

## Planning and Zoning Board

### Minutes

Thursday, October 21, 2021

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, October 21, 2021, for their regularly scheduled meeting. Members present were Chairman Pete Gherini, Mike Page, Pete Page, Bill McCarter, Joe Papa, Sam Glover and Sam Hess. Member Harrison Herbst was absent. Staff members present were Planning Director Kevin Rothrock, Planning & Zoning Support Specialist Tammy Bentley, and Zoning Officer Brian Johnson.

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

Chairman Gherini asked if there were any changes to the October, 2021, minutes. Chairman Gherini noted on page two 'fine' should be find'. *Mr. Sam Glover made a motion to approve the minutes as amended, seconded by Mr. Mike Page. All members were in favor of the motion.*

#### 1. SUP 2021 – 06 Old Scotchman Retail

Mr. Rothrock gave the staff report and Powerpoint presentation. High Country Manor, LLC is requesting a Special Use Permit to renovate the old Scotchman building at 7815 Valley Blvd for a retail beer and wine shop. The parking area is being redesigned and the roof is being modified along with changes to the front façade. The property is zoned GB, General Business and is located in the WS-IV water supply watershed. The property is further identified by Watauga County PIN 2817-17-2803-000.

The proposed site is a redevelopment of the former Scotchman gas station and convenience store. The property was purchased by NCDOT through the 321-widening project. After the road was completed, the property was placed on the real estate market and purchased by Britt Medley.

For the proposed retail use 15 parking spaces are required and the applicant is providing 15 parking spaces with one being ADA accessible. Access to the parking will utilize the existing driveway cuts on Valley Blvd but will be limited to one-way traffic flow from south to north.

The development of the site will result in reduced impervious surfaces through additional landscape areas placed in areas previously paved. Additional drainage pipes will be installed to pick up the water that collects in the rear of the building. These pipes will be connected to the NCDOT catch basin on the corner of Hwy 321.

The building will be renovated by removing the parapet roof and constructing a new metal roof. Two garage doors are proposed to be added to the front of the building along with

two dormers and middle roof structure with stone columns at the entrance. The existing stone on the building will remain and the building colors and trim will be complimentary to the stone.

Chairman Gherini asked the Board if they had any questions for Mr. Rothrock. Mr. Papa noted that the applicant is not asking anything. Mr. Rothrock confirmed, adding this request meets the Land Use Code.

Chairman Gherini asked Mr. Patrick Warren, project Engineer, the purpose of the garage doors. Mr. Warren said he did not know. Mr. Hess said that many beer/wine shops have these. Mr. Hess asked if the applicant plans to use patio seating. Mr. Warren said no. Mr. Glover asked Mr. Rothrock if there is anything about this project that conflicts with the 321 Visioning Study. Mr. Rothrock said no and added that he thinks this is in concert with Valley Boulevard.

Mr. Pete Page asked if the request is for retail only. Mr. Rothrock confirmed.

Ms. Joanne Mitchell. South White Pine, asked about trash collection, building repairs, times of deliveries, gas tanks and landscaping. Mr. Rothrock said the trash will be roll-out bins located on the south side of the building. Ms. Mitchell noted the existing roof is caving in. Mr. Rothrock said that will be corrected during the renovations. Mr. Rothrock said that delivery times are restricted by Town Code and cannot happen before 7 a.m. Ms. Mitchell said she is concerned with the buried fuel tanks. Mr. Rothrock advised that those had been removed. Mr. Rothrock said landscaping will have to meet the Land Use Code. Ms. Mitchell also asked the target market for this business. Mr. Rothrock said that is a free market question best answered by the owners. Ms. Mitchell asked what will be done with the retaining wall, can it be used for a mural or advertising. Mr. Rothrock said the Town Council approves murals and that it cannot be used for advertising. Mr. Warren said that the wall is a poured-in-place retaining wall that supports Cornish Road.

Ms. Martha Thompson, 144 Mayview Rock Road asked if this is a specialty shop, unlike Food Lion. Mr. Bob Novacek, agent for the buyer, said it is a specialty beer and wine shop. Ms. Thompson asked if the entrance is one entry and one exit. Mr. Novacek confirmed.

*Mr. Sam Glover made a motion to close the public hearing, seconded by Mr. McCarter. **All members were in favor of the motion.***

Chairman Gherini asked the Board members their thoughts. All members agreed that the plan is good and an improvement.

*Mr. Pete Page made a motion to approve the project to the Town Council as presented, seconded by Mr. Sam Hess. **All members were in favor of the motion.***

### **Other Business**

Mr. Rothrock introduce new Zoning Enforcement Office, Mr. Brian Johnson. Mr. Rothrock said Mr. Johnson worked for the Town of Boone for 18 years and has much experience in horticulture, grading, floodplain, and stormwater management and will be a great asset to the Town. The Board welcomed Mr. Johnson.

Chairman Gherini asked about Rainey Lodge. Mr. Rothrock said the building permit should be issued tomorrow and the bond will be submitted before grading commences.

Mr. Rothrock advised that the neighborhood meeting for the Pine and Laurel hotel project, is scheduled for October 27<sup>th</sup>. Mr. Rothrock said this should be presented to the Planning Board in November.

Mr. Rothrock said the Bass Lake sidewalk is progressing. Chairman Gherini asked the completion date. Mr. Rothrock said he hopes by winter.

Mr. Mike Page asked the status of the Village Hardware property. Mr. Rothrock said the new owners are looking for a tenant.

Mr. Rothrock advised that the Board's recommendation to remove residential density limits in CB and TC was approved by the Town Council.

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

Chairman Gherini adjourned the meeting at 6:00 p.m.

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Chairman Gherini

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Tammy Bentley  
Planning & Zoning Support Specialist