



Town of Blowing Rock

Date: Tuesday June 25, 2024

1:00 - 5:00 p.m.

Location: Town Hall

Special Meeting/Retreat Agenda

<i>Time</i>	<i>Topics</i>	<i>Present & Participants</i>
1:00	Welcome and Call to Order Roll Call Pledge of Allegiance	Mayor Charles Sellers And Town Council
1:05 – 1:30	Town Council Action - Consideration of setting a Public Hearing for CZ – Green Hill – Utility Pole	Town Manager
1:30 – 2:00	Update of Current Projects <ul style="list-style-type: none"> • Main Street Water and Sewer Project <ul style="list-style-type: none"> ○ Maple Street replacement ○ 221 to Green St. replacement ○ Paving and Crosswalks • Chestnut Sewer Project 	Town Manager And Dept. Heads
2:00 – 5:00	Winter Retreat Recap/Next Steps/New Items <ul style="list-style-type: none"> • Workforce Housing • Memorial Park Phase 2 • Parking • Sidewalk Master Plan • Building needs/assessment • Water and Sewer Needs • Bond 2025 timeline and thoughts • Downtown Subcommittee Update 	Town Manager And Dept. Heads
	Other items: <ul style="list-style-type: none"> • TDA Ordinance – lodging • Other items?? 	Town Manager And Dept. Heads
	Adjournment	

ORDINANCE NO. 2024-XX

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE TOWN OF BLOWING ROCK;
CREATING THE TOWN COMMUNICATIONS POLE/GREEN HILL SITE
CONDITIONAL ZONING DISTRICT (CZ-GB)**

WHEREAS, the Town of Blowing Rock has the authority, pursuant to Chapter 160D-703 of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, this Ordinance is consistent with NC General Statutes 160D-703, establishing conditional zoning districts in local zoning jurisdictions; and

WHEREAS, this Ordinance is consistent with the Town’s 2024 Comprehensive Plan Update for the reasons set out herein; and

WHEREAS, the Town of Blowing Rock has reviewed the proposed ordinance and recommends its enactment by the Board of Commissioners;

NOW, THEREFORE, THE TOWN OF BLOWING ROCK BOARD OF COMMISSIONERS, MEETING IN SPECIAL SESSION AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, HEREBY ORDAINS THE FOLLOWING.

Section One. Upon petition of the Town of Blowing Rock Administration the Official Zoning Map of the Town of Blowing Rock is hereby amended to create the Town Communications Pole/Green Hill Site Conditional Zoning District (CZ-R-15) as more particularly set forth herein.

Section Two. This Ordinance is found to be consistent with the Town of Blowing Rock 2024 Comprehensive Plan Update, particularly with the Municipal Services Objective to provide high quality public services to the Blowing Rock community. These public safety services include, police response, fire and rescue services, and public works department attention to streets, storm water, and water and sewer utility service calls.

Section Three. The zoning classification of that certain real property shown on the aerial photo map, attached hereto as **Exhibit A** and made a part hereof, is hereby changed from R-15, Single-Family to CZ-R-15, Single-Family. Said property is also identified on Watauga County PINs 2817-54-7110-000.

Section Four. The Town Communications Pole/Green Hill Site Conditional Zoning District is a conditional zoning district established pursuant to the Land Use Ordinance of the Town of Blowing

Rock by means of authority granted by the North Carolina General Statutes. Future development and use of lands situated within this Conditional Zoning District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Town Communications Pole/Green Hill Site Conditional Zoning District: List of Standards & Conditions, which is attached to this ordinance as **Exhibit B** and incorporated herein. The aforementioned List of Standards & Conditions, made a part thereof, shall run with the land and shall be binding on the Town of Blowing Rock, its heirs and assigns.

Section Five. Pursuant to Section 16-9.6 of the Town of Blowing Rock Land Use Ordinance, the Master Plan replaces all conflicting development regulations set forth in the Land Development Standards, and such development regulations are varied to the extent they conflict with the Master Plan and List of Standards & Conditions. The Master Plan specifically includes the architectural plans and civil engineering and site plans submitted to Town Council and subsequent construction drawings revised as a result of additional conditions imposed by Town Council after the (insert date) public hearing. Construction drawings include at a minimum: site plan, utility plan, grading plan, and landscape plan. Any substantial change to the Master Plan as noted below shall be reviewed by the Planning Board and approved or denied by the Town Council as an amended conditional zoning district.

- (a) Land area being added or removed from the conditional district.
- (b) Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance.
- (c) A change in land use or development type beyond that permitted by the approved master plan.
- (d) When there is introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access.

All other changes to the Master plan shall receive approval by the Administrator. However, if in the judgment of the Administrator, the requested changes alter the basic development concept of the Conditional Zoning District, the Administrator may require concurrent approval by the Town Council.

Section Six. Enactment of this Ordinance constitutes the approval of a site-specific development plan resulting in the establishment of a vested right, pursuant to N.C.G.S. 160D-108, to undertake and complete the development and use of the property under the terms and conditions specified in the Master Plan and the List of Standards & Conditions. Such vested right shall have a term of two years from the date of adoption of this Ordinance.

Section Seven. The Office of the Zoning Administrator is hereby authorized and directed to modify the Town's Official Zoning Map consistent with this Ordinance.

Section Eight. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

Section Nine. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten. This ordinance shall be in full force and effect from and after the date of adoption.

Adopted this ____ day of _____, 2024.

Mayor

ATTEST:

Town Clerk

Exhibit B

Ord No. 2024-XX
Town Communications Pole-Green Hill Site Conditional Zoning District
Conditional Zoning – R-15
PINs 2817-54-7110-000
557 Green Hill Circle

List of Standards & Conditions

1. The new utility pole will be no taller than 80 feet above grade level.
2. Communications antennas may extend above the top of pole, not to exceed 10 feet above the pole.
3. No commercial telecommunications provider antennas will be located on the proposed utility pole.
4. No healthy trees will be removed from the property unless said trees could potentially damage the proposed utility pole, existing buildings, or the water tank.
5. Any gaps in the existing vegetated opaque buffer will be supplemented to a height of at least 10 feet above grade.

Green Hill Public Communications Utility Pole
Aerial Site Plan



New Communications Bldg

126

Distance from base of pole to structure



Proposed 80 ft Utility Pole



N

EXHIBIT A