

Planning and Zoning Board

Minutes

Thursday, February 19, 2004

The Blowing Rock Planning and Zoning Board met on Thursday, February 19, 2004. Vice-chair Peterson called the meeting to order at 7:00 p.m. Members present were Ron Oberle, Albert Yount, Jim West, Ron Mace, and Dennis Quinn. Staff members present were Scott Hildebran, Town Manager, Kevin Rothrock, Planning Director, and Sherrie Pitts, Administrative Assistant.

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

Family Definition Residential Occupancy Controls

The subcommittee met recently to review the most recent draft. The only change made to the draft was to better define the term "cousins" by using "first-cousins" instead. Mr. Rothrock explained the reasoning in the change. Mr. Quinn stated the Town's definition on residential occupancy controls were less restrictive than the Town of Boone's and we may be leaving room for problems later. If Boone has 2 unrelated persons in their definition, it is not in the Town's best interest to allow 3 unrelated persons in the ordinance. Mr. Rothrock stated the reasoning for 3 instead of 2 was that most housing in the area was at least 3 bedrooms, therefore making it more logical for the difference in numbers. Mr. Yount stated 3 unrelated were fine with him, unless it proved to be a problem and he would be willing to tighten the limit. Mr. Quinn stated the ordinance should be as restrictive as Boone's. Mr. Doug Drury, speaking from the audience, agreed with Mr. Quinn. Mr. Peterson called for a vote. Mr. Quinn made a motion to move forward with the following changes: Section 16-162 (C) from 2 unrelated to 1, and change (D) from 3 unrelated to 2. Mr. Oberle seconded the motion. He explained with the new Tourism Development Authority Board, we need to deal with this now. The vote for the motion was Mr. Peterson, Mr. Oberle, Mr. Yount, Mr. Mace, and Mr. Quinn. Mr. West was against the motion. By majority the motion carried.

Commercial Design Standards

Mr. Peterson stated Section 16-302.02 should be very specific, excluding single family dwellings and removing commercial from the statement. He suggested the first sentence read as follows: "The design criteria outlined in this Article shall apply to all new non single family development or redevelopment in Blowing Rock, for which a zoning permit or a conditional use permit is required pursuant to Chapter 16 of the Town Code." The Board agreed.

Mr. Oberle made motion to accept Section 16-302.02 as recommended by Mr. Peterson. Mr. West seconded the motion. All were in favor.

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Adjourn

With no further business, the Planning Board adjourned at 8:12 P.M.

Paul Peterson, Vice-chair Sherrie Pitts, Administrative Assistant