

Draft

Planning and Zoning Board

Minutes

Thursday, May 21, 2015

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, May 21, 2015 for their regularly scheduled meeting. Chairman Harwood called the meeting to order at 5:30 pm. Members present were David Laughter, Lisa Stripling, Wes Carter, Genie Starnes and Jim Steele. Members Kim Hartley, Natalie Bovino and Joe Papa were absent. Staff members present were Planning Director Kevin Rothrock and Administrative Assistant Tammy Bentley.

Chairman Harwood asked if there were any changes to the April 16, 2015 meeting minutes. There were none. *Ms. Stripling made a motion to approve the minutes, seconded by Mr. Laughter. All members were in favor of the motion.*

Ms. Starnes asked to be recused from the meeting because she is a member of the Blowing Rock Country Club. *Ms. Stripling made a motion to recuse Ms. Starnes from the meeting, seconded by Mr. Laughter. All members were in favor of the motion.*

CUP 2015-01 Blowing Rock Country Club Fitness Center/Cart Barn

Mr. Rothrock reviewed the staff report and Powerpoint presentation. The Blowing Rock Country Club is requesting a conditional use permit to construct a fitness center and cart barn. The proposed 1.85 acre site will be a combination of 3 parcels at the corner of Highway 321 and Country Club Drive. The site is zoned R-6M, Multi-family and is located in the WS-IV-PA water supply watershed. The proposed used is allowed in R-6M. The upper level of the structure will be a fitness center and the lower section will house a cart storage facility. The cart staging area and cart parking will be integrated with the vehicle parking.

There is an existing stream on the north side of the proposed building that will be piped and filled to bring the grade up to the parking lot and building elevation. US Army Corps and State approval for this had been granted and is being authorized through a separate permitting process.

Chairman Harwood asked Mr. Rothrock if this is contiguous with the course and if the course is zoned R-6M. Mr. Rothrock replied that the course is zoned R-15 and that the site is zoned R-6M. Chairman Harwood confirmed with Mr. Rothrock that the zoning of the site would not be changed.

Chairman Harwood asked where the trash containment would be housed. Mr. Rothrock said behind the clubhouse in an existing dumpster.

Mr. Carter asked for clarification on the proposed facility being allowed in the R-6M zoning district. Mr. Rothrock responded that golf courses and all associated facilities are allowed in the zoning district.

Chairman Harwood asked if this use would be allowed in this zoning district if the facility was not associated with the club. Mr. Rothrock said it would not be allowed.

Mr. Carter asked Mr. Rothrock to read the section of the land use code allowing this use. Mr. Rothrock read Section 6.220 of the Table of Permissible Uses of the Town of Blowing Rock Land Use Code, which is as follows:

“6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school”

Chairman Harwood asked if the applicant would like to speak.

Mr. Mike Trew, Engineer, thanked the Board for their time. Mr. Trew told the Board that this project would serve many needs of the club 1) a cart barn, 2) parking-which is haphazard now, and 3) a fitness facility. He said that the architecture will match the existing club and that the building will be very nice and provide a gateway into the club and the neighborhood. Mr. Trew added that they had incorporated data from NCDOT regarding access to Fairway Villas into the design. Mr. Trew said that the club is in negotiations with NCDOT regarding adding a left turn lane and that cost would be paid by the club.

Mr. Steele asked what happens if Fairway Villas does not get access. Mr. Trew said he did not know, but assumed DOT would use Eminent Domain to acquire the necessary property. Mr. Rothrock said that this situation does not apply to this project. Mr. Carter asked where Fairway Villas access is now. Mr. Rothrock referred to the Powerpoint presentation and indicated the current access for Fairway Villas and the proposed access as shown on the plans submitted by the applicant.

Mr. Harwood asked where the HVAC mechanical units would be placed. Mr. Trew said placement of the units would meet Town code. Mr. Rick Porter said that the units would be similar to residential units and would be set on the ground.

Mr. Carter said he was surprised that the stream could be culverted and asked the length of the culvert. Mr. Trew responded 135' and they can culvert up to 150'. He added that this is considered a low density project and that storm water retention will meet Town code and that they will use best practices. Mr. Carter said that he thought this was a beautiful natural area and hated to see it disturbed. Mr. Trew said that the topography dictated piping the creek.

Mr. Carter asked what will happen to the existing cart barn. Ms. Martha Watkins said it would be torn down. Mr. Carter asked if the new cart building is the same size as the existing cart building. Ms. Watkins responded that the new building is a little larger.

Chairman Harwood asked for the time frame of the construction. Ms. Watkins said 12 months from start to finish and they are hoping to start in August.

Chairman Harwood opened the meeting to public comment. There was no public comment.

Mr. Laughter made a motion to close the meeting to public comment, seconded by Ms. Stripling. All members were in favor of the motion.

Mr. Steele asked if another conditional use permit would be required if the club wanted to change the use of the building in the future. Mr. Rothrock responded that would depend on how substantial the change would be.

Chairman Harwood noted that the project meets everything in the Town code and asked about buffer requirements along Highway 321. Mr. Rothrock said that the buffer would be in the form of a berm. Mr. Porter said that the grade from Highway 321 is 18 feet and that only the roof of the building would be visible. Mr. Rothrock noted that trees and shrubbery will be required per Appendix E of the Land Use Code, but we are not trying to screen an attractive building from traffic.

Mr. Laughter made a motion to send to Town Council as presented. Ms. Stripling seconded the motion. All members were in favor of the motion.

With no other business, *Mr. Steele made a motion to adjourn the meeting, seconded by Mr. Laughter.* **All members were in favor of the motion.**

Chairman Harwood adjourned the meeting at 6:20 pm.

Chairman David Harwood

Tammy Bentley, Administrative Assistant