

Planning and Zoning Board

Minutes

Thursday, November 18, 2004

The Blowing Rock Planning and Zoning Board met on Thursday, November 18, 2004. Chairman Jim West called the meeting to order at 7:00 p.m. Members present were Dennis Quinn, Cobb Milner, Albert Yount, Jim Steele, Doug Drury, and Cullie Tarleton. Staff members present were Scott Hildebran, Town Manager, Kevin Rothrock, Planning Director, Doug Chapman, Town Engineer, and Sherrie Pitts, Administrative Assistant.

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

Chairman West announced the resignation of board member George Snyder.

Items of Business

Hilron Court Subdivision CUP 2004-08

Mr. Rothrock presented the staff report information to the board in reference to CUP 2004-08. The request is to develop a four lot single-family subdivision off Goforth Road on a 2.117 tract of land. All four lots would be accessed from a new cul-de-sac road connecting to Goforth Road near the town limits, just north of the intersection with Wonderland Drive. The property is zoned R-15, single-family and is located in the WS-IV-PA Watershed. The applicant has provided a site plan that shows four single-family lots that are at least 15,000 square feet in area. Lot 3 does not meet the minimum lot width of 100 feet as measured at the street setback line. The lot is only 50 feet wide. The applicant is requesting a waiver of the minimum lot width standard for lot 3.

Mr. Quinn, board member, asked if it had been decided that the Town did not want to create more cul-de-sacs in town because of safety issues. Mr. Rothrock agreed that it was correct, but creating the cul-de-sac was the only way to have more than 2 lots. The plans do meet minimum standards for a cul-de-sac. The fire department has reviewed the plans.

Mr. Quinn questioned if the lot in which the retention pond would be placed would interfere with building on the property. Mr. Rothrock stated that he would let the applicant answer that question.

Mr. Yount, board member, asked if the town engineer was satisfied with the sewer easement.

Doug Chapman, town engineer, expressed concern about the proposed sewer line and if easements were sufficient for water and sewer. Mr. Yount questioned as to who would be responsible, the town engineer or Mr. Rothrock, to see that easements would be recorded in the Town's favor. Mr. Chapman advised that it would be Mr. Rothrock, and the town engineer would be monitoring the work. Mr. Chapman commented on storm water retention, and how it goes from collection to public right away for discharge.

With no further questions, Chairman West opened the floor to the applicant.

Ron Coldiron, applicant, and Benjie Thomas, of West Consultants Engineers, were introduced to speak for the project. Mr. Coldiron stated he would like to address the issues of sewer. He has talked with Mr. Love, the adjacent property owner. He understands and has signed a letter of agreement to allow easement for this sewer project and any later work or repair that could take place. Mr. Thomas addressed the storm water retention pond, and advised the size of the pond would be approximately 50' by 100'. The detention pond would be only

for water coming off the street; and the discharge would be toward the alley at its lowest point to follow its natural path.

With no further questions, Chairman West opened the floor to the public.

Carol Truett, adjacent property owner, commented that according to the site map no easements would be crossing her property. Mr. Coldiron stated that it was correct. Ms. Truett was also concerned about sewer drainage during heavy water periods. Mr. Thomas pointed out on the site map the location of the pond and stormwater pipe, He explained the pond would catch water and have a slow release, in most storm circumstances it should help water issues. The water collected will be from the street only.

Chairman West asked what the code was on separating water and sewer. Mr. Chapman stated that it has to be ten foot horizontal, or eighteen inches vertical, and the pipes can be within five feet of each other if both lines are constructed of ductile iron. Mr. Chapman commented that the town typically has a 25 foot easement for sewer lines, but was not sure that they have that on this site. It could be possible to reduce the size of the easement, since the line could be shallow on that property.

With no further questions, Chairman West closed the floor to the public.

Mr. Tarleton made a motion to approve the project granting a waiver for the lot width on lot 3. Mr. Yount seconded the motion. All members were in favor the motion carried.

Draft Ordinance Building Height in CB District

Mr. Rothrock explained the proposed amendment to the Building Height Standards in the Central Business District.

Mr. Yount stated that he was not comfortable with the height in #3, 40 feet with no other wall to exceed 50 feet. Mr. Rothrock commented that Mr. Chapman had suggested to use the statement in #2, no building height to exceed more than 25% the average of adjacent buildings, and incorporate it into #3. If you have to average you probably could not go 40 feet high. Mr. Drury agreed.

Mr. Drury asked about changing the language in #1 and #2 to include from "Chestnut Dr to 221." Mr. Quinn suggested changing the language to include over an acre.

Mr. Tarleton proposed language to include heights for buildings less than one acre within Central Business and all properties between Hwy 221 and Chestnut Drive. Mr. Quinn suggested instead of 221 (south entrance of Hill Street).

Chairman West asked how the board wanted to work toward standards for tracts over an acre outside the "Town Center" of the Central Business District. They can be higher than 40 feet not to exceed 50 feet.

Mr. Phillip Pickett, property owner, had comments in regard to property size and building heights.

Mr. Drury, board member, asked to create an overlay for properties 2-6, other properties would fit into #3.

Mr. Pat Cartwright, property owner, had comments on reasonably increasing setback areas on large properties.

Mr. Tarleton made a motion to table and move this back to subcommittee. Mr. Yount seconded the motion. All were in favor of the motion.

Update on Ordinance to Regulate Windmills and Wind Energy Turbines

A subcommittee was formed and plans to meet Tuesday November 30. Information gathered will be presented to the board at the next regular Planning Board meeting.

Update on Ordinance to Establish Outdoor Art Display Guidelines

Mr. Rothrock advised the subcommittee is working on information to help establish guidelines for outdoor art. There is no further information at this time.

Mr. Tarleton requested that the board receive a copy of the old ordinance discussion.

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Adjourn

With no further business, the Planning Board adjourned at 8:52 P.M.

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Jim West, Chair Sherrie Pitts, Administrative Assistant