

Draft

Planning and Zoning Board

Minutes

Thursday, March 17, 2016

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, March 17, 2016 for their regularly scheduled meeting. Chairman Harwood called the meeting to order at 5:30 pm. Members present were Lisa Stripling, Joe Papa, Wes Carter, Natalie Bovino and incoming members Mike Page and George Ellis. Members Kim Hartley and Genie Starnes were absent. Staff members present were, Planning Director Kevin Rothrock and Planning & Zoning Support Specialist Tammy Bentley.

Chairman Harwood suggested that agenda item 5 be heard before agenda item 4. *Ms. Stripling made a motion to change 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 February 18, 2016 meeting minutes. There were none. *Mr. Papa made a motion to approve the minutes. The motion was seconded by Ms. Stripling. All members were in favor of the motion.*

Installation of new Board members

Incoming members Mr. Mike Page and Mr. George Ellis were administered the Oath of Office. Chairman Harwood welcomed Mr. Page and Mr. Ellis to the Board and thanked them for serving.

Election of Officers

Chairman Harwood asked for nominations for Chair. *Mr. Papa made a motion for Chairman Harwood to remain the Chair. Chairman Harwood accepted. Ms. Stripling seconded the motion. All members were in favor of the motion.*

Chairman Harwood asked for nominations for Vice-Chair. *Chairman Harwood made a motion that Mr. Carter be elected as Vice-Chair. Mr. Carter accepted. Mr. Papa seconded the motion. All members were in favor of the motion.*

Review and Consideration of Ordinance to Remove Protest Petitions

Mr. Rothrock gave the staff report. In 2015 The NC General Assembly ratified multiple changes to land use regulations found in the NC General Statutes. One revision was the

removal of protest petitions. Protest petitions had been a way for neighbors to submit a petition to protest a potential zoning district change thus triggering a ¾ majority affirmative vote to approve the zoning change.

*Chairman Harwood made a motion to recommend approval of the draft ordinance and send to Town Council, seconded by Ms. Bovino. **All members were in favor of the motion.***

Mr. Rothrock told the board that other changes were approved by the General Assembly that would have an impact on local ordinances. Chairman Harwood asked if short-term rentals was one. Mr. Rothrock said not yet; there is a lawsuit in Asheville regarding this.

Mr. Rothrock said that the Permissible Use Chart in the Land Use Code would likely be affected. Currently if a use is not listed in the chart it is not allowed. The proposed change would make uses not listed permissible. Mr. Rothrock discussed a US Supreme Court case last year that makes regulating the content of signage illegal. He added that it is yet to be seen how this will affect our sign ordinance and that we are getting guidance from the School of Government on this.

Selection of Subcommittees

Chairman Harwood told the members that the Planning and Zoning subcommittees need to be established. Chairman Harwood asked the members on which subcommittee they would like to serve.

Ms. Bovino, Mr. Page and Mr. Carter asked to serve on the Zoning subcommittee.

Ms. Stripling, Mr. Papa, Mr. Ellis and Chairman Harwood asked to serve on the Planning subcommittee.

Chairman Harwood asked who would set up the subcommittee meetings. Mr. Rothrock said he would set those up by email.

Old Business

Planned Unit Development Discussion

Chairman Harwood asked if Mr. Page and Mr. Ellis had been briefed on Planned Unit Developments. Mr. Rothrock explained that the Town Council had asked the Planning Board to look at zero lot lines, Cluster Subdivisions and Planned Unit Developments. He added that Planned Unit Developments and Cluster Subdivisions were in the Land Use Code previously, but have been removed several years ago.

Other Business

Mr. Carter asked if the Holiday Inn made the deadline to be on the Town Council agenda. Mr. Rothrock said Holiday Inn withdrew their application and that they are

returning the area to the original condition. He added that he was meeting with Mr. Gaston Reboredo next week regarding installation of a split rail fence on the his property to prevent traffic from using his property for access to the Holiday Inn.

Mr. Rothrock told the Board that the Main Street Streetscape project is ahead of schedule and the work is going very well. Chairman Harwood commented that the merchants are very pleased with how the Town has handled this process. Mr. Rothrock said that most merchants are pleased but a few stores had to close for a couple of days. He added that the merchants have been flexible and worked with the Town.

Mr. Rothrock told the Board that a \$900,000 grant had been approved for the sidewalk along 221 from Main Street to the Bass Lake entrance and that bids will be let in December, 2016 and work is set to begin in 2017.

Chairman Harwood asked the status of the Laurel Lane sidewalk. Mr. Rothrock responded that the bid was awarded last week.

Mr. Rothrock updated the Board on the status of the Ice House. He said that the Town Council decided to have the necessary repairs completed and then offer the building for rent. He added that 2 quotes for the work have been received to date. Chairman Harwood asked if any RFQs were received. Mr. Rothrock said two were received and the Town is hoping to move forward with the repairs so the building is available for rent by mid-season.

Mr. Rothrock informed the Board that BREMCO is getting ready to start work on the substation above Food Lion. Chairman Harwood asked if the substation on Possum Hollow Road would be eliminated when the new one is online. Mr. Rothrock confirmed.

Mr. Carter asked when Chestnut Ridge would be complete. Chairman Harwood said May or June of this year.

Mr. Carter asked is there is any discussion on the status of the current hospital site. Mr. Rothrock said it is listed for sale and is under contract. Mr. Rothrock also told the Board that the 7 acre site is under contract as well.

With no further business, Ms. Stripling made a motion to adjourn the meeting, seconded by Mr. Papa. **All members were in favor of the motion.**

Chairman Harwood adjourned the meeting at 6:15 pm.

Chairman David Harwood

Tammy Bentley
Planning & Zoning Support Specialist