

## **Planning and Zoning Board**

### **Minutes**

**Thursday, September 18, 2003**

**7:00 p.m.**

The Blowing Rock Planning and Zoning Board met on Thursday, September 18, 2003 for their regular scheduled meeting. Chairperson Susie Greene called the meeting to order at 7:00 p.m. Members present were George Snyder, Cobb Milner, Dennis Quinn, Albert Yount, Ron Oberle, Jim West, Paul Peterson, and Ron Mace. Staff present was Scott Hildebran, Town Manager, Kevin Rothrock, Planning Director, and Sonya Long, Administrative Assistant.

Mr. Peterson made a motion to approve the August 21, 2003 minutes, seconded by Mr. Quinn. All were in favor of the motion.

Chairman Greene commended the Town Center Committee for their hard work and completion of the new ordinance.

#### **Draft Noise Ordinance Discussion**

Mr. Yount updated the Board on the progress of the draft ordinance. He reported that several citizens had come to the committee meetings and had asked to be on the committee. Mr. Yount stated the Police Department is definitely responding to the noise complaints. The committee had suggested that a letter be sent to all motorcycle groups and trucking groups alerting them of the new ordinance and asking for their corporation. The committee is also working on signs to put at both entrances of town informing the vehicle traffic of the ordinance. When checking with other towns, signs reduced noise up to 80%.

Mr. Rothrock outlined the changes made to the ordinance. The committee took out the use of decibel meters and increased the penalties. Mr. Rothrock stated that Mr. Lowell Thomas, committee member, had drafted a lot of the new language and the Town attorney had reviewed it.

Mr. Thomas stated that the committee had reviewed other Noise Ordinances from different towns. The ordinance does not make reference to "jake" breaks because they are legal. He briefly explained to the Board the process in which the committee went through to come up with a working draft ordinance.

Chairman Greene stated that according to an attorney, an owner can not be held liable or responsible of renters' actions. Therefore, they can not be assessed a penalty. Mr. Thomas stated that other towns penalized the owner and the renter. Mr. Yount added that it was important that the owner at least be notified of the citation or warning given to the renter.

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Chairman Greene suggested that the committee meet one more time to take in some of the suggestions heard and to check with the Town attorney on the legalities of the ordinance. The Board would then review the ordinance at the October meeting.

Mr. Oberle suggested changing "local time" and "no service after 10:00 p.m." to just say "between the hours of 10:00 and 7:00 a.m. in the ordinance.

Mr. Frank Troutman, owner of the Brookside Inn, was present to speak for a tougher Noise Ordinance. He commented on the constant noise problems with loud bands and dumpster noise.

### **Comprehensive Plan**

Mr. Rothrock stated Mr. Kelly Coffey with the High Country Council of Governments was present. Mr. Coffey has helped with the Comprehensive Plan in the past. He will be helping with the Action Plan and the items the Board wants to accomplish. Mr. Rothrock stated the Vision Statement came from Ms. Shelly Mastran. Ms. Mastran helped with the Town Center discussions.

Mr. Oberle suggested adding, "it will continue to be the will" in the first sentence. The Board suggested adding the Blue Ridge somewhere in statement. After some discussion, the Board agreed on the following for the first sentence in the Vision Statement: "In 15 years, Blowing Rock, North Carolina, will be a special mountain resort community, along the Blue Ridge,..."

The Board agreed to switch the order in the second sentence of "compactness" and "walkability."

Mr. Rothrock stated page 15, "Land Use and Development" still needed to be reviewed.

The Board agreed on the following:

- A. No changes.
- B. Change to "Examine current standards"
- C. Delete
- D. Change to "Explore options for affordable housing."
- E. Change to "Identify at ways to preserve historic places."
- F. Delete

The Board reviewed page 25, "Regional Cooperation."

Under Policy Statements, the two statements will read as follows:

1. Continue cooperation between adjacent Municipalities and Counties to ensure orderly growth and development, and the protection of scenic and natural assets throughout the area.
2. Foster effective regional cooperation that promotes sustainable growth patterns, recognizing that economic development, land use, transportation, environmental, natural area linkages, and other planning issues transcend the boundaries of Blowing Rock.

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Mr. Rothrock explained again that High Country COG would help tie together the entire Comprehensive Plan. Chairperson Greene stated that once that is done and the Action Plan is completed the Board would review the final draft and then send it to the Town Council.

## **Other Business**

Chairperson Greene asked for an update on the Conditional Use Permit for the old "Goodwin Weavers" building that was brought before the Board last month. Mr. Rothrock stated that application had been withdrawn.

Mr. Oberle gave a Tree Committee report. He stated the committee had been making a lot of progress and had met a few times. One of the questions the committee is working on now is if the new Tree Ordinance should be applied to commercial and residential property or just residential. Chairperson Greene commended all the committees for their hard work.

## **Adjourn**

With no further business, the Board moved to adjourn at 9:00 p.m.

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**Chairperson, Susie Greene**

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**Administrative Assistant, Sonya Long**