

Town of Beech Mountain

Planning Board Minutes

November 26, 2007

Call to Order

Chairman Paul O'Connell called the meeting to order at 9:04 am. Other Board Members present were Adolfo Sanmartino, Bill Watson, and Jon Hoffman. Also present were Town Council members Pete Chamberlain, Paul Piquet, and Rick Owen, and Town Manager Michael Boaz, and resident Alan Holcombe.

1. Adoption of Agenda

The agenda was accepted as presented. Under other business rescheduling of December meeting was added under item a.

2. Approval of Minutes

Mr. Hoffman moved to approve the October 2, 2007 minutes as submitted, seconded by Mr. Porter, motion carried unanimously.

3. Conditional Use Overlay for Sanmartino property

Board member Adolfo Sanmartino recused himself because of his interest in the Board's decision. Town staff explained that the Sanmartino property, zoned for multifamily development, would not meet the minimum lot size defined in the zoning ordinance. Mr. Sanmartino requested a conditional use overlay that would allow two single family lots. The request would reduce the density but allow single family homes to be built on lots less than 15,000 square feet. After a brief discussion Mr. Watson moved to recommend approval of the conditional use overlay request to council. The motion was seconded by Mr. O'Connell and passed unanimously.

4. Sign Ordinance Revisions

Staff explained that a few minor changes were made to the Sign Ordinance. The format of the sign ordinance was incorrect due to changes that were made to the ordinance without consideration to formatting. The other change was to section 1905(a)(2) which allowed a maximum of 45 square feet. The changes allows a maximum of 60 square feet of signage if there are 5 businesses or more within a single building. Several concerns about other area of the sign ordinance were brought up, but the

board agreed to discuss the ordinance more at the next meeting. Mr. Watson moved to recommend approval of the changes brought before the board. Mr. Hoffman seconded the motion and it carried unanimously.

5. Change to Eagle Drive Cul-de-sac Requirement

Staff explained that, speaking on the developers behalf, contractor Mike Eggers requested a change to the previously approved site plan. Mr. Eggers explained the he felt a 60 ft cul-de-sac at the end of proposed Eagle Drive in the Beech Estates subdivision would be an eyesore for the community. Staff stated that after looking at the area, the cul-de-sac seemed obscured from the main roadways on the mountain. After a short discussion Mr. Sanmartino moved to deny the developer's request. Mr. O'Connell seconded the motion and it carried unanimously.

6. Review of Tani Hills Subdivision

Staff explained that the proposed Tani Hills subdivision would be outside the Town limits if developed without annexation. Tani Hills would like to be annexed before continuing with the process. As part of the external development policy, the planning board must review the proposed subdivision and make a recommendation to the council. The Board looked at the proposed site plan. Mr. Sanmartino moved to recommend that council open negotiations with the developer. The motion was seconded by Mr. Watson and carried unanimously.

7. Subdivision Ordinance Revisions

a. Active Recreation Area

Require all new subdivision to have 1 square foot of Active Recreation Area for every 400 square feet of developed land.

b. Required Shapefile

Require all new development site plans to be submitted in electronic form (CAD or shapefile).

c. Requirement for Developers to Pay for Engineering Review

Mr. O'Connell moved to approve all three changes to the subdivision ordinance. The motion was seconded by Mr. Sanmartino and carried unanimously.

8. Other Business

a. Change December meeting date

Mr. O'Connell moved to change the December meeting date from December 4, 2007 to 9:00 a.m. December 10, 2007. Mr. Hoffman seconded the motion and it carried unanimously.

Adjournment

With no further business, Mr. Sanmartino moved to adjourn the meeting, seconded by Chairman O'Connell, the motion carried unanimously. The meeting adjourned at 10:02 am.

Respectfully Submitted

Bobby Dziewulski
Secretary to the Board