

MINUTES
PLANNING BOARD MEETING
August 22, 2022
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: Curtis Baker James Bradshaw, Sharon Bryant, Michael Careccia, Kyle Case, Marta Lazo, Lucy McCarl, Tim Scobie

STAFF PRESENT: Jenny Wheelock, Hannah Williams, Lauren Hartley

Chairperson McCarl called the meeting to order.

MINUTES:
Board Member Scobie moved approval of the meeting minutes of June 28, 2022. Board Member Bradshaw seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. #R 4-22 Conditional Zoning district for Overmountain Development LLC

Applicant: David Waechter, Overmountain Development LLC
Owner: Broyhill Timber Resources
Location: Lowes Rear Entrance Rd, off McLean Drive

Proposed re-zoning from R-12 (Single Family) to Conditional Zoning district (CZ-9) to allow for a phased residential development with detached and attached housing, master planned to preserve areas of green space and connected with multi-use paths.

Recommended Action: Approval of the request, and call for a public hearing at City Council on September 20, 2022.

This item was presented by Jenny Wheelock, Planning Director using the staff report and PowerPoint presentation. She stated this property comes up in our department quite often as a piece of land that could accommodate more density and possible mixed use. The property first started being developed with Huntington Woods, this is the remaining 157 acres. It is currently zoned R-12 (single family), the proposed zoning district is CZ-9 (conditional zoning district). This zoning district would allow phased development along with attached and detached houses. Ms. Wheelock provided the board with a concept plan map showing three sections for detached single family, semi-detached, and townhomes.

Staff is recommending approval of the request and call for a public hearing on September 20, 2022. If approved, the next steps would be to submit a preliminary plat for each phase, which

would go before the Planning Board and City Council for approval. There is one condition on the addendum regarding when each phase would be built, they have committed to building the greenway area with unpaved trails first.

The board had a brief discussion regarding types of homes, greenway, private roads, and buffers.

The applicant, David Waechter presented the proposed development showing the layout of the land, design of the homes, greenway and roads. He stated they also plan to have amenities like a club house, pool, greenway, tennis and pickleball, and parking. He stated the public would have access to parking for the use of the greenway. This development will have a HOA to maintain the property.

Cliff Anderson at 1130 Hibriten Drive stated he is concerned about the greenway and public parking being so close to his property. He asked Mr. Waechter how close these would be from his property. Mr. Anderson also stated he is unable to get city water/sewer because of the City's rules and is concerned the well water will be muddy due to construction.

Ed Trivette at 1138 Hibriten Drive stated he is concerned about the new road being built. He asked about the water coming underneath the road that filters through and runs in his back yard. He is also concerned with the new road being in the curve and the safety of cars, transfer trucks, and busses traveling.

General discussion among the Board ensued.

Board Member Scobie made a motion to approve the conditional zoning case CZ-9 as proposed in the staff report and the addendum to the report and call for a Public Hearing for City Council to consider the request on September 20, 2022. Board Member Case seconded the motion, which was voted upon and passed unanimously.

(note: Council re-scheduled this hearing for October 4, 2022 due to cancelation of the September 20, 2022 meeting.)

OTHER BUSINESS

1. Nominations for vice-chair.
 - Chairperson McCarl asked if anyone would be interested in serving or have nominations for vice-chair.
 - Board Member Careccia nominated Kyle Case for the vice-chair position. By acclamation the motion carries.
2. Staff provided an updated list of issued zoning permits to the board, as general information.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:55 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director