

Planning and Zoning Board

Minutes

Thursday, March 18, 2021

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, March 18, 2021 for their regularly scheduled meeting in person and via Zoom. Chairman Gherini called the meeting to order at 5:30 pm. Members present were Harrison Herbst, Wes Carter, Mike Page, Pete Page, Bill McCarter, Joe Papa and Sam Glover. 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. Mike Page made a motion to approve the agenda, seconded by Mr. Papa. All members were in favor of the motion.*

Chairman Gherini asked if there were any changes to the February 2021 minutes. *Mr. Pete Page made a motion to approve the minutes, seconded by Mr. Papa. All members were in favor of the motion.*

New member Sam Hess and reappointed members Pete Gherini and Joe Papa were sworn to the Board.

Chairman Gherini asked for nominations for Chair and Vice Chair. *Mr. Mike Page made a motion for Chairman Gherini and Vice Chair Wes Carter continue, seconded by Mr. Pete Page.* Mr. Carter said he was not interested in serving as Vice Chair. Mr. Mike Page asked Mr. Herbst if he would serve as Vice Chair. Mr. Herbst asked what that entailed, and Mr. Carter advised him. Mr. Rothrock confirmed that an ETJ member can serve as Vice Chair. *Mr. Mike Page restated his motion that Mr. Gherini serve as Chairman and Mr. Herbst serve as Vice Chair, seconded by Mr. Pete Page. All members were in favor of the motion.*

1. Review and consideration of Land Use Code amendments related to 321 Visioning Plan

Chairman Gherini gave the evolution of this process, In 2019 the Town Council established an Ad Hoc Committee, then the Planning Board created a Valley Blvd subcommittee. Chairman Gherini said that this is the result. Chairman Gherini thanked everyone who assisted with this process.

Mr. Rothrock advised that there were four responses to the notices mailed to property owners on Valley Boulevard. Chairman Gherini and Mr. Rothrock met with Mr. Carl Underwood and Ms. Suzanne Miller and Mr. Rothrock spoke via phone with Mr. Doug Beach and Mr. Barry Buxton. Mr. Rothrock advised that all were concerned about how any changes would impact their properties.

Mr. Rothrock noted the highlighted Land Use Codes changes in the most recent 321 Visioning-Valley Blvd Implementation Strategies.

Mr. Rothrock also suggested the Board that remove four colors, Sandblast, Cedar Ridge, Crossroads and Light Mocha, from the Town approved colors. Mr. Rothrock advised that he felt no colors need to be added.

Chairman Gherini asked each member their thoughts. Mr. Hess asked if the color change was due to consistency or the pinkness of the colors. Mr. Rothrock said the pinkness. Mr. McCarter noted that conditional use permit on Page 9 needs to be changed to special use permit.

*Mr. Herbst recommended to approve, seconded by Mr. Hess. **All members were in favor of the motion.***

Other Business

Mr. Rothrock advised that the Town Council approved Land Use Code sections 16, 17 and Town Code Section 3. Mr. Rothrock thanked Mr. McCarter and said this was possible because of his hard work. Mr. Rothrock advised that the Town Council decided that residences with accessory apartments in CB will remain as a Special Use Permit as opposed to a Zoning Permit.

Mr. Rothrock advised that a group is working on purchasing some of the lower land on 321 that is part of the approved Winkler subdivision. Mr. Rothrock also advised that another subdivision, probably 6 lots, on Green Hill Road be under review in the next few weeks.

Mr. Rothrock advised that the property is requesting Conditional Zoning on the property behind Main and Pine and Blowing Rock Real Estate. Mr. Rothrock said the request is for 8 townhomes.

Mr. Rothrock advised that the Blowing Rock Country Club is requesting a Special Use Permit to amend the existing Conditional Use Permit on the cart barn and fitness facility. Mr. Rothrock said the request is build a pro shop, locker rooms and restrooms.

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

Chairman Gherini adjourned the meeting at 6:05 p.m.

Chairman Gherini

Tammy Bentley
Planning & Zoning Support Specialist