

PLANNING COMMISSION MEETING MINUTES

MONDAY, APRIL 24, 2017

(Immediately following the Public Hearing held at 5:30 pm)

COMMISSION MEMBERS PRESENT: Chairperson Connor Boyle, Elizabeth Shay, Becky Gosky and Adrian Thompson

STAFF MEMBERS PRESENT: Jane Shook, Director of Planning & Inspections, Christy Turner, Senior Planner, Marty Little, Planner and Marlene Crosby, Board Secretary

CALL TO ORDER

Chairperson Boyle called the meeting to order at 7:08 p.m.

Chairperson Boyle welcomed new Member Becky Gosky to the Commission. Member Gosky gave a brief history of her work experience.

ADOPTION OF AGENDA

Chairperson Boyle made a motion, seconded by Member Thompson to approve the agenda as written with Case PL00283-022417 Marketplace Mixed Use – Planning Development Modification being postponed to the May 2017 Public Hearing.

Vote: Aye – All
Nay – None

The motion passed.

APPROVAL OF MINUTES

Chairperson Boyle made a motion, seconded by Member Thompson to approve the March 6, 2017, Special Planning Commission meeting minutes, March 27, 2017 Public Hearing and March 27, 2017 Planning Commission minutes as written.

Vote: Aye – All
Nay – None

The motion passed.

CASE PL00282-022317 COURTYARD BY MARRIOTT – CONDITIONAL DISTRICT ZONING MAP AMENDMENT

David McLamb with Boone Hospitality Associates II, LLC has filed a Planning Permit Application for a Conditional District Zoning Map Amendment Modification to modify the conditions to the existing Conditional District Zoning Map approval to allow the Courtyard by Marriott located at 1050 Highway 105 to illuminate the sign on the eastern side of the building. The approval currently has the following condition which would have to be modified in order to allow the sign to be lighted: Bollard type (low profile) lighting is to be used as much as possible. Pole/carriage lights are to be kept at a minimum. No exterior lights on the building higher than the first floor. The building will not be “uplighted”. On the back and two ends of the building, no lights will be installed above first floor and no grounds lights shining up will be installed. The Highway 105 elevation facing the street can be lighted per the developer’s and architect’s discretion, within the requirements of the UDO. The architect and engineer will continue to develop the site lighting plans to minimize off site light pollution. “Low to the ground” lighting options

under consideration are recessed lights in retaining and courtyard walls, bollard lighting, and low landscape lights.

Chairperson Boyle noted that Member Thompson stated that he would like the opportunity to go to the Marriott location and look at the sign on the building or to give the applicant some time to work with the Planning Staff to come to a possible solution that does not necessarily involve making an amendment change.

Member Gosky liked the idea of the Staff working with the applicant on a freestanding sign solution for the lighted signage at Courtyard by Marriott.

Ms. Jane Shook, Director of Planning and Inspections reminded the Commission members that they have to consider the request that is being presented to them. She noted the Commission members can wait to make a recommendation on this case until the next meeting but that the Commission cannot direct that the applicant to make changes to their request unless the applicant comes in on their own to discuss changes to it. She said the Commission did have the option to recommend denial because the applicant had other options to consider.

Chairperson Boyle suggested tabling this case until the next public hearing. Ms. Shook said the Commission could recommend to table this case to the next meeting or to a special meeting. She informed the Commission members that the May 2017 public hearing agenda already had several cases on it.

Member Thompson noted that the applicant could potentially withdraw the case before the next meeting to allow themselves the time to work out a resolution on their own.

Member Shay noted that the applicant learned of some other opportunities at the public hearing that they could possibly pursue regarding the sign. She said that every day she walks through the Wendy's intersection and she sees how the intensity of the traffic in this area could cause you to miss seeing the Marriott sign.

Member Thompson noted that because of traffic at this location on Hwy 105, if you miss the Marriott driveway, the vehicles have to turn around and come back to the Marriott.

Motion and Vote:

Chairperson Boyle made a motion, seconded by Member Gosky to table this agenda item for discussion and possible action to the next regularly scheduled public hearing.

Vote: Aye – All
Nay – None

The motion passed.

CASE PL00283-022417 MARKETPLACE MIXED USE – PLANNED DEVELOPMENT MODIFICATION

John Winkler with The Winkler Organization has filed a Planning Permit Application to modify the existing Marketplace Planned Development Zoning Map Approval for properties located at or near 783 West King Street (Watauga Co. PINs: 2900-79-7562-000 & 2900-79-6480-000). The approved development contains a mixed-use building which includes both residential and commercial uses, and a parking deck. Requested modifications include: modification of items to meet Town requirements, modification of vehicular access

to the building, modification in building footprint (+153'), overall reduction of 3 bedrooms, modification of unit mix by bedroom, modifications to the commercial space including size (-3,588 ft²) and location, and modifications to the amount and type of vehicle and bicycle parking.

Ms. Shook stated that the applicant had requested for this case to be postponed until the next public hearing.

CASE PL00421-041017 ARTICLE 9 AMENDMENTS REVISIONS – UDO TEXT AMENDMENT

After implementation of changes to Article 9 in 2016, Staff and the Town Attorney have noticed that there are items that needed to be modified to add additional clarification in order to make the section more easily understandable.

Ms. Shook said there were no substantive changes to the proposed text change, the proposed change only makes it easier to understand and makes development regulations and procedures more predictable and timely.

First Motion and Vote: Chairperson Boyle made a motion, seconded by Member Thompson, that the proposed amendment to the Town's zoning ordinance is consistent with the Town's comprehensive plan and other applicable adopted plans of the Town which relate to this application because it will make interpretations and use of this UDO clearer and easier to understand which is in line with the 2006 Comprehensive Plan policy 2.1 THE ECONOMY, 2.2.1 E (E.1) Economic Development. This proposed change directs people to continue to look for ways to make development regulations and permit procedures more predictable and timely.

Vote: Aye – All
Nay – None

The motion passed.

Second Motion and Vote: Chairperson Boyle made a motion, seconded by Member Thompson, to recommend approval for the following reason that the proposed change will make the existing document clearer and easier to understand.

Vote: Aye – All
Nay – None

The motion passed.

OTHER MATTERS FROM BOARD MEMBERS OR STAFF

Ms. Shook asked the Commission members to think about some alternate dates for future meetings regarding the discussions on the planning documents that were discussed at the public hearing. She explained that the Commission members would need to prepare before the meetings to have an understanding of the 2030 Master Use Plan and the 2006 Comprehensive Plan Update to achieve more quality work during the works sessions.

Chairperson Boyle said he preferred to have meetings dedicated to the planning documents rather than to discuss this topic at the regularly scheduled Commission meetings. Ms. Shook agreed that having dedicated meetings on the planning documents would help them to move ahead more quickly. She said these meetings would possibly be one to three hours long. She said that Staff would provide all of the materials and inform the other Commission members of the future meetings. She noted that these meetings would possible begin in the fall of 2017.

ADJOURNMENT

Chairperson Boyle adjourned the meeting at 7:14 p.m.

Connor Boyle, Chairperson

Marlene Crosby, Board Secretary