

Planning and Zoning Board

Minutes

Thursday, February 18, 2010

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, February 18, 2010 for their regular scheduled meeting. Chairman West called the meeting to order at 7:00 p.m. Members present were Greg Grana, Ada Webster, Nelda Miller, Sue Sweeting and Brenda Fairbetter. Staff members present were Planning Director Kevin Rothrock and Administrative Assistant Sherrie Pitts.

Ms. Sweeting made a motion to approve the minutes as presented. The motion was seconded by Ms. Webster. All members were in favor of the motion.

Chairman West formally thanked board member Ada Webster for her service on the Planning Board and to the Town of Blowing Rock.

Items of Business

Satellite parking/ outdoor dining

Satellite parking

Mr. Rothrock gave the staff report to the board in reference to satellite parking standards. He advised that satellite parking was mainly utilized in downtown and a few businesses did have approved satellite parking locations.

Staff recommends:

- a. To extend the distance for public satellite parking,
- b. Require those obtaining satellite parking to verify the space is available and meets code,
- c. When satellite parking is lost, the developer must secure other on or off premise spaces or make payment into parking fund within 90 days in lieu of lost spaces.

Included in the board packet was a copy of recommended ordinance changes underlined.

There was some discussion on the changes by the board.

Ms. Sweeting made a motion to approve the changes and send to Town Council. Mr. Grana seconded the motion. All members voted in favor of the motion.

Outdoor dining

Mr. Rothrock gave the staff report in reference to outdoor dining. To provide some flexibility with allowing outdoor dining, staff recommends modifying the standards for outdoor dining in the Central Business and General Business zoning districts. The current standard requires 1 parking space for every 4 outdoor seats.

Staff recommends allowing up to 4 outdoor seats with no requirement for parking, 1 space per 4 seats if 40 or less, and 1 per 3 seats of more than 40. A table row from the parking code was included in the board packet showing recommended changes.

There was some discussion on the wording and required parking spaces per seats.

Ms. Sweeting made a motion to allow 1 space for every 6 outdoor seats for 40 or less, and 1 space per 4 seats for over 40 seats. Ms. Miller seconded the motion. All members voted in favor of the motion.

Telecommunications Ordinance

Mr. Rothrock gave the staff report to the board in reference to amending the telecommunications ordinance. Conditional Use Permits are required for placement of antennas on power poles or other structures. Technology has changed dramatically over the past eight years and the public seems to be more concerned with effective wireless service rather than the appearance of discrete antennas on existing power poles or other structures.

Staff recommends an amendment to the Table of Permissible Uses that would allow the placement of antennas and alternative towers structures in all zoning districts through the approval of a zoning permit.

Included in the board packet was a revised copy of the Towers section of the Table of Permissible Uses with revisions underlined and highlighted.

Chairman West stated that he would like it specified antennas shorter than 6 feet vertical length could be through a zoning permit. He commented that section 18.500 may need to be in two parts and keep alternative tower structures as CUP's in the 5 zoning districts they are currently approved for.

Mr. Grana made a motion to approve with recommended changes; antennas shorter than 6 feet vertical length could be through a zoning permit and add a section to 18.500 to keep alternative tower structures as CUP's in existing zoning districts. Ms. Sweeting seconded the motion. All members voted in favor of the motion.

Classification of Public Facilities in Land Use Ordinance

Mr. Rothrock gave the staff report to the board in reference to the current town shop property off Shop Road in the Cone Road area is zoned HSG. The Horse Show Grounds zoning district allows only a few land uses such as horseback riding, horse stables, non-commercial towers, telecommunication antennas, special events, and temporary sales of goods by non-profits. Public buildings and related uses such as the town shop are not permitted according to the use table. One of the town shop buildings has deteriorated over the years and needs to be replaced. Since the use is nonconforming and replacement or major renovation would exceed 50% of the value of the structure, the building could not be replaced.

Staff recommends adding a use category of "public maintenance buildings and related structures" to the Table of Permissible Uses and allow such used in the Central Business, General Business, Office-Institutional, and Horse Show Grounds zoning districts.

Included in the board packet was a revised copy of the Miscellaneous Public and Semi-Public Facilities section of the Table of Permissible Uses with revisions underlined and highlighted.

Chairman West requested definitions be added to define public buildings and accessory structures.

Ms. Webster made a motion to approve adding the category use and addressing definitions. Ms. Sweeting seconded the motion. All members voted in favor of the motion.

Land Use Code revision update

Mr. Rothrock discussed information on the update.

Update on loading zones and downtown deliveries

Mr. Rothrock gave a brief update with the available information and advised the signs were here and would be installed as soon as weather permits.

Mr. Rothrock mentioned that Tuesday March 9th before the Town Council meeting there would be reception with recognition of all boards and board members.

Other Business

With no other questions or comments *Ms. Webster made a motion to adjourn. Ms. Miller seconded the motion. All members voted in favor of the motion.*

Adjourn

With no further business the Planning Board adjourned at 7:50 PM.

Jim West, Chairman

Sherrie Pitts, Administrative Assistant