

Planning and Zoning Board

Minutes

Thursday, April 18, 2013

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, April 18, 2013 for their regular scheduled meeting. Chairman Jim West called the meeting to order at 5:30 p.m. Members present were David Laughter, Ray Pickett, David Harwood, Doug Pegram, Alice Roess, and Lisa Stripling. Members Natalie Bovino and Debbie di Santi were absent. Staff members present were Town Manager Scott Hildebran, Planning Director Kevin Rothrock and Administrative Assistant Tammy Bentley. Chairman West asked if there were any changes to the minutes. Ms. Roess asked that the first sentence in the next-to-last paragraph on page 2 be changed from “roof color” to “exterior building color”.

Mr. Pegram made a motion to approve the minutes as changed. The motion was seconded by Mr. Pickett. All members were in favor of the motion.

CUP 2013 – 02 Harvest Moon Enterprises DBA Mellow Mushroom

Mr. Rothrock gave the staff report. Mr. Chuck Luddeke, on the behalf of Harvest Moon Enterprises, Inc (Mellow Mushroom) is requesting a conditional use permit to convert the former Bob Timberlake Gallery to a Mellow Mushroom restaurant. The subject property is located at 964 Main Street and is zoned Town Center. The applicant is requesting elimination of the existing parking spaces on the north side of the building and adding a 288 sq ft storage space for a freezer and storage. He is also requesting the addition of a covered patio for 24 outdoor seats on the Main Street side of the building.

Chairman West asked if there were questions for the Staff. Mr. Rothrock updated the Board on how he arrived at the number of parking spaces that the use change (if granted) would require. Mr. Harwood asked if his figures were based on a restaurant with no carry-out. Mr. Rothrock said that parking requirements covered both dine-in only and dine-in with carry-out establishments.

Chairman West asked if the false window on the proposed storage space met the 50% rule. Mr. Rothrock responded that meeting the architectural requirement was more important than the size of the window and that the 50% requirement was for the entire building. The Board discussed the materials that would be used for the storage space and patio roof. Mr. Rothrock told the Board that materials would match the original building.

Ms. Roess said that the numbers did not add up in Mr. Matt Vincent's letter regarding the available parking spaces in the Coffey lot. Mr. Rothrock said he had measured the lot and there were 13 spaces available. Mr. Pegram asked if the spaces would be marked. Mr. Rothrock responded that they would be.

The Board discussed the effect of the patio roof on the natural light for the adjacent hair salon and the pitch of the storage room roof. Mr. Rothrock said that the shed roof should not interfere with the light for the salon. Mr. Rothrock also stated that he did not know the pitch of the roof. Mr. Harwood said the minimum was 6/12 and Mr. Rothrock agreed.

Mr. Pegram asked if noise would be a concern. Mr. Rothrock said the applicant would have to conform to the Town's Noise Ordinance.

Chairman West asked the applicant to speak. Mr. Chuck Luddeke, owner of Mellow Mushroom introduced himself and thanked the Board for their efforts. He said that he thought that this would be a great addition to downtown Blowing Rock. He stated that this building is much more in line with the Mellow Mushroom franchise and with the Boone location. Mr. Luddeke confirmed for Ms. Roess that he also owns the Boone Mellow Mushroom.

Ms. Roess asked Mr. Luddeke the estimated time of completion. He responded that it would take about one year and that he could not start until the project was approved by Town Council and Mellow Mushroom corporate. Ms. Roess also asked if the staff would increase. Mr. Luddeke said he hoped so and that the increase would be due to increased business, not to an increase in the number of seats, as the current location has the same number of seats as the location would have.

Mr. Pickett asked about the proposed recycling area in the alley behind the building and that recycling was a requirement of an ABC permit. Mr. Luddeke confirmed that recycling is still a requirement of his ABC permit and he plans to use roll-out bins and keep the area neat. Mr. Luddeke told the Board that the bins would be emptied Monday through Friday. Mr. Pickett expressed concern with excessive accumulation during the weekend and asked Mr. Luddeke if the recycling would be collected on Saturday. Mr. Luddeke had not asked about Saturday collection, but felt sure that it was available. Mr. Pickett then asked Mr. Luddeke where he would store recyclable cardboard. Mr. Luddeke said he would store that in the alley as well.

Chairman West asked Mr. Luddeke the pitch of the roof on the storage space. Mr. Luddeke deferred the question to Mr. Matt Vincent, General Contractor with Vincent Properties Construction. Mr. Vincent said he had not determined the pitch yet, but it would be at least a 6/12 pitch and more likely an 8/12 pitch. Mr. Harwood said that the storage space should not look like it was an addition. Mr. Vincent stated that the goal is to make the additions look like they have always been part of the building. Chairman West asked what material would be under the outdoor seating area. Mr. Luddeke said they want to use the pavers that are there now. He also stated that they want to keep as many of the existing plants as possible.

Mr. Pickett made a motion to approve the request with assurance from the applicant that the recycling would be done in the morning, in accordance with the Town's Noise Ordinance, except that the recycling could not be collected before 8:00am and the garbage/recycling be shielded from public view. The motion was seconded by Mr. Laughter. All members were in favor of the motion.

Other Business

Chairman asked Mr. Rothrock for an update on the Comprehensive Plan proposals. Mr. Rothrock said two proposals were submitted. He is going through them now and will report to Town Council next week. Chairman West said that the Planning Subcommittee members will help with the Plan, but all Board members are welcomed to offer their input. Mr. Rothrock said that he will follow the Town Council's lead and that the workshop schedule may be available next month. Chairman West asked that the Board be emailed any schedules. Mr. Rothrock said that part of the proposal is that the consultant meets with the subcommittee to include them in the process.

Mr. Laughter asked about the progress on the 321 widening project. Mr. Hildebran and Mr. Rothrock stated that grading work is now concentrated on the area south of Blowing Rock. Chairman West asked about the status of the retaining walls. Mr. Hildebran said that a sample is at the Fire Department, but it has not been stained.

Mr. Rothrock said that he and Mr. Hildebran went to the ribbon cutting for the first section of the Middlefork Greenway and that it was well attended.

Ms. Roess invited all the Board members to attend the Town clean up day sponsored by BRAAC on Saturday, April 20.

With no further business Ms. Roess made a motion to adjourn, seconded by Ms. Stripling. All members were in favor of the motion.

Adjourn

With no further business the Planning Board adjourned at 6:40 p.m.

Chairman West

Tammy Bentley, Administrative Assistant