

MINUTES
Watauga Intergovernmental Retreat
March 22, 2010

The Town of Blowing Rock Board of Commissioners attended an Intergovernmental Retreat on Monday, March 22, 2010. The Retreat was held at the Broyhill Inn and Conference Center in the Helen Powers Room in Boone, NC. In attendance from the Town of Blowing Rock, Town of Boone, Watauga County, Appalachian State University, Beech Mountain and the Town of Seven Devils were the following:

Town of Blowing Rock

- Mayor J.B. Lawrence, Mayor Pro-tem Albert Yount
- Commissioners: Phil Pickett, Doug Matheson, Jim Steele
- Staff: Town Manager Scott Hildebran, Planning Director Kevin Rothrock, Town Clerk Sharon Greene
- Commissioner Klutz-absent

Town of Boone

- Mayor Loretta Clawson, Mayor Pro-tem Lynne Mason
- Commissioners: Stephen Phillips, Rennie Brantz, Jamie Leigh, Andy Ball
- Staff: Town Manager Greg Young, Public Works Director Blake Brown, Fire Chief Reggie Hassler, Developmental Services Director Bill Bailey, Planner David Graham, Planning Assistant Jane Shook and Deputy Town Clerk Kim Brown

Watauga County

- Commissioners: Jim Deal - Chairman, John Cooper, Tim Futrelle
- Staff: County Manager Rocky Nelson, Assistant County Manager Deron Geouque, Joe Furman P&I/EDC Director, Clerk to the Board Anita Fogle

Town of Seven Devils

- Commissioner: Kathy Copeley

Town of Beech Mountain

- Planning Director James Scott

Appalachian State University

- Vice Chancellor of Business Affairs Greg Lovins
- ASU Board of Trustee Jeannine U. Collins
- Chief of Staff John Earwood
- ASU Physical Plant Operator Michael O'Connor

The meeting was called to order at 5:00 p.m.

After introductions were made, Mr. Jim Deal gave an update on the Watauga High School construction project. Mr. Deal stated the project was approximately 91% complete and the anticipated completion date was mid-May. As stated by Mr. Deal, the

new facility consisted of an array of buildings totaling 268,000 square feet and that a portion of the facility would be available for public use. He advised that each student would receive a laptop computer upon entering WHS for their use while enrolled. According to Mr. Deal, tours of the new facility were being scheduled for those who wished to attend.

LOCAL COMPREHENSIVE PLANS

1. Appalachian State University Campus Master Plan (Draft 2010)

Mr. Greg Lovins, Interim Vice Chancellor for Business Affairs, presented the ASU Campus Master Plan 2020. He stated that work on the Master Plan had begun in 2008 and it was approved in March of 2010. He stated that ASU had used the Lawrence Group as consultants. During a power point presentation, Mr. Lovins addressed several areas of the Master Plan, such as; transportation/parking, academics, growth, sustainability, infrastructure, etc. He advised the Master Plan was focusing more regarding on-campus housing in order to accommodate at least 40% of the students. He also mentioned the plan included mixed-use development adjacent to the campus and construction priorities were the Health Services Building planned for the former Lowe's site.

2. Town of Blowing Rock 2004 Comprehensive Plan (Adopted 2004)

Kevin Rothrock, Planning Director, reviewed the Town's Comprehensive Plan adopted in March of 2004. Mr. Rothrock stated the plan included eight chapters which addressed land use and development, natural environment, recreation/cultural resources, economic development, municipal services, transportation, regional cooperation and action plan.

He also stated that other town plans were referenced in the Comprehensive Plan such as the signage plan, streetscape plan, storm water plan, etc. He commented that Blowing Rock growth was limited due to steep terrain and would likely occur as redevelopment rather than outward growth.

Mr. Rothrock commented another community survey would most likely be sent in the fall of 2010 to gather public information regarding warranted updates to the Comprehensive Plan.

3. Boone 2030 Smart Growth Plan for the Heart of The High Country (Adopted 2010)

Mr. David Graham, Planner for the Town of Boone, presented a power point presentation of the Boone 2030 Land Use Plan. Mr. Graham advised the plan was formally adopted in October of 2010 and was made up of nine components. The components were as follows: executive summary, introduction and analysis, civic dialogue, framework plan, infrastructure and sustainability, transportation, downtown, focus area, and implementation and regulatory recommendations. Redevelopment focus areas addressed in the plan were the current WHS site, NC/105 Poplar Grove Intersection, East King Street, K-Mart site, etc. Mr. Graham reviewed the following

action items: adopt and apply livable transportation principles, consider capital improvements to the downtown area, implement pedestrian and bicycle improvements with the 421 widening project, provide additional roadway connections and safety upgrades, establish location and design criteria for affordable/workforce housing, etc. Mr. Graham stated that other recommendations mentioned in the Boone 2030 Plan were to develop design guidelines for all buildings, prepare small area plans for neighborhoods and districts, designate gateway enhancement corridors, etc.

4. Citizens Plan for Watauga (Draft 2010)

Joe Furman, P & I/EDC Director, presented the Citizens Plan for Watauga which was adopted in March of 2010. Mr. Furman stated there were 10 issues identified in a series of community meetings held. Those issues were; traffic congestion, water availability, protection of natural resources, farmland preservation, land use, preservation of community identity, economic development/affordable housing, emergency services/education, and recreation.

Mr. Furman advised the plan's main focus was transportation and the plan recommended an update of the Thoroughfare Plan. He mentioned Deep Gap (US Hwy. 421), Grandfather (NC Hwy. 105) Blowing Rock (US Hwy. 321) and Zionville (US Hwy. 421) as four gateway corridors linked to economic development for the area.

Mr. Furman also stated the County had established a Community Housing Trust to promote affordable housing and that a group had been established to set priorities and to begin implementation of the Plan.

5. Open Discussion on Plan Consistencies, Recommendations, and Implementation

The Daniel Boone Parkway was mentioned as a future topic of discussion. A recommendation was made to form a committee with representatives (elected official and a member of planning staff from each jurisdiction) from Watauga County, Blowing Rock, Boone, Seven Devils, Beech Mountain, ASU and the Boone Chamber of Commerce to address the selection of an alternative for the Daniel Boone Parkway.

ADJOURN

There being no further business to discuss, the meeting was adjourn at 7:05 p.m.

MAYOR _____
J.B. Lawrence

ATTEST _____
Sharon Greene, Town Clerk

