

## Planning and Zoning Board

### Minutes

Thursday, March 18, 2004

The Blowing Rock Planning and Zoning Board met on Thursday, March 18, 2004. Chairperson Susie Greene called the meeting to order at 7:00 p.m. Members present were Paul Peterson, Ron Oberle, Albert Yount, Jim West, Ron Mace, Cobb Milner and George Snyder. Staff members present were Scott Hildebran, Town Manager, Kevin Rothrock, Planning Director, Marion Rothrock, Town Engineer, and Sherrie Pitts, Administrative Assistant.

*Chairperson Greene made a motion to approve the minutes as submitted, seconded by Mr. West. All were in favor of the motion.*

#### **Conditional Use Permit #2004-01 (Amendment to CUP 1998-12)**

Mr. K. Rothrock presented the staff report information to the board in reference to CUP 2004-01, amending a 1998 CUP for Village at Chestnut Ridge subdivision-Phase II. John and Cecilia Grasinger own the 2.674 acre property. They propose dividing the property into two lots. Lot 10 will be 0.58 acres, and Lot 11 will be 2.094 acres. Mr. Peterson asked about the property being permanent green space. The original CUP specified that the property was to remain green space until developed. Mr. Yount asked if water and sewer was available and if a sewer pipe went through Lot 11. Mr. M. Rothrock explained approximate locations of sewer lines and advised the lots did have water and sewer available to them. Mr. Snyder asked if the stormwater drainage system for Phase I was able to handle the water for this proposal. Mr. M. Rothrock stated the system was prepared for Phase I, which were the first 9 lots. Mr. Grasinger stated there had been an owners association created recently where deed restrictions were put on properties. Mr. West asked how Mr. Grasinger planned to handle stormwater runoff on the proposed lots. Mr. Grasinger thought a catch basin to retain the water with a slow, seep drain system would work, but he was willing to meet with the Town Engineer to discuss the best way for handling water runoff. Mr. Yount asked if Mr. Grasinger was adverse to stormwater detention. Mr. Grasinger was not opposed to that possibility. Ms. Cyndi King, adjoining property owner, asked if the developer had planned to build a spec house, or were they selling the lot. Mr. Grasinger advised he planned to hold on to the property for now, but he might build later. Ms. King wanted to know if the lots were sold what measure would be taken to make sure the property owner built on the site recommended. Mr. Grasinger advised it could be written in the deed. Ms. King had a complaint in regard to the sewer line that crossed her property. She thought it was set up so that no one else could connect to the line. Mr. M. Rothrock stated others could be connected. Mr. Peterson asked where would water be retained and how would it be eliminated. Mr. M. Rothrock stated he did not know if the topography could allow it to run across lower portion of Lots 6,7,8. Mr. Jeff Foster, adjoining property owner, was present to speak for him and other property owners that could not be present. He stated the stormwater runoff was greater since development of the subdivision. Mr. Yount stated it looks like most of the water problem comes from Pine Village. Mr. M. Rothrock agreed. Ms. King stated when the hospital paved the parking lot the water problem increased drastically. Mr. Peterson asked if there was a logical solution to the problem of water drainage, and could it be fixed without the whole burden being on the Grasinger's. Mr. Hildebran advised it could be looked into probably later in the year.

*Mr. Peterson made a motion to accept the CUP with the following conditions:*

1. Owner provides stormwater retention as per town code.
2. Limit development on Lot 11 to one house.

3. Build no farther back than 150 ft. from border of Lot 10.

4. Retain green space, subject to new CUP application.

5. Condition that the developer meets with Town engineer reference additional storm water improvements.

*Mr. Yount Seconded motion.*

Mr. K. Rothrock suggested that the board be specific on the exact permanent green space. Mr. Grasinger wanted to know if he was required to retain water in the permanent green space. Mr. Oberle stated this was not a required improvement but not to create a more damaging effect. Mr. Grasinger stated maybe he should withdraw his CUP, meet with Town Engineer to find solutions to help everyone.

*Mr. Oberle motioned for withdrawal of the CUP. Mr. Snyder seconded motion. All were in favor of the motion.*

Mr. K. Rothrock suggested not to withdraw but table the plan. Mr. Grasinger agreed.

*Mr. Peterson asked to recant the prior motion, and make a motion to table the CUP. Mr. Oberle seconded motion. All were in favor of the motion.*

### **Clarification Land Use Code**

Mr. K. Rothrock presented the staff report to the board explaining that various definitions and standards on lots, driveways, and roads need to be clarified. Mr. K. Rothrock suggests a subcommittee study the issue.

Chairperson Greene made a comment that in the last year subcommittees have been appointed and have done extraordinary jobs with the tasks given. Chairperson Greene asked for volunteers for a subcommittee to work on definitions. Members on subcommittee: Mr. Jim West, Mr. Albert Yount, Mr. Doug Drury, and Mr. Jim Steele.

Chairperson Greene spoke about the Tree committee: Mr. Cullie Tarleton will join Mr. Jim West on this committee, Mr. Ron Oberle will remain with the committee as an interested citizen.

Chairperson Greene stated there had been substantial clearing on a lot across from Dockside Ira's and the sound buffer had been eliminated. She was concerned The Town would start getting noise complaints about Dockside Ira's.

Chairperson Greene asked about family definition, and stated the committee had gotten information from four different cities to aid in defining family. Mr. Rothrock stated the family definition had been tabled indefinitely.

Chairperson Greene stated that if we don't address the definition we would be reactive instead of proactive.

Mr. K. Rothrock wanted to mention there was a committee in place working on 911 addresses to make homes easier to locate. The committee is working on ways of putting house numbers on decorative iron posts visible from roadways marking driveways and homes.

### **Installation of New Board Members**

Mr. Doug Drury, Mr. Jim Steele, and Mr. Cullie Tarleton were sworn in.

Election of chair and vice-chair: *Mr. Albert Yount nominated Mr. Jim West for chair, Mr. Cobb Milner seconded. All were in favor. Mr. Jim West nominated Mr. Albert Yount for vice-chair; Mr. Cullie Tarleton seconded. All were in favor.*

No further business *Mr. Tarleton made a motion to adjourn, seconded by Mr. Yount. All were in favor.*

**Adjourn**

With no further business, the Planning Board adjourned at 8:50 P.M.

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**Jim West, Chair Sherrie Pitts, Administrative Assistant**