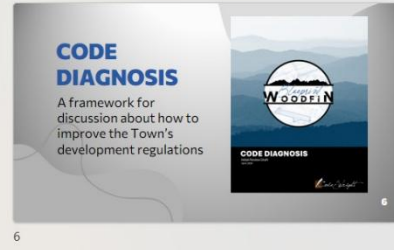
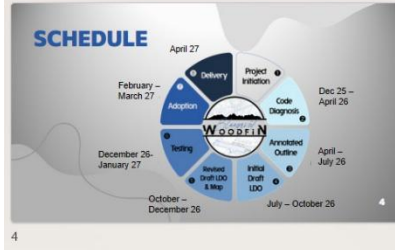
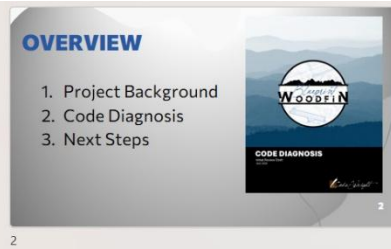




Blueprint Woodfin (new Land Development Ordinance)

Trip 2, Code Diagnosis Trip (4/21 & 4/22/26) Notes

9-18-26





Blueprint Woodfin (new Land Development Ordinance)

Trip 2, Code Diagnosis Trip (4/21 & 4/22/26) Notes

9-18-26

6. Promote Sustainability and Resilience



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6. Promote Sustainability and Resilience

- A. Increase dimensional requirements on sloped lots
- B. Add options for "green" stormwater infrastructure
- C. Include minor density bonuses for 'flat' sites
- D. Incorporate voluntary sustainable development incentives
- E. Add native plant requirements
- F. Require increased vehicular access to subdivisions
- G. Promote bicycle use
- H. Include new development requirements in flood-prone areas

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7. Broaden Housing Options



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7. Broaden Housing Options

- A. Allow a wider array of "by-right" housing types
- B. Allow more small lot/small size single-family homes
- C. Require variable lot sizes or housing mix in larger subdivisions
- D. Add retention requirements for existing affordable housing units
- E. Expand allowances for accessory dwelling units
- F. Exempt affordable and workforce housing from density calculations

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NEXT STEPS



- 1. Discuss Code Diagnosis
- 2. Code Diagnosis Video
- 3. Prepare LDO Annotated Outline
 - The "dress rehearsal" for the LDO
 - Numbering, page layout
 - Document structure & contents
 - Overview each section
 - Use table comparison
 - District translation
 - Procedures summary

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SPECIAL REQUESTS

- 1. Cellphone photos of Woodfin (things you like) text them to 919-593-2868
- 2. Think about similar communities – where are some places we can learn something from?
- 3. Think about mountain communities that you don't love – what is the aspect you don't love?

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END OF NOTES

