

SPECIAL BOARD MEETING of February 24, 1999, with Mayor Buck Trott and Commissioners Mike McCall, H. N. James, Zeke Sossomon, and Amy Patterson present.

Also present were Richard Betz, Kim Lewicki, Dennis DeWolf, Hank Ross, Alan Marsh, Steve Pierson, Brenda Pierson, Rosemary Fleming, and Laurie Dorris.

I. Call to Order.

Mayor Trott called the meeting to order at 7:00 p.m., and stated that the purpose of the meeting was to consider several proposed amendments of the Zoning Map and Zoning Ordinance.

II. Business.

The Mayor stated that all of the Board members had met at the Town Hall on February 10 as previously agreed and had conducted an on-site review of the properties along Spring Street and vicinity which were the subject of some of the re-zoning proposals. Comm. Patterson said that she had been on-site since then and had some additional ideas. The Board reviewed some elevations that she had brought to the meeting which had been prepared by Hank Ross and Dennis Dewolf, as well as a topographical map of the downtown area.

In a long and wide-ranging discussion, the Board then discussed in some detail the implications of the re-zoning recommendations concerning Spring Street, including the feasibility of using the alleys for access, location of sidewalks and landscape strips, and placement of buildings and parking lots. After considerable discussion, it was agreed that the recommendations for B-2 zoning should not apply to existing B-2 areas, but only to the areas identified by the Committee; these areas should be designated the B-2A district. The Board then reviewed the specific amendments of the Zoning Map recommended by the Land Use Planning Committee, and the consensus was as follows:

AMENDMENT OF ZONING MAP:

- (A) *Recommendation: Change zoning along Spring Street from B-3 to B-2 with the exception of the Neal property on the South side of Spring Street from 3rd Street to 4th Street. **The Board agreed, except that it also agreed to include that portion of the Neal property between 3rd Street and 4th Street and between Spring Street and the 20-foot alley south of Spring Street, and to change the designation to B-2A.***
- (B) *Change zoning on Main Street from B-3 to B-2 from Second Street to First Street. **The Board agreed not to change this zoning.***
- (C) *Change zoning at Catholic Church along Fifth Street property from R-2 to B-4. **The Board agreed.***
- (D) *Change zoning of the Liz Development property along U.S. 64 from B-3 to R-1. **The Board agreed.***
- (E) *Change zoning of the Merry Mountaineer property on U.S. 64 from B-3 to B-4. **The Board agreed.***
- (F) *Change zoning of the Village Goldsmith property along U.S. 64 from B-3 to B-4. **The Board agreed.***
- (G) *Change zoning of the Roger Smith property along U.S. 64 West from B-3 to R-2. **The Board agreed to change the zoning from B-3 to B-4, rather than R-2.***

(H) *Change zoning of the Gerson Perry property along U.S. 64 West from B-4 to R-2. The Board agreed not to change this zoning.*

AMENDMENTS OF ZONING ORDINANCE:

(A) *Require that all buildings be set back at least twelve feet from right of way in the B-2 Business District. The Board agreed that "right of way" means Spring Street, and to change the designation to B-2A.*

(B) *Require a 6 foot landscape strip and a six foot sidewalk within the required setback area in the B-2 Business District. The Board agreed that "required setback area" means that the sidewalk is to be constructed immediately adjacent to the right-of-way of Spring Street at street level, and to change the designation to B-2A.*

(C) *Require that all off-street parking be located in rear of buildings and not visible from any major street or major cross-street, exclusive of alleys, in the B-2 Business District. The Board agreed to change this recommendation to "require that all off-street parking be located in rear of buildings and not visible from Spring Street," and to change the designation to B-2A.*

(D) *Require that all primary pedestrian entrances face main thoroughfares in the B-2 Business District. The Board agreed that "main thoroughfares" means Spring Street, and to change the designation to B-2A.*

(E) *Prohibit vehicle accesses on Main Street from First Street to Fifth Street or Spring Street.*

(F) *Limit curb cuts to one (1), twenty-four feet (24') in width, for two-way traffic. The Board agreed not to adopt this recommendation at this time.*

(G) *Limit curb cuts to two (2), eighteen feet (18') in width, for one-way traffic. The Board agreed not to adopt this recommendation at this time.*

The consensus of the Board was that the Town Administrator and the Town Planner should begin drafting ordinance language implementing the foregoing amendments for the Board's review. No public hearing was set.

Laurie Dorris of Earthworks Recycling was present, and said that she had understood she could speak to the Board this evening about her company, which was interested in beginning a recycling program in Highlands. The Mayor explained that this had been a special work session on zoning; the Town Administrator offered to schedule time to meet with Ms. Dorris and discuss her business.

III. MOVED BY COMM. JAMES, SECONDED BY COMM. MCCALL, AND UNANIMOUSLY CARRIED TO ADJOURN.

There being no further business to come before the Board, the meeting was declared adjourned by the Mayor at 9:15 p.m.

Richard Betz, Town Clerk