

MINUTES

Blowing Rock Board of Commissioners

Tuesday, September 2, 2003

The Board of Commissioners for the Town of Blowing Rock met in special called session on Tuesday, September 2, 2003 at 4:00 p.m. Present were Mayor Pro-tem Terry Lentz, Commissioners Barbara Ball, Keith Tester, David Wray and Rita Wiseman. J. B Lawrence was out of town and unable to attend. Also present were Town Manager Scott Hildebran, Town Clerk Barbara Beach, Planning Director Kevin Rothrock, and Zoning Administrative Assistant Sonya Long.

The purpose of the meeting was to review and discuss recommendations from the Planning Board for the proposed Town Center District.

Mr. Terry Lentz called the meeting to order. Planning Board Chair Susie Greene reviewed the recommendations of the Planning Board from their meeting of August 21, 2003. Ms. Greene explained that the Planning Board members had worked hard to come to a consensus on each item of the list, and where needed, she provided an explanation of the discussion that led to each one.

After Ms. Greene's presentation, she reminded Council that her term on the Planning Board will expire in January 2004 and she will be retiring from the Board. She asked that Council begin consideration of potential appointees for the vacancies that will occur, stating that the Planning Board needs more representation from women and business people in town.

Mr. Lentz led further discussion of the Planning Board recommendations, seeking a consensus from Council members on each one. Members agreed by consensus to use the following guidelines for consideration for a Town Center District:

1. Establishment of one district
2. Any development or re-development may build back to the footprint **or** use the 15/15 rule if they choose **not** to build back to the footprint with a 10-foot minimum setback
3. 35 foot maximum building height at grade **and** a two-story maximum
4. Preserve trees and green space
5. 75% of required open space shall be planted green space
6. Preserve existing retaining walls. If walls are removed, they must be built back to duplicate the original wall
7. Allow flexibility for buildings to move forward, but limit to a minimum setback of 10 feet
8. Require side and rear setbacks of five feet
9. Preservation of existing elevation grades at sidewalk
10. Specify tree planting and green space requirements

September 2, 2003

Page two

11. With the CUP process, encourage the creation of connecting alleys behind developments
12. For lots containing one acre or more, the minimum side and rear setbacks shall be fifteen feet. Front setbacks for these lots will be covered by other ordinances

Council members agreed that the terms "required open space" and "existing retaining walls" must be defined in the ordinance. They commended Kevin on his work in drafting the ordinance.

There was no further business and Mr. Lentz adjourned the meeting at 6:00 p.m.

Terry D. Lentz, Mayor Pro-tem

Barbara G. Beach, Town Clerk