

Planning and Zoning Board

Minutes

Thursday, May 20, 2010

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, May 20, 2010 for their regular scheduled meeting. Chairman West called the meeting to order at 7:00 p.m. Members present were Debbie di Santi, Brenda Fairbetter, David Laughter, Greg Grana, Nelda Miller, Sue Sweeting, Web Alexander, Ray Pickett and. Staff members present were Planning Director Kevin Rothrock, Town Engineer Doug Chapman, Intern Megan Summers and Administrative Assistant Sherrie Pitts.

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

Items of Business

CUP #2010-01 Up on the Hill

Mr. Rothrock gave the staff report to the board in reference to CUP #2010-01. Mr. George Taylor is requesting a conditional use permit for a seventeen lot single-family subdivision and a new public road. The 10.9 acre property lies between Old Boone Road near 1763 Goforth Road and Possom Hollow Road. Access will be provided from Goforth Road. The property is located outside the town limits in the ETJ and is zoned R-15, Single-family. The applicant requests that the property be annexed into the town for water and sewer service. The subject property is in the WS-IV-PA water supply watershed.

The subject property is in the Town's Extraterritorial Jurisdiction but is not contiguous with corporate limits. Therefore, satellite annexation is required for water and sewer service and if the applicant chooses to offer the road for public dedication.

The new subdivision road is proposed with a connection to Goforth Road. The new road will serve all 17 lots as well as provide access to two existing homes at the end of Old Boone Road. The road will be 1500 feet in length with a cul-de-sac at the end.

Storm water detention will be designed to accept runoff from proposed roadway, curb and gutter, rooftops and driveways flowing to the system. All storm water will meet the Town Land use Code requirements.

Town garbage collection, street maintenance, and water and sewer utilities are based upon pending annexation and street dedication.

Ms. Sweeting asked for an explanation of the loop system. Doug Chapman, Town Engineer, explained the loop system and the reasons for requiring it.

Mr. Grana wanted to know about the water moratorium issues relating to installing new water lines and if the new interconnect relieved this issue. Mr. Chapman explained water issues and the state mandate of water line extension restrictions.

Mr. Grana commented that he did not believe it would be prudent to annex and add water to a new development.

Mr. Rothrock discussed the land exchange with the Blue Ridge Parkway and how the Town would own the property surrounding the reservoir. The Town will have the capability to expand and maintain the reservoir.

Ms. Sweeting asked about the shared driveways. Mr. Rothrock said it was not required but it does lower the number of driveway cuts.

Chairman West asked how many satellite annexations are in Town. Mr. Rothrock commented none to his knowledge.

Chairman West discussed annexation issues and former Council policies. He also commented on issues with expansion of water and sewer.

With no other questions of staff the floor was opened to the applicant.

Mr. Heath Hovanan, Appalachian Land Surveyors, representing applicant as the development surveyor, opened himself for questions of the board.

Ms. Sweeting asked about the size of lots 15, 16 and 17. Mr. Huovinen stated that the land size would allow 21 lots.

Mr. Rothrock commented that the cul-de-sac was 1500 feet to center of the turnaround. Based on the topography there was no way to create a drive through.

There was some discussion on dead end roads.

Mr. Jeff Campbell, adjacent property owner, spoke and had a few questions regarding the development.

Mr. Thomas Gray, property owner adjacent to the Possom Hollow Church, was concerned about development and the houses being built above his property. He was also concerned that he was not on sewer but a satellite development would be able to have water and sewer lines installed.

Mr. Rothrock advised that the developer would be responsible for installation of water and sewer lines.

With no other questions or comments the public hearing was closed.

Ms. Sweeting stated that she would like to see the high-voltage transmission lines buried.

Mr. Huovinen advised that Blue Ridge Electric would not bury those lines.

Ms. di Santi motioned to reopen the public hearing, Mr. Pickett seconded the motion. All members were in favor of the motion.

Mr. George Taylor, Applicant, spoke to the board and gave some property history. He stated that they want to remain in compliance with all land use codes. The density of the lots is less than allowed. He will have requirements on tree cutting. The typical structure would be 3-4 bedroom homes with natural siding.

Chairman West asked about sewer line location. Mr. Taylor said that he had made contact with Terry Lentz regarding the sewer line and he was talking with the church board. If they have to drill wells and septic they would have to re-plat the property.

The public comment was closed with no other questions.

Ms. Sweeting made a motion to approve with transmission lines buried, and service power lines buried. Mr. Alexander seconded the motion.

Ms. Fairbetter stated that the transmission lines are a main artery to Boone and most likely cannot be buried.

Chairman West commented that he was not in favor because of the satellite annexation and extending the water and sewer lines. He said the density and road was favorable.

Mr. Rothrock commented to the Board of the approval of Glenmoore that is up the road from this proposed development.

Mr. Grana recognized that all requirements of the Town have been met by the applicant, but he does not believe it to be prudent to supply water and sewer outside of town when some town residents are still not on the sewer system.

Mr. Rothrock advised the Board that before an official vote he wanted the Board aware that if the motion was denied the applicant can still go to Council.

Ms. Sweeting was in favor of the motion. Against the motion Chairman West, Debbie di Santi, Brenda Fairbetter, David Laughter, Greg Grana, Nelda Miller, Web Alexander and Ray Pickett. *The motion failed.*

*Ms. Fairbetter made a motion to approve CUP #2010-01 with residential power lines underground. Mr. Laughter seconded the motion. In favor of the motion Mr. Pickett, Mr. Alexander, Ms. Sweeting, Mr. Laughter, Ms. Fairbetter, Ms. di Santi., Against the motion Chairman West, Ms. Miller, Mr. Grana. **Motion passes 6-3***

CUP #2010-02 Blowing Rock Country Club

Mr. Rothrock gave the staff report to the board in reference to the Blowing Rock Country Club requesting a major amendment to their conditional use permit for an addition and exterior renovations on the clubhouse. The clubhouse will be enlarged by 2,440 square feet and the exterior building materials will be altered and upgraded. The property is zoned R-15, Single-family and is located at 200 Country Club Drive.

In 2009, an addition to the clubhouse kitchen was approved through a minor CUP amendment. This work is being completed at this time under Phase 1A. The proposed changes for the major

amendment under Phase 1B are more substantial and require the Planning Board recommendations and Council approval.

With no questions of staff the floor was opened to the applicant.

Mr. Dan Page, committee member over development, stood to answer questions.

With no question or comments the public hearing was closed

Ms. Sweeting made a motion to approve as presented. Mr. Pickett seconded the motion. All members were in favor of the motion.

Downtown Parking Ratios.

There was some discussion of the standards in the ordinance, businesses already in place and new business requirements.

Ms. di Santi discussed topics from the subcommittee and believed the summary from staff was vague without a lot of the discussion from the subcommittee meeting being included.

The Planning Board would like a joint meeting with Council.

Mr. Grana commented that at the end of the subcommittee meeting he felt issues were unresolved between staff and committee members.

Mr. Pickett asked that this item be tabled until a joint meeting could be scheduled.

Chairman West advised there were a number of issues that needed to be addressed in a joint workshop. He requested board members list issues for an agenda discussion.

Other Business

Mr. Rothrock advised the streetscape was finished but there were some minor repairs to be completed. He also commented on the town shop site.

With no further business Mr. Grana made a motion to adjourn, seconded by Ms. Sweeting. All members were in favor of the motion.

Adjourn

With no further business the Planning Board adjourned at 8:53 PM.

Chairman West

Sherrie Pitts, Administrative Assistant