

**Town of Blowing Rock**  
**Planning Board**  
**Agenda**  
**Thursday, October 24<sup>th</sup>, 2024**  
**5:30 p.m.**

**Call to Order**

**Approval of Agenda**

**Overview of Board and General Meeting Rules**

**Approval of August 15, 2024 minutes**

**New Business**

- 1. Conditional Rezoning Request # 2024 – 03 Pine and Laurel Townhomes**

**Old Business**

**Committee Reports**

**Adjournment**

**DRAFT**

**Town of Blowing Rock**

**Planning Board**

**Minutes**

**Thursday, September 19<sup>th</sup>, 2024**

The Blowing Rock Planning and Zoning Board met on Thursday, September 19<sup>th</sup>, 2024 for their regularly scheduled meeting. Members present were Chairman Bill McCarter, Tom Barrett, Chris Squires, Brooks Mayson, Lindsay Cook, Steven Cohen, GK Naquin and Woody Hubbard. Staff members present were Planning Director Kevin Rothrock, Zoning Officer Brian Johnson and Taylor Miller.

Meeting called to order at 5:31 p.m.

**APPROVAL OF AGENDA**

An amendment was made to add a discussion of bylaws to the agenda after "Other Business". *Then a motion was made by Member Chris Squires to approve the agenda, seconded by Member Steve Cohen. All members in favor.*

**APPROVAL OF MINUTES**

*A motion was made by Member Steve Cohen, seconded by Member Chris Squires. All members in favor.*

The board discussed procedures and bylaws for the Planning Board with Mr. Rothrock and agreed on a few changes for how they would proceed with each meeting.

**1. Downtown Standard Recommendations**

Mr. Rothrock presented the staff report for the Downtown Standard Recommendations. A subcommittee was put together that included four Planning Board members, two Town Council members and three members of the community. The subcommittee has put a lot of effort and thought into these standards and wanted to really understand the relationship of the landscape and building height which is what they focused on first. This information and recommendation presented today is only the beginning of more recommendations to come.

It was decided that East and West Main Street are different from each other and will develop differently so they need to be considered separately. There will be a Town Center East and a Town Center West as well as a Town Center Sunset zone.

Member Chris Squires, the Chair of the Downtown Subcommittee stated that what is being presented today is not comprehensive of what they intend to do, this is just the first piece. The group wanted to get something done and get the process started for approval. There are still discussions about material and

appearance but have primarily discussed dimensions – building heights and setback requirements, which is what is being discussed tonight.

Member Squires said that the committee is fortunate to have a variety of people with different experience, passion and points of view. We all want to maintain the character of Blowing Rock and help it continue to thrive. Although there are many different backgrounds and views, there is a general goal in common, but because there are so many different views, not every recommendation is accepted by every member of the subcommittee.

One topic that was discussed heavily was the building height for Town Center East. Everyone mutually agreed on a 5-foot setback but the height was where there were disagreements. The decided height was 30 feet, but it was suggested that there be height variation in adjacent buildings. The intent was for the variance to go down and not up. The max height will be 30 feet, but an adjacent property should have a variable height not exceeding 30 feet.

Member Steve Cohen noted that Mr. John Winkler obtained measurements of all the buildings in the Town Center and there are two buildings on East Main Street that are just shy of 30 feet.

The committee decided that no wall measured from the bottom of the grade to the top of the roof can exceed 45 feet. No building facing Main Street should exceed 35 feet. If you are in Central Business on Main Street, they can not exceed 35 feet from the entrance on Main Street.

Member GK Naquin stated that he understands this is not a complete project but wants to know how each step will look and what the complete project will look like.

It was explained that building heights and setbacks were the larger areas of concern. They will discuss other aspects later. There will be separate submittals to the Town Council each time there is a recommendation. If the Town Council approves this recommendation, it will be adopted, and they will approve/deny each submittal separately.

Member GK Naquin asked about the verbiage of “local area” in relation to the type of stone used in the materials for buildings. He stated that it was an undefined term and would need to be clarified that the stone did not need to be quarried locally but just look like a stone local to this area.

Member Brooks Mayson asked about Appendix B and the graphic provided. He noted it represents a very flat lot which is not always the case in Blowing Rock. Mr. Rothrock suggested expanding the graphics and diagrams in Appendix B. The text drives the clarification more than the pictures, but we can include better pictures.

Member GK Naquin asked about shallow lots on Sunset Drive. He wondered how much building area would be left with a 15-foot setback. He specifically pointed out the two lots on the corner of Sunset Drive and Ransom Street. Mr. Rothrock answered that the setback there today is 15 feet and is still 15 feet with these recommendations today. He did point out that it is unique where the sidewalk is not on the back of the curb like other places, but they could keep the existing footprint and if they wanted to go up a story, they would need to meet the 15 foot setback requirement.

Member GK Naquin asked about outdoor seating in the 25-foot setback on Town Center West. Kevin said a temporary structure would be fine but anything permanent would need to meet the 15-foot setback.

Member Brooks Mayson asked about Appendix 10C and why it was removed. He wanted to know if anyone had considered for it to include native plants. Member Chris Squires said this was something to be looked at later.

Chairman McCarter invited anyone from the audience to speak.

Mr. Rothrock answered specific questions in relation to specific properties and how they would be affected by these recommendations.

*Member Chris Squires made a motion to recommend approval of these recommendations subject to clarifying the language about stone. This was seconded by Steve Cohen. **All members in favor.***

## **2. Bylaws Discussion**

Mr. Rothrock and the board agreed to make some changes to the bylaws for the Planning Board. The main part of the amendments were to the bylaws under “Meetings”. All speakers will be given 3 minutes and will need to come to the podium for the benefit of the minutes for the meeting. The board will try to go over this information at the beginning of every meeting. There will also some changes to the order of the meetings.

*A motion was made by Steve Cohen, seconded by Tom Barrett. **All members in favor.***

Meeting adjourned at 6:50 p.m.

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Chairman, Bill McCarter

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Support Specialist, Taylor Miller



## Blowing Rock Planning Board

### STAFF REPORT

**Project:** CZ 2024-03 Conditional Rezoning from CB to CZ-CB – Pine and Laurel  
**Meeting Date:** October 24, 2024  
**Applicant:** Lucrum 7, LLC  
**Staff:** Kevin Rothrock, Planning Director

### REQUEST

Lucrum 7, LLC is requesting a new conditional rezoning of the Pine and Laurel hotel property to Conditional Zoning – Central Business (CZ-CB). The 0.29 -acre property is located between Pine Street and Laurel Lane and was approved for a conditional rezoning in 2021 for a 14-room hotel project. The Applicant is now proposing the construction of 8 townhomes on the property. The property is further identified by Watauga County PINs 2807-87-8611-000, and 2807-87-7474-000.

### SITE PLAN

#### *General*

This site was approved for a 14-room hotel in 2021. Initially the site was graded and underground utilities installed. Once building footers were dug and poured, the ownership paused with construction. The owners wish to change plans and seek approval of an 8-unit townhome project. The proposed townhome buildings size will be about half of the hotel size.

#### *Setbacks*

The applicable street setback for Town Center is 15 feet and is measured from the back of the existing/proposed sidewalk along each street. The proposed buildings meet the required street setbacks from both Pine and Laurel.

The side setback is 5 feet and the proposed buildings meet the side setbacks.

#### *Building Height*

The maximum building height is 30 feet from the finished sidewalk elevations to the standard 15-foot setback. Beyond the 15-foot setback, the allowable building height increases incrementally for every 5 feet of additional setback. The proposed building height for both end units is 28 feet 10 inches. The building height for the next two interior units is 33 feet 10 inches. The proposed building height for the 2 middle units is 39 feet 10 inches. Based on the proposed elevations provided, all of the buildings meet the building height requirements for the Central Business district.

### ***Architectural Design***

The building materials include a board and batten siding, lap and cedar shake siding, stone veneer, architectural roof shingles and architectural stone veneer. Some metal roofing accents are planned for some shed dormers and eave overhangs.

### ***Parking/Access***

Access to the site will be through Pine Street, one-way through the site and exiting to Laurel Lane. The proposed project requires 15 parking spaces, and 15 angled spaces are provided.

### ***Storm Water***

The storm water runoff from the site will be conveyed to an onsite detention system and released to Pine Street. This system has already been installed with the previous hotel construction.

### ***Utilities***

Sewer has been connected to Pine Street. Water has been connected to Pine Street.

A hot box for the sprinkler system and backflow preventer has been installed along Laurel Lane. It has a bright silver cover that the Town is requesting be painted or changed out to a brown or green to blend in with the surroundings.

All electrical service will be provided underground.

### ***Garbage Collection***

Garbage collection will be through roll-out containers in an enclosure located on the east side of the property adjacent to Pine Street.

### ***Landscaping***

There is a significant buffer along Laurel Lane since the Town owns an area 20 feet from the back of the existing sidewalk. As part of the hotel project, the Applicant has removed the large white pines on the Town property and will replace with other trees.

### ***Applicant Proposed Conditions***

1. None

### **NEIGHBORHOOD MEETING**

A neighborhood meeting was held at Town Hall on October 10, 2024 where the Applicant shared their vision for the property and reasons for changing from hotel to townhomes.

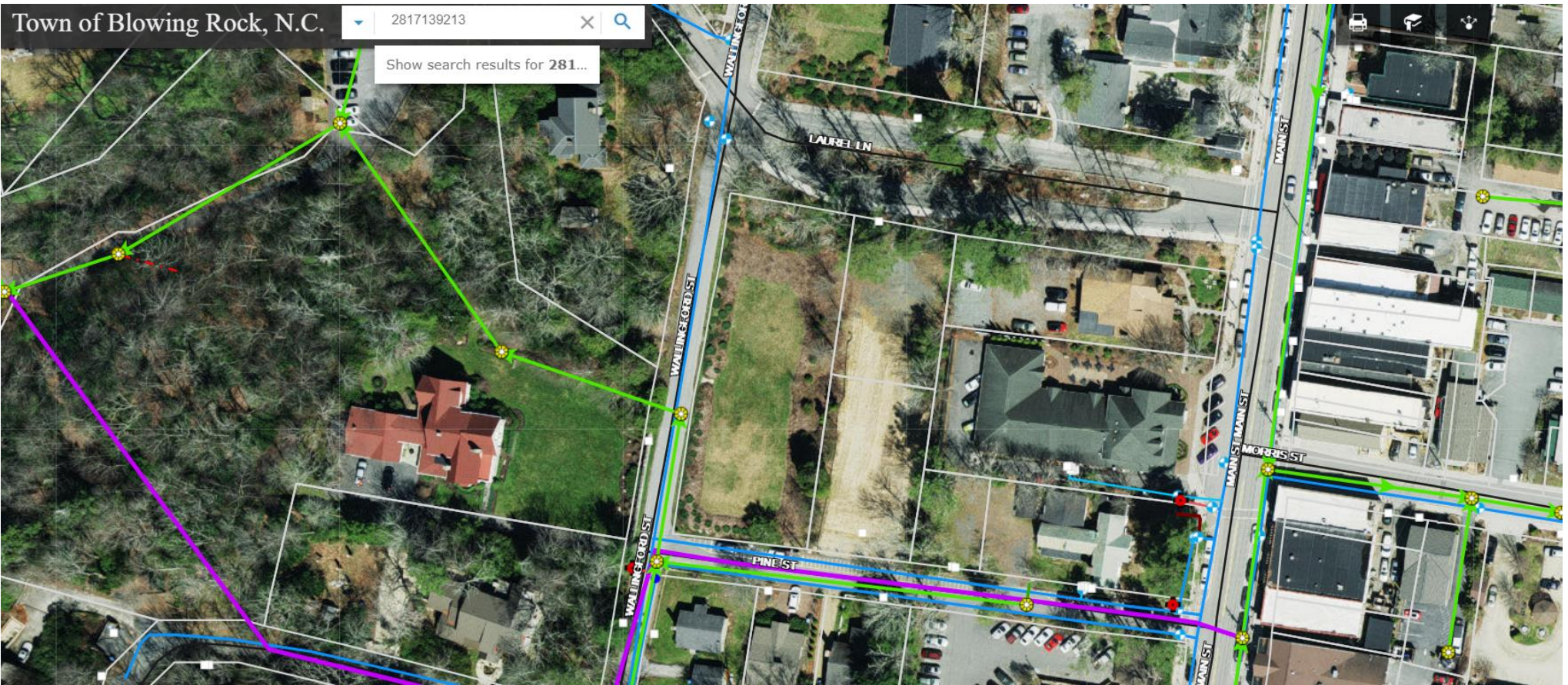
#### **ATTACHMENTS**

1. Aerial photo
2. Site, grading, utility, and landscape plans
3. Architectural elevations and floor plans

Town of Blowing Rock, N.C.

2817139213

Show search results for 281...











- SURVEY NOTES:**
- BOUNDARY SURVEY PREPARED BY APPALACHIAN PROFESSIONAL LAND SURVEYORS & CONSULTANTS, DONALD H. MCNEIL, PLS. L-2809, JOB NO. 19109, DATED NOVEMBER 3, 2017, REVISIONS: APRIL 16, 2019. RECORDED IN BOOK OF RECORDS 517, PAGE 465 OF THE WATAUGA COUNTY PUBLIC REGISTRY.
  - TOPOGRAPHIC INFORMATION ACQUIRED BY MUNICIPAL ENGINEERING SERVICES CO 02-03-21.
  - BEARINGS ARE RELATIVE TO DEED NORTH PER BOOK OF RECORDS 517 AT PAGE 465.
  - ELEVATIONS ARE BASED UPON NAVD 88'.
  - ALL DISTANCES ARE HORIZONTAL MEASUREMENTS AND AREAS HAVE BEEN CALCULATED USING THE COORDINATE GEOMETRY METHOD.
  - RIGHT OF WAY ALONG PINE STREET IS AREA BETWEEN PROPERTY LINES AND IS APPROXIMATELY 17.5 FEET.
  - CONTOUR INTERVAL = 1 FOOT.
  - SITE IS ZONED CB.
  - TOTAL PROPERTY AREA = 0.393 ACRES.
  - SITE IS LOCATED IN ZONE X, MINIMAL FLOOD RISK ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 3710280700J, DATED DECEMBER 3, 2009.

**MUNICIPAL ENGINEERING, INC.**  
 68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393  
 820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767  
 LICENSE NUMBER: F-0812 & C-586

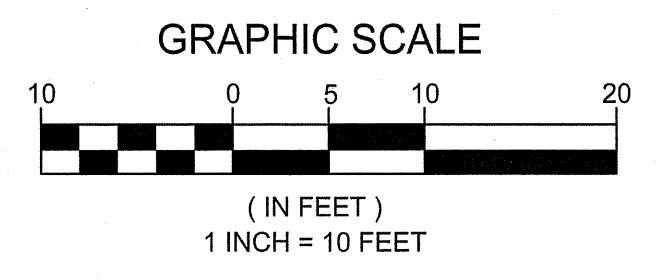


**PINE & LAUREL - CONDITIONAL USE PERMIT - 144 PINE STREET**  
**LUCRUM 7 LLC**  
**BLOWING ROCK, NORTH CAROLINA**

| DATE | BY | REV. | DESCRIPTION |
|------|----|------|-------------|
|      |    |      |             |
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EXISTING CONDITIONS

|                 |          |
|-----------------|----------|
| SCALE:          | AS SHOWN |
| DATE:           | 08-20-24 |
| DRWN. BY:       | SGJ      |
| CHKD. BY:       | MPT      |
| PROJECT NUMBER: | B24065   |
| DRAWING NO.:    | C-2      |
| SHEET NO.:      | 2 OF 5   |



**PRELIMINARY**  
 FOR REGULATORY REVIEW ONLY

Water Rim = 3558.49' Inv. 69'

CWBR1150, LLC  
 BR. 27, PG. 397  
 ZONED: TC

Hayes Development  
 Joint Venture  
 BR. 07, PG. 31  
 ZONED: TC

SUSAN D. DEVORE  
 BR. 1762, PG. 370  
 ZONED: OI

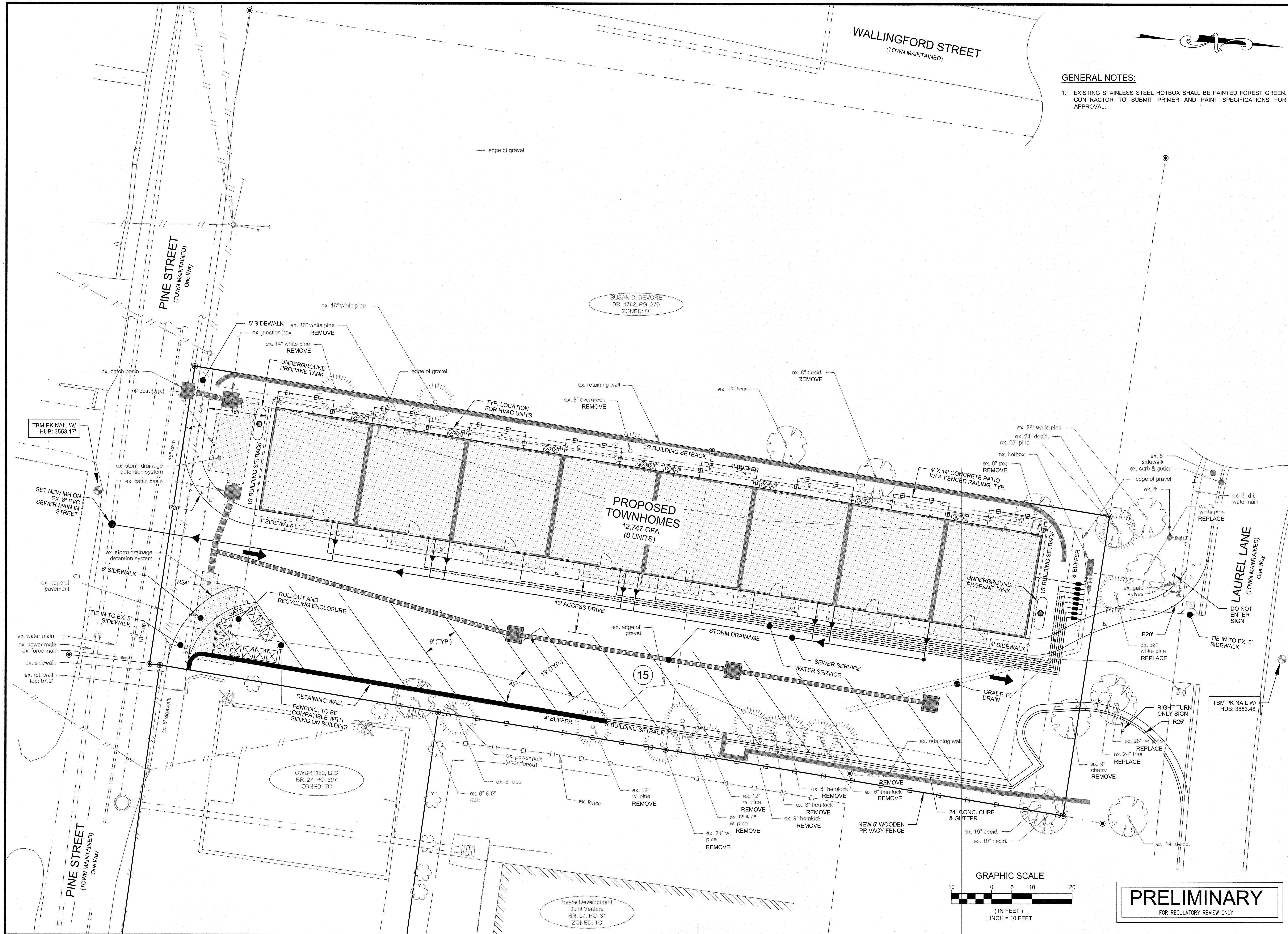
0.393 AC  
 ZONED: CB

LAUREL LANE  
 (TOWN MAINTAINED)  
 One Way

PINE STREET  
 (TOWN MAINTAINED)  
 One Way

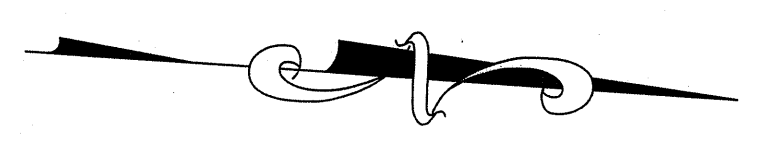
WALLINGFORD STREET  
 (TOWN MAINTAINED)





WALLINGFORD STREET  
(TOWN MAINTAINED)

PINE STREET  
(TOWN MAINTAINED)  
One Way



**GENERAL NOTES:**  
1. EXISTING STAINLESS STEEL HOTBOX SHALL BE PAINTED FOREST GREEN. CONTRACTOR TO SUBMIT PRIMER AND PAINT SPECIFICATIONS FOR APPROVAL.

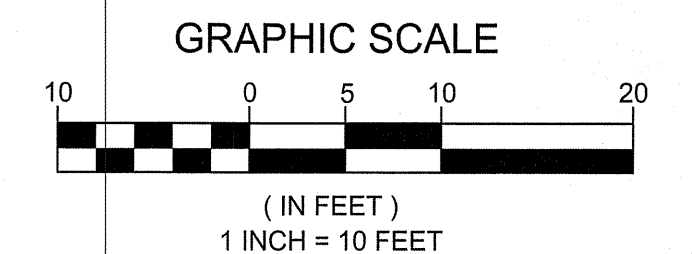
SUSAN D. DEVORE  
BR. 1762, PG. 370  
ZONED: OI

PROPOSED  
TOWNHOMES  
12,747 GFA  
(8 UNITS)

LAUREL LANE  
(TOWN MAINTAINED)  
One Way

CWBR1150, LLC  
BR. 27, PG. 397  
ZONED: TC

Hayes Development  
Joint Venture  
BR. 07, PG. 31  
ZONED: TC



**PRELIMINARY**  
FOR REGULATORY REVIEW ONLY

**MUNICIPAL ENGINEERING, INC.**  
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393  
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767  
LICENSE NUMBER: F-0812 & C-586



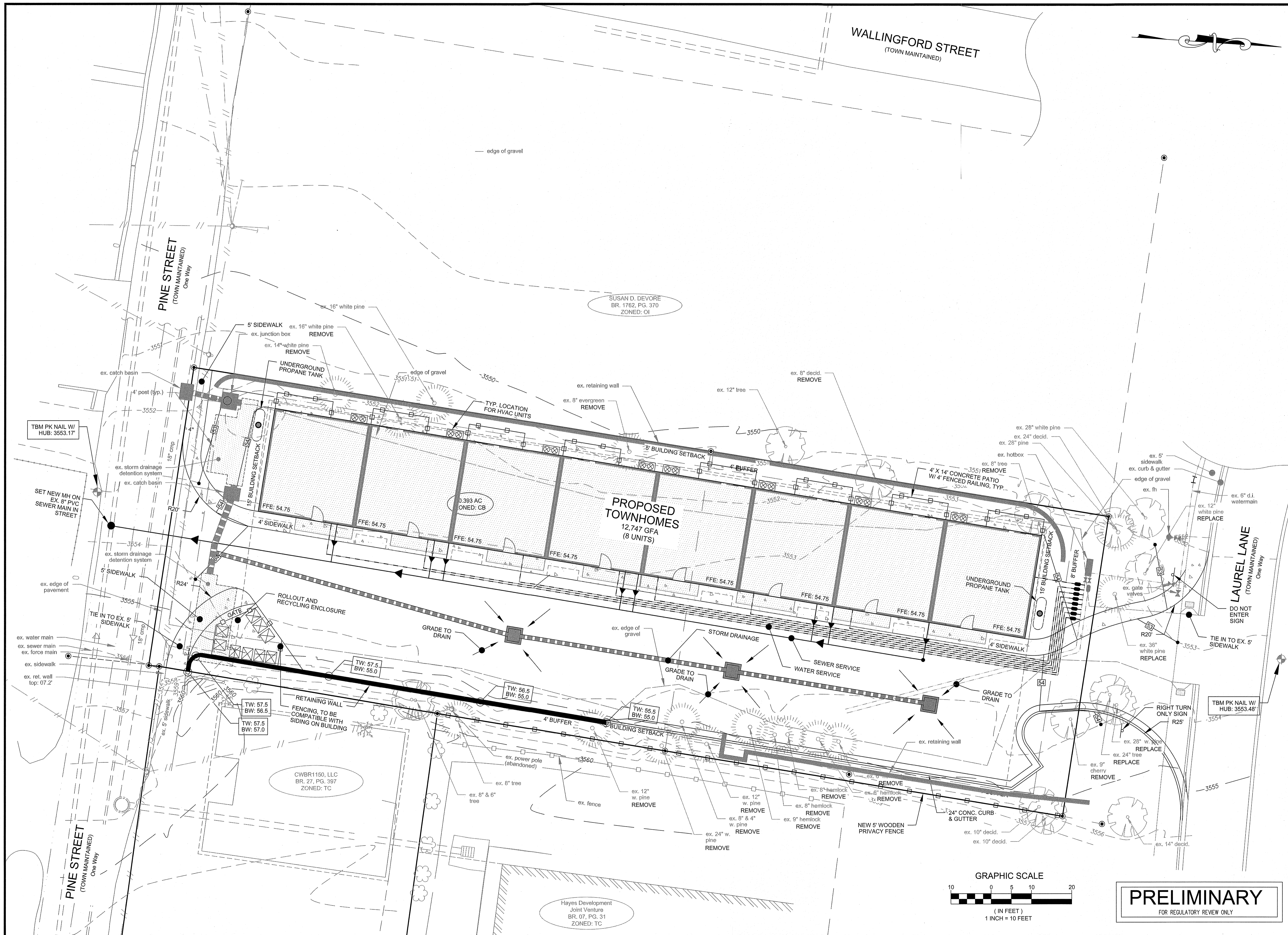
**PINE & LAUREL - CONDITIONAL USE  
PERMIT - 144 PINE STREET  
LUCRUM 7 LLC  
BLOWING ROCK, NORTH CAROLINA**

| DATE | BY | REV. | DESCRIPTION |
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PRELIMINARY  
SITE PLAN

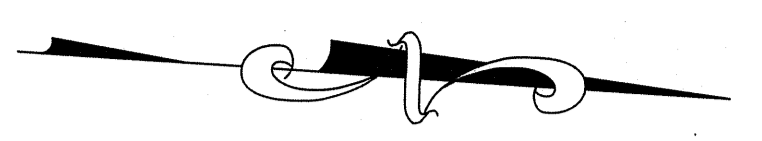
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| SCALE:          | AS SHOWN |
| DATE:           | 08-20-24 |
| DRWN. BY:       | SGJ      |
| CHKD. BY:       | MPT      |
| PROJECT NUMBER: | B24065   |
| DRAWING NO.:    | C-3      |
| SHEET NO.:      | 3 OF 5   |





WALLINGFORD STREET  
(TOWN MAINTAINED)

PINE STREET  
(TOWN MAINTAINED)  
One Way



SUSAN D. DEVORE  
BR. 1762, PG. 370  
ZONED: OI

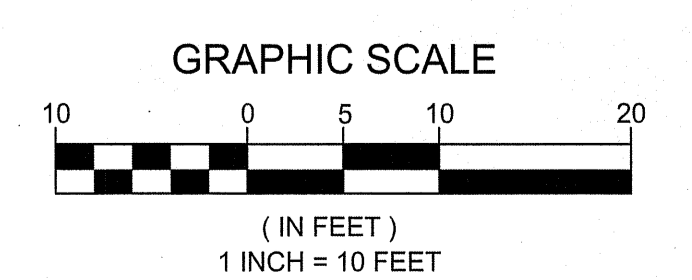
PROPOSED TOWNHOMES  
12,747 GFA  
(8 UNITS)

LAUREL LANE  
(TOWN MAINTAINED)  
One Way

PINE STREET  
(TOWN MAINTAINED)  
One Way

C/WBR1150, LLC  
BR. 27, PG. 397  
ZONED: TC

Hayes Development  
Joint Venture  
BR. 07, PG. 31  
ZONED: TC



**PRELIMINARY**  
FOR REGULATORY REVIEW ONLY

**MUNICIPAL ENGINEERING, INC.**  
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820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767  
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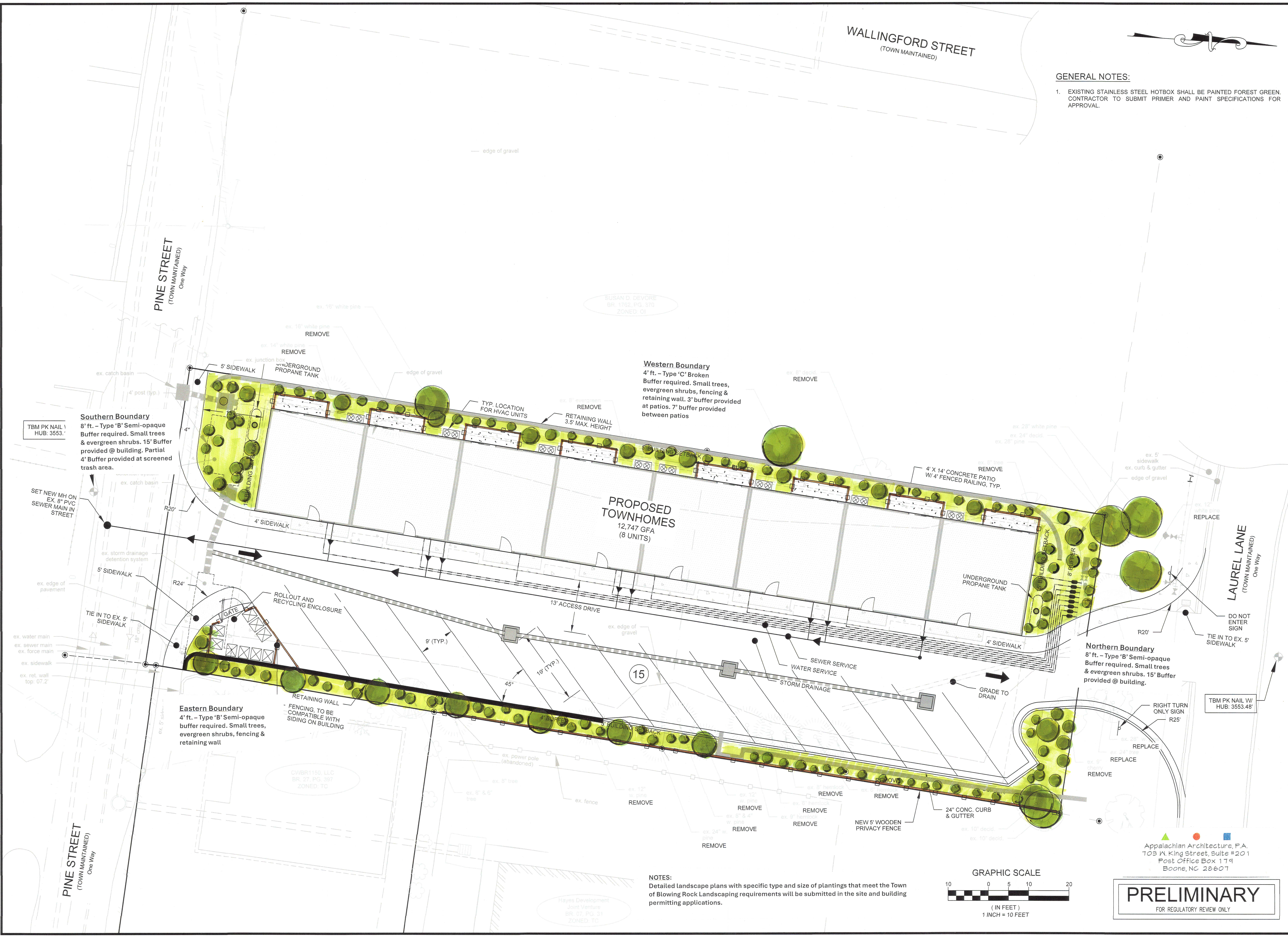


**PINE & LAUREL - CONDITIONAL USE PERMIT - 144 PINE STREET**  
**LUCRUM 7 LLC**  
**BLOWING ROCK, NORTH CAROLINA**

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PROJECT NUMBER: B24065  
DRAWING NO.: C-4  
SHEET NO.: 4 OF 5





**GENERAL NOTES:**  
 1. EXISTING STAINLESS STEEL HOTBOX SHALL BE PAINTED FOREST GREEN. CONTRACTOR TO SUBMIT PRIMER AND PAINT SPECIFICATIONS FOR APPROVAL.

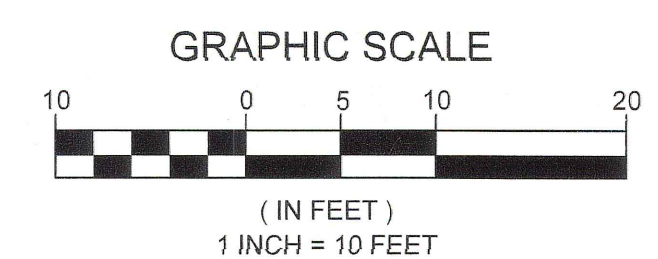
**Southern Boundary**  
 8' ft. - Type 'B' Semi-opaque Buffer required. Small trees & evergreen shrubs. 15' Buffer provided @ building. Partial 4' Buffer provided at screened trash area.

**Western Boundary**  
 4' ft. - Type 'C' Broken Buffer required. Small trees, evergreen shrubs, fencing & retaining wall. 3' buffer provided at patios. 7' buffer provided between patios

**Eastern Boundary**  
 4' ft. - Type 'B' Semi-opaque buffer required. Small trees, evergreen shrubs, fencing & retaining wall

**Northern Boundary**  
 8' ft. - Type 'B' Semi-opaque Buffer required. Small trees & evergreen shrubs. 15' Buffer provided @ building.

**NOTES:**  
 Detailed landscape plans with specific type and size of plantings that meet the Town of Blowing Rock Landscaping requirements will be submitted in the site and building permitting applications.



**PRELIMINARY**  
 FOR REGULATORY REVIEW ONLY

Appalachian Architecture, P.A.  
 703 N. King Street, Suite #201  
 Post Office Box 174  
 Boone, NC 28601

**MUNICIPAL ENGINEERING, INC.**  
 68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393  
 820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767  
 LICENSE NUMBER: F-0812 & C-586



**PINE & LAUREL - CONDITIONAL USE PERMIT - 144 PINE STREET**  
**LUCRUM 7 LLC**  
**BLOWING ROCK, NORTH CAROLINA**

Preliminary Landscape Plan

| DATE | BY | REV. | DESCRIPTION |
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|      |    |      |             |

SCALE: AS SHOWN  
 DATE: 09-20-24  
 DRWN. BY: SGJ  
 CHKD. BY: MPT  
 PROJECT NUMBER: B24065  
 DRAWING NO. C-3 SHEET NO. 3 OF 5







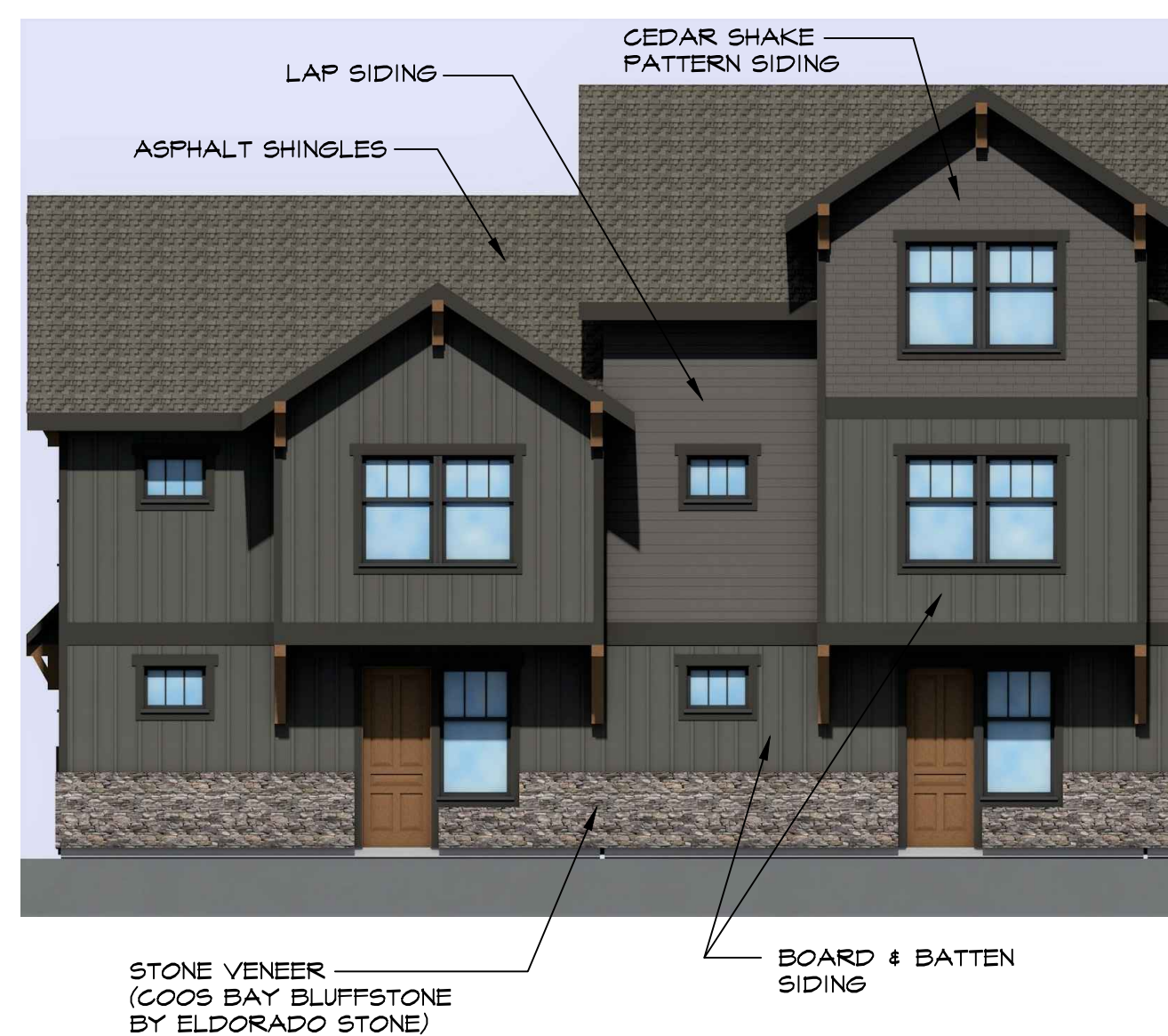


1 REAR ELEVATION  
A-2 1/8"=1'-0"



2 FRONT ELEVATION  
A-2 1/8"=1'-0"

3 END ELEVATION  
A-2 1/8"=1'-0"



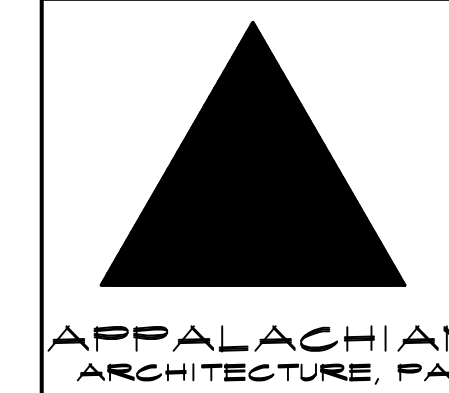
4 EXTERIOR MATERIALS  
A-2 N.T.S.



5 REAR VIEW PERSPECTIVE  
A-2 N.T.S.



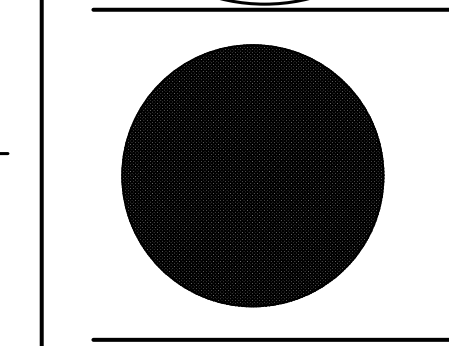
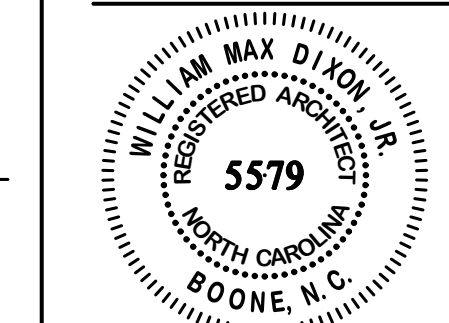
6 FRONT VIEW PERSPECTIVE  
A-2 N.T.S.



APPALACHIAN ARCHITECTURE, PA  
BILL DIXON, NCARB  
703 W. KING ST.  
SUITE 201  
BOONE, NC 28607  
828 265 2405  
FAX: 828 265 2406  
WEBSITE: WWW.APPALARCH.COM

DATE: 9/20/24

| NO. | DATE | REVISION | BY |
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|     |      |          |    |



EXTERIOR ELEVATIONS  
PINE & LAUREL TOWNHOMES  
BLOWING ROCK  
NORTH CAROLINA

DRAWN BY: LB  
CHECKED BY: BD

SHEET TITLE  
A-2  
OF 2





1 PERSPECTIVE FROM WALLINGFORD ST.  
A-3 N.T.S.



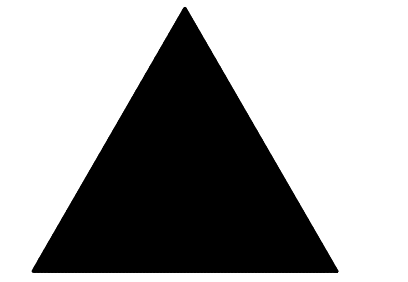
2 PERSPECTIVE FROM PINE ST.  
A-3 N.T.S.



3 PERSPECTIVE FROM LAUREL LN.  
A-3 N.T.S.



4 PERSPECTIVE FROM LAUREL LN.  
A-3 N.T.S.

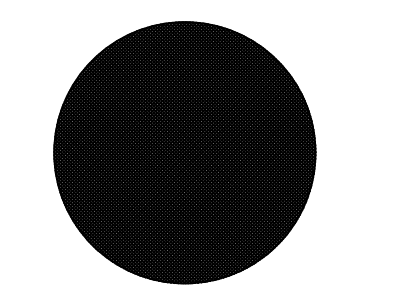
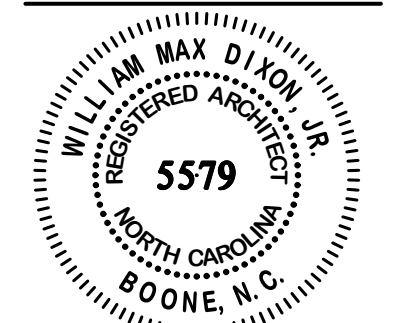


APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA  
BILL DIXON, NCARB  
705 W. KING ST.  
SUITE 201  
BOONE, NC 28607  
828 265 2405  
FAX: 828 265 2406  
WEBSITE: WWW.APPALARCH.COM

DATE: 9/20/24

REVISIONS:  
DATE: REV: BY:



PERSPECTIVES  
PINE & LAUREL TOWNHOMES  
BLOWING ROCK  
NORTH CAROLINA

DRAWN BY: LB

CHECKED BY: BP

SHEET TITLE

A-3  
of 3

