

Planning and Zoning Board

Minutes

Thursday, November 19, 2020

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, November 19, 2020 for their regularly scheduled meeting. Chairman Gherini called the meeting to order at 5:30 pm. Members present were Harrison Herbst, Wes Carter, Mike Page, Pete Page and Bill McCarter. Members Joe Papa, Kim Hartley and Sam Glover were absent. Staff members present were Planning Director Kevin Rothrock and Planning and Zoning Support Specialist Tammy Bentley.

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

Chairman Gherini asked if there were any changes to the October 15, 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. Presentation by Mosaic Civic – Middle Fork Greenway Extension/Hwy 321 Visioning

Chairman Gherini turned the meeting over to Mr. Tim Gupton with the Blowing Rock Civic Association. Mr. Gupton introduced Ms. Teresa Buckwalter and Ms. Taylor Broyhill of Mosaic Civic Design to the Board and thanked the Board for their time. Mr. Gupton said the Blowing Rock Civic Association wanted professional guidance on the extension of the Middle Fork Greenway for water quality and restoration of the stream banks and retained Mosaic's services. Ms. Buckwalter and Ms. Broyhill shared their presentation with the Board.

The Board appreciated the presentation and complimented Ms. Buckwalter and Ms. Broyhill on their work.

Mr. Gupton advised the Board that he serves on the Blue Ridge Conservancy Board and they considered these decisions as 'forever' decisions. Chairman Gherini thanked Mr. Gupton for engaging Ms. Buckwalter and Ms. Broyhill to get the ball rolling.

Chairman Gherini asked Mr. Rothrock how the Board should proceed. Mr. Rothrock said reviewing the Town's storm water standards are a big part of the visioning study. Mr. Rothrock said this can be combined with Mosaic's recommendations to focus on water quality.

Mr. Rothrock presented the 321 Visioning - Valley Blvd Study Implementation Strategies item by item and advised the Board of the subcommittee's recommendations. 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 the Town Council will be provided an updated 321 Visioning - Valley Blvd Study Implementation Strategies report 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. Chairman Gherini asked when the Visioning Study should be presented to Town Council; than he hopes it can be in December. Mr. Rothrock said this may be on the Town Council retreat agenda.

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.

2. Consideration of draft ordinance for Public Tree Ordinance – Precursor to Tree City USA Designation – BRAAC (Melissa Pickett)

Mr. Rothrock advised the Board of the genesis of this request. Mr. Rothrock said BRAAC will act as the Tree Board. Mr. Rothrock shared the requirements for consideration for a Tree City USA Designation.

Ms. Melissa Pickett, BRAAC Board member, addressed the Board. Ms. Pickett said that it was a natural fit for BRAAC to be the Tree Board. Ms. Pickett said that this does not include trees on private property and that it will be used in conjunction with the Parks and Recreation Master Park Plan. Ms. Pickett said the funding to meet the \$2 per capita (\$2,600) required for Tree City USA Designation is not a problem and is in the existing budget. Ms. Pickett said the application is due by 12/31/2020.

Mr. Carter said that the Town's maintenance budget is strapped and that maintaining existing trees on the Glen Burney would be around \$100,000. Ms. Pickett said that she doesn't think being accepted for this would require forced implementation of pruning. Mr. Rothrock concurred with her. Mr. Rothrock said that not all tree maintenance is contained in the Parks & Recreation budget; that trimming private trees that encroach into public roads is the responsibility of the Public Works department and included in their budget.

Chairman Ghernin asked if making the timeline is possible. Mr. Rothrock said this just came up, but he thinks it is possible. The Board discussed the timeline and how to proceed.

Mr. Carter inquired about the funding. Ms. Jennifer Brown, Parks & Recreation Director, said they have \$24,000 in their annual budget for the Glen Burney Trail maintenance and that there is a landscaping budget line item that deals with trees.

Mr. Carter made a motion to approve the draft ordinance, seconded by Mr. Herbst. All members were in favor of the motion.

Other Business

Chairman Gherini asked if there is anything in the pipeline for December and January. Mr. Rothrock said Foggy Rock is moving away from the arcade project and considering reworking the parking and adding outdoor dining.

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.

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

Chairman Gherini adjourned the meeting at 6:48 p.m.

Chairman Gherini

Tammy Bentley
Planning & Zoning Support Specialist