

TOWN OF BEECH MOUNTAIN
Planning Board Minutes
September 24, 2019
Beech Mountain Council Chambers

Call to order at 9:00 am

Members Present:

Board Chairman Pete Chamberlin, Joseph Antonell, Peter Patton, and Robert Cavagnaro (arrived at 9:24am). Also in attendance, were Town Manager Tim Holloman, Parks and Recreation Director Sean Royall, Mayor Renee Castiglione, Vice-Mayor Barry Kaufman, and Town Council Member Wendel Sauer.

Adoption of Agenda:

The agenda was adopted as submitted.

Approval of Minutes:

The minutes for the July regular meeting and August regular meeting were approved as submitted.

Old Business:

Comprehensive Plan Update

Chairman Chamberlin introduced the item and noted that the purpose of the agenda item today was to prepare for the public input meeting occurring the following day (9/25/2019). Mr. Chamberlin polled the board and audience for the anticipated attendance. Town Manager Tim Holloman indicated that postcards had been sent out and that he anticipated approximately 30 people. The general consensus was that the meeting would be well attended. It was discussed that there had been increased interest in the wording of the Oz portion of the plan and that comments may be received regarding that section.

Address Posting Project

Mr. Yates introduced the item and indicated there was a map in the Board packet that staff would like to use to break up the address posting project. Mr. Yates indicated that dividing up the Town into three geographic zones would allow staff to manage the letter mailings and calls. Mr. Yates also indicated that a final courtesy notice was going to be mailed prior to the field verifications to encourage people to comply voluntarily. Mr. Holloman indicated that he would prefer that the Town not be involved with installing the numbers. Mr. Patton stated concern regarding the Town's liability should they install numbers incorrectly. Mr. Antonell indicated that there could be liability concerns if the Town were not to install numbers. Mr. Antonell further stated that it may be appropriate for the Town to come up with a standard that would meet the Code and if necessary, install the numbers then the cost could be charged to the homeowner. After discussion, it was generally agreed by the Board that providing a list of potential vendors would be appropriate, but that the Town should probably not be directly installing the numbers.

New Business:

Official Zoning Map

Mr. Yates introduced the item by indicating that a new Official Zoning Map was created to replace the existing map and a copy of the new map was in the Board packet. Mr. Yates stated that there were no rezonings as part of this adoption, but that this would simply replace the existing map. Mr. Holloman provided some background for the Board, indicating that every municipality is required to keep an official zoning map on record with the Town Clerk. Although a copy of the map may be kept in GIS format, the Official Map is paper map kept on file. Mr. Yates indicated that adoption of the new map would require a public hearing and adoption by Town Council. Mr. Antonell made a motion to recommend approval of

the new Official Zoning Map and send it on to Town Council for adoption. The motion was seconded by Mr. Patton and was approved unanimously.

Other Business

Conceptual Proposed Subdivision

Mr. Yates presented the item and indicated that Mr. John Parrett asked to provide the conceptual proposed subdivision to the Board. Mr. Yates indicated that Mr. Parrett and Mr. Ken Kielbania are in the early stages of considering a subdivision of a large tract of land within the Town limits. Mr. Yates indicated that the project as currently proposed would require a rezoning, however, the developers are not asking for action by the Board, but the information was provided for general feedback. The Board discussed the various aspects of the proposed development. The general consensus by the Board was that it was too early in the process to make a determination of support. Chairman Chamberlin indicated that he felt that it conflicted with the long-range Comprehensive Plan for that area, which would require one-acre lots. No action was taken by the Board on this item.

Adjournment:

The meeting was adjourned at 9:45 am, 9/24/2019