

Town of Mills River
Minutes of the Planning Board
Tuesday, August 1, 2017

The Town of Mills River Planning Board met on Tuesday, August 1, 2017, at 7:00 PM in the Mills River Town Hall. Board members present were: Jim Humphrey, Randy Austin, Cheryl Janoski, Sherri Hill, Chae Davis, Jim Foster, Ronnie Edwards, and Matt Holloway. Brian Kimball, was absent (unexcused). Also in attendance were Zoning Enforcement Officer Jesse James and Tax Collector/Deputy Town Clerk Aurelie Taylor. There are no open seats.

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: Chairman Humphrey asked that the Board consider switching items A and C so that Ms. Giltz wouldn't have to sit through the entire agenda before giving her presentation.

Jim Foster made the motion to approve the agenda with the switch of items A and C. Matt Holloway seconded the motion and the motion passed by unanimous verbal assent.

Sherri Hill made a motion to approve the minutes from June 6, 2017. Cheryl Janoski seconded the motion and the motion passed by unanimous verbal assent.

Public Comment: No Public Comment

Old Business: No Old Business

New Business:

A. NC 280 Bike Path – Linda Giltz

Linda Giltz gave a powerpoint presentation on the progress of the NC 280 Bike Path project. She is employed by Carolina Mountain Land Conservancy (CMLC) to organize and manage public input sessions in the area during the summer. In the Fall the results will be compiled and presented to Mills River Town Council (among other government entities). She reiterated the benefits for the community: safety, low cost exercise, attracts people, increases property values, and personal health benefits, as an example. There were many questions and comments. The cost of the project is \$500,000 per mile or a total of \$8 million. Eighty percent of the cost would be from grants; the Town of Mills River would have to contribute 20%. There will be crossings at some existing intersections. The proposal is for 10' wide, paved paths; however, the study is simply to assess the public's interest in the project, specifics will be done if there is public support. There was much discussion of the project, including a how bicyclists would access the path, whether crime studies have been done for existing paths, how the organizations promoting the project benefit, and how would rights of way work with private driveways.

Chairman Humphrey began a discussion of the Special Use Permit process and brought up a new development project – Acony Bells Tiny Home Park as an example of how expanding the

Special Use Permit ordinance may have helped bring the project to the public's knowledge and put some additional restrictions on the development. There was an extended discussion of the project.

B. Nuisance Ordinance Development

Zoning Enforcement Officer Jesse James said that Town Manager Jeff Wells suggested that a discussion of a Nuisance ordinance be postponed until a late Fall meeting and/or Council visioning.

C. "Change of Use" Permit Discussion

Zoning Enforcement Office Jesse James went over a list of issues he has with the Town Zoning Ordinances. Most of these are normally found in Town ordinances but are missing from the Town's. One of the most problematic is the lack of a "change of use" permit. When a building is renovated to accommodate a new use (residential to commercial, say), if there is no outside work being done, the Town isn't informed. Residential uses have fewer restrictions than commercial or industrial and should have a process by which the Town ensures compliance with the ordinance.

Another item is that we have no permit for demolition of a structure; also, no definitions for properties with two road frontages. Another large gap is that minor subdivisions have no review process; no plat is required, so there is no follow up to be sure the developer is dividing the property per the agreement.

Jesse already has language for a minor subdivision review and change of use ordinance. It was suggested, however, that he split the two so that if Town Council wanted to change or not adopt one it wouldn't negate the other as well.

Jim Foster made a motion to instruct Zoning Enforcement Officer Jesse James to present the language for a change of use permit and minor subdivision review ordinances to the Town Council. Chae Davis seconded the motion and the motion passed by unanimous verbal assent.

Jesse agreed to develop language for some of the other issues to be discussed at the next Planning Board meeting.

Since Town Manager Jeff Wells was not present, the Board agreed to take his Council Actions and read them on their own. The text appears below:

COUNCIL ACTIONS – JUNE & JULY 2017

- Budget was approved.
- Budget amendments were approved.
- Airport update
 - New runway anticipated opening in November.
- Sheriff's Office quarterly report.
- Passed "brunch bill" for 10am Sunday alcohol sales.

OTHER NOTABLE ITEMS

- Shade structure over playground arriving later this month.
- NC 280 Path public input – walk in style meetings
 - August 9th 4-7pm Town Hall
 - August 17th 1-4pm Fire Substation 3
- Annual audit starts next week.

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

Respectfully submitted,

Aurelie Taylor, CTC
Tax Collector/Deputy Town Clerk