

**MINUTES - SPECIAL MEETING  
BOONE TOWN COUNCIL  
MONDAY, APRIL 6, 2009**

A special meeting of the Boone Town Council was called to order at 7:00 p.m., Monday, April 6, 2009, in the Council Chambers, 1500 Blowing Rock Road. Mayor Loretta Clawson presided. Council members present were Mayor Pro-Tem Lynne Mason, Liz Aycock, Rennie Brantz, Janet Pepin, and Stephen Phillips. Town Attorney Sam Furguele was also present. Planning Commission members present were Chair Bunk Spann, Brent Scantlin, Eric Woolridge, Mary "Bo" Bolick, Shawna Rhyne, Caylen Beaty, and Elif Karsi. Staff members present were Town Manager Greg Young, Deputy Town Clerk Kim Brown, Assistant to the Manager Jim Byrne, Public Works Director Blake Brown, Public Utilities Director Rick Miller, Planning Supervisor Ricky Hurley, Development Coordinator David Graham, Planner Jane Shook, Environmental Planner David Weakley, and Urban Design Specialist Brian Johnson. Craig Lewis of the Lawrence Group was also in attendance.

**LAND USE MASTER PLAN 2030 - PUBLIC HEARING**

Mayor Clawson opened a public hearing at 7:00 p.m. to receive input regarding the proposed Land Use Master Plan. Planning Supervisor Ricky Hurley introduced Craig Lewis of the Lawrence Group to speak. Mr. Lewis stated this is the final draft of Land Use Master Plan and invited comments or questions regarding the draft from members of the Council and Planning Commission. Mayor Clawson recognized the one citizen signed up to speak, Pam Williamson. Ms. Williamson, who resides at 375 Old Highway 421 South, began by stating that her residence is listed as an official historic site and is known as the Greer Historic Farm. She noted her interest in historic preservation efforts and stated that upon review of the map, she did not see historic landmarks identified. She listed the following concerns with the draft:

1. Page 113 - She noted that property owner input was not emphasized. She would like to see historic preservation listed as a critical area. Also, regarding the third recommendation, she feels that property owners need to be listed and involved in the protection of historic and culturally significant structures and sites. She voiced a desire to have an overlay district created for historic properties.
2. Ms. Williamson inquired as to why the Old Highway 421 and Highway 421 corridors were not listed as priority focus areas.
3. She noted that there is discussion of a Kraut Creek restoration plan within the draft but no mention of the New River.
4. Page 73 - Ms. Williamson pointed out the parking revenue is proposed for downtown improvements. She questioned where the revenue is currently going. Mayor Clawson noted that this revenue is currently put into the Town's General Fund.
5. Page 112 - She asked that the word "Consider" be added to the third recommendation, therefore reading "Consider Removing Regulatory Barriers to Affordable Housing Options." She noted that in some cases regulatory barriers exist to protect property owners.
6. Page 58 - She questioned the requirement of geotechnical analysis for slopes greater than 40%. She asked if Town regulations already require this analysis for slopes greater than 30%.
7. Page 99 - Ms. Williamson asked for clarification regarding mixed uses "vertically."
8. Within the executive summary, Ms. Williamson asked if the Town of Boone will always be the "implementing agency."

A list of comments from the Planning Staff and other department staff was provided for the Council. Jim Byrne noted that a full list of comments will be compiled by the end of the week. It was agreed by the members of the Town Council to have another meeting in which to discuss staff comments and fine-tune the draft. It was further agreed to invite members of the Planning

Commission and the Land Use Master Plan Advisory Committee to this meeting. Council Member Brantz noted that the Historic Preservation Commission is studying these issues and will be able to provide direction within the next few months. Greg Lovins, representing ASU, updated the Council on the ASU Master Plan process by stating that presentation of the final draft of the plan to the ASU Board of Trustees is planned to happen in June. Jack Callahan voiced a concern with the proposed route of the Daniel Boone Parkway. With no other public input, Mayor Clawson closed the public hearing at 7:24 p.m.

### **DISCUSSION OF PLANNING PRIORITIES**

Council Member Mason noted that of the planning priorities discussed at the annual planning retreat, there are several priorities which can be studied by the Planning Commission while being mindful of the vision and framework of the proposed Land Use Master Plan. The following priorities are updating Density and Height Standards - UDO Sections 200 and 207, reducing Setback standards, revising Sign standards, and revising Parking standards. Council Member Phillips noted action this will be a basis from which to begin and that a basis needs to be established before introducing incentives. Furthermore, he noted that a Downtown Parking Task Force may be established to study this issue. Council Member Mason noted another priority to be studied in the near future is land development code options. Council Member Pepin noted that the challenge facing the Planning Commission will be to revise these regulations based on current UDO standards or the proposed Land Use Master Plan standards. Upon a motion by Council Member Pepin, seconded by Council Member Mason, Council moved to instruct the Planning Commission to study the following four planning priorities:

- § Update of Density and Height Standards - UDO Sections 200 and 207
- § Reduction of Setback Standards
- § Revision of Sign Standards
- § Revision of Parking Standards.

VOTE:       Aye - All  
              Nay - None

Upon a motion by Council Member Mason, seconded by Council Member Brantz, Council moved to schedule a special meeting for Tuesday, April 21, 2009, at 5 p.m. in the Council Chambers in order to meet with members of the Town Planning Staff, the Planning Commission, and the Land Use Advisory Committee for a final review of the proposed Land Use Master Plan 2030.

VOTE:       Aye - All  
              Nay - None

### **ADJOURNMENT**

With no other items for discussion, the meeting adjourned at 7:40 p.m.

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Deputy Clerk

Mayor