

**Town of Boone
Planning Commission
Regular Meeting
6:00 PM, Aug. 27, 2018
Council Chambers, 1500 Blowing Rock Road**

I. Call to Order

II. Adoption of Agenda

III. Approval of Meeting Minutes

July 23, 2018 Planning Commission Meeting Minutes

IV. Board Training

V. Building Height Discussion

VI. Other Matters by Board Members or Staff

Election of Vice Chairperson

VII. Adjournment

**PLANNING COMMISSION MEETING MINUTES
MONDAY, JULY 23, 2018 AT 7:56 P.M.**

PLANNING COMMISSION MEMBERS PRESENT: Eric Plaag, Frank Veno, Michael Sanchez, and James Hedrick

PLANNING STAFF PRESENT: Jane Shook-Director of Planning and Inspections, Marty Little-Planner, and Brenda Henson-Board Secretary

APPROVAL OF PLANNING COMMISSION MEETING MINUTES

Commission Member Sanchez made a motion, seconded by Commission Member Hedrick to approve the April 23, 2018 Planning Commission meeting minutes as written.

Vote: Aye – All
Nay – None
The motion passed.

CASE PL01607-062918 COOPER – GENERAL USE ZONING MAP AMENDMENT

Acting Chairman Plaag wished to disclose that his wife is employed at Mast General Store and he serves on several committees with John Cooper. Commission Member Hedrick stated that his mother is also employed at Mast General Store. Neither Acting Chairman Plaag nor Commission Member Hedrick felt their opinions on this request would be biased and the Commission proceeded with discussion.

Commission Member Sanchez stated he was concerned about the possibility of combining the property. Ms. Shook explained that this request was only for a general use rezoning and the Town has no ability to limit or place conditions on this type of request. Ms. Shook further explained that the property in question was one parcel of land that contained two different zoning classifications.

Commission Member Veno asked if the neighboring property had the ability to rezone their property as well. Ms. Shook replied that Town Council asked her to reach out to the adjacent property owner to see if they would like to include their property in this rezoning request but they were not interested in doing so at this time.

Ms. Shook advised Commission members to consider any applicable Comprehensive Plan policies and suggested they may want to take a few moments to compile their thoughts before making any motions.

First Motion and Vote: Commission Member Sanchez made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because of Comprehensive Plan policy 2.3.2(E) Community Character, *"New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High Country small town'.*

Acting Chairman Plaag wished to amend the motion to add Comprehensive Plan policy 2.3.3(A) Housing & Neighborhoods *"The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an*

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attractive, highly livable community". Commission Member Sanchez accepted the amendment. The motion was seconded by Commission Member Veno.

Vote: Aye – All
Nay – None
The motion passed.

Second Motion and Vote: Commission Member Hedrick made a motion that the Planning Commission recommends approval of the proposed amendment to the Town's Zoning map and believes approval is reasonable and in the public interest because of Comprehensive Plan policy 2.3.2(E) Community Character *"New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High Country small town"* and Comprehensive Plan policy 2.3.3(A) Housing & Neighborhoods, *"The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community"*. Commission Member Sanchez wished to amend the motion to add that the rezoning of this property to R1 would be more convenient for the Town of Boone because the R3 portion was too small for development. Commission Member Hedrick accepted the amendment. The motion was seconded by Commission Member Veno. Acting Chairman Plaag wished to amend the motion further to add that this rezoning would permit the property owner to make full use of his property. Commission Members Hedrick and Veno accepted the amendment.

Vote: Aye – All
Nay – None
The motion passed.

OTHER MATTERS

Ms. Shook informed Commission members that public hearings will now be held every other month so there will be no public hearing next month. However, there will be a regular Planning Commission meeting. Ms. Shook suggested that Commission members discuss the Building Height Mitigation topic that was raised at tonight's Public Hearing. She also suggested possibly having some training given the fact that there are several new Commission members.

Acting Chairman Plaag stated he would like to see examples of successful and/or unsuccessful projects located in a transitional zone.

ADJOURNMENT OF PLANNING COMMISSION

Acting Chairman Plaag made a motion to adjourn the meeting at 7:33 p.m. The motion was seconded by Commission Member Veno.

Vote: Aye – All
Nay – None
The motion passed.

Eric Plaag, Acting Planning Commission Chairman

Brenda Henson, Board Secretary