

Planning & Zoning Board

Minutes

Thursday, May 18th, 2023

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, May 18th, 2023 for their regulary scheduled meeting. Members present were Chairman Bill McCarter, Chris Squires, Catherine Perry, Lindsay Cook, Harrison Herbst, Tom Barrett, Gregg Bergstrom and Joe Papa. Staff Members Present were Planning Director Kevin Rothrock, Zoning Officer Brian Johnson and Support Specialist Taylor Miller.

Chairman McCarter called the meeting to order at 5:31 p.m.

Chairman McCarter asked if there was a motion to approve the agenda. *Mr. Tom Barrett made a motion to approve the agenda, seconded by Mr. Harrison Herbst. All members in favor of the motion.*

Chairman McCarter asked if there was a motion to approve the March 16th, 2023 minutes. *Mr. Chris Squires made a motion to approve the minutes, seconded by Mrs. Catherine Perry.*

1. Special Use Permit # 23 – 04 – Old Moody Building/New Hotel

Planning Director Kevin Rothrock presented the staff report to the board. Mr. John Winkler is proposing to tear down the existing Moody building and out an 18-room boutique hotel in its place. The parking lot will remain the same apart from some curb modifications. The dumpster pad will be removed and rolling bins will be used in its place. There will be a storage area for the rolling bins but it will be much smaller than the existing dumpster pad.

The front of the building will encroach 15 feet into the setback due to the orientation of the building on the lot. The ordinance does allow for part of buildings to encroach into the setback as long as part of the building is pulled back and the green space is replaced.

For parking, there will be 26 spaces for the hotel. Within those 26 spaces, there will be some reserved spots for Mr. Lovern (the previous property owner) and his other properties that need parking. That is between Mr. Lovern and Mr. Winkler. Previously, there were 3 spots that the town required Mr. Lovern to have on the property for public parking. Mr. Winkler is planning to remove one and use it for green space and does not want to continue the obligation for the other two public spaces.

The stormwater management detention plan for the Moody building project has all been installed. The new plan has more pervious areas so the current system will be able to handle the storm water.

Renderings of the project were shown and presented to the board.

Mr. Rothrock noted that he suggested adding some depth and character to the back of the building where there really is not any character for the current plan.

Mr. Joe Papa asked about the two spaces Mr. Lovern was previously responsible for. He asked if Mr. Winkler purchased the property, if he would also be responsible for those spaces. Mr. Rothrock said that it would ultimately be the Council's decision on whether or not he would need to maintain that responsibility of those two spaces.

Mr. Rothrock noted that the minimum roof slope required is 6' and 12' but this roof is 5.5' and 12'. The board seemed okay with it due to the fact that the structure seems to blend well with existing architecture and includes 3 different types of material on the outside of the building.

Mr. Winkler advised that he plans on taking out that third parking space to make a small park for guests. He also noted he would most likely be putting in a fence alongside the building between the hotel and Mr. Lovern's other properties to try and separate the properties as well as provide some privacy for his guests with porches on that side of the building.

Member Lindsay Cook asked about deliveries to the property that would require loading and unloading. Mr. Winkler advised the person who brings the laundry would be the only delivery and they are in a small truck.

Member Lindsay Cook also asked about any historical significance to the property. Mr. Rothrock said there is not any historical significance. She also asked about abatement issues with the demolition. Mr. Rothrock said that if there were any issues, it would be covered by the demolition company. Mr. Rothrock added that there has been a lot of work on the building but it really is just a shell.

Member Chris Squires asked if the sidewalk would be closed during construction. The engineer advised that Sunset would be mostly untouched. The only time the sidewalk could possibly be closed would be for utility work.

Member Lindsay Cook asked about signage for the hotel. Mr. Winkler said they weren't sure just yet where it would go.

Member Catherine Perry asked about how long the development would take. Mr. Winkler advised he would probably close on the property in the next couple weeks and they probably wouldn't get everything started until about early fall. He said he would love to have it finished by September 2024.

Chairman McCarter asked if there was a motion to move forward. Mr. Chris Squires noted that there needs to be a stipulation that indicates some more character on the backside of the building where the ADA spaces are. Maybe some window treatments or canopy over the door to give it something because that side is high visible.

*Mr. Gregg Bergstrom made a motion to move forward with a recommendation to approve the SUP with the addition of ensuring there will be improvements of aesthetics to the backside of the building that is highly visible. Seconded by Mr. Tom Barrett. **All members in favor of the motion.***

Mr. Rothrock reminded the subcommittee members for the Comprehensive Plan that there will be a public drop-in meeting on June 19th.

Mr. Rothrock updated the board members with projects around town.

The meeting was adjourned at 6:24 p.m.

Chairman Bill McCarter

Taylor Miller – Support Specialist