

**WINTER QUARTERLY PUBLIC HEARING
MEETING MINUTES
MONDAY, FEBRUARY 1, 2010
7:00 P.M.**

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

Boone Area Planning Commission: Chairperson Bunk Spann, Vice-Chairperson Mary Ruth McRae, Terence Milstead, Eric Woolridge, Shawna Rhyne, Donald Dotson, Sarah Huffstetler, Kimberly Marland, Greg Simmons, Robert Cherry and Jay Vincent

Planning Staff: Bill Bailey-Director of Development Services, Jane Shook-Planner, David Graham-Development Coordinator and Marlene Crosby-Board Secretary

Others: Greg Young-Town Manager, Blake Brown-Director of Public Works and Sam Furgiuele-Town Attorney

Mayor Loretta Clawson opened the meeting at 7:00 p.m.

CASE 20100021 WATAUGA COUNTY - ZONING

Ms. Jane Shook, Planner presented the case as outlined in the meeting packet. The Town of Boone has initiated a Zoning Map amendment to zone property owned by Watauga County in conjunction with the voluntary annexation of said property. The property is located on Brookshire Road and is further identified as portions of Watauga County PINs 2911-92-5136-000 and 2921-02-9838-000. The zoning districts under consideration for this property are: Special Flood Hazard Area, R-1 Single Family Residential and R-A Residential Agriculture. Of the two residential zoning districts, R-1 Single Family or R-A Residential Agriculture, only one will be applied.

At the January 2010 Town Council Meeting, Council voted to consider the following zoning districts: Special Flood Hazard Area, R-1 Single Family and R-A Residential Agriculture. Of the two residential zoning districts, R-1 Single Family or R-A Residential Agriculture, only one will be applied.

Ms. Shook pointed out in the staff report for this case the different land uses for this property. The current permissible use for this property is located on page four of the staff report in Section 165, 6.22 (Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, and playgrounds etc., not constructed pursuant to a permit authorizing the construction of another use such as a school). Ms. Shook pointed out how the Comprehensive Plan Policies relate to this request and these are found on page nine of the staff report. Ms. Shook pointed out how this request relates to the newly adopted Boone 2030 Land Use Plan and these are found on page ten of the staff report.

Mayor Clawson opened the floor for questions and comments on this case.

Council Member Brantz asked for clarification on the map in regards to the soccer fields. Ms. Shook said the new soccer fields are included and are primarily on the first parcel which is towards the south on the map. She said both parcels are selected in the color blue on the map. Council Member Brantz asked if the annexed area goes to the ridge line. Ms. Shook said the annexed property stops short of the ridge line. Discussion ensued on the property being potentially in the Viewshed, if future development were to occur. Discussion ensued on the location of Cabbage Row, a private street utilized by Hollar and Greene Produce Company. Discussion ensued on Land Uses and the flexibility of the property depending on which use was applied. Ms. Shook said that R-A would be more restrictive on density and R-1 would be more restrictive on uses. Chairperson Spann asked about the size of the property. Ms. Shook said it is 31 acres. Chairperson Spann asked if any of the 31 acres is in the Secondary Water Pressure Zone. Ms. Shook said she is not aware of any issues with the Secondary Water Pressure Zone because it was all ready considered with the water and sewer request. Vice-Chairperson McRae asked if this property all ready has sewer. Ms. Shook said they have sewer and it was included with their water request during the annexation process. Council Member Leigh asked about

what density is suitable for this area. Ms. Shook pointed out 0-2 classification in the Boone 2030 Land Use Plan recommends one dwelling unit for every 10 acres and the G1 recommends five dwelling units per acre. Discussion ensued on cluster developments and average density. Commissioner Vincent asked if the county made this request to move forward towards affordable housing. Ms. Shook said it might be part of the county's overall plan. Ms. Shook said it is her understanding that the county plans on annexing as they develop the property. At this time, the county needs the water for the field house. Council Member Brantz said the County Manager is proposing future affordable housing for this area. Ms. Shook said from the previous meeting minutes, the plans indicated the proposed development to be on the west side of Brookshire and at the base of the ridge, north of the annexed property.

There was one speaker for this case. Mr. Jeff Voss resides at 968 Brookshire Road. His property is adjacent to the property. Mr. Voss asked about the boundaries and where the annexing stops on the map. He asked about the future development, potential Viewshed issues, parking issues, creek boundaries, and the area being in a Special Flood Hazard Area. He asked if the fields and field house are the only things being built on this property at this time. Ms. Shook said that is correct. He asked which zoning district is more restrictive. Ms. Shook said the R-1 is more restrictive for uses and R1-A is more restrictive for density. Discussion ensued on the areas that can be developed on this property. Council Member Leigh asked Mr. Voss what he meant by more restrictive zoning. He said more restrictive as far as what can be developed there. Chairperson Spann asked if either one of the classifications be subject to a Special Use Permit. Ms. Shook said if the County was to make any modification after the expiration of the vested right, they would be required to apply for a Special Use Permit in both the R-1 and the R-1 zoning districts. Ms. Shook added in the R-A district mobile homes and two family residences were also permitted.

With no further questions, Mayor Clawson closed the public hearing for this case.

ADJOURNMENT

With no further business, Mayor Clawson adjourned the public hearing at 7:25 p.m.

Mayor Loretta Clawson

Marlene Crosby, Board Secretary