

## Planning and Zoning Board

### Minutes

Thursday, October 15, 2020

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, October 15, 2020 for their regularly scheduled meeting. Chairman Gherini called the meeting to order at 5:30 pm. Members present were Sam Glover, Wes Carter, Mike Page, Pete Page and Bill McCarter. Members Joe Papa, Kim Hartley and Harrison Herbst were absent. Staff members present were Planning Director Kevin Rothrock and Planning and Zoning Town Clerk Hilari Hubner.

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

Chairman Gherini asked if there were any changes to the August 20, 2020 minutes. *Mr. Pete Page made a motion to approve the minutes, seconded by Mr. McCarter. All members were in favor of the motion.*

#### **1. Review and discussion on 321 Visioning Recommendations from Planning Subcommittee**

Chairman Gherini thanked the members of the of the subcommittee for their hard work on this. Mr. Gherini said that the Board would make comments on the recommendations, adding that the public would be involved and able to comment before the final recommendations are sent to the Town Council.

Mr. Rothrock said he appreciated the subcommittee consistently meeting on Monday mornings. Mr. Rothrock said there is a lot of work as they get into each item and it's specialized. Mr. Rothrock said they need to look at each recommendation and how to accomplish them adding that some will take more time than others. Mr. Rothrock said as these are discussed further there may be more ideas surfaced as it is taken to the public, especially those that own property on Valley Boulevard. Mr. Rothrock went over each item as presented in the 321 Visioning - Valley Blvd Study Implementation Strategies included in the Board packet.

The Board discussed the items and how best to implement them. Mr. Marshall Sealey, representing the Blowing Rock Civic Association also commented. Mr. Rothrock said he will provide an updated 321 Visioning - Valley Blvd Study Implementation Strategies which will include the Board's comments.

Mr. Rothrock said the recommendations document needs to be cleaned up and that he will email that to the Board.

Mr. Mike Page said he would like for the subcommittee to meet again and iron out some items. Chairman Gherini asked when Mr. Rothrock can get the revised study to the Board, asking him if this can be addressed at the November Planning Board meeting. Mr. Rothrock said they could do this via email. Mr. Mike Page said he prefers a subcommittee meeting to be sure that everyone is on the same page.

The Board discussed when to have the public meeting. Mr. Sealey also contributed to the discussion. Mr. Rothrock said once the document is cleaned up, this meeting can be scheduled. Mr. Rothrock said that public notice can be sent, and the meeting format can take several forms.

Chairman Gherini thanked everyone for all their comments; that they were very helpful.

### **Other Business**

Mr. Carter asked how Rainey Lodge is progressing. Mr. Rothrock said they are in the process of submitting their bonds to restore the site, stormwater, utilities, etc. Mr. Rothrock said the site plans have been approved and the contractor is DE Looper Construction. Mr. Rothrock said the building plans were approved and all building fees submitted including the cost of the sidewalk on Highway 221 and about \$100,000 for water/sewer availability fees. Chairman Gherini noted that construction should begin soon. Mr. Sealey asked if the building will be consistent with plans provided by the developer. Mr. Rothrock confirmed.

Mr. Glover thanked the subcommittee for their hard work and efforts on the Valley Boulevard study.

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

Chairman Gherini adjourned the meeting at 6:40 p.m.

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Chairman Gherini

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Hilari Hubner  
Town Clerk