

## **Planning and Zoning Board**

### **Minutes**

**Thursday, November 15, 2012**

**5:30 p.m.**

The Blowing Rock Planning and Zoning Board met on Thursday, November 15, 2012 for their regular scheduled meeting. Chairman Jim West called the meeting to order at 5:30 p.m. Members present were David Laughter, Ray Pickett, David Harwood, Doug Pegram, Alice Roess, Debbie di Santi and Lisa Stripling. Staff members present were Planning Director Kevin Rothrock and Administrative Assistant Tammy Bentley.

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

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

### **Walking Tours**

Mr. Rothrock gave the Board a draft ordinance. The Board discussed the proposed ordinance. *Mr. Pickett made a motion to approve the ordinance as drafted. The motion was seconded by Ms. Roess. **All members were in favor of the motion.***

### **Minimum Right-of-Way and Cul-de-sac Pavement**

Mr. Rothrock gave the staff report. Currently the Town has inadequate right-of-way at cul-de-sacs and right-of-ways too narrow to accommodate utilities and necessary public improvements in subdivision roads. The Board discussed the proposed revisions. Chairman West asked, given our current setbacks, if we are asking for too much room. Mr. Pegram also thought that a 45' right-of-way for cul-de-sacs was excessive and would be an additional burden to developers. Mr. Rothrock said that a 45' right-of-way was necessary for utilities and improvements and to provide an adequate turning radius for garbage and fire trucks. Mr. Pickett confirmed that these changes would affect new subdivisions, not existing ones. Chairman West suggested incorporating the new right-of-way into the setbacks.

Ms. Stripling asked what the minimum cul-de-sac right-of-way would be. Mr. Rothrock said that 40' would work. He also stated that language could be added to reduce the setback to 30' in the R-15 zoning districts.

Mr. Uljas Murphy, student and surveyor, said that a right-of-way is much less flexible for property owners than an easement would be for modifications for bringing in utilities.

*Mr. Pegram made a motion to table this until the next meeting. The reasons to table are to look at impact on property owners and to find an option “in between” that works. The motion was seconded by Ms. di Santi. All members (except Mr. Harwood, who left at 6 p.m.) were in favor of the motion.*

Mr. West asked the members to share with staff any ideas they have.

**Other Business**

Ms. Roess asked Mr. Rothrock how many surveys had been completed. He stated that 520 or 525 were completed, or about 25%.

*With no further business Ms. Roess made a motion to adjourn, seconded by Ms. di Santi. All members were in favor of the motion.*

**Adjourn**

With no further business the Planning Board adjourned at 6:25 p.m.

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Chairman West

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Tammy Bentley, Administrative Assistant