

April 1, 2019

9:00 a.m.

PUBLIC HEARING

For consideration of Rezoning Application #R-2018-08C, Haywood Park Estates, Residential Two (R2) to Residential One Conditional District (R1-CD)

Sign-up Sheet

Please Print

Name:

Address:

Name:	Address:
1. Phil Rasmussen	157 Haywood Park Dr
2. Scott Burwell	63 Still Water Lane
3. Craig John Justus	11 N Market St
4. Eric Swindell	Crestview
5. Frosty Sinclair	Crestview
6. John Burns	
7. Isabel Cutler	
8.	
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HENDERSON COUNTY BOARD OF COMMISSIONERS

1 Historic Courthouse Square, Suite 1
Hendersonville, North Carolina 28792
Phone: 828-697-4808 • Fax: 828-692-9855
www.hendersoncountync.gov

GRADY H. HAWKINS
Chairman
WILLIAM G. LAPSLEY
Vice-Chairman

J. MICHAEL EDNEY
CHARLES D. MESSER
REBECCA K. MCCALL

NOTICE

*PUBLIC HEARING

DATE: Monday, April 1, 2019

TIME: 5:30 p.m.

PLACE:
Commissioners' Meeting Room
1 Historic Courthouse Square, Hendersonville

SUBJECTS TO BE CONSIDERED: Rezoning Application #R-2018-08C, Haywood Park Estates, Residential Two (R2) to Residential One Conditional District (R1-CD)



Grady H. Hawkins, Chairman

- = Action may be taken with respect to any of the items to be discussed at this meeting.

Rezoning for Haywood Park Estates
Applicant: Spano & Associates Haywood, LLC
Total Area: 18.35
Current Zoning: R2



0 100 200 400 600 Feet

This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained in this map. Henderson County and the

N

- Subject
- Streams and Rivers
- Streets
- Parcels

PUBLIC COMMENT SIGNUP SHEET

APRIL 1, 2019

Pursuant to N.C. Gen. Stat. §153A-52.1, the Henderson County welcomes public comment at its meetings. Please note that each speaker is limited to three (3) minutes, unless a different time limit is announced. Also, the Board may adopt rules limiting the number of persons speaking taking the same position on a given issue, and other rules regarding the maintenance of good order.

Each speaker should be aware and by their signatures hereto they agree that their comments may be recorded (by audio-visual recordings, photography or other means), and may be (but are not required to be) broadcast by the County as a part of the broadcast of this meeting, or as a part of the County's programming on its local video channel(s). By their signature they further agree that Henderson County is and will be the sole owner of all rights in and to such programming. The undersigned hereby indemnifies Henderson County, its employees and agents, against any and all claims, damages, liabilities, costs and expenses arising out of the use of the undersigned's images and words in connection therewith.

1. Peri David Peri David
PRINTED NAME SIGNATURE
540 Hunters Glen Ln 28761
H'ville 28739 Topic
MAILING ADDRESS

2. ✓ Phil Rasmussen [Signature]
PRINTED NAME SIGNATURE
123 Haywood Park Dr 191
Topic
MAILING ADDRESS

3. ✓ Bill Hogan Bill Hogan
PRINTED NAME SIGNATURE
290 Ridgerview Hill Dr 191
Hendersonville, NC 28791 Topic
MAILING ADDRESS

4. ✓ Jim Price Jim Price
PRINTED NAME SIGNATURE
383 Ridgerview Hill Dr. 191
Hendersonville Nc Topic
MAILING ADDRESS

5. ✓ Jayne Stickney
PRINTED NAME
100 Ridgeway Hill
Hendersonville 28791
MAILING ADDRESS

Jayne Stickney
SIGNATURE
191
Topic

6. ✓ Robert Coffey
PRINTED NAME
108 Beahurst Court
Hendersonville, NC 28791
MAILING ADDRESS

Robert Coffey
SIGNATURE
191
Topic

7. ✓ Hank Mountain
PRINTED NAME
Ridgeway
Hendersonville 28791
MAILING ADDRESS

Hank Mountain
SIGNATURE
191
Topic

8. Gayle Kemp
PRINTED NAME
27 Southchase Dr
Fletcher, NC
MAILING ADDRESS

Gayle L Kemp
SIGNATURE
2879
Topic


9. ✓ Chris Berg
PRINTED NAME
6 Rosemary Trail
Flat Rock 28731
MAILING ADDRESS

Chris Berg
SIGNATURE
ENERGY EFFICIENCY - COUNTY GOALS
Topic


10. ✓ KEN SHELTON
PRINTED NAME
282 SADDLE TREE LN
HVL
MAILING ADDRESS

Ken Shelton
SIGNATURE
GREENWAYS
Topic


11. ✓ Mark Warwick
PRINTED NAME
PO Box 554
Flat Rock 28731
MAILING ADDRESS


SIGNATURE
Greenway/Master Plan
Topic


12. ✓ Dennis Justice
PRINTED NAME
31 Tamis Ln
Fletcher NC 28731
MAILING ADDRESS


SIGNATURE
Sports betting bill/local impact / PAITF
Topic


13. ✓ DAN KINCAID
PRINTED NAME
184 BENTHURST CT
Hend. 28791
MAILING ADDRESS


SIGNATURE
Closing of Butler Bridge
Bridch
Topic


14. ✓ Steve Dozier
PRINTED NAME
62 BEAVER DAM
Mills River
MAILING ADDRESS


SIGNATURE
Greenways
Topic

15. ✓ Steve Gwaltney
PRINTED NAME
900 Town Way Dr
Hville
MAILING ADDRESS


SIGNATURE
Greenways
Topic

16. ✓ Dan Watson
PRINTED NAME
124 Nob Hill Rd
Hville
MAILING ADDRESS


SIGNATURE
191
Topic

17. Kieran Roe [Signature]
PRINTED NAME SIGNATURE

Topic

MAILING ADDRESS

18. _____
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MAILING ADDRESS

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REBECCA K. MCCALL

Proclamation naming April 2019 “Donate Life Month” in Henderson County, North Carolina and April 22 – 26, 2019 as Pediatric Transplant Week in Henderson County, North Carolina

Whereas, Donate Life Month is a month to celebrate those who have received transplants, to recognize those who continue to wait, to honor donors and donor families, and to thank registered donors for giving hope, and,

Whereas, Pediatric Transplant Week is a week at the end of DLM that focus the powerful message of needing to end the pediatric waiting list, to share patient stories, and to honor donor families whose children have saved and healed lives through organ, eye and tissue donation, and,

Whereas, there are more than 110,000 men, women and children waiting for a lifesaving transplant, and,

Whereas, 8,000 people die each year because the organs they need are not donated in time, and,

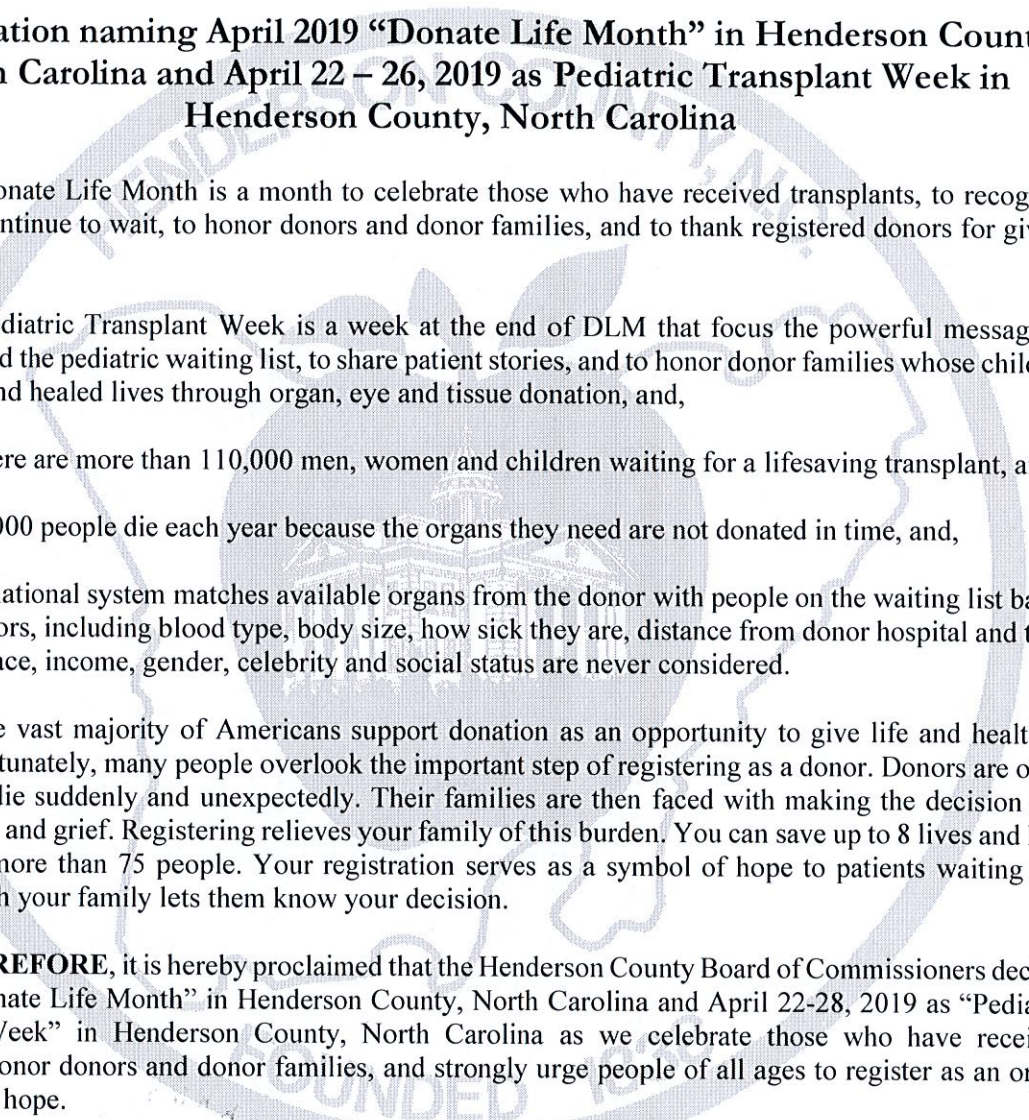

Whereas, a national system matches available organs from the donor with people on the waiting list based on many factors, including blood type, body size, how sick they are, distance from donor hospital and time on the list. Race, income, gender, celebrity and social status are never considered.


Whereas, the vast majority of Americans support donation as an opportunity to give life and health to others. Unfortunately, many people overlook the important step of registering as a donor. Donors are often people who die suddenly and unexpectedly. Their families are then faced with making the decision at a time of shock and grief. Registering relieves your family of this burden. You can save up to 8 lives and heal the lives of more than 75 people. Your registration serves as a symbol of hope to patients waiting and sharing it with your family lets them know your decision.

NOW, THEREFORE, it is hereby proclaimed that the Henderson County Board of Commissioners declare April as “Donate Life Month” in Henderson County, North Carolina and April 22-28, 2019 as “Pediatric Transplant Week” in Henderson County, North Carolina as we celebrate those who have received transplants, honor donors and donor families, and strongly urge people of all ages to register as an organ donor to give hope.

This the 1st day of April 2019.

Attest:



Teresa L. Wilson, Clerk to the Board


Grady Hawkins, Chairman

Presentation to Henderson County Planning Board Regarding Haywood Park Estates

Good Evening. My name is Phil Rasmussen and my wife and I are the only resident in Haywood Park Estates. We bought into the subdivision 10 years ago with the understanding that the lots would remain at 2+ acres. We were happy about this as we were looking toward retirement and eventually have neighbors close but not too close.

Essentially there has not been any development within the subdivision for the past 10 years. The former developers recently sold the remaining lots to Spano and Associates.

We welcome the new developers and wish them the best for developing the sub-division.

We have seen a preliminary plan to put 33 houses in a space of less than 20 acres. Part of the subdivision consists of utility right-of-ways that cannot be developed and a blue line creek which has restrictions on what can be done with the land around it.

We are concerned about this housing density as the lot sizes and the number of homes planned may not be consistent with surrounding sub-divisions having similar topographies.

Presentation to County Commissioners April 1, 2019

Good Evening. My name is Phil Rasmussen and I live in a subdivision off of 191.

I'm here to ask you, to put a stop to the current plan to widen 191 to a 4-lane highway from Mountain Rd to School House Rd in Mills River.

You have heard and will continue to hear from your constituents that they don't want the 4-lane expansion and would like to see a 3-lane 191 that would be safer, more efficient and less costly to construct.

When the plans to expand 191 were being developed, none of the communities or residents along 191 were involved in the planning. That is reprehensible, especially since county and state governments and their agencies are supposed to be for the people and not the other way around and are supposed to be transparent.

A 4-lane expansion of 191 could easily be called another "Road To Nowhere." At the Mills River end of 191, the planned 5 lane widening is understandable since business is served. However from School House Rd to Mountain Rd, over 98% of those accessing 191 are residents and not businesses.

Since the Balfour was to connect to 191 at Mountain Rd., and has been canceled, and since the 4-lane widening of 191 will dead end into Haywood Rd, a 2-lane road, I have a question I would like each of you to publically answer in this meeting. Since DOT has not provided traffic projections from Mountain Rd and Haywood Rd entering 191 at the Mountain Rd. intersection, what is your justification for maintaining your stance on a 4-lane expansion between Mountain Rd and School House Rd? Many believe that the board still plans to connect Hwy 64 to 280 as implied by the MPO study to make Bradley Rd a 4-lane connector between 191 and Hwy 25.

Mr. Hawkins, will you please lead off by stating your justification?

Presentation to County Commissioners Rezoning April 1, 2019

Good Evening. My name is Phil Rasmussen and I live in Haywood Park Estates, a subdivision off of 191.

Later in this meeting will be a request to rezone Haywood Park Estates from R2 to R1 Conditional District.

It is my understanding that the petitioner must submit the conditions to be applied with the request to rezone. We have not seen those conditions and would appreciate being able to review them prior to any approval of the rezoning.

We and others adjacent to the 18+/- acres to be rezoned feel that a density of 33 houses is excessive given that surrounding communities are zoned R2. Some community members have also expressed that such a density would also negatively impact traffic on 191.

Although we would like to see less density in the development, our concern is with the zoning process. The rezoning notices sent to property owners need to contain more information about what is proposed. Simply stating that a request has been made to change zoning from one level to another is not sufficient. The purpose and salient details of the request need to be included in the letters.

Additionally the notices posted along the roadways are way too small to be read from the roadways. They are essentially the size of a sheet of typing paper with fine print on it. While these signs meet the minimum standards of the "letter of the law," they are not of appropriate size for any driver and they have a tendency to blend in with "other" trash along the roadways.

In essence, city, county and state agencies publically provide only the bare minimum of information that is required, and yet these same agencies require much fuller disclosure from business, industry, and other

organizations. For example, if a realtor does not fully disclose the widening of 191 to a prospective homeowner in the area, that realtor could face legal action by either the homeowner or prospective homeowner. Not so with government agencies.

Therefore, I petition the County Commissioners to:

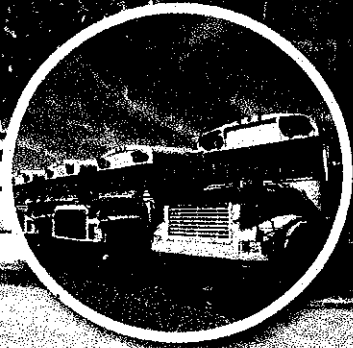
- A: Require larger Public Hearing Notice signs that are posted along roadways for all zoning requests

- B. Treat the rezoning of any area like property reevaluations – done only so many years and not on a one-on-one or individual basis. This is the only way that rezoning can effectively become part of any comprehensive planning document.

- C. Require all rezoning notices that are mailed to residents to contain pertinent information regarding the basis of such requests and not simply direct people to an office or website for more information.

In this age of computers, emails, websites, blogs, etc. full transparency of government is attainable. It takes less effort than trying to keep things out of the lime light. Often times full disclosure and transparency results in solving problems faster, makes for easier and better team building, more authentic engagement between government and the people, promotes trust in government, and results in higher and better levels of performance.

Best Practices for Reducing Near-Road Pollution Exposure at Schools



November 2015



Reducing Near-Road Pollution Exposure at Schools

Exposure to traffic-related air pollution has been linked to a variety of short- and long-term health effects, including asthma, reduced lung function, impaired lung development in children, and cardiovascular effects in adults. Children's exposure to traffic-related air pollution while at school is a growing concern because many schools are located near heavily traveled roadways. This document briefly introduces the health risks associated with traffic-related pollution exposure and offers strategies to reduce students' exposure in new and existing schools.

Near-Road Air Pollution and Children's Health

Pollutants directly emitted from cars, trucks, and other motor vehicles are found in higher concentrations near major roads. Examples of directly emitted pollutants include particulate matter (PM), carbon monoxide, oxides of nitrogen, and benzene, though hundreds of chemicals are emitted by motor vehicles. Motor vehicles also emit compounds that lead to the formation of other pollutants in the atmosphere, such as nitrogen dioxide, which is found in elevated concentrations near major roads, and ozone, which forms further downwind. Beyond vehicles' tailpipe and evaporative emissions, roadway traffic also emits brake and tire debris and can throw road dust into the air. Individually and in combination, many of the pollutants found near roadways have been associated with adverse health effects.

Studies show that concentrations of traffic-related air pollutants can be elevated inside classrooms, and that traffic is one of the most significant sources of air pollution in both the indoor and outdoor school environments.



Motor vehicle pollutant concentrations tend to be higher closer to the road, with the highest levels generally within the first 500 feet (about 150 meters) of a roadway and reaching background levels within approximately 2,000 feet (about 600 meters) of a roadway, depending on the pollutant, time of day, and surrounding terrain.¹ Many scientific studies have found that people who live, work, or attend school near major roads appear to be more at risk for a variety of short- and long-term health effects, including asthma, reduced lung function, impaired lung development in children, and cardiovascular effects in adults.

Children are particularly susceptible to health problems resulting from air pollution exposure due to:

- Respiratory systems that are not fully developed. Studies show exposures to air pollution in childhood can result in decreased lung function.²
- Higher rates of exposure than adults because they are more active and they breathe more rapidly.

Children spend a lot of time at school, and nearly 17,000 schools in rural and urban areas across the U.S. are located within 250 meters (~820 feet) of a heavily traveled road.³ Exposure to traffic-related pollution is a concern both indoors and outdoors—

¹ Kerner, A. A., Eisinger, D. S., & Niemeier, D. A. (2010). Near-roadway air quality: Synthesizing the findings from real-world data. *Environmental Science & Technology*, 44(14), 5334-5344. doi:10.1021/es100008x

² Health Effects Institute. (2010). Traffic-related air pollution: A critical review of the literature on emissions, exposure, and health effects. *Special Report 17*. Available at <http://pubs.healtheffects.org/view.php?id=334>

³ Kingsley, S. L., Eliot, M. N., Carlson, L., Finn, J., MacIntosh, D. L., & Suh, H. H. (2014). Proximity of US schools to major roadways: A nationwide assessment. *Journal of Exposure Science and Environmental Epidemiology*, 24, 253-259. doi:10.1038/jes.2014.5. This study defines major roadways as those with a Census Feature Class Code classification of A1 (primary road with limited access or interstate highway) or A2 (primary road without limited access).

I'm Dan Watson and I live in Dogwood Forest, just off 191.

I would like to address a couple problems with building a 4-lane, median divided highway in the middle of a school district with TWO public schools right on the proposed highway.

As it stands now, our Rugby Middle School is less than ½ mile from 191 and it's obvious that this expansion will bring 191 even closer to the schools. I have a quote here from the first page of a report that the EPA created on the adverse effects of having high density traffic near schools and it's consequential health effects it has shown to have on children. Here is the first sentence of that report:

Exposure to traffic-related air pollution has been linked to a variety of short- and long-term health effects, including asthma, reduced lung function, impaired lung development in children and cardiovascular effects in adults.

This is only the first page of a 26 page report on how to correct problems that already exist from building highways near schools. We're not trying to correct these problem here in Hendersonville, **THIS 4 LANE HIGHWAY WILL BE CREATING THE PROBLEMS THAT THE EPA IS TRYING SO DILIGENTLY TO CORRECT ACROSS THE COUNTRY.**

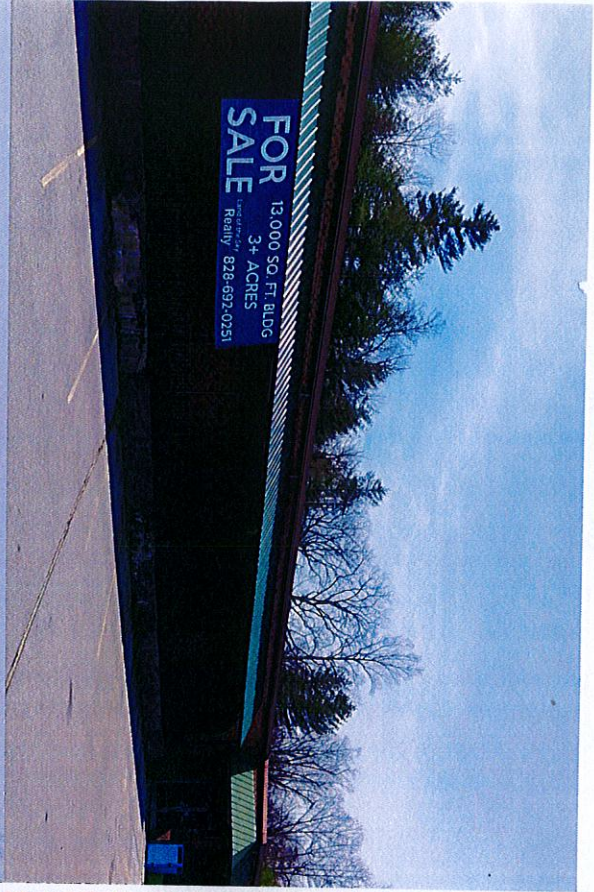
Personally, I think it's outrageous that plans for this 4-lane highway is even being considered in front of two of our children's schools.

AND ... I'm well aware that you cannot stop progress..., in fact my wife and I LOVE that our Hendersonville has a beautiful and vibrant downtown, which drew three new restaurants this year! ... and we LOVE that we have 5 amazing grocery stores within walking distance of each other. And I know these kinds of amenities are benefits that come with expansion. I just don't think we need the extreme expansion that this 4-lane highway will create, with the many adverse effects on our children, our neighborhoods, our homes, our lives and our personal health and well being. As it now stands, this project overkill.

We've had two very qualified independent engineers that have examined every detail of the statistics that the DOT has provided, and they have concluded that a 3-lane road will sufficiently address the expansion needed over the next 20 years, as long as we create a solution to the school traffic patterns that exist right now .

This safety issue regarding our middle and high school students are just two of the many reasons that bringing a road the size of Highway 25, plus an added median, through the already fully developed neighborhoods of Hendersonville, is not a good idea. If we're going to expand, I think we should find places that can more easily accommodate expansion, instead of destroying clean, quiet, beautiful and SAFE neighborhoods that already exist.

In light of full transparency, we the citizens of Henderson County would like to have the 191-expansion project re-assessed, re-evaluated and openly discussed with the Commissioners, the DOT and the citizens of Henderson County.



A Resolution adopted by
the Henderson County Democratic Party Annual Convention
March 23, 2019

WHEREAS Governor Roy Cooper issued Executive Order No. 80 last October to reaffirm North Carolina's commitment to fight climate change, and to call for the State of North Carolina to protect North Carolina's environment while growing clean energy technologies; and

WHEREAS this Executive Order directs the North Carolina Department of Environmental Quality (DEQ) to develop a North Carolina Clean Energy Plan to encourage the use of clean energy, including wind, solar, energy efficiency, and energy storage; and

WHEREAS Asheville and Buncombe County have committed to converting 100% of their local governments' energy expenditure to renewable energy sources by 2030 (<https://www.sierraclub.org/ready-for-100/commitments>), and the governments have reported \$1 million savings per year since 2009 by adopting measures saving 30% of energy used, and

WHEREAS the public pressure campaign directed at Buncombe and Asheville to adopt such policies brought together a variety of local means, including contact with business and tourism entities, surveys to identify what led to positive popular views of local businesses, events at breweries, ecotourism ventures, and solar energy providers, the creation of a Citizens' Sustainability Commission, backing by campaign major donors, ministers, petition campaigns at local schools, Warren Wilson College, UNCA, and other sites, and advocacy presentations by diverse speakers; and

WHEREAS Henderson County, Hendersonville and each municipality in the County shares significant interests and resources in common with Asheville-Buncombe, and could similarly become better prepared and more resilient to expected climate impacts by adopting suitable planning and policy measures;

NOW BE IT RESOLVED, That the HENDERSON COUNTY DEMOCRATIC PARTY urge all Henderson County and official municipal bodies and public utilities

- To explicitly incorporate projections of climate change into all future plans,
- To install equipment, buildings, and make operational plans with energy efficiency as a selection factor, and
- To encourage programs of public outreach and education for citizen efforts to abate production of greenhouse gases, promote energy efficiency and better understanding of the anticipated costs and distress of failure to take appropriate action to combat one of the strongest threats to our society within decades.

191 Alliance Project Update

My name is Robert Coffey and I live in the **Ridgeview** subdivision, just off North Rugby Road and flanked by Rte. 191.

This is an update to our previously announced campaign to collect **2,500 signatures** on a petition to **Reassess and Revise the 191 Four Lane Expansion Project (NCDOT R-2588B)**.

Along 191, the 12 subdivisions contain over 700 homes and North Rugby has over 500, making a **total of 1,200 that will be directly impacted**. We are networking with the HOAs of each of these to collect signatures, usually 2 per household, which means a **target of 2,400 signatures**.

Most residents have displayed a **lack of awareness** that the project was still alive, so we are informing them and everyone has eagerly signed. Frankly, due to the **lack of transparency** on the part of NCDOT, this is an easy sell.

In addition, we are leaving **flyers with petitions** at businesses, the schools and at the Mills River Town Center.

Finally, we will also have a booth at the **Mother Earth News Fair** at the AG Center in Fletcher four weeks from now. Last year, the **Stop Balfour** movement collected **1,500** signatures there, so we have a very realistic opportunity of hitting our goal.

As stated here at the last meeting, we have set our goals, developed a strategy and we are implementing it with **determination to get you, the decision makers, to reconsider your stand** on this very important issue.

Robert Coffey
108 Benhurst Court
Hendersonville, NC 28791
828-595-5000

April 1, 2019

Good afternoon Commissioners,

My name is Jayne Stickney and I live in Ridgeview.

We moved to Hendersonville, NC because of the quiet serenity and the rural atmosphere. Today I want to address two important concerns that I have as I study the plans for the 191 expansion.

First as a past school teacher, a Mom of two daughters, and a Grandma of five grandchildren, my main concern is the safety of our children. The current construction near West Hendersonville High School and Rugby Middle School has caused much congestion but when completed this June will surely alleviate the present traffic problems.

The proposed widening of 191 to a massive four-lane 109 foot wide highway will lure more traffic including semi-tractor trailer trucks traveling at higher speeds. With young inexperienced student drivers traveling to and from school, this will certainly be a recipe for terrible accidents. Please reconsider this 191 widening project and give the current construction plan a chance to work. Our children's safety should always be our #1 priority.

My second concern about this project to widen 191 is whether it is even needed and also the timing. Studies by NCDOT have shown that the current road will be adequate until 2040 with the cancellation of the Balfour Parkway.

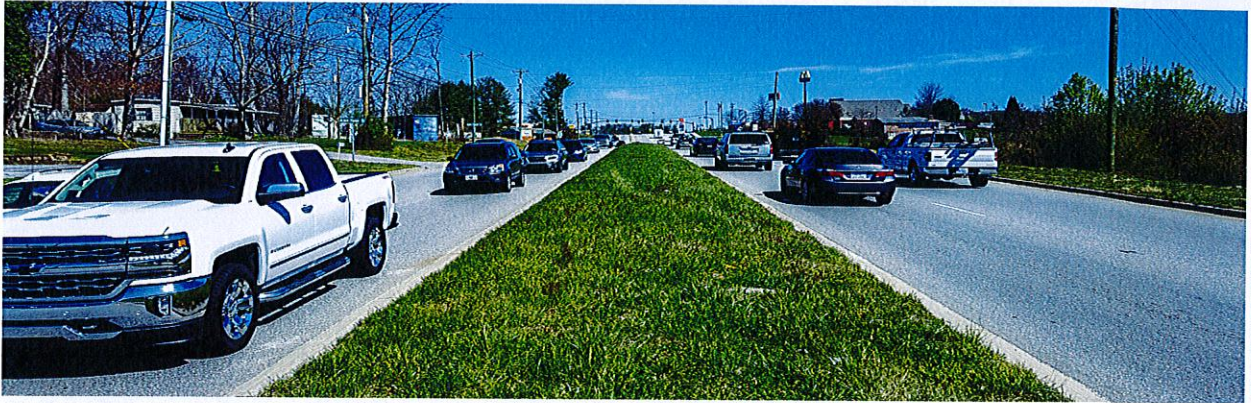
It is my understanding that Butler Bridge will be closing in the next few months for a period of one to two

years. Also there are plans to make turn lanes at the intersection of North Rugby Road and 191. In addition there are plans to completely redesign the overpass of Hendersonville Road and I-26. Finally NCDOT will soon begin construction to add four lanes to widen I-26. When adding the widening of 191 to all of these other massive road construction projects that are happening simultaneously, the neighborhoods of our area will be unable to travel anywhere. This will surely cause frustration, road rage, and more accidents.

As a concerned citizen of the Hendersonville community I ask you to re-evaluate and reconsider the proposed widening of 191 to a massive 4 lane highway.

Thank you.

In 2023 NC-191 will look like this from School House Road to Mountain Road...unless YOU help by signing our petition!



NCDOT will complete the current safety project from Mountain Road to Rugby Road with a continuous three-lane roadway in June 2019. Yet in two years (June 2021) it will be torn up again to construct a four-lane divided highway that will ultimately link to a successor of the Balfour Parkway. NCDOT's Traffic Forecast for 2040 does not justify this type of expansion. Results:

- **Higher speed past Rugby Middle and West Henderson High Schools**
- **Entering traffic will have to turn right, proceed to the next traffic light and make a U-Turn to go the opposite direction**
- **More 18-wheelers, delivery and service trucks**
- **Significant traffic increase on North Rugby Road and NC-191**
- **Loss of hundreds of trees, wildlife habitat...and property values!**



Existing NC-191 looking north at Super Sod Farm

Please click on <http://tinyurl.com/y32rwymq> to sign the petition to the Henderson County Commissioners asking them to reassess this project.

April 1, 2019

Good afternoon Commissioners,

My name is Jim Price. I live in Henderson County, and am speaking today to explain why I oppose widening NC 191 to a four-lane divided highway.

NCDOT's 2040 Traffic Forecast does not justify widening NC 191 from School House Road to Rugby Road and from Bradley Road to Mountain Road. NCDOT acknowledged this in their March 14th letter to the Ridgeview HOA President. They stated that constructing a consistent (four-lane) cross-section will allow for future growth and provide additional capacity for the NC-191 corridor.

This suggests a successor to the Balfour Parkway will connect to NC 191 in the vicinity of Mountain Road at a future time. NCDOT will not disclose any plans for a Balfour successor to the public. Your May 7, 2018 resolution opposing the Balfour Parkway requested NCDOT begin a new planning process involving local input to come up with reasonable and realistic alternatives. NCDOT will not discuss alternatives with the public, and is working opposite to the Commissioners request.

The current three-lane construction on NC 191 (STIP W-5506) will be completed in June. Yet in 2 years (2021) it will be torn up again to construct a four-lane divided highway from Mountain Road to School House Road (STIP R-2588B). NCDOT should take the time to evaluate the results of their current three-lane project before defining the Right of Way for a new four-lane project.

Planning decisions based on considering only a single alternative are often flawed. Local input, representing approximately 1000 homes impacted by this project, has not been given a voice in the planning process. NCDOT's actions lessen the public's trust in our government agencies' and in our decision makers' candor.

I ask the Henderson County Board of Commissioners to pass a resolution directing NCDOT to prepare alternative designs for NC 191 from Mountain Road to School House Road including three-lane and two-lane versions, and to review this design with the public.

I ask the County Commissioners to disclose to the public any plans to connect NC 191 to a successor of the Balfour Parkway.

Thank you

Good Afternoon Commissioners,

Bill Hogan, Ridgeview Resident. I want to thank Chairman Hawkins for responding to our concerns at your last meeting and to thank Vice Chair Lapsley for carrying the Chairman's message to the TAC meeting.

My wife and I bought our home in Ridgeview nearly five years ago. At the time of making that decision, had someone said to us that there was an approved plan to take the two lane NC 191 and widen it to four lanes, with a 17 foot median and a span of approximately 109 feet, we would not have selected this as our retirement home. We would have been concerned about the noise, pollution, environmental impact, traffic congestion and the degradation of our quality of life. Now that we know this project is moving forward, we still feel the same way.

When we first heard about the widening of 191, we went to the NCDOT meetings. We asked how the 191 project connected with the Balfour Parkway project. We were told that these were stand alone projects and one had nothing to do with the other. That was not a transparent response. A more forthcoming response should have been given stating that they were designed to connect 280 to 25 and I 26 via NC 191.

At your last meeting we were invited to attend the TAC meeting that afternoon and many of us attended that meeting. While at this meeting we were asked to contact Wanda Austin, Div Project Development Engineer for NCDOT. I spoke with her and stated that we were hearing all kinds of rumors about possibly connecting 191 to Stony Mountain Rd, Mountain Rd, Bradley Rd or North Rugby Rd. She stated that it had not been decided. She did not deny that extending this roadway was the ultimate objective. It has been nearly a year since your resolution suspending the Balfour Parkway and yet there is no communication with citizens from NCDOT.

We are glad to talk with NCDOT and TAC but the fact remains they are not the decision makers concerning this roadway. You are the decision makers, you are our representatives and I am asking on behalf of all residents living adjacent to 191 that you protect our quality of life. We are requesting that you pass a resolution abandoning the NC 191 project and call for a complete reexamination with citizen input as you did with the Balfour Resolution last May.

Thank you,

Bill Hogan
(828) 216-1531
machogan290@gamil.com

Presentation to County Commissioners April 1, 2019

Good Evening. My name is Phil Rasmussen and I live in a subdivision off of 191.

I'm here to ask you, to put a stop to the current plan to widen 191 to a 4-lane highway from Mountain Rd to School House Rd in Mills River.

You have heard and will continue to hear from your constituents that they don't want the 4-lane expansion and would like to see a 3-lane 191 that would be safer, more efficient and less costly to construct.

When the plans to expand 191 were being developed, none of the communities or residents along 191 were involved in the planning. That is reprehensible, especially since county and state governments and their agencies are supposed to be for the people and not the other way around and are supposed to be transparent.

A 4-lane expansion of 191 could easily be called another "Road To Nowhere." At the Mills River end of 191, the planned 5 lane widening is understandable since business is served. However from School House Rd to Mountain Rd, over 98% of those accessing 191 are residents and not businesses.

Since the Balfour was to connect to 191 at Mountain Rd., and has been canceled, and since the 4-lane widening of 191 will dead end into Haywood Rd, a 2-lane road, I have a question I would like each of you to publically answer in this meeting. Since DOT has not provided traffic projections from Mountain Rd and Haywood Rd entering 191 at the Mountain Rd. intersection, what is your justification for maintaining your stance on a 4-lane expansion between Mountain Rd and School House Rd? Many believe that the board still plans to connect Hwy 64 to 280 as implied by the MPO study to make Bradley Rd a 4-lane connector between 191 and Hwy 25.

Mr. Hawkins, will you please lead off by stating your justification?

Terry Wilson

From: Marti Royo <msroyo45@gmail.com>
Sent: Saturday, March 30, 2019 1:35 AM
To: Terry Wilson
Subject: Don't rezone Haywood Park, please

This is in regard to the request to change the zoning of Haywood Park Estates which is on route 191 and borders West Henderson High School. The request is to change the zoning from the current R2 to R1. I believe the request should be denied. The Henderson County Plan calls for that neighborhood to be R2 which is consistent with the surrounding area. This change, if approved, would double the housing density and result in lower property values in surrounding neighborhoods. There is no point in planning if every request to change the zoning is approved. R2 is the highest and best use in this subdivision and should be maintained. Please deny this request.

Thank you,
Martha Royo
393 Triple Creek Dr., Hendersonville

Terry Wilson

From: jdegelleke . <jdegelleke@gmail.com>
Sent: Friday, March 29, 2019 12:06 PM
To: Terry Wilson
Subject: Say NO to rezoning Haywood Park Estates zoning request

Dear Commissioner Wilson,

Please deny the request to change the zoning of Haywood Park Estates which is on NC191 and borders West Henderson High. The request is to change the zoning from the current R2 to 41. The Henderson County Planning Dept has secure called for that neighborhood to be R2 which is consistent with the surrounding area. This change, if approved, would double the housing density and result in lower property values in surrounding subdivisions. The property owner should have no reasonable expectation for such a modification. R2 is the highest and best use in this subdivision and should be maintained. Please deny this request.

Sincerely,
John DeGelleke, Secretary
Triple Creek Property Owners Association
Hendersonville

BRCC ASSET PRESERVATION

SCHOOL	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Arts & Sciences	\$399,500	\$366,025	\$467,500	\$445,750
Bullington Greenhouse	\$24,500	\$87,500	\$55,000	\$28,500
Continuing Education Building	\$404,976	\$295,000	\$336,000	\$322,500
General Studies Building	\$425,000	\$268,900	\$300,000	\$396,000
Groundskeeping Building	\$12,500	\$22,500	\$16,500	\$17,500
Health Sciences Center	\$22,500	\$16,000	\$110,800	\$157,000
Horticultural Building	\$82,500	\$15,000	\$10,000	\$5,000
Industrial Skills Center	\$297,000	\$281,900	\$292,000	\$290,000
Killian Building	\$364,500	\$437,000	\$436,180	\$680,000
Maintenance Building	\$17,500	\$41,500	\$36,000	\$47,500
Campus Landscaping	\$15,000	\$75,000	\$75,000	\$675,102
Campus Lighting	\$158,000	\$236,000	\$173,000	\$75,000
Pottery/Motorcycle Building	\$0	\$37,000	\$5,000	\$15,000
Parking Lots & Drives	\$258,000	\$323,500	\$312,000	\$520,000
Parkhill Building	\$40,000	\$91,500	\$104,000	\$15,000
Patton Building	\$582,600	\$550,100	\$1,054,900	\$838,000
Sink Building	\$341,500	\$344,000	\$423,500	\$212,500
Spearmen Building	\$407,500	\$617,500	\$252,000	\$195,000
Technology Education Building	\$212,500	\$450,000	\$461,000	\$690,000
Equipment	\$7,000	\$90,500	\$80,500	\$90,000
Vehicles	\$35,000	\$50,000	\$103,000	\$25,000
Welding Storage Building	\$98,500	\$0	\$0	\$0
ANNUAL TOTALS	\$4,206,076	\$4,696,425	\$5,103,880	\$5,740,352
New Construction	\$23,028,040	\$0	\$0	\$19,746,733
NEW CONSTRUCTION TOTAL COST	\$24,934,040			

BRCC ASSET PRESERVATION - WGL

SCHOOL	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Arts & Sciences	\$399,500	\$366,025	\$467,500	\$445,750
Bullington Greenhouse	\$24,500	\$87,500	\$55,000	\$28,500
Continuing Education Building	\$404,976	\$295,000	\$336,000	\$322,500
General Studies Building	\$425,000	\$268,900	\$300,000	\$396,000
Groundskeeping Building	\$12,500	\$22,500	\$16,500	\$17,500
Health Sciences Center	\$22,500	\$16,000	\$110,800	\$157,000
Horticultural Building	\$82,500	\$15,000	\$10,000	\$5,000
Industrial Skills Center	\$297,000	\$281,900	\$292,000	\$290,000
Killian Building	\$364,500	\$437,000	\$436,180	\$680,000
Maintenance Building	\$17,500	\$41,500	\$36,000	\$47,500
Campus Landscaping	\$15,000	\$75,000	\$75,000	\$675,102
Campus Lighting	\$158,000	\$236,000	\$173,000	\$75,000
Pottery/Motorcycle Building	\$0	\$37,000	\$5,000	\$15,000
Parking Lots & Drives	\$258,000	\$323,500	\$312,000	\$520,000
Parkhill Building	\$40,000	\$91,500	\$104,000	\$15,000
Patton Building	\$582,600	\$550,100	\$1,054,900	\$838,000
Sink Building	\$341,500	\$344,000	\$423,500	\$212,500
Spearmen Building	\$407,500	\$617,500	\$252,000	\$195,000
Technology Education Building	\$212,500	\$450,000	\$461,000	\$690,000
Equipment	\$0	\$0	\$0	\$0
Vehicles	\$0	\$0	\$0	\$0
Welding Storage Building	\$0	\$0	\$0	\$0
ANNUAL TOTALS	\$4,065,576	\$4,555,925	\$4,920,380	\$5,625,352
AS, GS & Patton Major Replace	\$1,766,847	\$1,766,847	\$1,766,846	\$0
Total Replacement Costs = \$5,400,540				
GRAND TOTALS	\$5,832,423	\$6,322,772	\$6,687,226	\$5,625,352
New Construction Costs		\$17,727,500		

HCPS ASSET PRESERVATION

SCHOOL	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
East High										
West High - Roof						\$210,834				
North High - Roof Parapet, Skylights & Fence		\$152,802								
Flat Rock Middle - Windows & HVAC	\$2,632,500									
Flat Rock Middle - HVAC Controls		?								
Flat Rock Middle - Roof							\$259,000			
Hendersonville Middle - Roof & Gutter				\$1,294,344						
Hendersonville Middle - HVAC										\$891,569
Rugby Middle - Windows & HVAC	\$2,686,729						\$181,000			
Apple Valley Middle - Roof Parapet, Skylights & Fence	\$90,148									
Apple Valley Middle - Roof							\$845,151			
Upward Elementary										
Atkinson Elementary - Replacements & Upgrades		\$1,459,679								
Atkinson Elementary - Pavement Improvements					\$222,323					
Hendersonville Elementary - Replacements & Upgrades		\$1,114,308						\$222,323		
Hendersonville Elementary - Pavement Improvements										
Bruce Drysdale Elementary - HVAC Replacement				\$881,597						
Clear Creek Elementary - Gutters & Carpet			\$577,591							
Clear Creek Elementary - System Upgrade					\$680,321					

HCPS ASSET PRESERVATION

SCHOOL	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Dana Elementary - Roof & Windows		\$296,861								
Dana Elementary - Pavement & System Upgrade					\$1,120,200					
Dana Elementary - Roof									\$45,367	
Etowah Elementary - Roof	\$132,865									
Etowah Elementary - System Upgrade				\$356,329						
Etowah Elementary - Pavement & Door Upgrades					\$325,623					
Fletcher Elementary - Sidewalks & Sewer Upgrade		\$361,669								
Fletcher Elementary - System Upgrades				\$739,700						
Fletcher Elementary - Pavement Improvements					\$321,165					
Fletcher Elementary - HVAC									\$985,884	
Glen Marlow Elementary - Pavement & Sidewalks		\$1,174,374								
Glen Marlow Elementary - System Upgrades				\$617,662						
Glen Marlow Elementary - HVAC							\$1,403,908			
Hilandale Elementary - Gutters & Drainage					\$103,615					
Hilandale Elementary - Roof & Pavement Improvements						\$1,036,965				
Mills River Elementary - Sidewalk & Gutter					\$432,385					
Mills River Elementary - Roof & Pavement Improvements						\$734,770				
Sugarloaf Elementary - Roof & Gutter			\$115,643							
Sugarloaf Elementary - HVAC & Pavement					\$1,247,957					
ANNUAL TOTALS	\$5,542,242	\$4,559,693	\$693,234	\$3,889,632	\$4,453,589	\$1,982,569	\$1,843,908	\$1,067,474	\$1,031,251	\$891,569

HCPS ASSET PRESERVATION – WGL

SCHOOL	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
East High										
West High - Roof Replacement										
North High - Roof Parapet, Skylights & Fence		\$152,802				\$210,834				
Flat Rock Middle - Windows & HVAC	\$2,632,500									
Flat Rock Middle -HVAC Controls		?								
Flat Rock Middle - Roof										
Hendersonville Middle - Roof & Gutter			\$1,294,344				\$259,000			
Hendersonville Middle - HVAC										\$891,569
Rugby Middle - Replace Windows & HVAC	\$2,686,729									
Apple Valley Middle - Roof Parapet, Skylights & Fence		\$90,148					\$181,000			
Apple Valley Middle - Roof								\$845,151		
Upward Elementary										
Atkinson Elementary - Replacements & Upgrades		\$1,459,679								
Atkinson Elementary - Pavement Improvements				\$222,323						
Hendersonville Elementary - Replacements & Upgrades		\$1,114,308								
Hendersonville Elementary - Pavement Improvements								\$222,323		
Bruce Drysdale Elementary - HVAC Replacement			\$881,597							
Clear Creek Elementary - Gutters & Carpet			\$577,591							
Clear Creek Elementary - System Upgrade				680,321						

HCPS ASSET PRESERVATION – WGL

SCHOOL	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Dana Elementary - Roof & Windows		\$296,861								
Dana Elementary - Pavement & System Upgrade				1,120,200						
Dana Elementary - Roof									\$45,367	
Etowah Elementary - Roof		\$132,865								
Etowah Elementary - System Upgrade			\$356,329							
Etowah Elementary - Pavement & Door Upgrades				\$325,623						
Fletcher Elementary - Sidewalks & Sewer Upgrade		\$361,669								
Fletcher Elementary - System Upgrades			\$739,700							
Fletcher Elementary - Pavement Improvements				\$321,165						
Fletcher Elementary - HVAC									\$985,884	
Glen Marlow Elementary - Pavement & Sidewalks		\$1,174,374								
Glen Marlow Elementary - System Upgrades			\$617,662							
Glen Marlow Elementary - HVAC							\$1,403,908			
Hillandale Elementary - Gutters & Drainage				\$103,615						
Hillandale Elementary - Roof & Pavement Improvements					\$1,036,965					
Mills River Elementary - Sidewalk & Gutter				\$432,385						
Mills River Elementary - Roof & Pavement Improvements						\$734,770				
Sugarloaf Elementary - Roof & Gutter			\$115,643							
Sugarloaf Elementary - HVAC & Pavement				\$1,247,957						
ANNUAL TOTALS	\$5,319,229	\$4,782,706	\$4,582,866	\$4,453,589	\$0	\$1,982,569	\$1,843,908	\$1,067,474	\$1,031,251	\$891,569

HCPS ASSET RENOVATION & EXPANSION

SCHOOL	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
East High - Building Additions	\$8,973,432			\$27,575,510				
West High - Building Additions	\$1,790,380			\$5,588,000				
North High - Building Additions					\$4,746,769			
Flat Rock Middle - Building Additions		\$6,142,500						
Flat Rock Middle - Building Renovations			\$13,868,400					
Rugby Middle - Building Additions		\$8,482,500						
Rugby Middle - Building Renovations			\$13,809,535					
Apple Valley Middle - Building Renovations					\$2,766,566			
Upward Elementary - Building Renovations	\$53,644	\$614,250	\$1,566,706					
Atkinson Elementary - Building Additions		\$1,468,262						
Hendersonville Elementary - Building Additions		\$2,691,000						
Bruce Drysdale Elementary								
Clear Creek Elementary - Generator					\$117,000			
Dana Elementary - Generator					\$117,000			
Etowah Elementary - Generator				\$117,000				
Fletcher Elementary - Generator				\$117,000				
Glen Marlow Elementary - Generator				\$117,000				
Hillandale Elementary - Generator						\$117,000		
Mills River Elementary - Generator						\$117,000		
Sugarloaf Elementary - Generator						\$117,000		
Bus Garage	\$1,989,000							
ANNUAL TOTALS	\$12,806,456	\$19,398,512	\$29,244,641	\$33,514,510	\$7,747,335	\$351,000	\$0	\$0

HCPS ASSET RENOVATION & EXPANSION - WGL

SCHOOL	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
East High - Building Additions		\$8,973,432		\$27,575,510				
West High - Building Additions		\$1,790,380		\$5,588,000				
North High - Building Additions					\$4,746,769			
Flat Rock Middle - Building Additions		\$6,142,500						
Flat Rock Middle - Building Renovations			\$13,868,400					
Rugby Middle - Building Additions		\$8,482,500						
Rugby Middle - Building Renovations			\$13,809,535					
Apple Valley Middle - Building Renovations					\$2,766,566			
Upward Elementary - Building Renovations		667,894	\$1,566,706					
Atkinson Elementary - Building Additions		\$1,468,262						
Hendersonville Elementary - Building Additions		\$2,691,000						
Bruce Drysdale Elementary								
Clear Creek Elementary - Generator			\$117,000					
Dana Elementary - Generator			\$117,000					
Etowah Elementary - Generator			\$117,000					
Fletcher Elementary - Generator			\$117,000					
Glen Marlow Elementary - Generator			\$117,000					
Hilandale Elementary - Generator			\$117,000					
Mills River Elementary - Generator			\$117,000					
Sugarloaf Elementary - Generator			\$117,000					
Bus Garage		1,989,000						
Hendersonville High School	\$60,000,000							
ANNUAL TOTALS	\$60,000,000	\$32,204,968	\$30,180,641	\$33,163,510	\$7,513,335	\$0	\$0	\$0

Summary of Long Term Education Asset Improvements

HC Public Schools	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24
1 Asset Preservation Annual	\$5,987,223	\$4,782,706	\$4,582,866	\$4,453,589	\$0
Asset Renovation & Expansion	\$60,000,000	\$31,537,074	\$30,180,641	\$33,163,510	\$7,513,335
2 Annual	\$4,175,700	\$2,194,824	\$2,100,420	\$2,308,020	\$7,513,335
Blue Ridge Community College					
	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24
3 Asset Preservation	\$5,832,423	\$6,322,772	\$6,687,226	\$5,625,352	\$0
Asset Renovation & Expansion	\$0	\$17,727,500	\$0	\$0	\$0
4 Annual	\$0	\$1,233,744	\$0	\$0	\$0
Total Annual (Lines 1+2+3+4)	\$15,995,346	\$14,534,046	\$13,370,512	\$12,386,961	\$7,513,335

Annual Costs are based on a Loan Rate 3.5 % for 20 years

BID TABULATION

Owner Name: Henderson County
 Project Name: 018CLT-069 Main Library Re-Bid
 Bid Due Date: January 31, 2019
 Bid Due Time: 10:00 AM

Bidders	Base Bid	Alternate #1	Addendum #1	Bid Bond	M/W/SBE		RM/A	UP-1	UP-2	UP-3	UP-4
					Good Faith	Form A or B					
AAR Roofing	\$628,000.00	\$233,354.00	X	X	X	X	X	\$3.00	\$6.00	\$3.50	\$3.50
Interstate Roofing	\$789,000.00	\$322,000.00	X	X	X	X	X	\$2.00	\$10.00	\$4.00	\$3.00
J. Bartholomew Construction	\$653,000.00	\$400,000.00	X	X	X	X	X	\$0.50	\$1.00	\$1.00	\$3.00
Martin Roofing	\$725,593.00	\$307,100.00	X	X	X	X	X	\$3.50	\$5.50	\$3.50	\$2.75
Rike Roofing	\$755,000.00	\$295,000.00	X	X	X	X	X	\$3.00	\$5.00	\$5.00	\$5.00
Tecta America	\$718,020.00	\$263,480.00	X	X	X	X	X	\$3.00	\$5.00	\$4.50	\$6.00
WNC Roofing	\$648,400.00	\$199,500.00	X	X	X	X	X	\$3.13	\$16.50	\$4.50	\$4.30

I hereby certify that this is a true tabulation of bids received.

George S. Uryaniuk, RRO, CDT
 Project Manager

01-31-2019

\$288,633 - AVERAGE A.T. PRICES

*** ESTIMATED COST TO PERFORM**

AT LATER DATE:

*** \$288,633 PLUS 7% ANNUAL**

ESCALATION & MOBILIZATION = \$310,000

*** IF PERFORMED NOW = POSSIBLE**

SAVINGS OF \$76,646