

Planning and Zoning Board

Minutes

Thursday, December 18, 2003

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

Mr. Oberle made a motion to approve the minutes as submitted, seconded by Mr. Quinn. All were in favor of the motion.

Ron Oberle stated that the Town Council did not understand the Family Ordinance and sent it back to the Planning Board from their last meeting.

The committee met and reviewed the Cluster Ordinance and it will come before the Planning Board in January. There are some items still to be worked out.

Comprehensive Plan

Mr. Rothrock reported that he would like to go through the text portion first and he had also worked on the Policy Statements for the Action Plan. Mr. Rothrock used the items in the Comprehensive Plan that action will be taken to make up the Action Plan.

Mr. Rothrock stated the action Plan would be broken down into periods of time. The Board would like to see the items prioritized.

Mr. West pointed out that in the '93 plan the Action plan included who was responsible for the actions and this should be done in the new plan.

Mr. Rothrock reported that everything in gray was new from the last time the Board reviewed it.

The following are corrections made to the text of the draft Comprehensive Plan:

Introduction and Purpose

Page 1

Second paragraph – "even before the towns incorporation" in 1889.

Page 2

None

Page 3

Change in number 8 "shall include bench marks against which to measure progress".

Page 2

December Minutes cont.

Page 4

1.A.2. the "except where in the best interests with the Town" should be added to the first sentence not the second.

Mr. Quinn suggested putting a blanket disclaimer on all the policies.

Page 5

None

Page 6

Move paragraph 4 up to the bottom of paragraph 3.

Delete everything after "lower income residents" in paragraph 3. Delete "Even though" and start with The.

Delete paragraph 4.

Page 7

1.B.8. Instead of Conservation development make it Cluster Development.

1.B.9. Delete all but the first sentence.

Pages 8 - 12

No change

Page 13

h. – End paragraph with the first sentence and put the rest in the Action Plan including "Parking Availability Fee".

Page 14

1.E.9. – Sentence should read, " The Town should update the landscape and beautification plans."

Pages 15 – 17

No change

Page 18

1.G.7. End after limits.

Page 19

Delete 1.H.3.

Page 20

None

Page 21

2.12 –Replace "strengthen" with "revise", and delete the last two lines.

Page 3

December Minutes cont.

Page 22

None

Page 23

Delete 3.B.14.

Page 24

4.6. – add "proceeds" after Authority, and end after Blowing Rock.

Page 25

5.A.3. – end after updated.

Page 26

5.C.3. - Change "to continue to evaluate" instead of continually evaluate.

Page 27

5.D.3. - Add "commercial" to this sentence after address.

Page 28

Change widening to construction in paragraph 2 – sentence 2

Paragraph 3 – leave the first two sentences and delete everything else.

In paragraph 4 – should be other not another.

Page 29

6.9. – end at cul-de-sacs

6.14. – Amend the CUP process to incorporate traffic analysis study as required; which is the responsibility of the developer.

6.15 – "design and construction" of the Highway 321 widening project to minimize the negative impacts.

6.16 – delete

Page 30

Add "University" to Appalachian State

7.4. – Add Watauga and Caldwell

Chapter 8

Chairperson Greene suggested that the Board review Chapter 8 and the Action plan at the next meeting.

Other Business

Chairperson Greene stated that the Cluster Development guidelines will be discussed at the January meeting.

Chairperson Greene suggested all members think about Board vacancies by the next meeting.

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Adjourn

With no further business, the Planning Board adjourned at 9:27 P.M.

Susie Greene, Chair Sonya Long, Administrative Assistant