

Town of Boone
Town Council & Planning Commission Joint Workshop Meeting Minutes
January 26, 2011
5:30 PM

Town Council Members Present: Mayor Loretta Clawson, Mayor Pro-Tem Lynne Mason, Andy Ball, Rennie Brantz, Jamie Leigh, and Stephen Phillips

Planning Commission Members: Chairperson Bunk Spann, Robert Cherry, Don Dotson, Kayla Malsbury, Kimberly Marland, Tom Purpur, Greg Simmons, and Jay Vincent

Staff Present:

Bill Bailey, Director of Planning and Inspection; Jane Shook, Planner and Marlene Crosby, Board Secretary

Others Present: Greg Young, Town Manager and Sam Furgiuele, Town Attorney

CALL TO ORDER

Mayor Loretta Clawson called the meeting to order at 5:38 PM.

ADOPTION OF AGENDA

Council Member Brantz made a motion, seconded by Mayor Pro Tem Mason, to amend to agenda to include a change to the Historic Preservation Budget Contract Fund.

VOTE: **Aye – All**
 Nay – None

The vote was unanimous.

Member Brantz made a motion, seconded by Mayor Pro Tem Mason, to amend the agenda to add the amount of \$350.00 to the \$1500.00 amount for the Historic Preservation Contract Review Budget for a total of \$1,850.00.

VOTE: **Aye – 4** (Lynne Mason, Stephen Phillips, Andy Ball, Rennie Brantz)
 Nay - 1 (Jamie Leigh)

Mr. Bill Bailey, Director of Planning and Inspections greeted the members present and outlined the purpose of the meeting. Mr. Bailey introduced Ms. Jane Shook a Planner for the Town of Boone Planning and Inspections Department and Mr. Sam Furgiuele the Town Attorney for the Town of Boone.

DISCUSSION OF THE TABLE OF PERMISSIBLE USES

Ms. Shook began the presentation by directing the attendees to look in the Table of Permissible Uses- 2011 Workshop Notebook binders to find a copy of the powerpoint presentation for the workshop and draft copies of Article 2 and Article 10 of the UDO (a copy of the PowerPoint presentation is attached). All future updates on this process will be in a format that will be easily inserted into the binder.

Ms. Shook noted that Council had directed Staff and the Town Attorney to look at the Use Table within the UDO and to evaluate the types of uses and where the uses were located. Ms. Shook further explained that in some instances there were uses listed in the table that had no definitions and some uses in the definitions that were not listed in the table. Mr. Furgiuele explained how the draft language was prepared and noted that each definition had to be scrutinized. Ms. Shook explained that the draft table was not fully populated as of yet, but noted that the purpose of the workshop was to orient the Town Council and the Planning Commission with the draft table and its new format. Ms. Shook explained that while populating the draft table, Staff and the Town Attorney looked at the descriptions of the zoning districts contained in Article 9 and mentioned

that in some cases Council may want to consider reviewing the descriptions to see if they are still accurate.

Ms. Shook went on to explain the differences between the current table and the proposed table, and pointed out the new numbering system for the UDO. Ms. Shook stated she hoped the new format would be more user friendly than the current document. Ms. Shook also noted how new tables would need to be created for accessory and temporary uses.

Planning Commission Member Purpur joined the meeting at 6:04 PM.

Ms. Shook with assistance from Mr. Furgiuele and Mr. Bailey went over the PowerPoint presentation.

During the presentation there was limited discussion on the proposed new table and uses. Staff asked the attendees to evaluate the idea of using a superscript “T” to denote which uses would be subject to transitional zones, noting that modifications in that text would be warranted as well.

Mr. Bailey noted that the next scheduled workshop is to be held on Monday, February 28, 2011 at 5:30 and at that time the table would be fully populated and there would be an opportunity for in-depth discussion on the new table and definitions. Ms. Shook also noted that would have a list of potential small area rezoning that may be approached with the new table. Mr. Furgiuele said that he and the staff have looked for and pointed out the lack of consistency in the current Table of Permissible Uses. Ms. Shook explained that some of the presented permissible use definitions need additional work.

Ms. Shook noted to the attendees that other members of the Planning staff were involved in the work on the Table to gather their knowledge of issues and inconsistencies. Mr. Bailey stated staff will be investigating graphics for better clarification.

Mr. Furgiuele asked everyone when reviewing the proposed text changes to make sure that everything integrates as they look at examples and possibilities.

Mr. Bailey noted that the draft text represents staff’s advice on how the Table of Permissible Uses should be populated. Mr. Furgiuele noted that the revisions to the Table of Permissible Uses was a very large project and that all involved have worked on it diligently. Mayor Clawson thanked everyone involved for all their hard work on this project.

Discussion ensued on using emails for questions to staff regarding the draft text and the presentation. Mr. Bailey said some questions may be answered immediately depending on the nature and some would be answered at the February Workshop. There was a consensus from the members present that they do like the proposed format for the Table of Permissible Uses.

ADJOURNMENT

Mayor Clawson adjourned this meeting at 8:11 PM.

Loretta Clawson, Mayor

Marlene Crosby, Secretary