

Draft

Planning and Zoning Board

Minutes

Thursday, February 18, 2016

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, February 18, 2016 for their regularly scheduled meeting. Chairman Harwood called the meeting to order at 5:30 pm. Members present were Lisa Stripling, Kim Hartley, Joe Papa, and Natalie Bovino. Members absent were Genie Starnes, Wes Carter and David Laughter. Staff members present were Town Manager Scott Fogleman, Planning Director Kevin Rothrock and Planning & Zoning Support Specialist Tammy Bentley.

Chairman Harwood asked if there were any changes to the agenda. There were none. *Ms. Stripling made a motion to accept the agenda order, seconded by Ms. Bovino. All members were in favor of the motion.*

Chairman Harwood asked if there were any changes to the December 17, 2015 meeting minutes. There were none. *Ms. Stripling made a motion to approve the minutes. The motion was seconded by Ms. Hartley. All members were in favor of the motion.*

Discussion – Planned Unit Development Discussion

Mr. Rothrock gave the staff report and video presentation. The Town Council suggested that staff and the Planning Board look at Planned Unit Developments and Zero Lot Line Cluster Developments. Mr. Rothrock told the Board that Chetola Resort is zoned PUD R-6M and PUD-GB. He said that the Town Council repealed PUDs around 1996. Mr. Rothrock told the Board that Cluster Subdivisions were in the Land Use Code until 2004 when the Town Council moved to eliminate them.

Mr. Papa asked why PUD and Cluster Subdivisions were done away with. Mr. Rothrock said he did not know the exact reasons. Mr. Rothrock added that this would be a good area for a sub-committee to study.

Mr. Rothrock said that PUDs would work for mixed uses that do not fit on a particular property. He added that this could also be solved with Conditional Zoning.

Chairman Harwood asked Mr. Rothrock if he could shed any light on why this is now an issue for the Town Council. Mr. Rothrock deferred to Mr. Fogleman. Mr. Fogleman said that there are no specific properties in mind; that perhaps this is the time to look at as an option with the limited amount of developable property available.

Ms. Sue Glenn said that the SweetGrass development includes small lots for single family homes and condominiums as well. She added that initially no one thought the small lots would sell, but they did and that the mixed use of single family homes and condos has been very successful. Ms. Glenn added that she was surprised to learn that PUDs are no longer in the Land Use Code.

Mr. Rothrock said that he thinks Cluster Subdivisions are a good fit, but they are limited to the R – 15 zoning district. He added that this works for people who don't want a condo, but want some yard and each project can be designed to fit the land.

Chairman Harwood asked what the downside is. Mr. Rothrock said that he does not know yet. Chairman Harwood asked how this works with the Conditional Use Process. Mr. Rothrock responded that all commercial zoning is in one spot and not spread out like other communities.

Mr. Papa asked if the hospital site on Chestnut Drive could possibly use this. Mr. Rothrock said yes, but that business use would not work there; since access would be through a neighborhood.

Ms. Glenn told Chairman Harwood that when the Land Use Code allowed PUDs there were less zoning classifications. Chairman Harwood said that he understands the concept of a PUD, but wondered if we need it based on the limited number of properties available for development. Ms. Glenn said that some properties may be combined and PUD may be appropriate.

Mr. Rothrock shared a video outlining the difference between a townhouse and condominium.

Ms. Bovino asked if the CUP process could still be used and how a PUD is different from a CUP. Mr. Rothrock said that Conditional Zoning would allow a developer to submit a plan with varied uses on the property and that density could vary throughout the property.

Ms. Hartley asked if there is any reason that a varied use project can't move forward with our current zoning options.

Mr. Rothrock said this is being brought forward for the Planning Board to study and that the Board may recommend to do nothing, but he thinks cluster subdivisions could be a useful tool.

Ms. Bovino said that she wants to serve on a subcommittee.

Chairman Hardwood said that when the new members are sworn the committees will be established and that these options can be studied.

Ms. Bovino asked if the subcommittee will study all three options. Mr. Rothrock said yes, but that all may not be adopted.

Chairman Harwood said that the Board will look at this in depth at the next meeting.

Other Business

Mr. Fogleman said that the CUP 2009-01 Holiday Inn Express Amendment request must be received by 5PM on Friday, February 19, 2016 in order to be heard by the Town Council during their March, 2016 meeting. Mr. Fogleman also said that the applicant cannot come back unless they have some substantial change.

Chairman Harwood asked who determines if the change is substantial. Mr. Fogleman responded Town staff and Town Attorney Allen Moseley.

Mr. Rothrock shared a video with the Board on Planned Use Developments.

*Ms. Hartley made a motion to adjourn the meeting, seconded by Ms. Stripling. **All members were in favor of the motion.***

Chairman Harwood adjourned the meeting at 6:10 pm.

Chairman David Harwood

Tammy Bentley
Planning & Zoning Support Specialist