

Town of Beech Mountain

Planning Board Minutes

January 3, 2008

Call to Order

Chairman Paul O'Connell called the meeting to order at 9:05 am. Other Board Members present were Adolfo Sanmartino, Bill Watson, Andy Porter, and Jon Hoffman. Also present were Town Council members Alan Holcombe and Pete Chamberlin, and Town Manager Michael Boaz.

1. Adoption of Agenda

Mr. Watson moved to accept the agenda as presented. The motion was seconded by Mr. Hoffman and carried unanimously.

2. Approval of Minutes

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

3. Discussion of Sign Ordinance

Staff recommended changing the sign ordinance to require certain colors be used. Mr. Sanmartino explained that he didn't feel that the use of a certain color made the sign unattractive, but the sign as a whole needed to be considered. Mr. Porter said that the planning board should approve the signs. After a brief discussion staff was directed to write and recommend a change that would require business owners to get a sign permit from the planning or inspection department and get recommended to the planning based on the businesses sign master plan. The sign permit would require a sign master plan that identified all colors used by the pantone coloring system. Recommended colors will be kept on file at the Town Hall. The planning board would then have the final say.

4. Addition to Modular Home Ordinance

Staff expressed concern that too many trees were being cut down to facilitate setting of modular homes. To remedy the situation staff recommended that trees greater than six inches in diameter at four feet high should be replaced by adult trees. Mr. Watson recommended that the trees removed be replaced by 15 foot trees. After a brief discussion Mr. O'Connell moved recommend to council a requirement for modular home builders to replace trees that exceed six inches in diameter at four feet high

with indigenous adult trees, 15 feet in height, in the area where trees were removed. Mr. Hoffman seconded the motion and it carried unanimously.

5. Ordinance Requiring Street Numbers

Staff explained that Watauga County is requiring reflective street numbers, three inches in height, and located within two feet of the front door to be placed on every house. In order to facilitate compliance, the fire departments are giving out numbers that meet the ordinance requirements. Staff explained that currently the Town ordinance requires street numbers that are visible from the street. Staff asked the Board if they were interested in adopting the standards that the county is imposing. Mr. Hoffman said that it didn't make sense to require street numbers to be placed next to the front door because they would not be visible from the street for many homes. Mr. Sanmartino said that the current ordinance meets the needs but the issue is enforcement. Mr. Hoffman recommended the ordinance assure that that numbers are visible throughout the entire year. Mr. Sanmartino moved to recommend to council that street numbers should be visible on all homes and home sites where new construction is taking place, throughout the year. Mr. Watson seconded the motion and it carried unanimously.

6. Strategic Planning Committee

Staff explained to the Board that the first step in the strategic planning process is the creation of a committee to steer the process. By recommending the creation of a committee the Board will be instigating the process. After short discussion Mr O'Connell moved to recommend the creation of a strategic planning committee. The motion was seconded by Mr. Sanmartino and carried unanimously.

7. Other Business

a. Creation of a Flag Ordinance

Staff recommended the creation of a flag ordinance that would allow for decorative residential flags and regulate flags larger than 15 square feet. After a short discussion Mr. Porter motioned to recommend the ordinance change as presented. The motion was seconded by Mr. Sanmartino and carried unanimously.

Adjournment

With no further business, Mr. Porter moved to adjourn the meeting, seconded by Mr. Hoffman, the motion carried unanimously. The meeting adjourned at 10:25 am.

Respectfully Submitted

Bobby Dziewulski
Secretary to the Board