

Town of Blowing Rock

Planning Board

Agenda

Thursday, August 19, 2021

5:30 p.m.

Call to Order

Approval of Agenda

Approval of Minutes

Business

- 1. SUP 2021-04 Green Hill Estates**

Other Business

Adjournment

DRAFT

Planning and Zoning Board

Minutes

Thursday, July 22, 2021

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, July 22, 2021, for their regularly scheduled meeting. Members present were Mike Page, Pete Page and Sam Hess. Member Bill McCarter arrived at 5:55 pm at which time Chairman Gherini called the meeting to order. Members Sam Glover, Joe Papa and Harrison Herbst 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. Pete Page made a motion to approve the agenda, seconded by Mr. Hess. All members were in favor of the motion.*

Chairman Gherini asked if there were any changes to the May 20, 2021, minutes. *Mr. McCarter made a motion to approve the minutes, seconded by Mr. Pete Page. All members were in favor of the motion.*

1. Consideration of Draft Ordinance – Prohibited Land Use on 321

Mr. Rothrock asked the Board if they had any questions about the draft ordinance. There were none, Mr. Rothrock said the objective was to list the uses in the Permissible Use Table but provide no zoning district in which they would be allowed. Mr. Rothrock noted that tattoo parlors and psychics were added to the use table but there is no need to define these uses. Mr. Rothrock explained that he amended the code to specify arcades as an accessory use, not the primary use of a property.

Mr. Mike Page asked if the Town Council would question overreach by the Planning Board. Mr. Rothrock said they could.

Chairman Gherini asked each member their thoughts on the ordinance. Mr. Mike Page said it looked good and was consistent with permitted uses and the easiest way to approach. Mr. Pete Page said it was clear and concise and left no room for interpretation. Mr. McCarter said it looked good. Chairman Gherini said he agreed with the comments. Chairman Gherini asked for a motion.

Mr. Hess made a motion to approve the draft ordinance as written for consideration by the Town Council, seconded by Mr. Mike Page. All members were in favor of the motion.

Other Business

Chairman Gherini asked if the coffee shop had received the NCDOT response. Mr. Rothrock said yes that the menu board was moved allowing for more cars to be in line on the property, and that the access onto Sunset was moved as far east as allowed by the terrain.

Mr. Rothrock advised that the Pine and Laurel project was being re-designed as a hotel and would likely come back before the Board.

The Board discussed revisiting residential density in the Central Business zoning district. Mr. Pete Page suggested using the Board's 2018 work on this as a starting point. Mr. Mike Page said it should be predicated on Town Council concurrence and that the Board examine the reasons that BRCA was so adamantly against the draft ordinance presented to Council in early 2019. The Board discussed forming a subcommittee for this then decided to wait until they had Council consensus. The Board agreed that public input would be sought during the process, much like what was done during the Valley Boulevard visioning. Mr. Rothrock said he would reach out to Town Council.

Mr. Rothrock also advised that another subdivision on Green Hill Road, in the ETJ closer to the Parkway, would be presented to the Board in August.

Chairman Gherini asked about Rainey Lodge. Mr. Rothrock reported that during the Covid State of Emergency vested rights were extended by 120 and 150 days by the NC General Assembly. Mr. Rothrock said this extended their time to commence construction to October or November 2021.

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

Chairman Gherini adjourned the meeting at 6:25 p.m.

Chairman Gherini

Tammy Bentley
Planning & Zoning Support Specialist

Blowing Rock Planning Board

STAFF REPORT

Project: SUP 2021-04 Green Hill Estates Subdivision
Meeting Date: August 19, 2021
Applicant: Herbert Townsend
Staff: Kevin Rothrock, Planning Director

REQUEST

Herbert Townsend is requesting a Special Use Permit for a 10-lot single-family subdivision off Green Hill Rd in the ETJ. The 6.54-acre subject property is zoned R-A, residential-agricultural and is located in the WS-IV water supply watershed. A new private road off Green Hill Road with cul-de-sac will provide access to the lots. The property is outside of Town limits and will utilize wells and septic systems for the homes sites. The property is further identified by Watauga County PINs 2817-68-9612-000, and 2817-68-9789-000.

SITE PLAN

The subject property is a 6.54-acre tract off Green Hill Road that is part meadow and part woods. With the property located in the water supply watershed the minimum lot size is ½ acre. Each proposed lot meets the minimum size requirement and minimum lot width of 100 feet.

Street trees will be planted or retained every 30 feet on center along the road within the right-of-way.

Private Road

Each lot will front on the proposed private road. Maintenance of the road will be the responsibility of the homeowner's association.

The Land Use Code has a limit on cul-de-sac roads of 550 feet in length unless no other practical alternative exists. The proposed road is 653 feet in length to the center of the cul-de-sac. Given the steep topography at the end of the proposed road and the property owner not having access beyond the subject property to connect to other public or private roads, there doesn't appear to be any other practicable alternative but to provide a cul-de-sac street at the proposed length of 653 feet to serve all lots.

Storm Water Management

Storm water detention is proposed for the increased run off from the proposed road. Details are not finalized on the design of the detention but most likely will be above ground basins along the edge of the road.

Water and Sewer Utilities

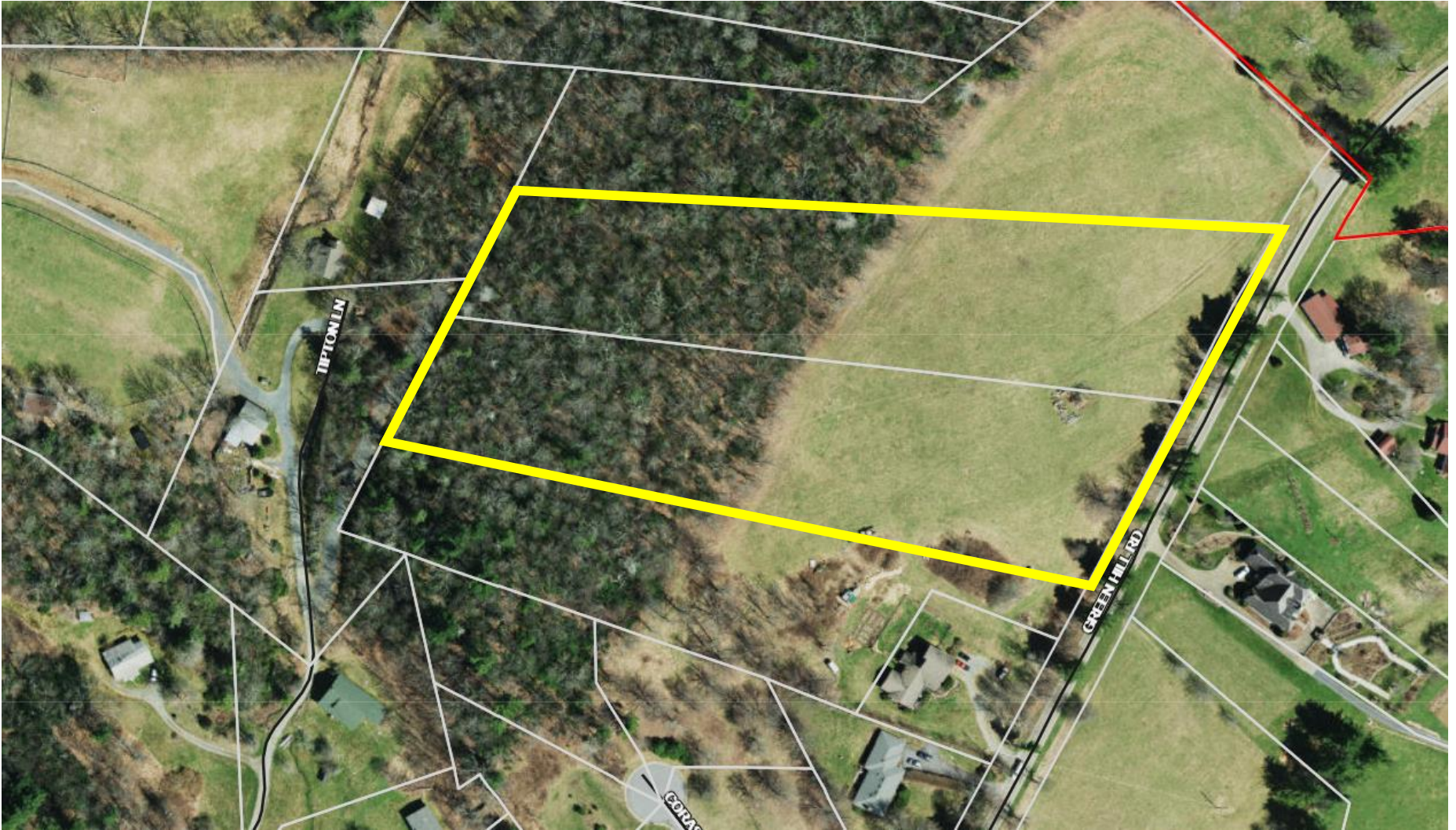
With this property being in the ETJ, no water and sewer utilities are available so private wells and septic systems will be approved by the Watauga County Health Department. Ten (10) lots are proposed on the preliminary plat, but after septic permits are finalized the number of buildable lots may be reduced on the final plat.

ATTACHMENTS

1. Aerial vicinity map
2. Site plan/preliminary plat
3. Road profile

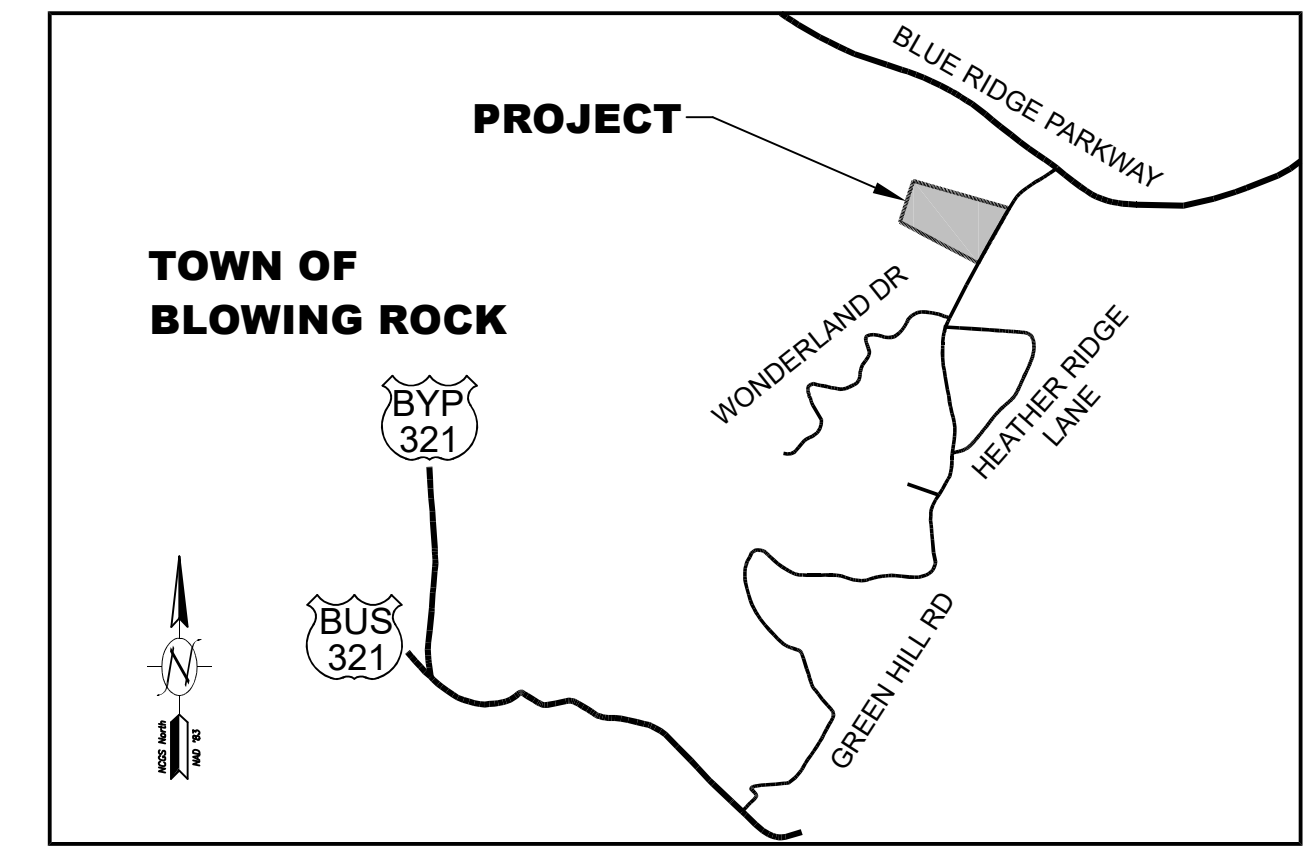
Green Hill Estates Subdivision

SUP 2021-04





JUNE 2021
DATE:
SCALE: 1" = 50'
REVISIONS:



VICINITY MAP
NOT TO SCALE

LEGEND

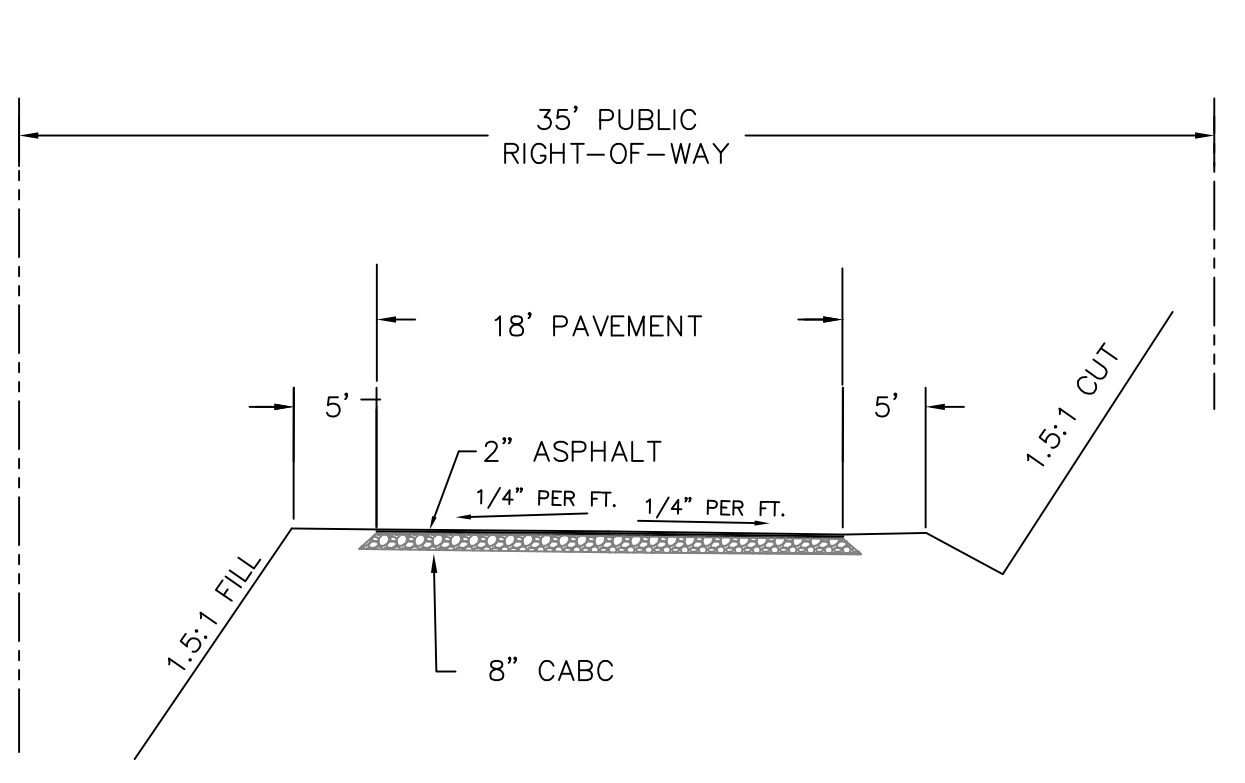
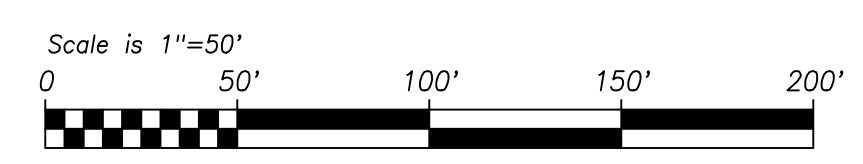
- PROPERTY LINE / ROW
- - - - - EXISTING CONTOUR
- ① PROPOSED LOT NUMBER
- - - - - PROPOSED LOT LINE

SITE INFORMATION :

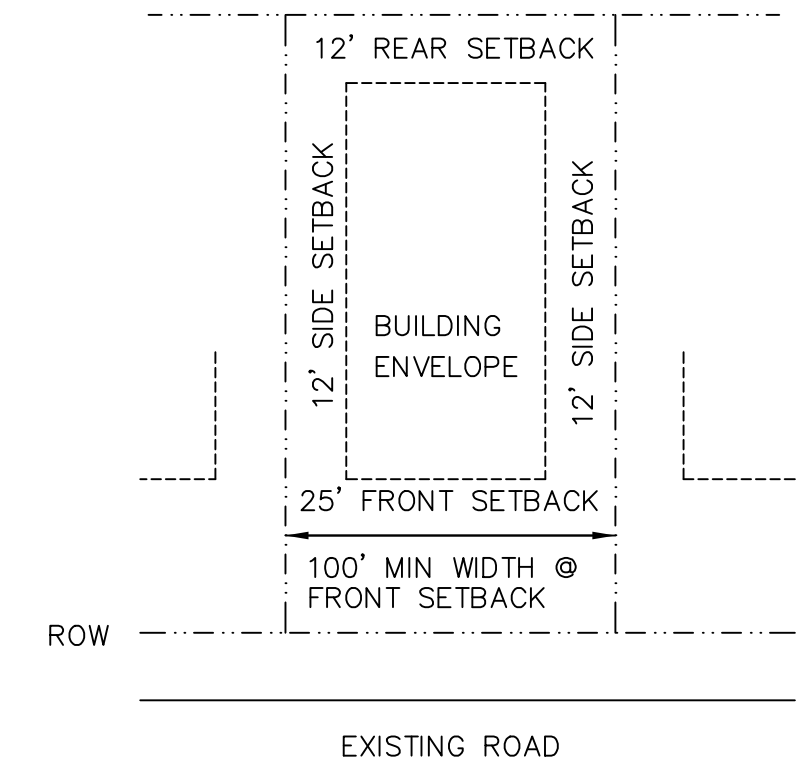
1. OWNER – KATHLEEN C & HERBERT TOWNSEND
1464 POPLAR GROVE RD S
BOONE, NC 28607
2. APPLICANT – HERBERT TOWNSEND
1464 POPLAR GROVE RD S
BOONE, NC 28607
3. PARCEL ID – 2817689612000 & 2817689789000
4. TOTAL AREA = 6.54 AC
5. PROPOSED SINGLE FAMILY LOTS – 10
6. MINIMUM LOT SIZE – 21,780 SQ FT
7. PROPERTY IS ZONED R-A.

GENERAL NOTES :

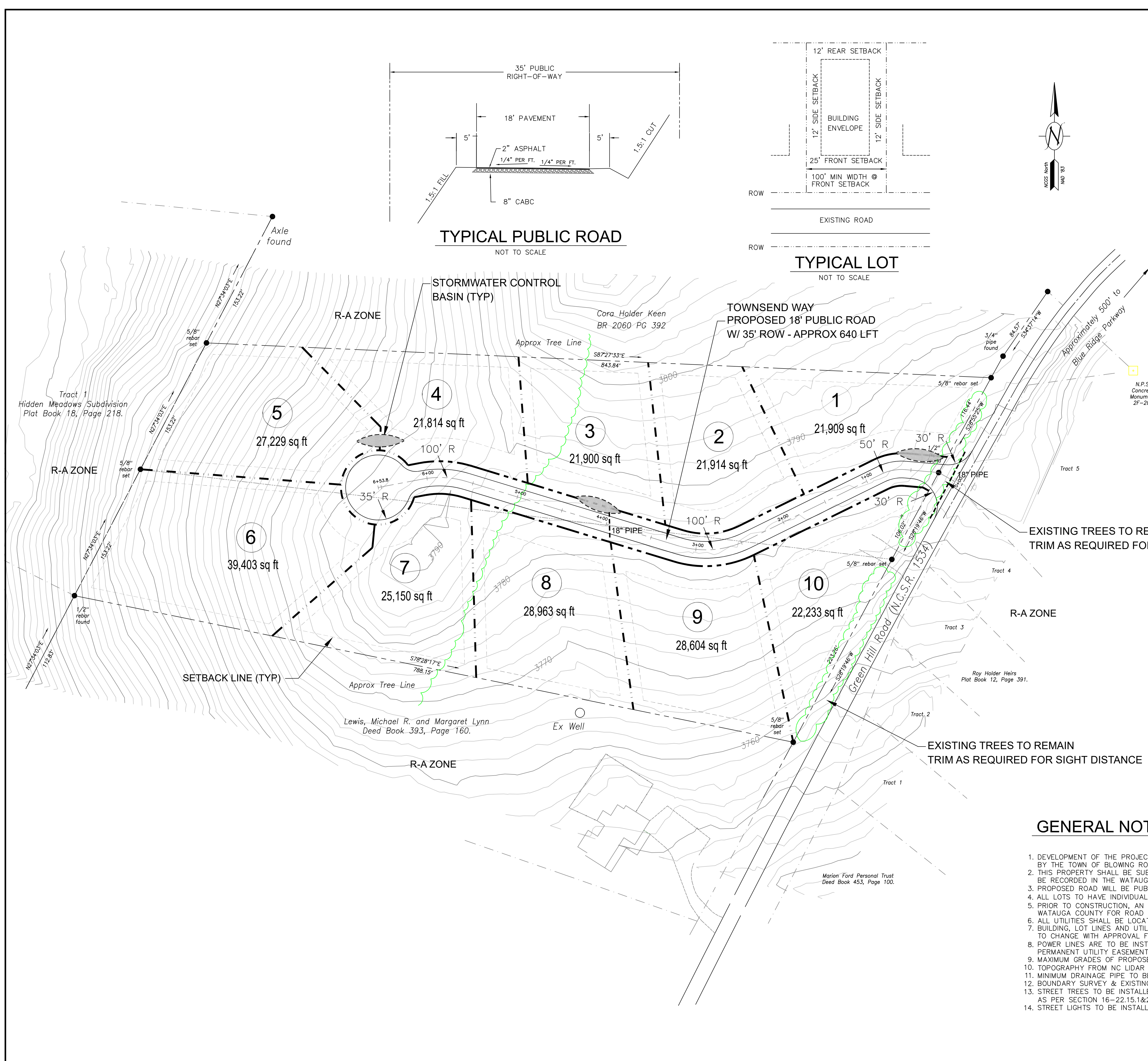
1. DEVELOPMENT OF THE PROJECT SHALL BE AS INDICATED HEREON AND AS REQUIRED BY THE TOWN OF BLOWING ROCK.
2. THIS PROPERTY SHALL BE SUBJECT TO RESTRICTIVE COVENANTS AND DECLARATIONS WHICH WILL BE RECORDED IN THE WATAUGA COUNTY REGISTER OF DEEDS PRIOR TO FILING OF FINAL PLAT.
3. PROPOSED ROAD WILL BE PUBLIC AND MAINTAINED BY THE TOWN OF BLOWING ROCK.
4. ALL LOTS TO HAVE INDIVIDUAL OR SHARED WELLS & INDIVIDUAL SEPTIC FIELDS FOR WATER & SEWER SERVICE.
5. PRIOR TO CONSTRUCTION, AN EROSION CONTROL PLAN WILL BE SUBMITTED AND APPROVED BY WATAUGA COUNTY FOR ROAD AND UTILITY CONSTRUCTION.
6. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
7. BUILDING, LOT LINES AND UTILITY LOCATIONS ARE APPROXIMATE AT THIS TIME. THE LOCATIONS ARE SUBJECT TO CHANGE WITH APPROVAL FROM THE TOWN OF BLOWING ROCK AND THE ENGINEER.
8. POWER LINES ARE TO BE INSTALLED IN STREET RIGHT-OF-WAY OR PERMANENT UTILITY EASEMENT.
9. MAXIMUM GRADES OF PROPOSED ROAD SHALL BE 10 %.
10. TOPOGRAPHY FROM NC LIDAR 2' CONTOURS.
11. MINIMUM DRAINAGE PIPE TO BE 18" DIAMETER.
12. BOUNDARY SURVEY & EXISTING TREE LOCATIONS PROVIDED BY NEW RIVER SURVEYORS, PA.
13. STREET TREES TO BE INSTALLED AT 30' OC ON BOTH SIDES OF UNLESS EXISTING TREES ARE PRESERVED AS PER SECTION 16-22.15.1&2 OF TOWN OF BLOWING ROCK UDO.
14. STREET LIGHTS TO BE INSTALLED AS PER TOWN OF BLOWING ROCK.



TYPICAL PUBLIC ROAD
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE



EXISTING TREES TO REMAIN EXCEPT FOR ROAD ENTRANCE TRIM AS REQUIRED FOR SIGHT DISTANCE

EXISTING TREES TO REMAIN TRIM AS REQUIRED FOR SIGHT DISTANCE

Approximately 500' to Blue Ridge Parkway

R-A ZONE

R-A ZONE

R-A ZONE

R-A ZONE

SETBACK LINE (TYP)

STORMWATER CONTROL BASIN (TYP)

TOWNSEND WAY PROPOSED 18' PUBLIC ROAD W/ 35' ROW - APPROX 640 LFT

Tract 1 Hidden Meadows Subdivision Plat Book 18, Page 218.

Cora Holder Keen BR 2060 PG 392

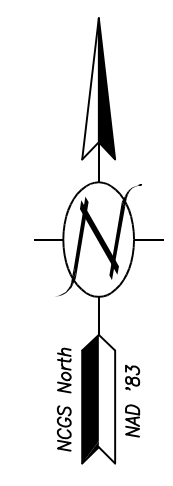
Roy Holder Heirs Plat Book 12, Page 391.

Lewis, Michael R. and Margaret Lynn Deed Book 393, Page 160.

Marion Ford Personal Trust Deed Book 453, Page 100.

N.P.S. Concrete Monument 2F-201

Axle found





PROPOSED SUBDIVISION
FOR
TOWNSEND SUBDIVISION
BLOWING ROCK, NORTH CAROLINA

DATE: JUNE 2021
SCALE: AS NOTED

ROAD PROFILE

