

Planning and Zoning Board

Minutes

Thursday, April 21, 2011

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, April 17, 2011 for their regular scheduled meeting. Chairman Jim West called the meeting to order at 5:30 p.m. Members present were Web Alexander, David Laughter, Brenda Fairbetter, Ray Pickett, Lisa Stripling, David Harwood and Doug Pegram. Staff members present were Planning Director Kevin Rothrock and Administrative Assistant Tammy Bentley. Member absent was Debbie di Santi.

Chairman West asked if there were any changes to the minutes. There were none.

Mr. Harwood made a motion to approve the minutes. The motion was seconded by Mr. Pickett. All members were in favor of the motion.

Conditional Zoning:

Mr. Rothrock gave the staff report for Conditional Zoning. Chairman West asked if there were any comments from the sub-committee. Mr. Pegram asked Mr. Rothrock to go over the draft presented to the Board at the meeting. Mr. Rothrock discussed the draft with the Board.

The Board discussed the concept of a Neighborhood Compatibility meeting, who would initiate the process for Conditional Zoning, and could the deferral process be more flexible to allow for a deferral in the event of an emergency.

Mr. Harwood asked about the history of Conditional Zoning. Mr. Rothrock said the concept was enacted by the NC General Assembly in 2006. Mr. Rothrock sees benefits in adopting this concept. The Board discussed past Conditional Use Permits and how Conditional Zoning would have been a better option for the applicant, neighbors, and for the Town.

Chairman West asked the Board to consider the entire draft item by item. The Board discussed each item. The Board expressed concern with the section that states the Conditional Zoning is “neither consistent nor inconsistent with the Comprehensive Plan”. Chairman West wanted stronger storm drainage requirements. The Board suggested the following amendments to the ordinance. In the fourth paragraph on the first page, the Board agreed that the language about plan consistency needed to be in line with NC General Statutes. On the fourth page, Item 2 add after trunk lines “*and general storm water drainage and distribution.*”

Ms. Stripling motioned to approve the Draft Ordinance as amended. Ms. Fairbetter seconded the motion. All members were in favor of the motion.

Other Business

The Board discussed Board attendance at the Planning Workshop in Morganton on May 6, 2011. Mr. Harwood and Mr. Pickett can attend. Mr. Pegram and Ms. Fairbetter may be able to attend. No other Board members would be able to attend the workshop.

Mr. Rothrock gave the staff report on the By-Laws. The Board decided to look over the By-Laws outside the meeting and email Mr. Rothrock any comments.

Chairman West thanked Web Alexander for his service on the Planning Board as this meeting would most likely be his last serving due to his relocation to Boone.

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

Adjourn

With no further business the Planning Board adjourned at 6:45 PM.

Chairman West

Tammy Bentley, Administrative Assistant