

Planning and Zoning Board

Minutes

Thursday, June 19, 2003

The Blowing Rock Planning and Zoning Board met for the regular scheduled meeting on Thursday, June 19, 2003. Chairperson Susie Greene called the meeting to order at 7:00 p.m. Members present were Bill Parker, Ron Oberle, Jim West, George Snyder, Albert Yount, and Ron Mace. Absent were Dennis Quinn, Paul Peterson and Cobb Milner. Staff present was Scott Hildebran, Town Manager, Kevin Rothrock, Planning Director, David Baird, Planning Intern and Sonya Long, Administrative Assistant.

*Mr. Oberle made a motion to approve the April 17, 2003 minutes as submitted, seconded by Mr. Parker. **All were in favor of the motion.***

Mr. West made the motion to approve the June 4, 2003 minutes with the following change, on page two (2) under Thirtle Commercial Building, Mr. West made the motion to modify the condition use permit, not Mr. Oberle.

Chairperson Greene stated on page 2 under the Thirtle Commercial Building item, paragraph 5, included in the motion should be that the Board asked staff to contact the Town Attorney to work out the legal issues with the amended conditional use permit. Chairperson Greene added that in the last paragraph on page 2, she was referring to the "applicant" when she said "they" were being treated unfairly. She clarified when she discussed the board not having input in the clock design; she was referring to a project submitted to the board that was not complete.

Mr. West asked to include in the minutes that he excused himself from the meeting at 6:25 p.m.

Mr. West agreed with the changes made to the June 4, 2003 minutes, seconded by Mr. Oberle. **All were in favor of the motion.**

Review Noise Ordinance

Mr. Rothrock reported to the Board that they would need to review the noise ordinance's from other towns before the next meeting. The purpose for this discussion is to update the Town's current noise ordinance and to include decibel limits and measuring devices. This will establish some guidelines to measure the sound complaints. He explained that the penalties should also be increased for repeat complaints.

Mr. West pointed out the Town had received several complaints about motorcycle noise and jake brake noise from tractor-trailers. This should be included in the discussion and the ordinance. Chairperson Greene stated that "Noise" would need to be defined and should be very detailed. Mr. Parker stated he had read the Hendersonville noise ordinance and it was very easy to understand and very enforceable. This would be a good example to go by. Mr. Rothrock stated he designed the draft ordinance by Hendersonville's.

Mr. Rothrock explained to the Board that they would need to review the draft ordinance along with the examples given to them and then further discussion could take place at the next meeting. He also stated the Chief of Police would be at the next meeting to add his input and to answer questions.

Update to Comprehensive Plan

The Board was sent the revised Comprehensive Plan to review. The following changes were made to the draft. Mr. Rothrock pointed out that he would be deleting references to other town's and reference to the 1993 Comprehensive Plan.

Page 1: Staff will need to check on the population of permanent residents and put in an approximate date.

Page 3: In paragraph two, drop the first sentence and start with "There".

Page 4: Add the word "Continue" to the beginning of the sentence.

Page 6: Delete "in excess of square feet."

Page 7: #12 will read as follows; Minimize the effect of strip development along major thoroughfares by encouraging innovative site planning.

Page 9: In #7(c), add "Continue" to the beginning of the sentence, #7e, delete "hotels" replace with "lodging facilities" and in #7f, delete "sequencing" replace with "controls".

Page 10: #7 (j) should read as follows; Expand the current shuttle system to include Art in the Park vendors and/or special event participants from remote parking areas.

Page 11: #6 should read as follows; The Town should adopt the policies, procedures, and funding that are required to qualify for the National Arbor Day Foundation "Tree City, USA" program.

Page 15: Delete #5 and renumber.

Page 16: Board will review and it will be discussed at the next meeting.

Page 18: #12, add "and the minimal planting area" and delete the note.

Page 19: #4 will read as follows; Establish a committee and develop guidelines for the review of art on municipal property.

Page 21: #4 Add "Encourage" to the beginning of the sentence and delete "shall be encouraged".

Page 22: Delete the first sentence. Delete "from Town Hall" in the first paragraph, third sentence change "generally satisfied" with "well pleased".

Page 24: In (A) (#2) delete "and synchronize" and in (B) (#1) City's should be Town's.

Page 26: Incorporate items on this page and page 27 in the introduction, deleting these pages.

Chairperson Greene stated the Board will need to review page 16 and incorporate the new page into the plan . They will also need to review the noise ordinance at the next meeting.

Other Business

Chairperson Greene pointed out that Ms. Sue Glenn had sent out a letter updating everyone on the improvements to Highway 321.

Mr. Hildebran updated the Board on the Town Center meeting. He reported that Shelly Mastran would be returning on Tuesday, July 22nd for another public meeting. She will focus on the future of Blowing Rock's Town Center, its assets and opportunities for improvement. This meeting will take place at the American Legion building.

Mr. Rothrock reported there would not be a meeting in July. Chairperson Greene asked that a notice is sent out to the Board members along with the minutes showing the changes made to the Comprehensive Plan.

Adjournment

With no further business the Board adjourned at 9:00 p.m.

Chairperson, Susie Greene Sonya Long, Administrative Assistant