

## 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.

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Chairman Gherini

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Tammy Bentley  
Planning & Zoning Support Specialist