

## **Planning and Zoning Board**

### **Minutes**

**Thursday, March 17, 2005**

The Blowing Rock Planning and Zoning Board met on Thursday, March 17, 2005. Vice-chairman Yount called the meeting to order at 7:00 p.m. Members present were Dennis Quinn, Ron Mace, Sue Sweeting, Jim Steele, Cullie Tarleton and Nelda Miller. Staff members present were Kevin Rothrock, Planning Director, Doug Chapman, Town Engineer, Tyler Jones, Intern and Sherrie Pitts, Administrative Assistant.

*Mr. Steele made a motion to approve the minutes, seconded by Mr. Tarleton. All were in favor of the motion.*

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

Ms. Nelda Miller and Ms. Sue Sweeting were sworn in.

Vice-chairman Yount requested to revise the agenda to hear the Amendment to Chetola Manor House CUP # 2003-07 first.

### **Amendment to Chetola Manor House CUP # 2003-07**

Mr. Rothrock presented the staff report to the board in reference to the conditional use permit # 2003-07. The request is to add a roof to the existing arbor adjacent to Chetola Lake. The roof will have a 6:12 pitch and will be covered with cedar shakes.

With no questions of staff or the public the hearing was closed.

*Ms. Sweeting made a motion to approve the amendment as presented. Mr. Mace seconded the motion. All members were in favor of the motion.*

### **The Faith Bridge United Methodist Church Conditional Use Permit # 2005-03**

Mr. Rothrock presented the staff report to the board in reference to conditional use permit # 2005-03. The request is for construction of an 11,500 square foot church building. All of the old buildings on the property will be demolished. Entry will remain from the existing driveway cut off Hwy 321. Retaining walls will be required along the rear of the upper parking area and along the side property lines. Both walls along the rear parking lot will be approximately 12 feet in height. The walls along the side property lines will be about seven feet in height. Parking requirements would be 92 spaces. This is provided within the two main parking lots. There will be three additional spaces along Hwy 321. All storm water detention will be provided in an underground detention system under the lower parking lot. There is no sewer service available to the project site. A septic system approval must be obtained prior to the Town Council meeting. An existing water line is available to the property. An upgrade of this water line is required by NCDENR. NCDENR also mandates that a service line, with hydrants, from the water main at Hwy 321 remains private until the water moratorium is lifted. Standard coach lights will be provided for the parking area and driveways.

Staff recommendation for the retaining wall, along the roadway coming in, is to be stone faced similar to the bridge and the building.

Vice-chairman Yount asked if the Army Corp of Engineers would need to be involved. Mr. Chapman, town engineer, commented that the water line would cross under the creek that would not be a major issue.

With no further questions of staff, Vice-chairman Yount opened the floor to the Applicant.

Cindy Shelton, applicant and core member of the church, Mary Ann Romanat, pastor of the church, Benjie Thomas, West Consultants and Robert Reedy, architect were all introduced for the project.

Mr. Thomas commented that the 30 foot buffer is there and would not change. Some of it is in disrepair and will be re-established.

Vice-chairman Yount asked if the applicant would be willing to work with cultured stone as suggested on the small retaining wall. Mr. Thomas responded that cost was a major reason for using retaining block instead of stone. They thought shrubs planted in front of wall would break the vision of a solid wall and have pleasing appearance. Mr. Reedy stated that the applicant is willing to work with the Town on this issue.

With no further questions of the applicant Vice-chairman Yount opened the floor to the public.

The public hearing was closed with no questions from the audience.

*Mr. Tarleton made a motion to approve the project with cultured stone being used on the building, using what staff recommends on the small retaining wall and the use of gray texture stone on the larger retaining walls. Vice-chairman Yount seconded the motion. All members were in favor of the motion.*

### **The Hillwinds Inn Conditional Use Permit # 2005-01**

Mr. Rothrock presented the staff report to the board in reference to the conditional use permit # 2005-01. The request is to add two rooms and two balconies to Hillwinds Inn. The new rooms will be added to the existing innkeeper's house. A dining area will be renovated to use as a breakfast area for the inn customers only. The Applicant is proposing to add two balconies, with decorative railing, onto the upper rental rooms of the main inn building. The balconies will face the parking area. Window shutters will be added to the existing windows and a skylight will be added on the roof. Hillwinds Inn has 20 rental units. There are 21 parking spaces on site. At least two additional spaces will be needed to accommodate a receptionist and breakfast preparer/cook. The plan shows 28 spaces, but the handicap spaces cannot be provided as shown, Therefore, the number of parking spaces provided will be 27.

Ms. Sweeting questioned if the main building configuration is changed will an elevator be installed for handicap access. Mr. Rothrock commented he did not believe they would have to as they did have handicap rooms available on the property.

There was discussion among the board on the wrought iron balconies concerning, if and how it fit into the mountain resort.

With no other questions of staff, Vice-chairman Yount opened the floor to the Applicant.

Mr. Jim Richardson, representative for Charming Inns of Blowing Rock, commented that the wrought iron idea was a Williamsburg theme not a New Orleans look. However, he stated they were very flexible. They are adding shutters and iron railing to enhance the look of the building.

With no further questions of the applicant Vice-chairman Yount opened the floor to the public.

The public hearing was closed with no questions from the audience.

*Mr. Tarleton made a motion to approve as submitted, seconded by Mr. Mace.*

Ms. Sweeting advised that she still had a problem with the upstairs change in regard to the Americans with Disabilities Act (ADA). Mr. Richardson commented that he would check into the ADA regulations.

Vice-chairman Yount advised there was a motion and second on the floor. **The Motion carried six to one.**

### **Discussion on ETJ Expansion**

Mr. Rothrock advised that Town Council has requested the Planning Board look at expansion of the Extra Territorial Jurisdiction to the Northeast, Green Hill area, of town. There are 137 property owners in this area. The board needs to think about possible zoning district(s) between now and the next Planning Board meeting. Mr. Steele asked if this would go to the zoning subcommittee. Mr. Rothrock advised he had not thought about it before but that it would be a good idea. Ms. Sweeting asked what changes are made to properties when they are incorporated into the ETJ. Mr. Rothrock stated that they would follow the Town's Land Use Code.

Mr. Wayne Green, interested party, had created questions regarding ETJ, which were handed to the board members. Mr. Green also had information he wanted to discuss on House Bills in regard to Extra Territorial Jurisdiction. Mr. Green advised he wanted to discuss this with the Planning Board so he could go to the Town Council with a request to endorse these three bills in legislature. Vice-chairman Yount advised Mr. Green he did not need permission from the Planning Board to go to Town Council.

Martina Ford, resident of Green Hill Rd, had comments on incorporating their area into Blowing Rock's ETJ. She would like in writing what the rules for property owners would be within the ETJ.

*Mr. Tarleton made a motion to send the ETJ study to subcommittee and to coordinate with the property owners in the area with dates and times of meetings. Ms. Sweeting seconded the motion.*

**All members were in favor of the motion.**

### **Adjourn**

With no further business, the Planning Board adjourned at 8:45 P.M.

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**Albert Yount, Vice-chair Sherrie Pitts, Administrative Assistant**

