

MINUTES

Town of Blowing Rock

Planning and Zoning Board

June 17, 2004

The Town of Blowing Rock Planning and Zoning Board met in regular session on Thursday, June 17, 2004 at 7:00 p.m. Members present were Cobb Milner, Jim Steele, Al Yount, Dennis Quinn, Ron Mace, Doug Drury, and George Snyder. Cullie Tarleton was unable to attend. Town of Blowing Rock staff members present were Planning Director Kevin Rothrock, Planning Intern Chris Hudson and Sharon Greene.

APPROVAL OF MINUTES

Cobb Milner made a motion to approve the minutes of the May meeting as presented with a second from Al Yount. All members were in agreement.

BUSINESS

CUP #2004-04 Pssghetti's Restaurant

Mr. Frank Mongelluzzi owner of Pssghetti's Restaurant requested a conditional use permit for site improvements and building renovations at the Old Riverwood restaurant located at 7179 Valley Blvd.

The history of this project was given to the Board by Planning Director Kevin Rothrock. The original request for modifications to the old Riverwood was to construct a new access road to the property, a large retaining wall for the access road, storm drainage improvements, parking lot re-paving, building exterior color changes, and interior renovations. This work required a conditional use permit.

However, the scope of work was reduced to interior renovations, exterior color change, providing a new location for the handicap space, dumpster pad location and screening, and a driveway alteration near the upper parking area. A zoning permit was issued for the proposed project.

During the construction phase, the project became more and more involved and many decisions were made in the field to assist the contractor in getting the project completed.

Eventually, the project had been modified so substantially that administrative approval was no longer acceptable and a conditional use permit was required. Had the extent of the project been presented initially, a conditional use permit would have been required.

The Board had some questions concerning the storm water detention system, the proposed retaining wall, and if the Town had any easements under the building for water/sewer lines etc.

Mr. Tony DiSanti presented the Board with the plans for the work to be done to this project. Mr. West asked if this represented close to what was going to be built and Mr. DiSanti assured him it would be.

Mr. West asked if there were any comments concerning the exterior materials for this project. The Board felt the materials fit in well with the surroundings and other buildings in Blowing Rock.

Mr. Milner made a motion to grant the **Conditional Use Permit #2004-04** as presented. Albert Yount provided a second. All members were in favor.

LAND USE ORDINANCE Section 16-124

This section allows the expansion of nonconforming houses beyond the existing footprint and into the applicable setbacks. Where houses encroach into a setback, the structure may be enlarged along the line of nonconformity as long as it does not encroach further into the setback.

A zoning subcommittee reviewed Article VIII – Nonconforming Situations and specifically Section 16-124. They agreed that the interpretation of the nonconforming ordinance was correct and that houses could be expanded along a line of nonconformity.

The subcommittee recommended a revision of the ordinance that would

- a. allow nonconforming houses to be built back within the same footprint
- b. allow expansion of a nonconforming structure up to 25% of the square footage of existing nonconforming habitable floor area; and
- c. allow expansion of nonconforming uncovered decks less than six feet in height along the established line of nonconformity.

After reviewing the subcommittee's recommendations, Doug Drury made a motion to accept recommendations of the subcommittee, seconded by Dennis Quinn.

WATERSHED REGULATIONS

Planning Director Kevin Rothrock and Andy Lovingood from McGuill and Associates provided the Planning Board with information concerning Water Supply Watershed Protection Rules as adopted by the NC Environmental Management Commission on February 13, 1992.

Items discussed were Planning Board authority, watershed boundaries, density, allowable impervious area by district and variances.

SIGNAGE ORDINANCE DISCUSSION

Signage for public, non-profit, and cultural events were to be discussed at this time. A motion was made by Doug Drury to send this to the subcommittee for further review, seconded by Albert Yount. All members were in favor.

SUBCOMMITTEE REPORTS AND FUTURE ASSIGNMENTS

Jim West asked for volunteers to form subcommittees such as a planning sub-committee, public property subcommittee, and zoning committee, etc.

The planning subcommittee will consist of George Snyder, Dennis Quinn, Ron Mace, and Doug Drury.

The zoning subcommittee consists of Jim West, Doug Drury, Albert Yount and Jim Steele.

Public property subcommittee includes Cobb Milner, Jim West, and Jim Steele.

There being no further business to discuss, a motion was made by Cobb Milner, seconded by Dennis Quinn to adjourn at 9:30 p.m.

Chairman_____

Jim West

Recorder_____

Sharon Greene