

MINUTES

Town of Blowing Rock

Planning & Zoning

December 16, 2004

The Town of Blowing Rock Planning & Zoning Board met in regular session on Thursday, December 16, 2004 at 7:00 p.m. Present at the meeting were Chairman Jim West, Dennis Quinn, Albert Yount, Douglas Drury, Jim Steele and Cullie Tarleton. Ron Mace and Cobb Milner were unable to attend. Staff present were Town Manager Scott Hildebran, Planning Director Kevin Rothrock, Doug Chapman of McGill Associates, and Town Clerk Sharon Greene.

CALL TO ORDER

Chairman West called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

A motion was made to approve the minutes of the November 18, 2004 meeting by Dennis Quinn, seconded by Douglas Drury. All members were in favor.

BUSINESS

1. Draft Ordinance to Allow Increased Building Heights in CB District

Planning Director Kevin Rothrock presented the proposed amendments to the ordinance regarding building heights standards in the Central Business District. It was consensus of the Planning Board at the November 2004 meeting to adopt an overlay district for the properties that would be allowed to have increased building heights. An overlay district map was presented which identified the five properties being considered for increased height standards.

Mr. & Mrs. Pat Cartwright, property owners on North Main Street, spoke in favor of the amendments presented.

After some discussion on the matter, board member Albert Yount commended Mr. Rothrock for his work incorporating the proposed amendments into the ordinance.

With no further discussion, a motion was made by board member Doug Drury to approve the proposed amendments and forward on to Town Council for formal adoption. Board member Tarleton seconded the motion. All members were in favor of the motion, with the exception of Mr. Quinn.

2. Update and Review of Comprehensive Plan – Action Plan Progress

Mr. Rothrock presented the Planning Board with a list of accomplishments for the year 2004 and items scheduled for 2005. In review of the Comprehensive Plan, he welcomed any suggestions, or changes the Planning Board might have.

The downtown area directional signs were discussed. Some members of the Planning Board felt they should be removed immediately, due to their damaged appearance.

The town manager suggested that user fees be reviewed and changed if needed.

Planning Board briefly discussed the downtown parking study. They felt this study should be updated and activated in the near future.

The planning board offered no changes to the proposed task list. Mr. Tarleton cautioned the staff not to list too many items and over burden their work load.

3. Update on Ordinance to Regulate Windmills and Wind Energy Turbines

The Planning Board felt they needed more direction from Town Council regarding windmills and wind energy turbines. They were unclear as to what their options were. They asked if the town would be required to allow windmills according to state law, or if not, did they want to allow them and what regulations were needed. It was decided the zoning sub-committee would meet regarding this issue, after gathering materials and reviewing what other areas local governments do.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:40 p.m.

CHAIRMAN _____

Jim West

Attest: _____

Sharon Greene, Town Clerk