TOWN OF BOONE SPECIAL
PUBLIC HEARING
DECEMBER 18, 2014, 5:00 PM
MEETING MINUTES

Boone Town Council: Andy Ball-Mayor, Mayor Pro-Tem Rennie Brantz, Lynne Mason, Jennifer Pena, Quint David, and Fred Hay

Boone Area Planning Commission: Eric Woolridge-Chairman, Greg Simmons-Vice Chairman, Jon Tate, Matt Long, Frank Bolick, Susan McCracken and Tom Purpur

Planning Staff: Bill Bailey-Director of Planning and Inspections, Christy Turner, Planner and Marlene Crosby, Board Secretary

Others: John Ward-Town Manager and Sam Furgiuele-Town Attorney

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CALL TO ORDER

Mayor Andy Ball called the meeting to order at 5:09 p.m. and turned the meeting over to Mr. Bill Bailey, Director of the Planning and Inspections Department.

CASE 20140692 MOUNTAINEER CROSSING, LLC

Mountaineer Crossing LLC has filed a petition for a Conditional District Map Amendment modification to allow the applicant to subdivide the Highland Crossing (originally Mountaineer Crossing) development located at the corner of NC Hwy 105 and High School Drive (153, 219 and 233 Crossing Way). This property is currently subject to a Conditional District B-3 General Business and R-3 Multi-Family site specific plan approval for a mixed use development to be constructed in three phases.

Mr. Bailey presented the case as outlined in the meeting packet. Mr. Bailey said that this is a straight forward request to sub-divide the property. Mr. Bailey said that the applicant was present to answer any questions on this case.

Mayor Ball asked, Mr. Randy Dixon, one of the Mountaineer Crossing, LLC partners to come to the podium. Mr. Dixon said that he is only requesting the sub-dividing of the property with no other changes at this time.

Mayor Pro-Tem Brantz confirmed there were no other changes being requested at this time. Mr. Dixon said this was a technical request that the staff thought should be done and he agreed. Council Member Mason asked Mr. Dixon to further explain what the technical request was related to. Mr. Dixon said that Mountain Crossing, LLC is one large piece of property and he would like to break up the three parcels into the front for the Goodwill, middle for the apartments and rear part for the conservation area. Mr. Dixon explained that the property management will be handled like a property owners association.

Mayor Pro-Tem Brantz asked about the timeframe to finish this project. Mr. Dixon said that everything is finished and occupied on their plan except they hope to start construction for the Goodwill in the spring.

Council Member Mason asked Mr. Bailey to further explain the reason for the request to sub-divide the property. Mr. Bailey explained about the significant change found by staff in a recorded plat for this property that needed to be reviewed by the Council and Planning Commission and he referred to the fourth staff condition found on page seven of the staff report for this case. Mr. Sam Furgiuele, Town of Boone attorney questioned Mr. Dixon and Mr. Wilson about the discrepancies in the Integrated Multiple Use Development. Mr. Furgiuele asked Mr. Dixon if he would agree to the modification to the IMUD. Mr. Dixon said he would agree to the modification, if it has not all ready been made. Mr. Bailey said that the modification is in the process of being made and he has not seen it yet.

Discussion ensued on the modification to the IMUD being made a condition for this case. Mr. Dixon said he had no problem with accepting this as a condition.

There were no speakers for this case.

Mayor Ball closed this public hearing for this case.

Mr. Bailey explained that this case will go before the Planning Commission for recommendations after the special public hearing and then to the Council members for their consideration all on the night of Thursday, December 18, 2014.

ADJOURNMENT

Mayor Ball closed the public hearing at 5:19 p.m.

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Andy Ball, Mayor Marlene Crosby, Board Secretary

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Eric Woolridge, Planning Commission Chairman