

**TOWN OF BOONE  
QUARTERLY PUBLIC HEARING  
NOVEMBER 7, 2011**

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**Town Council Members Present:**

Mayor Loretta Clawson, Mayor Pro Tem Lynne Mason, Andrew Ball, Stephen Phillips, Jamie Leigh and Rennie Brantz

**Planning Commission Members Present:**

Chairperson Milton “Bunk” Spann, Brett Scantlin, Robert Cherry, Jay Vincent, Tom Purpur, Donald Dotson, John “J.T.” Barnes, Cameron Lippard, Greg Simmons

**Planning and Inspections Staff Present:**

Bill Bailey – Director of Planning and Inspections, Jane Shook – Planner and Marlene Crosby – Board Secretary

**Others Present:**

Greg Young – Town Manager and Sam Furgiuele – Town Attorney

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**CALL TO ORDER**

Mayor Loretta Clawson called the meeting to order at 7:05 p.m.

**ADOPTION OF AGENDA**

Mayor Clawson asked for a motion from the Town Council members to approve the agenda. Council Member Brantz made a motion to approve the agenda as written, seconded by Member Leigh.

**VOTE:**

**Aye – All  
Nay- None**

**The vote was unanimous.**

**CASE 20110547** James and Janet Bates have filed a Conditional District Map Amendment request for property located at 225 Delmar Street (Watauga County PIN: 2910-68-7833). The request is to rezone the property from R-1 Single Family Residential to Conditional District R-2 Two Family Residential for a site specific development plan for Use 1.210 Single Family with Accessory Apartment.

Ms. Jane Shook, Planner presented this case as outlined in the meeting packet. Mayor Clawson noted that there was one speaker signed up to speak on this case.

Mayor Clawson opened the floor for questions of the Town Council or Planning Commission members.

Planning Commission Chairperson Bunk Spann asked Mr. James Bates if he planned to occupy either residence. Mr. Bates said no.

Mr. James Bates was the one speaker for this case. Mr. Bates came to the podium and stated his name and his current address of 298 Ridgewood Drive. Mr. Bates said with the current proposal, that the parking had been tightened up, potential noise problems had been and would be addressed, the buildings will remain the same, the alley is shown to be open with no parking in it but if closed trees and other landscape material would be added for a landscape buffer between the neighbors property.

Mayor Clawson closed this public hearing for this case.

**CASE 20110523** The Town of Boone has filed a text amendment request to modify language in the Unified Development Ordinance Article III Administrative Mechanisms regarding Board/Commission appointments.

Ms. Shook presented this case as outlined in the meeting packet. Mayor Clawson noted there were no speakers signed up to speak on this case.

Mayor Clawson opened the floor for questions of the Town Council or Planning Commission members.

Planning Commission Chairperson Spann asked about the code language regarding the terms for the Board of Adjustment found on page four Item G of the staff report which states: "Members may be reappointed to successive terms without limitation". Mr. Sam Furgiuele, Town Attorney explained that the Town Council preferred trained members to stay on the board or commission. Planning Commission Chairperson Spann suggested that the Town Council reconsider new blood for new members to have a new view on meeting topics. Mr. Furgiuele said the Town Council could change the language, if they wanted to.

Mayor Clawson closed this public hearing for this case.

**CASE 20110573** Watauga County has filed a zoning Map Amendment Petition for Conditional District Zoning for property located 300 Go Pioneers Drive (2910-88-3456-000) to modify the existing site specific development plan for the Conditional District O/I Office Institutional zoning to the existing High School site to include the addition of a wind turbine, which is proposed to be located between the football and soccer fields which also triggers the requirements for Transitional Zones in accordance with UDO Section 198.

Ms. Shook presented this case as outlined in the meeting packet. Mayor Clawson noted that there was one speaker signed up for this case.

Mr. Dave French was the one speaker for this case. Mr. French said that he works in the Technology Department at Appalachian State University and he is the Associate Director of the Appalachian State University Wind Office. Mr. French stated his current address of 149 Rocky Creek Road.

Mr. French gave a brief history of the wind turbine project. He said that the funding for this wind turbine came from the Department of Energy and there is funding for a total of four turbines. This funding must be used before the end of this year 2011. He said that he has been involved with the wind turbine that is located on Beech Mountain and this wind turbine has not had any problems. He said the wind turbine at 300 Go Pioneers Drive will be located beyond the south end zone of the football field. Mr. French indicated that he worked with the Principal and the Athletic Director when deciding on the proposed location. Mr. French indicated that the turbine would sit on a forty-five foot monopole and that the turbine is a residential turbine and would be low maintenance and produce low noise.

Mayor Clawson opened the floor for questions of the Town Council or Planning Commission members.

Council Member Ball asked about the energy offset of the wind turbine. Mr. French said the energy would be off set and tied to the grid.

Council Member Brantz asked if there had been any security arrangements made or if security is needed for the wind turbine. Mr. French said the security systems in place at the High School would be sufficient.

Council Member Phillips asked if fencing was needed for it. Mr. French said no and noted that the monopole would not need guy wires either.

Mayor Clawson asked about the completion date of the installation of the wind turbine at this location. Mr. French said the completion date would be the end of November or the first of December 2011.

Planning Commission Member Simmons asked about the annual maintenance of the wind turbine. Mr. French said that the turbine is set up for maintenance every year but they do not expect to service the turbine that frequently. Discussion ensued on how the turbine is serviced by the use of a tilt mechanism/ Mr. French said that a company named Sundance out of Asheville, North Carolina would do a tilt-up installation.

Planning Commission Member Dotson asked about the anticipated total cost for the project and the estimated lifetime of the turbine. Mr. French indicated that the cost was approximately \$20,000 and that the wind turbine had a 20 year lifetime.

Planning Commission Member Cherry asked if any viewshed analysis had been conducted. Mr. French indicated that the monopole was only 45' tall but that he wasn't sure if such analysis had been conducted.

Planning Commission Member Cherry asked if anyone had checked with the Biology Department to see if the wind turbine would be located within a migration corridor for birds and bats. Mr. French said they had not checked with the Biology Department and noted that there had not been any problems with birds or bats at the Beech Mountain wind turbine location.

Mayor Pro Tem Mason asked if a wind analysis had been done for this site. Mr. French indicated that a wind analysis had been conducted with the Ms. Sheets high school class. Mr. French also noted that he used a GIS wind application program.

Mayor Clawson closed this public hearing on this case.

Mayor Clawson adjourned the Planning Commission members at 7:23 p.m.

**BOONE TOWN COUNCIL CLOSED SESSION** – Pursuant to NCGS 143-318.11a)3) in order to discuss contract negotiations with the USDA.

Council Member Brantz made a motion for the Town Council members to go into closed session pursuant to NCGS 143-318-11a)3) in order to discuss contract negotiations with the USDA, seconded by Council Member Ball.

**VOTE:**

**Aye – All  
Nay- None**

**The vote was unanimous.**

On a motion by Council Member Brantz, seconded by Council Member Ball, Council moved to exit Closed Session at 7:29 p.m.

**VOTE:**

**Aye – All  
Nay- None**

**The vote was unanimous.**

**ADJOURNMENT**

After the “Closed Session” Mayor Pro Tem Mason made a motion to adjourn the Town Council Members at 7:30 p.m., seconded by Council Member Brantz.

**VOTE:**

**Aye – All  
Nay- None**

**The vote was unanimous.**

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Loretta Clawson, Mayor

Marlene Crosby, Board Secretary