

Planning and Zoning Board

Minutes

Thursday, August 20, 2020

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, August 20, 2020 for their regularly scheduled meeting via a Zoom Virtual Meetings. Chairman Gherini called the meeting to order at 5:30 pm. Members present were Sam Glover, Kim Hartley, Mike Page, Pete Page and Bill McCarter. Members Joe Papa, Wes Carter and Harrison Herbst were absent. Staff members present were Town Manager Shane Fox, Planning Director Kevin Rothrock and Planning and Zoning Support Specialist Tammy Bentley.

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

Chairman Gherini asked if there were any changes to the June 25, 2020 minutes. *Mr. Mike Page made a motion to approve the minutes, seconded by Mr. Pete Page. All members were in favor of the motion.*

1. 321 Visioning – Implementation Strategies – Updated August 2020

Chairman Gherini suggested addressing the items in red and to form a subcommittee to clean up everything.

Mr. Rothrock said the Council wanted more status updates to the recommendations, adding that these have been condensed for further study.

Item #2 - NARROW SCOPE OF THE COLOR PALETTE. Mr. Rothrock said the Council wants to narrow the scope of Town approved colors. Mr. Rothrock said he can take on this task to identify colors to eliminate or add. The Board was fine with Mr. Rothrock assuming this task. Mr. McCarter said he is in the process of cross-referencing the Benjamin Moore Town color palette binder to Sherwin Williams colors. Mr. Rothrock said he deals with colors all the time, especially regarding signs.

Item #3 - LIMIT EXTERIOR BUILDING MATERIALS. Mr. Rothrock said this can be addressed tonight or assigned to the subcommittee.

Item #4 - REDUCE MAXIMUM BUILDING HEIGHT. Mr. Rothrock said the maximum building height can be assigned to the subcommittee.

Item #5 - REDUCE THE REQUIRED FRONT SETBACKS. Mr. Rothrock said the this can be assigned to the subcommittee. Mr. Mike Page noted that the absolute maximum building height is now 50' based on the front distance staggered approach. Chairman Gherini noted that a 50' maximum height building, on the lower property behind Woodlands, would not be so impactful, but that buildings closer to Valley Boulevard would be. Chairman Gherini asked if exceptions must be made. Mr. Rothrock advised no, adding that the 50' height would impose if closer to Valley Boulevard. Chairman Gherini agreed.

Item #6 - EXTEND THE GREENWAY. Mr. Rothrock said this is not an actual extension of the Middle Fork Greenway.

Item #7 - ACTIVATE THE GREENWAY. Mr. Rothrock advised the Board that the Blowing Rock Civic Association is working with Mosaic Civic Design and has included the Town in this. He added they will meet virtually next Wednesday.

Item #10 - LIMIT ROOF MOUNTED MECHANICAL EQUIPMENT. Mr. Rothrock said this can be assigned to the subcommittee.

Item #11 - REQUIRE ADDITIONAL ARCHITECTURAL ELEMENTS. Mr. Rothrock said this can be assigned to the subcommittee.

Supplementary Recommendations

Item #5. PARTNER FOR STORMWATER MANAGEMENT. Mr. Rothrock advised the Board that staff is working with McGill to focus on water quality, not just detention. Mr. Page asked if the Greenway extension was along Main Street. Mr. Rothrock said that this will begin at the end of the trail head and follow the Middle Fork as it turns behind the ABC Store and Outback as outlined in the 2014 Comprehensive Plan. Mr. Rothrock said the challenge is that it is built up along the bank. Mr. Page asked if someone should walk the 'trail' with the subcommittee. Mr. Rothrock advised they wait until Mosaic Civic Design makes their presentation.

Chairman Gherini asked Mr. McCarter his thoughts. Mr. McCarter said that it would be helpful to get any needed right-of-way from NCDOT now. Chairman Gherini asked Mr. Glover his thoughts. Mr. Glover said he feels the subcommittee is the way to go.

Chairman Gherini said he would serve on the subcommittee and asked the Board members if they were interested. Mr. Mike Page, Mr. Bill McCarter, and Mr. Pete Page indicated their interest. The subcommittee members are Chairman Gherini, Mr. Mike Page, Mr. Bill McCarter and Mr. Pete Page.

Chairman Gherini asked Mr. Rothrock when they could meet. Mr. Rothrock suggested Monday, August 24 at 10:00 am. All members were available. Mr. Rothrock said they would meet in the Town Council chambers.

Chairman Gherini thanked the Board members for serving on the subcommittee. Chairman Gherini noted that the public should be involved before the subcommittee reports to the full Planning Board.

Other Business

Mr. Rothrock told the Board that the Rainey Lodge project is under review and that the Building Permit and Building Permit fee has been submitted. Mr. Rothrock said he hopes to finish the review with other Town departments soon. He added they are ready to begin grading. Mr. Rothrock advised that Blue Ridge Hotel, now known as The Cottages, is moving along. Mr. Rothrock said that the interior of Main and Pine at 1150 Main Street is beautiful, adding that the David E. Looper company had done an excellent job. He added that Catellus Group is in discussion with the David E. Looper construction company to build Rainey Lodge.

Chairman Gherini said he ran into Todd, the project manager for Main and Pine, and Todd said there is a tenant for the street level retail space.

Mr. Rothrock advised the Board that El Rincon is looking at doing some things and it may come before the Board in September as a Conditional Use Permit. Mr. Rothrock advised that there is activity on the old Scotchman store. Chairman Gherini asked if there has been any movement on the 7-acre parcel. Mr. Rothrock said the owner is in contact with engineers.

Chairman Gherini said it is time to combat the sign situation. Mr. Rothrock said he is going to contact people beginning tomorrow.

*Having no further business Mr. Pete Page made a motion to adjourn, seconded by Mr. McCarter. **All members in favor of the motion.***

Chairman Gherini adjourned the meeting at 6:10 p.m.

Chairman Gherini

Tammy Bentley
Planning & Zoning Support Specialist