

Town of Boone
Town Council & Planning Commission Joint Workshop Meeting Minutes
April 26, 2011
5:30 PM

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

Planning Commission Members: Chairperson Bunk Spann, Don Dotson, Kayla Malsbury, Tom Purpur, Greg Simmons and Jay Vincent

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

Others Present: Greg Young, Town Manager and Sam Furgiuele, Town Attorney

CALL TO ORDER

Mayor Loretta Clawson called the meeting to order at 6:01 PM.

Mayor Clawson asked for a motion to amend the meeting agenda to add a closed session at the end of this joint meeting to discuss pruning violations. Council Member Rennie Brantz made a motion, seconded by Council Member Andy Ball, to amend the meeting agenda to add a closed session at the end of the joint meeting to discuss pruning violations.

VOTE:

Aye – All
Nay – None

The vote was unanimous.

PRESENTATION OF INFORMATION

Mr. Bill Bailey, Director of Planning and Inspections updated the Council and Planning Commission regarding work on the Table of Permissible Uses. Mr. Bailey indicated that this would be the last workshop unless the Council voted to continue with other workshops. Mr. Bailey pointed out that for the next level of work the staff will need to gather input from the Council and the Planning Commission because policy decisions will need to be made several issues which impact the Table of Permissible Uses. Discussion ensued on removing residential uses from the commercial uses primarily B-3 zoning districts.

Mr. Bailey noted that the staff has prepared a PowerPoint presentation discussion items for this meeting. (Copy of PowerPoint presentation attached)

The first portion of the presentation focused on the descriptions of all the zoning districts within the Town of Boone jurisdiction. Staff indicated that within the revised Table of Permissible Uses, uses were placed within in the specific districts based upon the description found in Article 9 of the UDO. Several issues were discussed including removing residential uses from the commercial districts and removing commercial uses from the residential districts (particularly the R/A Residential Agriculture District).

Mr. Bailey discussed two areas of transition (1) the R-1 portion immediately along Greenway Road and the south side of Hwy 421 (specifically the property that is left after the Hwy 421 widening project). Mr. Bailey pointed out that the Hwy 421 area is the gateway into the Town of Boone. Mr. Bailey asked Council and the Planning Commission how they would want to respond to these two areas and other areas similar to those.

Discussion ensued regarding the Conditional District process and the concept that legally the Town is not required to tie the rezoning to a base district. Mr. Bailey noted that concept was similar to Planned Unit Development concept he has used in other jurisdictions.

Mr. Bailey noted that further discussion would be needed regarding urban agriculture, telecommunicaiton systems, and accessory uses.

There was further discussion on protecting R-1 Single Family neighborhoods and property zoned for R-1 Single Family Neighborhoods.

At the end of the presentation, discussion ensued on how to proceed. Mr. Bailey noted that at this time Council had decided to send two member of Council to the Planning Commission meeting to discuss the changes related to the Table of Permissible Uses and likewise, the Planning Commission would need to send two members to Council meeting to discuss the changes discussed at the Plannign Commission meeting.

It was noted that Council had decided that Council Member Leigh and Council Member Ball will attend the next Planning Commission meeting. Council Member Ball said the Council Members intend to rotate amongst themselves for attendanace at the Planning Commission meetings and noted that it would be acceptable for the Planning Commision to follow the same format. Mayor Loretta Clawson said that there will be time at the beginning of one Council meeting per month dedicated to the discussion of the Table of Permissible Uses.

Mr. Bailey asked if there were other questions at this meeting on the Table of Permissible Uses. Mr. Bailey said the staff is really going to rely on Council and Planning Commission to help staff. Mr. Bailey said in three weeks the review process will start with the Planning Commissioners at their regularly scheduled meeting. Discussion ensued on restrictive covenants and occupancy concerns.

Mr. Bailey indicated to Council that there will be an agenda item for their next Council meeting for a Mobile MRI Unit. Staff indicated that there currently was no use for temporary reocurrign uses.

Council Member Brantz made a motion, seconded by Council Member Ball, that Town Council, pursuant to North Carolina General Statute Paragraph 143-318.11, Paragraph 8, Paragraph 3, enter into closed session to discuss Pruning Violations at 7:48 PM.

VOTE: Aye – All
Nay – None

The vote was unanimous.

On a motion by Council member Ball, seconded by Council member Brantz, the Town Council exited Closed Session at 8:06 p.m.

VOTE: Aye-All
Nay-None

ADJOURNMENT

On a motion by Council member Brantz, seconded by Council member Ball, Council moved to adjourn at 8:07 p.m.

VOTE: Aye-All
Nay-None

Mayor Loretta Clawson

Marlene Crosby, Board Secretary