

Planning and Zoning Board

Minutes

Monday, October 28, 2019

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Monday, October 28, 2019 for their regularly scheduled meeting. Chairman Harwood called the meeting to order at 5:30 pm. Members present were Wes Carter, Don Hubble, Kim Hartley, Sam Glover, Pete Gherini and Harrison Herbst. Members Mike Page and Joe Papa were absent. Staff members present were Town Manager Shane Fox, Planning Director Kevin Rothrock and Planning and Zoning Support Specialist Tammy Bentley.

Chairman Harwood asked if there were any changes to the agenda. *Mr. Herbst made a motion to approve the agenda, seconded by Mr. Gherini. All members were in favor of the motion.*

Chairman Harwood asked if there were any changes to the July 18, 2019 meeting minutes. There were none. *Mr. Hubble made a motion to approve the minutes, seconded by Ms. Hartley. All members were in favor of the motion.*

Chairman Harwood asked to be recused by the Board for the Conditional Zoning request, as he is the Architect of record for this project. *Mr. Carter made a motion to recuse Chairman Harwood, seconded by Mr. Gherini. All members were in favor of the motion.*

Chairman Harwood thanked the Board, turned the meeting over to Vice-Chair Carter and left the room.

CZ 2019 – 02 Conditional Rezoning 2019 – 02 (GB CZ-GB) – The Village on the Headwaters

Mr. Rothrock gave the staff report. The Headwaters of the New River, LLC is requesting a conditional rezoning of the former New River Inn property from General Business to Conditional Zoning – General Business (CZ-GB). The 4.926-acre property is located at 6875 Valley Boulevard. The Applicant is proposing to renovate the former New River Inn office building for use as 4 Forty Four's office building and construct several residential cottages and treehouses. Mr. Rothrock said the project meets Town Code and added that the Applicant is asking for four conditions as follows:

1. Five-year vested rights period upon the approval of this application to allow project completion in phases;
2. The ability to mix the number of cottages and treehouses on the site to meet market demands;
3. The ability to alter the location of the residential uses, if the fire apparatus distance requirements are met; and
4. Use of photovoltaic panels on the southern roof of the office building.