

Planning and Zoning Board

Minutes

Thursday, August 18, 2005

The Blowing Rock Planning and Zoning Board met on Thursday, August 18, 2005. Chairman West called the meeting to order at 7:00 p.m. Members present were Dennis Quinn, Sue Sweeting, Albert Yount, Doug Drury, Cullie Tarleton, Ron Mace and Jim Steele. Staff members present were Kevin Rothrock, Planning Director, Andy Lovingood, Town Engineer and Sherrie Pitts, Administrative Assistant.

Mr. Yount made a motion to approve the minutes seconded by Mr. Drury. All were in favor of the motion.

Triple Tree Development CUP # 2005-10

Mr. Rothrock gave the staff report to the board in reference to the conditional use permit # 2005-10. The request is for a major subdivision located between Laurel Lane and Cone Road. The applicant is proposing to subdivide the 7.318 acres into six single-family lots. All six of the lots will have frontage on a public street. The subject property is zoned R-15, single-family. This property was previously approved for a 16-lot cluster subdivision in 2003. Since then; however, that conditional use permit expired and cluster subdivision standards were removed from the Land Use Code. Any subdivision involving more than a total of three lots is considered a major subdivision and requires a conditional use permit. Mr. Allison has proposed to divide the property into six lots averaging 1.22 acres each. The smallest lot is .76 acres and the largest lot is 1.52 acres. All six lots have road frontage on either Laurel Lane or Shop Road. The applicant would like to share a driveway between lots four and five to minimize the impacts caused by stream crossings in the wetland area. Staff recommends that if a shared driveway is allowed the minimum driveway width should be 18 feet with a "t-turnaround". Based on the proposed lot configuration, water and sewer is available to each lot. Other staff recommendations are two fire hydrants one on Laurel Lane and one on Shop Road. The applicant shall coordinate the installation of standard coach lights on Laurel Lane and Shop Road. Street trees shall be provided where existing trees do not satisfy the street tree requirements in the Land Use Code. A 20-foot opaque buffer must be provided along lots five and six to buffer the horse show grounds and town maintenance area. US Army Corps approval is required for stream culverts and any wetland impact.

Mr. Drury had questions about the recommendations from McGill Associates.

Andy Lovingood, Town Engineer, displayed a map showing the wetlands and discussed the memo from the McGill office.

With no other questions of staff Chairman West opened the floor to the applicant.

John Allison, with Triple Tree Development, reiterated the land plans.

Mr. Tarleton, board member, asked if they planned to build spec houses. Mr. Allison commented that they would not necessarily plan to build, but they would have first right for refusal to build on the sites. Mr. Allison also stated that they would be working with Army Corps in regard to the wetlands. Mr. Allison said that they had done an environmental survey and were working on phase II of the survey.

Chairman West asked about the sewer easement, for lot one and two, and how it would connect. Mr. Allison discussed different options and stated that it would probably be pumped to Laurel Lane.

There was some discussion on the shared driveway between lots four, five and six.

With no other questions of the applicant Chairman West opened the floor to the public for comment. With no questions closed the floor to public comment.

Mr. Tarleton recommended revising the plan to show the driveway to lots four and five, the bridge, and the adjusted lot lines for the Board.

Mr. Allison commented that it was no problem to address the concerns and return to the September Planning Board meeting.

Mr. Steele, board member, asked when the results of the environmental survey would be back. Mr. Allison stated about two weeks, and he was not sure what information would be in phase I of the survey. Mr. Lovingood, the Town's engineer explained what phase I entailed and that if certain things were found the survey would go on to phase II.

Mr. Quinn, board member, asked if the Army Corps could be contacted and if it was possible to get an inspection and information by the next meeting. Mr. Lovingood commented that he thought it was possible.

*Mr. Yount made a motion to table Triple Tree Development's CUP until the next Planning Board meeting so the requested information could be prepared. Ms. Sweeting seconded the motion. Mr. Tarleton recommended a letter from McGill clearly outlining what needs to be done. Mr. Rothrock advised the Board that they could table or they could make recommendations on items to complete and send those on to Council. **All members voted in favor of the motion to table until the next meeting.***

Other Business

Comprehensive Plan Update

Mr. Rothrock discussed the Comprehensive Plan and Action Plan. He talked about the Main Street sidewalk issues. The parking plan and master sign plan was also discussed.

Chairman West asked if the Board could get copies of what is being worked on at this time within the plan. Mr. Lovingood stated that he was meeting with the Clean Water Management to talk about grant money to help with the Town's storm water.

Mr. Quinn asked if the board could look at what can realistically be done within a given year on the Comprehensive Plan list. Chairman West advised a Master Plan Committee could be appointed to look over issues and keep the entire Board up to date. Mr. Quinn, Ms. Sweeting and Mr. Tarleton were appointed to the Master Plan Committee.

With no further discussion, questions or comments *Mr. Quinn made a motion to adjourn. Mr. Drury made a second to the motion. All members were in favor of the motion.*

Adjourn

With no further business, the Planning Board adjourned at 8:42 P.M.

Jim West, Chair

Sherrie Pitts, Administrative Assistant