

Town of Beech Mountain

Planning Board Minutes

August 7, 2007

Call to Order

Chairman Paul O'Connell called the meeting to order at 9:07 am. Other Board Members present were Adolfo Sanmartino and Andy Porter. Also present were Mayor Rick Owen, Town Council members Paul Piquet and Randy Corn, and Town Manager Michael Boaz.

1. Adoption of Agenda

The agenda was accepted as presented.

2. Approval of Minutes

Chairman O'Connell moved to approve the June 5, 2007 minutes as submitted, seconded by Mr. Porter, motion carried unanimously.

3. Conditional use Overlay, Ron Fifer

Staff explained that Ron Fifer constructed a building which he hoped to turn into two townhomes. Although the structure complied with the zoning ordinance if it was used as condos it did not comply with the zoning ordinance as two townhomes. The two primary issues were lot size and setback requirements. After a short discussion Mr. Porter moved to recommend a conditional use overlay for Ron Fifer's property that will allow him to make the two units townhomes with the condition that he plant 12 substantial rhododendron on the hill between the town homes and Beech Mountain Parkway. The motion was seconded by Chairman O'Connell and carried unanimously.

4. Preliminary Plat Review, Tall Trees at Beech Mountain

During the view process several things were identified missing from the plat. Several lots did not have roadside frontage of 100ft or more. No road cross section diagrams were provided and a plat that included topography was not provided. The engineer agreed to have the changes made and resubmit the plat at the September meeting.

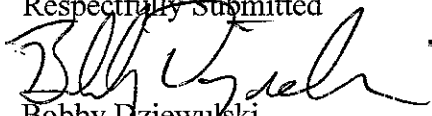
5. Other Business

Business Owner Steve Underwood commented on the inadequacy of the culvert running beneath Elderberry Ridge Road. Many of the planning board members agreed to look at the culvert.

Adjournment

With no further business, Mr. Porter moved to adjourn the meeting, seconded by Chairman O'Connell, the motion carried unanimously. The meeting adjourned at 9:38 am.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Bobby Dziewulski", written over the printed name.

Bobby Dziewulski
Secretary to the Board