

## **Planning and Zoning Board**

### **Minutes**

**Thursday, July 17 2008**

**7:00 p.m.**

The Blowing Rock Planning and Zoning Board met on Thursday, July 17, 2008 for their regular scheduled meeting. Chairman West called the meeting to order at 7:00 p.m. Members present were Ron Mace, Ada Webster, Greg Grana, Nelda Miller, Sue Sweeting, Web Alexander and Jim Steele. Staff members present were Planning Director Kevin Rothrock, Town Manager Scott Hildebran, Town Engineer Doug Chapman, Intern Daniel Cobb and Administrative Assistant Sherrie Pitts.

*Ms. Sweeting motioned to approve minutes from the May 15<sup>th</sup> meeting.* Ms. Miller seconded the motion. **All members were in favor of the motion.**

### **Items of Business**

Mr. Alexander requested to be recused, stating a conflict of interest with this project. **All members voted in favor of the request.**

### **CUP 2008-04 Blowing Rock Art and History Museum**

Mr. Rothrock gave the staff report to the board in reference to the Blowing Rock Art and History Museum and the Town of Blowing Rock requesting a conditional use permit to construct an art and history museum and parking facility on town property. The 23,188 square foot museum building will be built facing Chestnut Street across from Rumble Memorial Presbyterian Church. The parking facility will consist of two levels of public parking. The subject property is zoned O-I, Office Institutional.

The proposed museum will be 23,188 sq ft in three stories with two levels built from the Chestnut Street level. The main entrance into the museum will be located almost directly across from the fellowship hall entrance at Rumble Church. The basement level entry will be in the lower level of the parking facility. The parking facility as currently designed will accommodate 64 parking spaces. An additional parking space can be provided if the dumpster area is removed from the upper level. Access to both levels of the structure will be from Chestnut Street. Public restrooms will be constructed on the upper level of the structure.

Most of the large trees from the site will be removed due to construction. However, staff opinion is that the 30 " oak near Chestnut Drive and several smaller trees near Edgewood Cottage parking could be retained to enhance the proposed landscaping for the museum and Edgewood Cottage. Along the rear (south) of the museum an eight-foot semi-opaque buffer is required. Along the rear (south) of the parking facility a 16-foot opaque buffer is required. The plans indicate compliance with these buffer requirements. An eight-foot yard is planned along Chestnut Street and Wallingford Street.

Storm water detention will be provided for the additional impervious surfaces created with this development. The storm water will be detained and released to a drainage system adequate to handle the flow.

The proposed museum requires 77 parking spaces. The proposed parking facility will accommodate 64 parking spaces. At least four additional spaces can be provided across from Edgewood Cottage. One additional space can be provided by removing the dumpster area from the upper deck of the parking facility. The provided parking can be up to 69 spaces. The museum has an agreement currently under consideration with Rumble Church for shared use of 12 spaces along Chestnut Street. The combination of new parking and a shared parking agreement would provide 81 parking spaces available for the museum.

The overall height of the building, measured from the main entrance to the main roof ridge, is approximately 46.5 feet. The maximum allowable height is 50 feet in the O-I zoning district. The roof directly above the entrance is approximately 40.5 feet at the entrance elevation. The highest ridge of the museum roof will be approximately 9 feet above the roof of the Rumble Church education building.

With no questions of staff the floor was opened to the applicant.

John Calvin, board member of BRAHM and construction project manager, discussed the plans and the town enhancement they hope to achieve. Mr. Calvin stated that there would be public restrooms in the parking structure. He advised that they concurred with the staff report. In regard to the letter from Rumble the request for shared parking spaces will be addressed by Rumble's board this month.

Joann Mitchell, director of BRAHM, presented a computer-generated presentation for visual effect of the proposed building. Ms. Mitchell explained the areas of the building, the architectural overview, and the planned gardens with some sculpture.

Chairman West asked how exhibits would be delivered. Mr. Calvin responded that delivery would be in the lower parking level in the southwest corner. They don't expect any tractor-trailer deliveries.

Mr. Grana inquired if data was available in regard to exhaust from parking decks. Mr. Calvin commented that the building code was specific to closed parking facilities; however, there is a percentage formula for open decks. He did not have the specific information.

Mr. Grana asked if they had any information on prevailing winds in the area. Mr. Calvin advised that he did not have information on winds.

Ms. Sweeting wanted to know if the dumpster was moved where it would be relocated. Mr. Calvin said that the museum probably would not generate enough refuse to require a dumpster. They planned to make arrangements to have it picked up curbside by the town. If a special event generated a larger amount of garbage they would make arrangements to have it removed.

Mr. Steele noted the plan called to use wood as a building material. Mr. Steele asked if the plans were prepared in regard to being in the central fire district. Mr. Calvin stated that he was very aware of the fire regulations. He commented that he had learned a quite a bit working with the Edgewood Cottage project.

Mr. Grana asked what the standard hours of operation would be and what they would be during and event. Ms. Mitchell stated that the hours typically would be 10 am to 5 pm with one closed day a week. For special events they could possibly be open as late as 9 pm.

Chairman West pointed out concrete piping at the south boundary and asked if it would cause any conflict with the screening. Mr. Calvin stated that they were looking at relocating the piping.

Chairman West asked if a ground based transformer would be required with the underground power coming into the property. Mr. Calvin commented that he did not know if a transformer would be something required. Chairman West noted that the air conditioning unit had been screened on the plan, and if a transformer was necessary would the plans provide screening. Mr. Calvin stated that it would be addressed.

With no other questions or comments for the applicant, the floor was open to public comment.

Ms. Ann Rhyne, resident of Globe Rd., commented that she was in favor of the museum but she was against the parking facility. The roads surrounding the proposed parking facility are extremely narrow and already heavily traveled. She is concerned about the traffic, noise, vehicle alarms and trash that will be generated from the parking facility. She advised she had sent letters to the mayor, council members and several town staff members requesting they look at alternative parking solutions. She suggested looking at enlarging Rumble Church parking to create satellite parking. This would allow saving park green space for more sculptures and outdoor functions.

Sue Glenn, Board of Trustees member for BRAHM, she stated that she had been involved in the initial purchase of the property. Ms. Glenn advised that one of the property owners had wanted to give the land to the Town for a town facility, possibly a park. But the owner was aware that it was to be purchased for a parking structure. The topography made it possible to conceal a multi-level parking structure. A stipulation was that the front portions of the land remain green space, which included the area of the Edgewood Cottage. She explained how BRAHM had proposed the museum. Ms. Glenn also stated that the parking facility had been modified substantially from three levels to two and creating green space around the perimeter of the property.

Ms. Sweeting asked if any consideration had been given between BRAHM board members and Rumble to the comments that Ms. Rhyne had presented. Ms. Glenn said that she could not comment to that.

Ms. Kathy Dacchille, resident Globe Rd., stated that she was opposed to building a second parking deck. She believes there are serious environmental issues including water drainage issues, noise, air pollution and trash that will come with the development of the property. She commented that the project would be across the street from single-family residential. In reference to Ms. Glenn's statement, the prior owners requested the Main Street area remain green space. That did not happen as there is a building on the property now.

Ms. Ginny Stevens, resident of Dogwood Lane and chairman of the Edgewood Cottage committee, commented to Ms. Dacchille's statement. She advised that Ms. Tiller and Ms. Lane gave some of the property. The rest was bought and Edgewood Cottage was already on the property.

Mr. Calvin commented that they have not discussed a parking facility at Rumble Church at this time. They had discussed the 12 parking spaces needed.

With no other questions or comments the floor was closed.

Ms. Sweeting asked if the pole light on the street on Wallingford was to be down lighting. Mr. Calvin stated that he was familiar with lighting issues and it would be down lighting and could be on a switch.

*Mr. Steele made a motion to approve the CUP as presented. Mr. Mace seconded the motion.*

*Ms. Sweeting requested to amend the motion as follows:*

- 1) obtain an agreement with Rumble Church for shared use of at least eight parking spaces*
- 2) all utilities be underground*
- 3) light pole on Wallingford be downward lighting and timed to reduce disturbance to residents*
- 4) remove dumpster site on deck.*

*Mr. Steele and Mr. Mace accepted the amendment to the motion. **All members voted in favor of the motion.***

At 7:50 pm Mr. Alexander returned to the board.

Mr. Rothrock commented on the Land Use Code update and had revised material for the subcommittee. Chairman West requested the material to be e-mailed to him.

Chairman West discussed data gathering that was currently being done for study on retail businesses from Green Park Inn, south 321, through Shoppes on the Parkway, north 321, and the downtown business district.

Ms. Sweeting said that the subcommittee did have a report with comments they would like shared with this study committee.

### **Adjourn**

*Mr. Grana made a motion to adjourn. Mr. Steele the motion. **All members were in favor of the motion.***

With no further business the Planning Board adjourned at 8:10 PM.

---

Jim West, Chairman

---

Sherrie Pitts, Administrative Assistant