

Town of Seven Devils
Planning Board Minutes
Regular Meeting
March 15, 2010

Call to Order

The Seven Devils Planning Board met on Monday, March 15, 2010, at Town Hall. Chairman, David Hooper, called the meeting to order at 5:30 p.m. Other members present were Vice Chairman Bob Haugh, Butch McLean, Mike Tarlton, George Ehlinger and Larry Fontaine. Also present was Town Manager, Ed Evans. Anne Fontaine recorded the minutes.

Adopt Agenda

Vice Chairman Bob Haugh, made a motion to add an item to the agenda to discuss a five-year plan for roads and water. Member Fontaine seconded the motion. The motion was approved unanimously. Member McLean moved to accept the Agenda as amended. Member Haugh seconded the motion. The motion carried unanimously.

Approval Minutes

- January 19, 2010 Regular Minutes

Member Fontaine made a motion to approve the January 19, 2010 regular scheduled minutes as submitted. Member Tarlton seconded the motion. The members agreed unanimously.

Citizen Comments

None

Administrative Comments

Town Manager Ed Evans commented that no new building permits were issued this month. Only two building permits were issued in Seven Devils for 2009.

Old Business

- A. *Review Zoning Ordinance for modification.* Town Manager Evans has reviewed the zoning ordinance and highlighted approximately six to eight changes that need to be made concerning the inspector/zoning administrator duties. After reviewing the document, Town Manager, Ed Evans, had some additional questions and contacted another town planner and found that there is an available free resource if we choose to use it. The High Country Council of Government will review the document to determine if it meets

North Carolina State Statues. This service is available as part of the fees we pay to the Council. The Council would then come back with updates and recommended changes for the Planning Board who could then present their recommendations to the Town Council. All agreed this is a worthwhile option to follow and welcomes the input from the High Country Council of Government. A representative will be in Seven Devils to pick up the document and discuss questions with Manager Evans. The representative will then take the document to Council offices to review and update. The Council representative will be in Seven Devils on April 1 at 10 a.m. If any Planning Board members have concerns or questions about the Zoning Policy they should either attend this meeting or give their ideas to Manager Evans.

- B. *Review recommendations to Town Council on the Tree Protection section of Zoning Ordinance.* Member Fontaine recommended that we table this agenda item until we hear from the pending grant results. Chairman Hooper recommends that we just leave the item on the agenda as a reminder until we receive word on the grant allocations that could be used for the purpose of tree inventory and tree ordinances. The Tree Protection Section of the Zoning Ordinance is on hold until such time that grant allocations are made. The item will stay on the Planning Board agenda.
- C. *Possible action on allowable number of people living in rental houses.* Member Haugh reported that the Health Department does not monitor or enforce this once a permit is issued. The Health Department deems that one bedroom is counted as two people. Permits are issued based on the number of bedrooms. Watauga County Planning and Inspections refers to a single-family house having no more than five people living in a home. The Town of Blowing Rock did include some language in their policy that excluded vacation rentals for up to 15 days. The Planning Board will take no action on this issue at this time.
- D. *Possible action on Subdivision Ordinance requirements for septic systems.* Member Haugh presented a revised recommendation for this ordinance removing items that refer to the County Health Officer. After discussion, Chairman Hooper suggested that these changes be recommended to the Town Council. Member Haugh made a motion that this document as amended with the highlighted changes and the striking of references to the County Health Officer be sent to Town Council. Member McLean seconded the motion. Motion passed unanimously.

New Business

- A. *Recommendation to Town Council on replacement member for Planning Board.* Chairman Hooper clarified that this is only a recommendation for a new member to the Town Council. Three people submitted their applications and resumes for membership. They were Barry Isquith, Brad Lambert and Earl Pariseau. Each candidate present, Brad Lambert and Earl Pariseau, was given an opportunity to make comments as to why they would like to be considered for membership on the Planning Board. Member Haugh nominated Brad Lambert for membership. Member McLean seconded the nomination. Member McLean nominated Barry Isquith, and Member

Fontaine seconded the nomination. Chairman Hooper nominated Earl Pariseau, and Member Fontaine seconded the nomination. After discussion, a vote was taken. The votes were evenly distributed between Barry Isquith and Brad Lambert. After discussion, Member Tarlton made a motion to send the names of both candidates to the Town Council for consideration. Member McLean seconded. The motion was unanimously approved.

- B. *Discussion regarding developing a 5-Year Plan for Water and Roads*
Member Haugh suggested that the Planning Board work to develop a long-range plan for the town water system and for the town roads. After much discussion, Member McLean made a motion to recommend that the Town Council authorize the Planning Board to establish and oversee an Ad Hoc Committee for the purpose of developing a 5 to 10 year plan for development, water and roads. Member Haugh seconded the motion. The motion passed unanimously.

Other Business

- A. *Board Member Comments.*

None

Adjourn

At 7:15 p.m. Member McLean made a motion to adjourn. Member Haugh seconded the motion. The members agreed unanimously.