

Town of Mills River  
Minutes of the Planning Board  
Tuesday, May 2, 2017

The Town of Mills River Planning Board met on Tuesday, May 2, 2017, at 7:00 PM in the Mills River Town Hall. Board members present were: Jim Humphrey, Randy Austin, Cheryl Janoski, Brian Kimball, Sherri Hill, Chae Davis, Jim Foster, Ronnie Edwards, and Matt Holloway. Mr. Holloway replaces Connie Vlahoulis who resigned her seat at the last meeting. Also in attendance were Town Manager Jeff Wells and Town Clerk/Finance Officer Sue Powell. A quorum was present.

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

**Adjustments/Additions to Agenda:**

Ronnie Edwards made a motion to approve the minutes from April 4, 2017. Sherri Hill seconded the motion and the motion passed by unanimous verbal assent.

**Public Comment:**

As several people were present in the audience, Chairman Humphrey explained everyone having signed up would have three (3) minutes to speak, and Mr. Wells would keep the time. Mr. Humphrey welcomed everyone and stated the Board is open to hearing what they have to say, but as there are other items on the Agenda, these rules would give some order to the meeting.

The following people spoke in opposition to allowing multi-family homes in High Vista Subdivision:

Constance Vlahoulis, 16 Country Club Road – Ms. Vlahoulis handed a letter to the Board which is attached to these original minutes and incorporated herein by reference.

Eric Hichman – 14 Country Club Rd

Katrina Hichman – 14 Country Club Rd

Bill Vlahoulis – 16 Country Club Rd

Ted Campbell – 10 Country Club Rd

Debra Campbell – 10 Country Club Rd

Jim Goodnight – 17 Chestnut Ridge Rd

After these individuals spoke, Chairman Humphrey stopped the speakers explaining the issue has been presented, and he would allow only five (5) more minutes to the topic. Joy Philip of 12 La Vista Drive and Harry Philip of the same address also spoke against allowing multi-family homes in High Vista Subdivision.

At this point, Chairman Humphrey reiterated the Town has not received nor seen a plan for multi-family homes in High Vista Subdivision, and, when and if they do receive a plan, the Board must follow the ordinances.

Amy Evans, 242 Sweetwater Road spoke against allowing Mills River Crossing Subdivision to be developed. Chairman Humphrey thanked her explaining the plan for this development has not processed to the level of the Planning Board considering it.

**Old Business:**

**A. Sign Ordinance Overview – Town Manager Jeff Wells**

Mr. Wells announced Planning and Zoning Officer Jesse James prepared a chart on the proposed Sign Ordinance amendments per the Board’s request, but he was unable to attend this meeting this evening. Chairman Humphrey suggested tabling the Sign Ordinance discussion until Mr. James could be there. Sherri Hill made the motion to table the Sign Ordinance discussion to the June meeting Agenda, it was seconded by Ronnie Edwards, and passed by unanimous verbal assent.

**New Business:** None

**Town Manager Update:**

Town Manager Jeff Wells then presented an update on **Council Actions:**

- Access management presentation by NCDOT – NC 191 widening.
- Budget workshop completed. Also working on a shade structure for the playground.
- Retirement recognitions
  - Marvin Owings, Cooperative Extension Director
  - Dr. Molly Parkhill, BRCC President
- Sheriff office quarterly report was presented to Council. Two additional deputies will be hired as of July 1. Deputy Ricky Woodard is moving to a new position in the Henderson County Sheriff’s Department as soon as his replacement is hired.
- Prioritization transportation projects for new funding cycle
  - Schoolhouse Road/Banner Farm Road - intersection improvements
  - NC 280/Parsonage Road – guardrail replacement and realignment

**OTHER NOTABLE ITEMS**

- PARTF grant application is completed and submitted.
- Multi-use field project complete
- Mills River Crossing subdivision is still in plan revision stage.

As there was no further business to discuss, Brian Kimball made a motion to adjourn the meeting. Chae Davis seconded the motion and the motion passed by unanimous verbal assent.

Respectfully submitted,

Susan L. Powell, MMC. NCCMC  
Town Clerk/Finance Officer