

TOWN OF BEECH MOUNTAIN

Planning Board Meeting Minutes

May 28, 2013

Call to Order:

Chairman Andy Porter called the meeting to order at 9:14 AM. Other Board Members present in attendance were John Hoffman, James True, Matt LaVigne and Pete Chamberlin.

Adoption of Agenda:

John Hoffman made a motion to adopt the agenda, motion was seconded and carried with no change.

Approval of Minutes:

John Hoffman made a motion to adopt the minutes from the previous Planning Board meeting. This was tabled till the next meeting due to copies not available for Board Members to review.

Public Comment Period:

There were no public comments.

Comprehensive Planning:

Mr. Scott advises that the plan was submitted to the Town Council and to the public in order to receive comments and has provided a list of comments received. Most comments received were from Pete.

Chairman Porter takes a minute to welcome Pete Chamberlin to the Board as a fill-in for Brian Barnes' unexpired term.

James Scott advises the first section to review is the Strategy in the Transportation (T.G3.S7); there is concern that low impact speed regulation devices in the form of speed bumps can damage emergency vehicles and snow removal vehicles. Mr. Chamberlin advises that the cost to vehicle maintenance will be impacted. Mr. Hoffman advises that they will also cause a delay in fire vehicles and ambulances being able to respond to an emergency.

Mr. Porter suggests putting a blinking light to drawn attention to the speed limit sign at both ends of the town. Also suggested are "rumble strips", which would not impact the vehicles but will draw attention to the drivers. Mr. True brought up the subject of painted lines like they do in Banner Elk near Lees McRae College. Mr. Scott advises that of DOT regulates what can be done on the parkway. Mr. Porter suggests that the rumble strips would be good on the straight-a-ways.

Mr. True suggests that the wording can be improved by removing everything after "low impact speed regulation devices". Mr. Scott will re-write the section and provide at next meeting.

Next suggestion is on T.G1.S2, and to create a focus group to review which roads need paving. The group believes that leaving the recommendations up to Public Works Department and for

them to provide feedback to the Council is best. Board suggests adding Lakeledge Rd. instead of Chestnut Way to the list of roads for paving review consideration. Further discussion on whether a separate group is needed to focus on the paving. Mr. Porter suggests letting the Planning Board work with Public Works department to develop recommendations. Mr. Hoffman expresses concerns about the infrastructure of pipes that run under the roads and having to replace the pipe in before the road is paved. The Board comes to the conclusion that the Public Works department is the best group to make these reviews, and that a citizen group would not be beneficial. -

The Board next discusses whether the Town should encourage more of the Town roads be state maintained. A pro is that there would be less Town expense. Mr. Porter asks if the State will add Town roads. Town Manager says that the State wants to move away from maintaining roads except for highways. Mr. Scott asks do we want to leave in the plan if there is the potential for the state to take over the road in the future or does the Town want to lose control of the care of the roads? Mr. LaVigne wants to know the negative to having the state maintain the roads. Town Manager advises that the State will do repairs and snow removal on their schedule and there would be no way to control salt on the road which impacts the Towns water system (the state uses salt on the roads rather than “chat” or rock dust, which is used by the Town). Mr. Scott mentions that he has seen evidence in the Register of Deeds that Pine Ridge Road has already been designated as a State road. Mr. Chamberlin suggests a comment for future use to “continue to monitor the State approach to maintaining roads”.

Next the Board reviews the Water and Sewer chapter, having received the recommendation to review the wording. When referring to water system use “unaccounted for” rather than stating to “water loss”. Also, add updated water statistics from 2012 (most of water information comes from 2009 study).

The Land Use (LU.G5) to include wording that covers the future land use on Buckeye Hills West and Westerly Hills has been reserved for a mobile home district.

Community Design, Image and Character strategy (CD.G1.S3) with the recommendation to remove the cedar shakes and other wooden shingles due to the fire hazard. Mr. Porter suggests that we encourage synthetic shakes, which are fire retardant. Mr. Chamberlin advises that tourist towns in Colorado ban shakes due to the fire being carried from one roof to another. The board agrees with Mr. Porter on recommending synthetic shakes.

The final comment is on a numbering error in the Public Safety chapter. These changes will be updated and Mr. Scott will make the revisions available for review by the next Planning Board meeting.

Junk Campers/ Trailers:

Mr. Scott advises of recommendations stemming from the Town Council working on amendments to the Town’s Junked Cars Ordinance. During conversations about this ordinance, it was asked how the Town would handle non-motorized junked vehicles such as trailers or campers. Mr. Scott reviews the current nuisance laws in order to discuss whether they felt it was

clear enough that it covers junk trailers. If not, he questioned whether the Board wanted to change the Nuisance Ordinance to be more explicit regarding trailers and campers.

Mr. Scott advises that he felt the nuisance ordinance does already covers these items and suggest that it not be changed. Mr. Randy Feierabend, Town Manager, says that he feels it would be better if the Nuisance Ordinance was more specific in that regard. After some discussion from the board, Mr. Porter calls for a motion to move forward with an amendment to make the Nuisance Ordinance more clearly restrict junk campers and trailers. Mr. Chamberlin makes such a motion and Mr. LaVigne seconds. The motion is carried with Mr. True's being opposed.

Mr. Hoffman does bring a concern about the General Nuisances provision 94.01 (1) on whether it is possible to control the weeds or grass on all vacant lots in the Town. Mr. Chamberlin is concerned about the portion of this ordinance referring to "waste" and how to prevent things like animal waste. Mr. Scott asks if the Board wants to work on the nuisance ordinance or just pursue the addition of the Junk Campers/ Trailers item. The Board wanted to only address the Junk Campers and Trailers issue at this point.

Other Business:

James True takes a minute to thank James Scott for all his work on the Comprehensive Plan and wants to know what the Board will be moving forward to next. Mr. Scott says that the next step would be to implement the plan. Mr. Scott advises that he would like to consider revising the Zoning Ordinance as a whole and replacing it with a Unified Development Ordinance. He suggests that the Board Members start to look around at other towns that already have a Unified Development Ordinance in place.

Other items for future discussion could be a Walkway/ Sidewalk ordinance. Mr. True asks if people would be grandfathered in on a Walkway ordinance, which is something the Board would have to decide. Greensboro and Boone currently have a Walkway ordinance. Mr. Hoffman advises that some towns will not issue a Certificate of Occupancy without the walkway being in place.

Mr. Hoffman advises that some towns when paving roads voted on by homeowners, that the town bills for part of the road (50% to 66% of the homeowners must vote to have a road paved) homeowners are charged via their water bill over several years to recover 50% of the cost of the road paving (a hardship can extend the amount of time for the homeowner to pay for their portion of the cost).

Call to Adjournment:

A motion to adjourn was made by James True, seconded by Matt LaVigne and carried.

Respectfully Submitted,



James Scott
Secretary to the Board