

MINUTES

PLANNING and ZONING BOARD

June 3, 2003

The Planning & Zoning Board met in a special called meeting on June 3, 2003. Present were Chairperson Susie Greene, Cobb Milner, Jr., George Snyder, Paul Peterson, Jim West, Albert Yount, Ron Oberle, Dennis Quinn, Ron Mace and Bill Parker. Staff members present were Planning Director Kevin Rothrock, Planning Intern David Baird, Town Manager Scott Hildebran, and Sharon Greene.

Call To Order:

The meeting was called to order by Chairperson Susie Greene at 5:00 p.m.

Agenda Items:

1. Rotary Clock

Mark Klein the spokesperson for Rotary International presented plans for a clock to be donated to the Town. Rotary will be celebrating their 100th Anniversary in February 2005 and to commemorate the occasion, they are donating a town clock. Tentatively, the clock will be placed at the corner of Park Avenue and Main Street. Derald West, Architect for the project and a member of Rotary, designed a model of the proposed clock for the Planning Board's viewing.

Planning Board members had concerns about the design, materials and size of the clock. Some members felt the clock did not meet the design standards that fit Blowing Rock. They also voiced their concerns regarding the chiming mechanism and the fact that the clock had only two clock faces instead of three. They felt it should have one facing Main Street, but because of the mechanical works for the clock, there would not be enough room for three clocks. The removal of the tree near the proposed site for the clock was also an issue. Some members felt the tree should not be removed and others felt the tree was not healthy and could possibly be removed. Consensus of the board was not favorable towards the clock's design. They questioned the Rotary representatives if there was time to start the design process over, but because of time constraints, this would not be feasible.

Mr. Oberle, a Rotary, member excused himself from voting on this project. He felt this would be a conflict of interest.

Mr. Parker made a motion to move forward with the clock as presented, with possible minor changes as deemed necessary, such as material for the clock roof and color to paint the columns. Mr. Quinn seconded his motion, with approval of all members, with the exception of Mr. Oberle.

Before the next item on the agenda Kevin Rothrock Planning Director introduced David Baird who is doing an internship with the Town this summer.

2. Thirtle Commerical Building CUP 1999-02

Mr. Jim Thirtle owner of the proposed property, requested an amendment to his conditional use permit to change the permitted use of the second floor of the Papillon building located on Sunset Drive. His request was to change it from restaurant to retail, office and residential.

Mr. Thirtle's plan was to use the front portion of the floor for apartment space and the remaining as office space. He also wanted to retain retail status, with plans to live there after his retirement and have a small retail business in the living quarters.

A major concern of the board was residential parking for this project if it were changed. Mr. Thirtle had a notarized statement from an adjacent business owner, Mr. Bill Williamson, owner of Kilwin's, stating he would allow two spaces on his property, to be designated for Mr. Thirtle's use. A member of the Board questioned Mr. Thirtle on the amount of spaces in that area, he said there was at 15 to 20 spaces for parking.

A motion was made by Mr. Peterson to change CUP as proposed and send to Council, seconded by Mr. Snyder. The remaining members voted 5 votes to five, with Chairperson Greene making the deciding vote, which was against the motion.

Mr. Oberle made a motion to modify the conditional use permit with the stipulation if the parking agreement was ever revoked, Mr. Thirtle would be required to reappear before the board.

Mr. Oberle's motion was seconded by Mr. Snyder, with unanimous approval of all members.

Chairperson Greene spoke of her dissatisfaction of the special called meeting. She felt they were being treated unfairly and they should not have to have input on the town clock's design, this was not what their board was intended for.

There being no further business to discuss the meeting was adjourned at 6:45 p.m.

Chairperson: _____

Susie Greene

Secretary: _____

Sharon Greene