

PLANNING RETREAT
Thursday, May 30, 2019

Town Council members in attendance: Mayor Pro Tem Loretta Clawson, Connie Ulmer, Sam Furgieuele, Marshall Ashcraft, and Lynne Mason

Planning & Inspections Staff in attendance: Jane Shook, Marty Little, and Brenda Henson

Other Town Staff in attendance: John Ward-Town Manager

Call to Order

Mayor Pro Tem Clawson called the meeting held at 1500 Blowing Rock Road, Boone, NC to order at 10:34 a.m.

R3/R4 Presentation

Ms. Shook noted that Council made recommendations through Map ID 183 at the May 23 Planning Retreat.

Map ID 184 (Parcel ID: 2920-00-9240-000) – Change from R3 to R1 or R1S due to special flood hazard area and watershed. Council Member Furgieuele felt applicants should come to the Town to request R1S zoning.

Map ID 185 (Parcel ID: 2829-29-0322-000) – R3 to remain R3 to be consistent with neighboring R3 properties.

Map ID 186 (Parcel ID: 2819-69-4486-000) – Change from R3 and B3 to R1 due to very steep slope.

Map ID 187 (Parcel ID: 2910-50-1482-000) – R3 to remain R3.

Map ID 188 (Parcel ID: 2819-49-3764-000) – Change from R3 to R1 to protect the neighborhood. This property is on a very steep slope.

Map ID 189 (Parcel ID: 2910-30-9760-000) – Change from R3 to R1 to protect the neighborhood. This property is on a very steep slope.

Map ID 190 (Parcel ID: 2910-31-9371-000) – Conditional District R3 to remain Conditional District R3.

Map ID 191 (Parcel ID: 2910-41-0516-000) – R3 to remain R3. Consider B2.

College Place Condos (Parcel ID: 2910-41-3109-000) – Change from B3 to R3 to be consistent with the current multi-family use.

Map IDs 192-204 (Parcel ID: 2910-31-8565-000, 2910-41-0648-000, 2910-41-0759-000, 2910-31-9639-000, 2910-31-8772-000, 2910-31-7770-000, 2910-31-6770-000, 2910-31-5760-000, 2910-31-4739-000, 2910-31-2760-000, 2910-31-5886-000, 2910-31-6885-000, 2910-31-7885-000) – Change from R3 to R2 to protect the neighborhood and transition from R3 to R1.

Mayor Pro Tem Clawson called a break in the meeting from 11:47 a.m. until 11:54 a.m.

Map IDs 205-207 (Parcel IDs: 2910-32-7321-000, 2910-32-6482-000, 2910-32-7526-000) – Change from R3 to R2 to create lower density in an area prone to flooding.

Map IDs 208-213 (Parcel IDs: 2910-12-9272-000, 2910-12-8283-000, 2910-11-5925-000, 2910-11-4932-000, 2910-11-3857-000, 2910-12-4003-000) – Change from R3 to R2 for any parcels currently containing less than 2 units. Any parcels containing more than 2 units should remain R3.

646 Winklers Creek Road (Parcel ID: 2910-11-2738-000) – Change from R3 to R2.

Ms. Shook stated she would make the suggested revisions to the maps, complete field assessments of the areas where existing use identification is needed, and present a revised document to Town Council. She stated she was unsure if this project could be completed by December.

Council Member Ashcraft stated he did not want this to be driven by the election. He felt this undertaking should be handled in batches in order to gain necessary public input. Council Member Ashcraft expressed concern with trying to implement these changes all at once.

Ms. Shook asked Council to give staff two months to work on this and bring it back to a special meeting in August. Council Member Furgieuele suggested inviting Planning Commission members to the August meeting and felt that meeting could be scheduled at the next Town Council meeting.

Ms. Shook stated she needed to know how Town Council wanted to see the product update. She added that the Comprehensive Plan would need to be reviewed to help justify the R3/R4 changes. Council Member Furgieuele stated they needed to prioritize the Comprehensive Plan Policies. Ms. Shook asked that Town Council and Planning Commission members be considering Comprehensive Plan changes.

Adjournment

Council Member Mason made a motion to adjourn the meeting at 1:01 p.m. The motion was seconded by Council Member Ulmer.

VOTE: Aye – All
 Nay – None

The vote was unanimous.

Loretta Clawson, Mayor Pro Tem

Brenda Henson, Admin. Support Specialist