

Town of Seven Devils
Planning Board Minutes
Regularly Scheduled Meeting and Organizational Meeting
January 17, 2017

The Seven Devils Planning Board met on Tuesday, January 17, 2017, at Town Hall. Town Manager Powers called the meeting to order at 5:30 PM. Members present were Jack Byrnes, Bob Haugh, George Ehlinger, Barry Isquith, and Brady Sasse. Members Butch McLean & Frank Sell were absent. The minutes were recorded by Hillary Gropp, Interim Town Clerk.

Swearing in of Re-Appointed Members

Interim Town Clerk Gropp swore in the following Re-elected members: Jack Byrnes, Barry Isquith, Brady Sasse. Members Butch McLean & Frank Sell will need to be sworn at a later date. Update: Member Sell sworn in 1/23/2017 at Town Hall.

Election of Chair and Vice-chair

Manager Powers opened the floor for nominations for Chair. Member Haugh nominated Butch McLean. Member Sasse seconded the motion. With no further nominations, Manager Powers closed the floor for nominations. All members present voted, and agreed unanimously that Member Butch McLean be re-elected as Planning Board Chair.

Manager Powers opened the floor for nominations of Vice-chair. Member Sasse nominated Bob Haugh. Member Ehlinger seconded the nomination. With no further nominations, Manager Powers closed the floor for nominations. All members present voted, and agreed unanimously. Member Bob Haugh was re-elected as Planning Board Vice-chair.

Vice-chair Haugh then assumed his role as Vice- chair for the duration of the meeting, and called for a motion to adopt the Agenda.

Adopt Agenda

Vice-chair Haugh made a motion to adopt the agenda. Member Sasse seconded the motion. The members agreed unanimously.

Approve Minutes—July 19, 2016

Vice-chair Haugh made a motion to approve the July 19, 2016 minutes. Member Isquith seconded the motion. The members agreed unanimously.

Administrative Comments

Manager Powers reported the following for 2016: 2 new construction projects, 1 C/O issued, 64 tree permits and 27 projects permits were issued.

Old Business—NONE

New Business

Recommendation to Town Council – Official Zoning Map Change-add Parks code

- Need to make recommendation to Town Council to add 1 additional Zone Code to existing Official Zoning Map of the Town of Seven Devils, dated September 10, 2013.
- Addition: Zone Code – “PARKS” (denoted in purple on map)
- Purpose: Currently there is no Zone Code for any parks, recreational, or green spaces that will not be developed in the future. There currently are seven (7) parcels that should be labeled as PARKS, but are labeled as LDR (Low Density Residential)
 1. Otter Falls: Parcel ID# 1878-14-0825-000
 2. Tennis Court/Playground area: Parcel ID# 1878-25-1655-000
 3. Blue Ridge Conservancy: (3) Parcel ID# 1868-81-1687-000(W)
Parcel ID# 1868-19-61-2597 (A)
Parcel ID# 1868-18-40-5887 (A)
 4. State of NC/Bear Paw State Natural Area: (2) Parcel ID# 1878-07-3028-000 (W)
Parcel ID# 1868-86-40-1200 (A)
- The Blue Ridge Conservancy recently purchased two (2) additional parcels, which, if annexed into the Town Limits of Seven Devils, will need to be labeled PARKS.

Member Ehlinger made a motion for the following recommendation:

Recommend one additional Zone Code be added to the Official Zoning Map of the Town of Seven Devils, N.C. Map of Avery and Watauga Counties, dated September 10, 2013, labeled “PARKS”. See attached map copy; PARKS denoted in purple.

Member Isquith seconded the motion. The members agreed unanimously.

~CLOSED~

Proposed UDO Change—Article 4 and Table 5.1

Member Ehlinger made a motion for the following recommendation to the Town Council:

In addition, the Unified Development Ordinance, dated September 13, 2016 will reflect the associated changes:

- Article 4. Zoning Districts/Section 1. Establishment of Zoning Districts (page 25)
 1. “There are hereby created seven (7) classes of zoning districts....”

Adding: (g) Parks District (P): The Parks District is established to protect land and water resources permanently for future generations to enjoy.
- Also, Table 5.1 – Table of Permitted Uses (page 32)
 1. Adding: Column “P” – Under “Community Facilities, “Park, greenway, playground” PERMITTED

Member Isquith seconded the motion. The members agreed unanimously.

~CLOSED~

Citizen Comments—

Stan Panoutsos, 142 Mountain Top Trail, discussed the extended right of way to Tynecastle shopping plaza.

Board Member Comments—NONE

Adjourn

Vice-chair Haugh made a motion to adjourn the meeting at 5:45 PM. Member Ehlinger seconded the motion. The members agreed unanimously.

Butch McLean, Chair

Hillary Gropp
Interim Town Clerk

DRAFT