

## Planning and Zoning Board

### Minutes

Thursday, January 20, 2005

The Blowing Rock Planning and Zoning Board met on Thursday, January 20, 2005. Chairman West called the meeting to order at 7:30 p.m. Members present were Ron Mace, Albert Yount, Cullie Tarleton, Cobb Milner, Jim Steele and Doug Drury. Staff members present were Kevin Rothrock, Planning Director, Tyler Jones, Intern and Sherrie Pitts, Administrative Assistant.

*Mr. Tarleton made a motion to approve the minutes with a correction on page two, #2 add to the parking study line "to be activated and updated," seconded by Mr. Steele. All were in favor of the motion.*

#### **Ordinance to Regulate Wind Turbines / Wind Energy**

Mr. Rothrock advised that Town Council did not want any wind towers inside the Town's jurisdiction.

Mr. Yount mentioned that BREMCO was working on alternative energy solutions. The program is North Carolina Green Power. People are able to participate without a change in their electric service and funds are invested in research.

Mr. Tarleton suggested that at the end of the six-month moratorium the board ask for a six-month extension. Mr. Drury proposed that the board research options to give an educated presentation of facts to Council. Mr. Drury stated there were six wind generators on Beech Mountain and they were selling energy to TVA.

Mr. Rothrock stated that he appreciated all the work that had been done by the board but Council was not interested and staff could not spend any more time on this draft ordinance.

*Mr. Drury made a motion for an extension on the wind moratorium for subcommittee to study, seconded by Mr. Steele. All members were in favor of the motion.*

#### **Draft Ordinance on Metal Roofs in Central Business**

Mr. Rothrock advised that Town Council has asked for the Planning Board to discuss prohibiting metal roofs on all buildings in the Central Business District, including single-family houses. In addition, all structures, including single-family residences in Central Business would go through the Conditional Use Permit process.

After some discussion on metal roofing, Chairman West stated that there were three options:

1. Refer the roofing back to the Council.
2. Wait and do nothing.
3. Send to subcommittee.

Mr. Drury commented that he was not comfortable regulating roofing. It needs more discussion.

*Mr. Steele made a motion to send metal roofing to subcommittee, seconded by Mr. Drury. All members were in favor of the motion.*

**Draft Ordinance to Amend Fence / Wall Standards**

Mr. Rothrock gave the report on retaining walls and recommended that retaining walls over five feet in height require an engineered design, construction monitoring and an engineer's certification. It is proposed to adopt the state commercial standard or something similar as part of the Land Use Code.

*Mr. Tarleton made a motion to approve adoption of state standard for retaining walls; Mr. Yount seconded the motion. Chairman West requested an ordinance be prepared for the Planning Board to review first. Mr. Milner seconded the request. All members were in favor of the motion.*

*Mr. Tarleton made a motion to move the building height discussion to subcommittee, seconded by Mr. Drury. All members were in favor of the motion.*

*Mr. Tarleton made a motion to adjourn. Mr. Yount seconded the motion. All members were in favor of the motion.*

**Adjourn**

With no further business, the Planning Board adjourned at 8:15 P.M.

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**Jim West, Chair Sherrie Pitts, Administrative Assistant**