

PLANNING COMMISSION

DRAFT MEETING MINUTES

MONDAY, SEPTEMBER 26, 2016

(Immediately following the Public Hearing)

**PLANNING COMMISSION
MEMBERS:**

Chairperson Eric Woolridge, Vice-Chairperson Connor Boyle,
Jeff Templeton, Kate Hayes, Matt Vincent, Elizabeth Shay and
Adrian Thompson

PLANNING STAFF:

Bill Bailey-Director of Planning and Inspections, Jane Shook-
Planning Supervisor and Marlene Crosby-Board Secretary

Chairperson Woolridge called the meeting to order at 7:36 p.m.

Discussion ensued on possibly modifying the agenda. Chairperson Woolridge suggested not modifying the agenda in order to leave the agenda items open for discussion.

Adoption of Agenda

Member Vincent made a motion, seconded by Vice-Chairperson Boyle to accept the agenda as presented.

Vote:

Aye – All

Nay - None

The motion passes.

Approval of Minutes

Vice-Chairperson Boyle made a motion, seconded by Member Thompson to accept the August 22, 2016 Public Hearing minutes as presented.

Vote:

Aye – All

Nay - None

The motion passes.

Member Thompson made a motion, seconded by Member Hayes to accept the August 22, 2016 Planning Commission meeting minutes as presented.

Vote:

Aye – All

Nay - None

The motion passes.

Vice-Chairperson Boyle made a motion, seconded by Member Thompson to accept the September 12, 2016 Special Planning Commission meeting minutes as presented.

Vote:

Aye – All

Nay - None

The motion passes.

Case 20160497 Hampton Property Conditional District Zoning Map Amendment & Case 20160499 Hampton Property General Use Zoning Map Amendment - Mr. Scott Porter with Hampton Property LLC has filed Zoning Map Amendment Petitions for a 3.679 acre property located at the end of Stratford Lane (Watauga County PIN: 2920-09-6084-000). The first petition is to rezone a 2.85 acre portion of the property from R-A Residential Agriculture and R-3 Multi-Family Residential to Conditional District R-2 Two-Family Residential for a 20 lot subdivision for Use 1.01 Single-family Dwelling and Use 1.06 Duplex; the second request is to rezone the remaining 1.04 acres of the property (located near Bub Teems Road) from R-A Residential Agriculture and R-3 Multi-Family Residential to B3 General Business.

Mr. Bill Bailey, Director of Planning and Inspections explained to the Planning Commission members that they can discuss both cases as one case; but the recommendations should be made separately for each case. He also said there will be some discussion on possible changes to the conditional district case staff recommendations, when making recommendations for this case.

Chairperson Woolridge asked Mr. Bailey to outline the staff conditions for the Planning Commission members. Mr. Bailey said that the Staff recommended six conditions located on page six of the Staff report with the following changes: In condition one, the received date changed from July 29, 2016 to September 20, 2016, condition four was removed, condition five was removed and in condition six the applicant has to meet the requirements of the UDO but in the information submitted, it is not clear where the right-of-way is located. Ms. Jane Shook, Planning Supervisor said the Staff needs to make sure there is information submitted that meets the parking requirements outside of the right-of-way. Mr. Bailey confirmed that the Staff recommends keeping condition six for the conditional district case.

Ms. Shook reminded the Planning Commission members to ask the applicant, if they are willing to accept the proposed changes to the recommended Staff conditions. The applicant Mr. Scott Porter agreed to the proposed changes to the Staff conditions.

Chairperson Woolridge asked the Planning Commission members for their comments on these two cases.

Vice-Chairperson Boyle said the proposed development is a refreshing type of single-family development that is proposing to provide storm water retention for the project.

Chairperson Woolridge asked Mr. Bailey to breakdown the difference in the two cases for this property.

Mr. Bailey explained that Case 20160499 Hampton Properties General Use zoning map amendment is rezoning a parcel to the B-3 zoning district. He said the only thing that can be considered is the zoning change appropriate for all the uses that are allowed in the B-3 zoning district.

Ms. Shook explained that Case 20160497 Hampton Properties Conditional District zoning map amendment is a site specific development plan.

The following motions and votes are for Case 20160497 Hampton Properties General Use Zoning Map Amendment

First Motion and Vote:

Chairperson Woolridge made a motion, seconded by Vice-Chairperson Boyle that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and other applicable adopted plans of the Town which relate to this application because the property is located adjacent to a major highway corridor and adjacent to other similar B-3 zoned properties.

Vote:

Aye – All

Nay – None

The motion passes.

Second Motion and Vote:

Chairperson Woolridge, seconded by Vice-Chairperson Boyle moved to approve the proposed amendment to the Town's zoning map and believe that the rezoning is reasonable and in the best interest because it makes reasonable use of said property and does not negatively impact any adjacent properties, it will encourage B-2 land uses in accordance with adopted plans. The rezoning specifically promotes Comprehensive Plan policy, Economic Development 2.1.1D: Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.

Vote: Aye – All

Nay – None

The motion passes.

The following motions and votes are for Case 20160497 Hampton Property Conditional District Zoning Map Amendment.

First Motion and Vote:

Vice-Chairperson Boyle made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's Comprehensive Plan and other applicable adopted plans of the Town which relate to this application because it is in agreement with the Comprehensive Plan Update, Section 1.2 Growth Strategy Map, it is located in a primary growth area that is already in place and can be provided services most cost effectively, it is located in an area where primary growth is encouraged. The property is located in the G-1 sector within the Framework Plan as defined in the Boone 2030 Land Use Plan. This sector includes existing low-density residential neighborhoods that are not appropriate for redevelopment. It also includes lands that are not proximate to thoroughfares and are not projected to be high growth areas due to limited access to transportation networks and utilities.

Member Hayes suggested a friendly amendment that the proposed development is in alignment with the 2006 Comprehensive Plan Update Section 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. Vice-Chairperson Boyle accepted the friendly amendment.

The motion was seconded by Commission Member Templeton.

Vote:

Aye – All

Nay – None

The motion passes.

Mr. Bailey reminded the Planning Commission members to consider in this motion and vote the Staff conditions and other conditions that they would like to recommend for this project.

Ms. Shook noted that the applicant submitted a plan revision and it was reviewed by the Assistant Fire Chief Mr. Mike Teague. Mr. Teague was in agreement with the revisions to change from 120 to 90 feet and he is requiring an additional fire hydrant at the top of the grade change. Ms. Shook noted that a fire hydrant is being required at the end of Statford Lane of the for utility purposes. Ms. Shook confirmed that Staff is not suggesting the fire hydrant as a condition, she wanted this information to be put on record regarding the need for the additional fire hydrant.

Second Motion and Vote:

Vice-Chairperson Boyle, seconded by Member Thompson moved to approve the proposed amendment to the Town's zoning map and believe approval is reasonable and in the public interest because it provides workforce housing, it is in alignment with the existing character of the neighborhood, it is in alignment with the 2006 Comprehensive Plan Update and Sector G1 of the Boone 2030 Land Use Plan; and approval is subject to the include the amended Staff conditions as follows:

1. Where there is a conflict between the application information and the plans (dated September 20, 2016), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed project made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The application shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building code and any other applicable plans for review and approval necessary to issue Zoning and Building Permits.
4. The applicant shall demonstrate that each lot meets the minimum parking space requirements. Each lot shall provide parking spaces outside of the street right-of-way which meet UDO requirements.
5. The applicant shall add a fire hydrant at the top of the grade change.

Vote:

Aye – All

Nay – None

The motion passes.

Member Vincent asked why conditions four and five were removed from the Staff recommendations. Ms. Shook explained when the Staff Report was based on the information originally submitted. She said the applicant submitted modifications to this case which resolved those issues.

It was noted that the applicant, Mr. Scott Porter agreed to include the additional fire hydrant as a condition as required by the fire marshal.

Case 20160421 Article 25 Parking – Revisions – Revisions to UDO Article 24 Parking including modifications for parking structure.

Motion and Vote:

Member Templeton made a motion, seconded by Member Vincent to table the discussion on revisions to Case 20160421 Article 24 Parking.

Vote:

Aye – All

Nay – None

The motion passes.

Chairperson Woolridge asked Members Hayes, Shay and Thompson to give a brief history of their work experience prior to joining the Planning Commission.

ADJOURNMENT

Chairperson Woolridge made a motion to adjourn the meeting at 8:10 p.m., seconded by Member Templeton.

Vote:

Aye – All

Nay – None

The motion passes.

Chairperson, Eric Woolridge

Board Secretary, Marlene Crosby