

Planning and Zoning Board

Minutes

Thursday, September 16, 2021

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, September 16, 2021, for their regularly scheduled meeting. Members present were Chairman Gherini, Mike Page, Pete Page, Sam Hess, Bill McCarter, and Sam Glover. Members 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. Hess made a motion to approve the agenda, seconded by Mr. Mike Page. All members were in favor of the motion.*

Chairman Gherini asked if there were any changes to the August 19, 2021, minutes. Ms. Bentley advised the Board that she had corrected the road length allowed by the Land Use Code on Page 4 of the minutes. *Mr. Pete Page made a motion to approve the minutes, seconded by Mr. Hess. All members were in favor of the motion.*

1. Discussion and recommendation of Presentation by Mosaic Civic (Middle Fork Greenway Extension/Hwy 321 Visioning) to be forwarded to Town Council

Mr. Rothrock distributed copies of the Powerpoint presentation, sent to him by Mr. Tim Gupton, to the Board. Mr. Rothrock noted that the presentation includes some Land Use Code change recommendations. Mr. Rothrock said Mr. Fox recommended that the Planning Board make an official motion to sent to the Town Council.

Mr. Tim Gupton, representing the Blowing Rock Civic Association (BRCA), highlighted two Benchmark recommendations.

1. Connect the Middle Fork Greenway to downtown, improve the stream quality on the west side of Valley Boulevard and implement a walking trail from North Main Street to Sunset.
2. Create an overlay district on larger tracts of property on the west side of Valley Boulevard to protect the stream and stream banks.

Mr. Rothrock said that the 30' stream buffer applies to properties greater than ¼ acre, if the stream is a blue line on the USGS map.

Mr. Glover made a motion to forward to the Town Council, seconded by Mr. Pete Page. All members were in favor of the motion.

2. Discussion of Downtown Density and consideration of Draft Ordinance

Mr. Rothrock said that he, Mr. Glover and Chairman Gherini met on Tuesday September 14 and discussed density in the Central Business and Town Center zoning districts. Mr. Rothrock said the 2014 Comprehensive Plan recommended an increase to at least 8 units per acre. Mr. Rothrock said the subcommittee is recommending no density in Central Business or Town Center, that the current limiting factors, height, setbacks, parking and impervious surface will control density.

Chairman Gherini told Mr. Glover that Mr. Rothrock referenced meeting minutes for a reason for the current density and could not find a reason. Mr. Rothrock said that any number would be arbitrary, there are existing developments from 13 to 20 units per acre. Mr. Rothrock said that by using existing Land Use Code requirements, density will be limited. The Board discussed this. Mr. Gupton said that he agrees with the recommendations but there will still be thorny issues. Mr. Gupton said his group is looking for reconciliation of the Land Use Code and 2014 Comprehensive Plan for West Main Street. He asked if we want if developments set off the street or 1150 Main Street. Mr. Gupton said that BRCA would continue to advocate. Mr. Rothrock said he agreed with Mr. Gupton.

*Mr. Glover made a motion to approve the draft ordinance as written for consideration by the Town Council, seconded by Mr. Bill McCarter. **All members were in favor of the motion.***

Other Business

Chairman Gherini asked about Rainey Lodge. Mr. Rothrock said that construction should begin soon, adding that the developer must pay available fees and obtain a bond before the building permit will be issued.

Mr. Rothrock advised that the Pine and Laurel project, reimagined as a hotel, should have a neighborhood meeting in October and be on the Planning Board agenda in November and the Town Council agenda in December.

Mr. Rothrock also advised that Green Hill Estates was approved by the Town Council on 9/14/2021.

*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 6:15 p.m.

Chairman Gherini

Tammy Bentley
Planning & Zoning Support Specialist