

# Planning and Zoning Board

## Minutes

Thursday, August 19, 2010

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, August 19, 2010 for their regular scheduled meeting. Chairman West called the meeting to order at 7:00 p.m. Members present were Debbi diSanti, David Laughter, Greg Grana, Brenda Fairbetter, Nelda Miller, Sue Sweeting, Web Alexander and Ray Pickett. 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. Miller. All members were in favor of the motion.*

### Items of Business

#### **Wind Energy Systems**

Mr. Rothrock gave the staff report to the board in reference to Wind Energy Devices. The Land Use Code currently prohibits the use of wind energy devices within the Town's zoning jurisdiction. The discussion and public hearing process was initiated in the fall of 2006, carried into the spring of 2007, and concluded with the current ordinance language being adopted in June of 2007. The ordinance language and discussion included a provision that wind energy devices would be prohibited but could be reviewed again in the future as wind energy technology continued to evolve. A copy of the current ordinance and staff reports and minutes from those meetings was included in the board packets.

With no comments or questions the floor was opened to presentations.

Steve Rauchfuss representing ZWYND, scalable small wind turbine technology, explained the system he markets and gave a computer presentation.

There was board discussion and questions regarding kilowatt hours and typical usage.

Ms. Sweeting asked what the time frame would be on investment return. Mr. Rauchfuss stated it would be about 38 months.

Mr. Laughter asked the weight of the system. Mr. Rauchfuss reported the ZWYND system weighed about 400 pounds.

Ms. Natalie Lewis representing Windtronics spoke about wind power systems.

She explained the Windtronics system worked on a pole mount with the pole being approximately 30 feet tall. Ms. Lewis reported that at 42 miles per hour the unit would turn away from the wind and continue to produce power. The unit is about six feet in diameter and weighs 100 pounds. She stated that noise would not be an issue as most of the sound would be the air moving.

Mr. Grana asked about the cost. Ms. Lewis said the unit was about \$6,000 and installation would total about \$12,000. This cost does not include the allowable tax credit. Presently the power is for direct building use, but future products would allow grid usage.

Ms. Lewis commented that repairs with this system would need to be done by a licensed certified repairman.

With no other question or comments for the presenters the discussion was closed.

The Board discussed the different types and sizes of systems. They elected a subcommittee including Ms. Sweeting, Mr. Pickett, Mr. Alexander and Mr. West to gather and discuss information for the Planning Board.

Mr. Adam Lewis commented on a small wind instrument that had been installed on 321 outside of Boone.

Ms. Lewis commented on the State planning to step in to regulate wind energy if Towns and Counties don't have ordinances in place to address it.

*Ms. Sweeting made a motion to send wind energy systems to the Ad Hoc subcommittee. Chairman West seconded the motion. All members were in favor of the motion.*

### **Other Business**

Mr. Rothrock gave updates to the Board that the changes to parking ratios ordinance was adopted. He also stated that he was working on the Land Use Code update with Mike Egan. The police department has received a hand held unit for parking enforcement. The 15 minute parking spaces will be returned in front of Town Hall.

*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 8:21 PM.

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Chairman West

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Sherrie Pitts, Administrative Assistant