

Town of Mills River
Minutes of the Planning Board
Tuesday, September 4, 2018

The Town of Mills River Planning Board met on Tuesday, September 4, 2018, at 7:00 PM in the Mills River Town Hall. Board members present were: Brian Kimball, Cheryl Janoski, Randy Austin, Carolyn Moore, Matt Holloway, Sherri Hill, Jim Foster, and Dennis Wilson. Ryan Perry was absent (excused). Also in attendance were Town Planner Brian Burgess, and Tax Collector/Deputy Town Clerk Aurelie Taylor. There are no open seats on the Board.

Chairman Brian Kimball called the meeting to order and those present stood for a moment of silence and gave the Pledge of Allegiance.

Adjustments/Additions to Agenda: None.

Carolyn Johnson made a motion to approve the minutes from August 4, 2018; the motion was seconded by Jim Foster and the motion passed by unanimous verbal assent.

Public Comment: No public comment.

Old Business: No Old Business

New Business:

A. The Cottages at Stone Creek – Town Planner Brian Burgess
Town Planner Brian Burgess presented his staff report, the text of which appears below:



Planning & Zoning

**Town of Mills River
September 4th, 2018 Town Planning Board Meeting
Staff Report**

August 31, 2018

TO: Planning Board

FROM: Brian Burgess, Town Planner

SUBJECT: M-18-03 Cottages at Stone Creek Residential Subdivision

A. Actions Requested by Planning Board

Motion to approve, approve with conditions, or deny the major residential subdivision master and development plan application. If approved, the applicant would move to the construction stage.

B. Required Votes to Pass Requested Action

A majority vote is required to approve or deny the requested action.

C. Background

Advantage Civil Engineering acting as agent for Moore & Son Site Contractors, is requesting a Major Residential Subdivision Development Plan approval of Henderson County PIN 9632275494. The owner of the tract is Moore & Son Site Contractors, Inc. The parcel totals 12.54 acres and the subdivision proposal would create 15 single family residential lots. This is a completion of the original Stone Creek subdivision; this tract was included at first, but abandoned during development.

The parcel has access via Driftwood Ln., which comes off McDowell Road. The Bradford Farms development adjoins the property to the north and west. The Stone Creek Subdivision adjoin the development to the east and south. The subject parcel has been woodland for many years.

A master and development plan application is the applicant's first and final step in the subdivision approval process. The purpose of the development plan application process is to present the development details for the project, with the intention of providing in-depth information about the project so that the Planning Board can assess the merits and/or concerns of the project's technical congruence within the requirements set forth by the Town Ordinance.

D. Policy Issues

The subject parcels are zoned MR-MU. Single family residential is a permitted use by right in the MR-MU zoning district. Each lot has the required minimum area of 30,000 square feet. The entrance for the subdivision is planned for Driftwood Ln. According to the engineer, the lots will be on public water and private septic.

In order to be considered a complete application, the applicant must meet all of the applicable requirements. The initial staff review finds that the applicant does meet all of the applicable requirements.

The applicant has been in contact with NCDOT and seems to be in accordance with all of their requirements. Natalie Berry with the County did not require a review. Discussion with City of Hendersonville water confirm preliminary availability for the project. Seth Swift with Environmental

Health had not submitted comments on the project. Rick Livingston with Mills River Fire and Rescue has requested the installation of hydrants along the water lines.

E. Staff Recommendation

The application and master and development plan meets the requirements for approval. Staff deems this site is a good fit for a single family subdivision by all technical standards. This area of town has access to public water, and septic appears to be feasible. It is adjacent to several single family subdivisions already. Staff recommends approval of the development plan subdivision application.

If approved, this would be the Planning Board's final review of the subdivision development plan; approval allows the applicant to begin final plat recordation contingent on installation of their infrastructure.

F. Attachments

1. Application
2. Proposed Development Plan
3. Zoning Map
4. Aerial Map

Discussion revolved around the condition of the existing road, the plans of the developer to repave the road and improve the entrance to the subdivision, and a comparison to Mills River Crossing regarding setbacks. The price range of the homes will be around \$300,000 and will be built by the developer. The original plans called for a loop road, but the present owner is planning a cul-de-sac design instead. A property owner/resident of the existing portion of the subdivision was present and let the Planning Board know that he supports the new construction.

Jim Foster made a motion to approve the subdivision as presented. Matt Holloway seconded the motion and the motion passed on unanimous verbal assent.

Additional Items

Brian gave an update on Town Council activity, the text of which appears below:

COUNCIL ACTIONS – AUGUST 2018

- Multi-use path along NC 280 officially named Mills River Valley Trail
- Directive to update Park Master Plan.
- Engineering baseball/softball field adjacent to basketball court

OTHER NOTABLE ITEMS

- Mills River Valley 5k/10k September 9th
- NC 280: access management and intersection improvement project
 - Funded by NCDOT – right of way scheduled or 2024
 - Section from NC 191 north (Old Haywood Road) to NC 191 south (Haywood Road)

Brian told Planning Board about the new master development plan at High Vista and that they will probably be on the October agenda. The project is controversial in the High Vista community.

The Board also discussed the continuing need for a comprehensive plan and asked when that work might begin, as well as what the time line might be and how to get public input on a plan. There was much discussion on how to get public input.

Brian also pointed out a draft copy of the Certificate of Understanding discussed at last month's meeting, approved by the Town Attorney. The Board looked it over and thought it was acceptable.

As there was no further business to discuss, Dennis Wilson made a motion to adjourn the meeting. Carolyn Johnson seconded the motion and the motion passed by unanimous verbal assent.

Respectfully submitted,

Aurelie Taylor, CTC
Tax Collector/Deputy Town Clerk

Staff Report attachments below:

