

MINUTES
PLANNING BOARD MEETING
November 28, 2022
5:30 P.M.

LOCATION:
City Hall/3rd floor
801 West Ave.

MEMBERS PRESENT: Curtis Baker, Sharon Bryant, Michael Careccia, Kyle Case, Lucy McCarl

MEMBERS ABSENT: James Bradshaw, Marta Lazo, Tim Scobie

STAFF PRESENT: Jenny Wheelock, Hannah Williams, Lauren Hartley

Chairperson McCarl called the meeting to order and determined a quorum was present.

MINUTES:
Board Member Careccia moved approval of the meeting minutes of September 26, 2022. All were in favor, none opposed.

NEW BUSINESS:

1. #SP 1-22 Hillhaven Subdivision

Applicant: Guy Long & Will Clayton; Piedmont Companies Incorporated
Owners: PB Realty, Broyhill Timber Resources
Location: NCPIN 2759340506 and 1.52 AC of NCPIN 2759433724
Hillhaven Place, east of US 321 and north of McLean Drive

The applicant is requesting preliminary approval of a major subdivision plat to create 22 lots on an existing dead-end road.

Recommended Action: *Approval of the request, and call for an evidentiary hearing at City Council on December 20, 2022.*

This item was presented by Planning Director, Jenny Wheelock (former). She stated this land has existed for many years and now has been bought by a developer. The applicant is requesting preliminary approval of a major subdivision plat to create 22 lots from two vacant tracts on Hillhaven Place, which is a public, dead-end road off of Hickory Blvd. The property is located in the R-15 (single family) zoning district. This approval would be for a preliminary plat, subject to the conditions in this report.

The applicant, William Clayton spoke on behalf of the developer, Guy Long. He stated this is a simple subdivision with existing roads and all standards can be met. The lots will be subdivided

and sold off. Mr. Clayton answered the board's questions.

Barbara Bush and Richard Ferraguto at 120 Hillhaven Place SE provided letters to the board with their concerns. The major concerns are safety, size of the lots, and unbuildable lots (letter attached).

James Strom at 153 Hillhaven Place SE was not in attendance, but provided a letter to the board stating his concerns (letter attached).

General discussion from the Board ensued.

Chairperson McCarl closed the public meeting.

Planning staff provided the findings and proposed the following conditions:

1. The developer shall pay into the sidewalk fund in lieu of sidewalk construction. This payment shall be calculated for the footage of Hillhaven Place by the price of concrete for a 5' sidewalk. The sidewalk fund payment is due prior to the approval of the final plat.
2. A stormwater permit for a low density development is required prior to approval of the final plat. Notes on the face of the final plat including limitations on built upon area will be required.
3. NCDOT must review and approve the existing connection of US 321 and Hillhaven Place, due to the addition of residential density. Any geometric improvements to the connection must be completed prior to approval of the Final Plat.
4. A cul-de-sac or T-Y-L alternative turnaround must be installed at the end of Hillhaven. Prior to starting construction on the turnaround, civil plans demonstrating compliance with the standards in Chapter 18 (Streets and Sidewalks) must be provided to Public Works for review and approval.
5. A 40' wide public right of way must be extended to the southern property line where the city-maintained "fork" off Hillhaven Place currently extends to serve the house at 120 Hillhaven Place. A "stub out" must be constructed to the property line within this right-of-way, in order to facilitate future extension/connection to serve future residential subdivision.
6. While current water and sewer infrastructure is sufficient to handle 22 additional homes in this location, the existing fire hydrants are not sufficient to service structures larger than 1,870 sq. ft. Either the water service can be upgraded to increase capacity of hydrants, or deed restrictions must be recorded that limit overall square footage of individual houses to 1,870 sq. ft. and/or require houses larger than 1,870 sq. ft. to have sprinklers/fire suppression systems.
7. A grading plan must be submitted prior to approval of any building permits on lots 18-21. Placement of homes on steep lots may negatively impact the City's ability to effectively fight house fires on these properties. Residential sprinklers/fire suppression systems are strongly encouraged for future development on the aforementioned lots.

General discussion from the Board ensued.

Board Member Case made a motion to approve the major subdivision on Hillhaven Place with conditions as submitted and call for an evidentiary hearing for City Council to consider the request on December 20, 2022. The motion was seconded by Board Member Bryant. The motion carried 4-1, with Baker, Bryant, Case, and Careccia voting in favor; McCarl voting against.

OTHER BUSINESS

1. The board unanimously elected Kyle Case as the nominated vice-chair starting immediately.
2. The Christmas Luncheon will be held on December 19th at noon at the Side Street Pour House.
3. 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 6:45 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Interim Planning Director