

**QUARTERLY PUBLIC HEARING
MEETING MINUTES MONDAY,
AUGUST 5, 2013
7:00 P.M.**

Boone Town Council: Mayor Loretta Clawson, Mayor Pro-Tem Jamie Leigh, Lynne Mason, Andy Ball and Alan Scherlen

Boone Area Planning Commission: Vice-Chairperson Greg Simmons, Donald Dotson, Web Alexander, Robert Cherry, Conner Boyle, Thomas Purpur and Matthew Long

Planning Staff: Bill Bailey – Director of Planning and Inspections, Jane Shook-Planner and Marlene Crosby-Board Secretary

Others: Greg Young-Town Manager and Sam Furgieuele-Town Attorney

Mayor Loretta Clawson opened the meeting at 7:02 p.m.

CASE 20130377: The Town of Boone has initiated a Zoning Map amendment to zone property owned by Connie Keller in conjunction with the voluntary annexation of said property. The property is located at 119 Betsy's Drive (Watauga County PIN 2829285755000). The zoning districts under consideration for this property are: WS-IV-PA Watershed Protected Area, R-A Residential Agriculture and B-3 General Business. Of the two zoning districts, R-A Residential Agriculture and B-3 General Business, only one will be applied.

Ms. Jane Shook presented this case as outlined in the meeting packet. There was no one from the public to speak and there was no discussion on this case.

Mayor Clawson closed the public hear

CASE 20130408: Mountaineer Crossing, LLC has filed a petition for a Conditional District Map Amendment modification to allow for additional phasing for the Mountaineer Crossing development located at the corner of NC Hwy 105 and High School Drive (Watauga County PINs: 29002922629000, 2900925257000, 2900914847000).

Ms. Shook presented this case as outlined in the meeting packet. Ms. Shook noted that Mr. Jason Gaston, P.E. from Valor Engineering and Mr. Randy Dixon were present to answer questions on this case.

Vice-Chairperson Greg Simmons asked about the current state of this project in regards to the vested phasing, performance bond and the conditions placed on the project. He reviewed the conditions listed in the May 2013 Planning Commission and Town Council meeting minute excerpts. Mr. Bailey said that the Planning and Inspections staff is recommending that the conditions be maintained.

Mr. Randy Dixon a partner with the Mountaineer Crossing, Inc. project came to the podium to explain that all of the rainy weather has caused their project to fall behind schedule. He explained the phasing and the timing of the completion of the buildings. Planning Commission Vice-Chairperson Simmons confirmed the three phases listed on the current proposal.

Planning Commission Member Alexander asked if there was a restaurant or store going into this project. Mr. Gaston said he would let the owner, Mr. Randy Dixon answer this question.

The first speaker, Mr. Dixon came to the podium. He said that Mountaineer Crossing, Inc. has met with a tenant and their plans have been approved and the plans will be forwarded to the next step in the process.

Planning Commission Member Long asked the Planning and Inspections staff if there will be other fees. Mr. Bailey said there are no additional fees or workload for this project. Mr. Bailey said that the current plan will be reviewed to make sure it meets all of the requirements of the ordinance and the conditions.

There was only one speaker signed up for this case.

Mayor Clawson closed the public hearing for this case.

Mayor Clawson closed the Quarterly Public Hearing at 7:17 p.m. and called for a short recess.

The joint meeting with the Boone Town Council and the Boone Area Planning Commission began at 7:29 p.m.

Mr. Bailey went over the modifications to Article 16 District Use Requirements from 16.01 through 16.22.

Discussion ensued regarding the table in Article 16.08.06 located on page 16-17. Town Council Member Mason talked about the 5+, she said if there is no SUP in it will it be sufficient. Mr. Bailey said that there needs to be discussion on the rewriting of every article per the Town Council. Mr. Furgiuele said that language can be created now for higher density per unit for single-family residential areas. Discussion ensued on the three unrelated and if this number can be increased.

It was noted that the Planning and Inspections staff would like to ask for direction on Article 16.10.01 for Manufactured Home Parks or keep the current language. Mr. Bailey suggested crafting a zoning district. Town Council Member Mason said that the Town Council needs to give direction on this topic. Vice-Chairperson Simmons said this topic needs to be addressed before moving forward.

Discussion ensued on Article 16.14 Family Care Home located on page 16-30. Town Council Member Mason suggested removing the word “shall” in Article 16.19.04. She noted that funding streams are changing very fast now.

Discussion ensued on Article 16.20.02 Shelter for Homeless Category 1 and Shelter for Homeless Category 2. Town Council Member Ball talked about there being one staff member present at the shelter and having one staff member on call for the shelter. Mr. Furgiuele said that adequate security is a mechanism to go to the Board of Adjustment.

Mayor Clawson called for a short break at 8:55 p.m. and she reconvened the meeting at 9:05 p.m.

Discussion ensued on Article 16.21 Bed and Breakfast Category 1 and Bed and Breakfast Category 2. Mr. Bailey talked about the primary uses of this article. He talked about the possibility of crafting language to add storage to handle combination uses.

Discussion ensued on Article 16.22 Vacation Rentals and their impacts on residential neighborhoods. Mr. Bailey said that vacation rentals are becoming a larger issue that should be considered. Mayor Clawson asked about how many people can be at a vacation rental. Town Council Member Mason showed a concern for overcrowding, security and maximum occupancy. Mr. Bailey said he would look in to it.

Mr. Bailey said that he would make a Town Council action request to set another joint meeting to start with Article 16.23. Town Council Member Mason suggested scheduling a three-hour separate meeting for October of 2013 prior to the November adoption of the draft UDO. Discussion ensued on a possible special public hearing and possibly moving the November Quarterly Public hearing date. Mr. Furgiuele noted that the advertising for the meetings is a concern.

ADJOURNMENT

Mayor Clawson adjourned the meeting at 9:26 p.m.