

**Town of Blowing Rock
Board of Commissioners
Special Work Session-June 1, 2011**

The Town of Blowing Rock Board of Commissioners continued their work session on conditional zoning on Wednesday June 1, 2011 at 4:00 p.m. The work session took place in the Town Council Chambers at 1036 Main Street Blowing Rock. Present were Mayor Lawrence, Commissioners Albert Yount, Phillip Pickett, Tommy Klutz, Doug Matheson and Jim Steele. Others in attendance were Town Manager Scott Hildebran, Planning Director Kevin Rothrock and Town Clerk Sharon Greene.

CALL TO ORDER

Mayor Lawrence called the meeting to order at 4:04 p.m.

DISCUSSION ITEM

Mr. Rothrock stated that during the special work session held on May 26, 2011, Council had requested that he and Town Consultant Michael Egan further review draft Ordinance #2011-04 and complete a “mock-up” of the differences between a conditional use permit and conditional zoning and how conditional zoning would have worked in the dress shop request on Park Avenue. Planning Director Rothrock reviewed several changes that were made to the draft Ordinance #2011-04 with Council.

Commissioner Klutz questioned once again why conditional zoning was brought forth. He felt the current ordinance was sufficient. Mr. Hildebran explained that Mr. Egan and Mr. Rothrock as well as the Planning Board had worked to modernize the current code and conditional zoning was another tool that added more flexibility and also gave Council more control. He further explained with conditional zoning, negotiations between the applicant and the Town could be worked out before the public hearing was held which could also be less costly to the Town in some situations.

Town Manager Hildebran advised that he had recently visited several towns that had conditional zoning in place and it worked well. He also mentioned that Mr. Rothrock had attended a workshop on conditional zoning recently. Mr. Rothrock stated that conditional zoning added another option besides a conditional use permit for applicants/developers regarding zoning changes.

Commissioner Klutz suggested that conditional zoning not be approved until there was a possible need for it. Mayor Lawrence stated in doing that, it would appear to be contract zoning. Mr. Rothrock stated it would be better to plan ahead instead of responding in a reactionary manner. He also mentioned that in the beginning discussions regarding conditional zoning, he had not been in favor; after attending a work shop and speaking with other towns that had conditional zoning in place, he had changed his mind. He also stated if Council was not comfortable with the concept to not proceed.

Commissioner Steele commented conditional zoning offered more flexibility and that Council could meet with applicant to discuss potential issues. Council would also hear from the public and if the request was for unfavorable changes, Council did not have to approve the request. He also felt it would be better to have conditional zoning in place before it was needed so that it would not appear to be contract zoning.

Mr. Rothrock began the explanation on the difference between conditional use permit vs. conditional zoning in the dress shop request. Commissioners Klutz and Yount voiced their reservations with conditional zoning and felt the public did not fully understand the concept. Mr. Hildebran inquired if Council would be interested in attending a class on conditional zoning. Commissioner Yount responded favorably to attending a workshop on conditional zoning and stated he felt the public would feel more at ease with the concept of conditional zoning if Council voted unanimously to approve it.

Commissioner Klutz made a motion to table the discussion until Council could schedule a workshop on conditional zoning, seconded by Commissioner Matheson. Commissioner Yount had questions regarding the Blowing Rock Hospital property located on Chestnut Drive. Mr. Hildebran explained the uses for the property other than Hospital/Medical Clinic under the current zoning would be single-family residences, townhouses or condominiums. He also stated the property could be rezoned as residential but could not be used as commercial property.

Mayor Lawrence called for a vote on Commissioner Klutz's motion to table the discussion until further review. The motion passed unanimously.

ADJOURN

There being no further business to discuss, the meeting was adjourned at 5:33 p.m.

MAYOR _____
J.B. Lawrence

ATTEST _____
Sharon Greene, Town Clerk