

**TOWN OF BOONE SPECIAL  
PUBLIC HEARING  
MEETING MINUTES  
MONDAY, DECEMBER 11, 2013  
4:00 P.M.**

---

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

**Boone Area Planning Commission:** Chairperson Eric Woolridge, Vice-Chairperson Greg Simmons, Jon Tate, Susan McCracken, Web Alexander, Connor Boyle, Matthew Long, Cameron Lippard, Robert Cherry and Jeff Templeton

**Planning Staff:** Bill Bailey – Director of Planning and Inspections, Jane Shook-Development Coordinator, Christy Turner-Planner and Marlene Crosby-Board Secretary

**Others:** Greg Young-Town Manager and Sam Furguele-Town Attorney

---

Mayor Loretta Clawson opened the public hearing at 4:05 p.m. Mayor Clawson turned the meeting over to Mr. Bill Bailey, Director of Planning and Inspections. Mr. Bailey handed out a memorandum dated December 11, 2013; the memorandum talked about the Key Provisions of the Draft UDO. Mr. Bailey went over all the items on the memorandum.

Mayor Pro-Tem Jamie Leigh asked how the market value is decided in 30.03.02(F). Mr. Bailey said from the county website, the recent sales purchase within a three-year window or an appraisal. Discussion ensued on the costs/values of repairs/improvements to structures over a ten-year period versus a one year period.

Mayor Clawson opened the public hearing at 4:34 p.m.

The first speaker was Cathy LaMarre. She has lived in the Boone area over 25 years. She likes the revised UDO and she asked if there is a cross reference between the old and new UDO. Mr. Bailey said that ultimately, there will be a cross reference. She said that she lives in a transitional zone and wanted to know, if they had changed. Mr. Bailey said there are a wider range of buffers. Mr. Sam Furguele explained the special use permit process and the notification process, when it is applicable.

The second speaker was Planning Commission Member Jeff Templeton. He said the new draft UDO is easier to read but he felt that some of the same basic problems have not been addressed.

The third speaker was Mr. Phil Templeton. Mr. Templeton talked about several things he had heard discussed at Town Council meetings.

The fourth speaker was Mr. Michael Trew. He has been an engineer in the Town of Boone for 20 years. He brought up several points and questions about the revised UDO.

The fifth speaker was Mr. Jeff Wakeman. He is a developer from Cornelius, North Carolina. He had a question on single-use structures.

At 5:23 p.m. Mayor Clawson called for a break to wait for other public speakers to come to the meeting.

Planning Commission Member Frank Bolick came to the meeting at 6:10 p.m.

At 6:57 p.m. Mayor Clawson reconvened the meeting.

The sixth speaker was Mr. Stephen Phillips. He had questions on community gardens and noise from chickens in residential neighborhoods. Mr. Bailey said residents can have four chickens and no roosters and the chickens have to be contained. Mr. Furguele said that the property owner is responsible for maintaining their community gardens.

There were no other speakers for this case.

Mayor Clawson closed the public hearing at 7:02 p.m.

---

Loretta Clawson, Mayor

---

Marlene Crosby, Board Secretary