

**SPECIAL PUBLIC HEARING
BOONE TOWN COUNCIL & PLANNING COMMISSION
MARCH 8, 2007**

Town Council members in attendance: Mayor Clawson, Bunk Spann, Dempsey Wilcox, Rennie Brantz, Janet Pepin and Lynne Mason

Planning Staff in attendance: John Spear-Director of Development Services and Marlene Crosby- Administrative Support Assistant

Planning Commission members in attendance: Chairperson-Greg Reck, Vice-Chairperson Mary Ruth McRae, Charlie Weaver, Elizabeth Aycock, Skip Greene, Patrick Heavner, Gayle Turner and Stephen Phillips

Others in attendance: Greg Young, Sam Furgiuele, Reggie Hassler and Bill Post

Mayor Clawson called the meeting to order at 7:05.p.m. She thanked everyone for showing their support by coming out to the public hearing meeting. She asked Mr. John Spear, Director of Development Services to present the first case. Mayor Clawson recognized Forest Gilliam of the SGA.

Case 20070072 TOB B-1 Commercial Use – Text Amendment

Mr. Spear presented this case as outlined in the meeting packet. The request for this case was initiated by the Town Council at the February 2nd Planning Retreat. The purpose of this request is to develop new regulations that will require multi-family housing projects in the central business district to provide street level commercial uses.

Council Member Pepin asked Mr. Spear does this equate with the mixed use overlay. Would this not be needed in the Central Business District or would the proposed text take care of it? Mr. Spear said no that this is a separate issue. The mixed use is a voluntary standard and this is a mandatory standard.

There was one speaker, Morgan Murray of 362 West King Street. He had a question on street level commercial space if lots were located on more than one street. He gave an example of property on King Street which also fronted on Wallace Circle. Mr. Spear said the amendment would apply only to King Street frontage. The purpose is to have commercial land uses adjacent to public streets in the business zoning districts downtown. Mr. Murray is in favor of this proposed text amendment.

Case 20070088 TOB Land Use 4.130 & 7.100 – Text Amendment

Mr. Spear presented this case as outlined in the meeting packet. The request for this case was initiated by the Town Council at the February 2, 2007 Planning Retreat and at the Town Council meeting on February 15, 2007. The Development Services staff was directed to draft new language to revise the Table of Permissible Uses to prohibit use 5.130 (Colleges, universities, community colleges) in the B-1, B-2, B-3 zoning districts and to prohibit use 7.100 (Hospitals, clinics and other medical treatment facilities in excess of 10,000 square feet) in the R-1 and R-1A zoning districts. The purpose of this text amendment is to protect existing business and residential zoning districts from incompatible land uses and to encourage educational land uses and medical treatment centers to locate in more appropriate zoning districts.

Mayor Clawson opened the floor for questions or comments and recognized Mr. Dayton Cole, Attorney for Appalachian State University being present to answer questions. There were five people signed up to speak on this proposed text amendment.

The first speaker was Joan McLaughlin of 229 VFW Drive. She is in support of this proposed text amendment. She stated that prior to this proposed text amendment being written, she and her husband were in support of the medical facility. She changed her mind when she heard that the size of the building was increased to 13,000 square feet

which would also increase the amount of parking and traffic. She stated that the increased traffic flow would be a great impact to the neighborhood.

The second speaker was Marjory Holder of Flannery Fork Road in Blowing Rock. She is in favor of this proposed text amendment. She also supports the Town Council and their efforts to preserve the downtown central business district and the residential character of the Town of Boone neighborhoods. She wants to see business activities located in the B-1, B-2 and B-3 districts.

The third speaker was Lynn White of 170 Wintergreen Lane. She is in support of the proposed text amendment.

The fourth speaker was Mr. Lorin Baumhover, Chief of Staff to the Chancellor's Office at Appalachian State University of 1200 Pinnacle Drive. Mr. Baumhover said that the university has no intentions of moving into the central business district, however, he doesn't know what the future holds for growth of the university. He **spoke against** ~~in support of~~ the proposed text amendment. (Corrected 5/17/06 under Consent Agenda)

The fifth speaker was Pam Williamson of 375 Old 421 South. She is in support of both proposed text amendments. She read two pages of remarks that she had written for this public hearing. She formally requested that her written remarks be included in this hearing's record.

Adjournment:

With no other speakers signed up, Mayor Clawson adjourned the meeting at 7:30 p.m.

Loretta Clawson, Mayor

Marlene Crosby, Board Secretary