

Town of Beech Mountain

Planning Board Minutes

June 5, 2007

Call to Order

Board Chairman Paul O'Connell called the meeting to order at 9:05 am. Other Board Members present were Andy Porter, Adolfo Sanmartino, John Hoffman and Bill Watson. Also present were Mayor Rick Owen, Town Council members Pete Chamberlain, Paul Piquet and Gil Adams, Town Manager Michael Boaz, Director of Planning & Inspections Keith Cook, Intern Cathy Wilson and Beech Mountain Club General Manager Brian Barnes.

1. Adoption of Agenda

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

2. Approval of Minutes

Mr. Hoffman moved to approve the April 3, 2007 minutes as submitted, seconded by Mr. Watson, motion carried unanimously.

3. Conditional Use Overlay, Golf Lane

Staff explained that the homeowner at 101 Golf Lane built into golf course setbacks outlined as a restriction in the Town Zoning Ordinance and on the property deed. The homeowner and the club agreed on a set of conditions that included land exchange and fee paid to the Beech Mountain Club. In order for the home to be in compliance with the contract agreed upon by the property owner and the club, the town must agree upon a conditional use overlay with the conditions outlined in the contract. Mr. Watson explained that he felt the Town and Town staff should not have allowed the homeowner to continue building since the setback infringement was identified after the foundation survey and the house is near completion. Beech Mountain Club General Manager, Brian Barnes, explained that the house did not encroach on the playing area of the golf course so the Beech Mountain Club and the homeowner were able to reach an agreement. Mr. Barnes noted that properties in areas of play would not be considered. After a brief discussion Mr. Hoffman moved to recommend to Town Council the approval of a conditional use overlay with the conditions outlined in the contract between the Beech Mountain Club and the homeowner. Mr. Sanmartino seconded the motion and it carried unanimously.

4. Preliminary Plat, Beech Mountain Estates

Staff presented the plat for Beech Mountain Estates, a proposed development off of Pine Ridge Road. Mr. Hoffman explained that he thought a fire hydrant was needed on the corner of proposed road, Black Bear Run, and Poplar Drive. After a brief discussion Mr. Porter moved to approve the plat with the condition a hydrant be installed on the corner of Black Bear Run and Poplar Drive. The motion was seconded by Mr. O'Connel and carried unanimously.

5. Preliminary Plat, Fox Crest Phase II

After a brief review of the proposed second phase of the Fox Crest Subdivision, Mr. Hoffman identified a need for the subdivision to have an additional fire hydrant on the uphill side of Fox Crest Lane. The fire hydrant is intended to at least serve lots 13, 40, 41, and 43. Mr. Sanmartino moved to approve the plat with the condition that a fire hydrant is installed on the uphill side of Fox Crest Lane. Mr. Hoffman seconded the motion and it carried unanimously.

6. Review of Ski Village Lots, Access Road

Staff provided the board with a plat of the lots that were recently subdivided on Village Road and Slopeside Road. Staff informed the Board that the long held belief that a private drive could only serve three lots was incorrect. After discussion with the town attorney staff determined that the ordinance requiring private drives to only serve three lots and have a maximum length of 500 ft. applies only to subdivisions. Mr. Porter said that he felt the lot sizes would no longer meet the minimum lot requirements because the buildable space was being cut down from 1/3 acre to 1/6 acre on most lots. After a short discussion every Board member voiced their disapproval for the proposed road.

7. Beech Mountain Club Conditional Use Rezoning

a) Bulk storage:

Beech Mountain Club General Manager, Brian Barnes, explained that the Club is currently keeping piles of sand and gravel in the lower parking area. He voiced his desire to use a lot in between the clubhouse lower parking lot and Pine Ridge Road as storage for bulk materials; specifically: gravel, sand, mulch, and dumpsters. After a brief discussion the Mr. O'Connell moved to table the item until more information was provided about concerns from neighbors. Mr. Sanmartino seconded the motion and it passed unanimously.

- b) New driving range, bathroom and storage:
Mr. Barnes explained that he wanted to build a public restroom, small garage, and facility for vending machines on the land that is being developed to become a new driving range. After a brief discussion the Board encouraged Mr. Barnes to proceed with development plans. Mr. O'Connell moved to table the item until the Board had more information. Mr. Porter seconded the motion and it carried unanimously.

8. Memorial Park Rezoning

Staff informed the Board that one of the lots intended for use in the memorial park may be returned to the individual that owned it before the Town took the lot over. The lot had been zoned MP, but the owner requested R2 zoning. After a brief discussion Mr. Hoffman moved to recommend to Town Council to rezone the lot R2. Mr. Sanmartino seconded the motion and it carried unanimously.

9. Zoning Ordinance Change

Catherine Wilson, Beech Mountain Intern, amended the current zoning ordinance by adding a much needed and more "user friendly" explanation of the Town's Setback Requirements. This section was already included in the ordinance but many people, including Town officials recognized its difficulty to locate and use. The requirements could be found only in the footnotes of the Dimensional Requirements Table. The change should help ordinance users of Beech Mountain find the new Setback Section much easier. Mr. Hoffman moved to recommend to Town Council the Zoning Ordinance change, seconded by Mr. Sanmartino the motion 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 10:08 am.

Respectfully Submitted

Bobby Dziewulski
Secretary to the Board