

**DRAFT**

**Planning and Zoning Board**

**Minutes**

**Thursday, July 19, 2007**

The Blowing Rock Planning and Zoning Board met on Thursday, July 19, 2007 for their regular scheduled meeting. Vice-Chairman Albert Yount called the meeting to order at 7:05 p.m. Members present were Ada Webster, Sue Sweeting, Web Alexander and Ron Mace. Jim West, Jim Steele, and Nelda Miller were absent. Staff members present were Planning Director Kevin Rothrock, Town Manager Scott Hildebran and Finance Director Margaret Pierce.

Ms. Sweeting made a motion to approve the minutes as presented, seconded by Mrs. Webster. **All members were in favor of the motion.**

Items of Business

**Review and Consideration to Regulate Newspaper/Magazine Rack Placement in CB**

Mr. Rothrock gave a report to the board in reference to the Town Council review of the proposed ordinance to regulate newspaper/magazine rack placement in the Central Business District. The Council requested that the Planning Board review potential locations and give the staff input to use in revising the ordinance for the August Council meeting.

Five locations were discussed in regards to visibility, access by vehicle and walking traffic, and convenience for those not familiar with our Town. (Attachment #1)

The recommendation to the Town Council would be as follows:

Location one at Gossip Park (near Wachovia parking lot) would have visibility for purchasers, easy access by purchasers either on foot or in a car, and would be easy to see by visitors and easy to direct them to.

Location two at the left of the Post Office entry doors would be good for residents and had no need to include free realtor publications or visitor guides.

Location three near the sidewalk between Blowing Rock School and Maple Lodge on Sunset Drive was acceptable if the Council desired one there and could improve the appearance of the area.

Location four on the south side of the Pictorial Museum would have visibility for purchasers, a space for vehicles to pull out of traffic when purchasing, and was convenient for visitors on foot if they know it is there.

Location five on the south side of the walk on Laurel Lane approximately 25 feet off Main Street received mixed comments from the Board. Mr. Mace, Mr. Alexander, and Mrs. Webster felt it would be good for walk up traffic only and could cause vehicle congestion at times. Mr. Yount and Ms. Sweeting had reservations overall about using location five.

After the Board's discussion, Vice-Chairman Yount opened the discussion up to audience member comments.

Ms. Karen Brown, publisher of Homes and Land of the High South, expressed concern over the modular unit distribution, upkeep, and associated costs. She feels there needs to be plenty of spaces for the free publications like hers that serve as a major source of revenue for the area realtors. She requested that the record show that she is opposed to regulating the placement and number of locations for publications.

Mr. Earle Horne expressed concern with making final decisions without all the details regarding the units and the locations. The configuration proposed for a location can affect the viability of the location.

**All members voted in favor of the recommendation to be reported to the Town Council.**

## Other Business

Mr. Rothrock gave an update to the board in reference to the Tree and Landscape Ordinance after presentation to Town Council at their July 10 meeting. The Town Council requested the Planning Board be commended for their hard work in drafting the Ordinance. Concerns were voiced by Council on the restrictions placed on single family properties and the proposed penalties of \$100 per inch for unauthorized removal. A revised Ordinance that addresses these issues will be returned to Council at the August or September meeting.

Mr. Yount asked if Mr. Rothrock could speak about 120 Yonahlossee Rd. Mr. Rothrock commented that demolition of the former Cheeseburger's restaurant building would be done July 20, 2007.

Mr. Rothrock reported the new park system kiosk was in the process of being installed in Memorial Park and that the hardscape improvements around the gazebo would be completed by Friday, July 20, 2007.

With no other question or comments Mr. Alexander made a motion to adjourn. Ms. Sweeting seconded the motion. **All members were in favor.**

## Adjourn

With no further business the Planning Board adjourned at 7:50 PM.

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Albert Yount, Vice-Chairman

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Margaret Pierce, Finance Director