

Planning and Zoning Board

Minutes

Thursday, October 20, 2005

The Blowing Rock Planning and Zoning Board met on Thursday, October 20, 2005. Chairman West called the meeting to order at 7:00 p.m. Members present were Ron Mace, Cullie Tarleton, Jim Steele, Sue Sweeting, Albert Yount and Dennis Quinn. Staff members present were Planning Director Kevin Rothrock, and Administrative Assistant Sherrie Pitts.

Mr. Tarleton made a motion to approve the minutes as submitted, seconded by Mr. Yount. All were in favor of the motion. (Mr. Mace had not yet arrived)

Tanner Factory Store CUP #2005-12

Mr. Rothrock presented the staff report to the Board in reference to the Conditional Use Permit #2005-12.

The request is to make exterior changes to the Tanner Factory Store located at 8253 Valley Blvd. Ms. Wendy Estes is proposing to cover the brick façade with bark siding and paint the exposed gable ends of the building. The subject property is zoned GB, General Business. According to the current 321 widening plans, the building will most likely be removed during roadway construction. The Applicant is aware that the building will likely be removed, but would still like to make these exterior improvements. Based on inspection of the subject property, there are no other site or building improvements recommended by staff.

With no questions of staff, Chairman West opened the floor to the applicant.

Mr. Bill Dixon, architect representing the applicant, spoke about the improvements and paused for questions. With no questions or comments of Mr. Dixon or the applicant the hearing was opened to public comment and closed with no questions from the public.

Mr. Quinn made a motion to recommend approval of the Conditional Use Permit as submitted. Mr. Tarleton made a second to the motion. All members voted in favor of the motion. Mr. Mace arrived late and did not vote on this issue.

Big Box Discussion

Mr. Rothrock gave the staff report to the Board in reference to a Big Box Ordinance Study. The Town Council has asked the Planning Board to study the potential of “big box” developments (Wal-Mart, Lowes, Home Depot, or other large commercial buildings) locating in Blowing Rock. The Board was also asked to study the Land Use Ordinance regulations to determine if any big box development would negatively affect the village character. The zoning subcommittee had a brief discussion on big box development and suggested the staff provide an update. A draft “Big Box” ordinance was not available for review and consideration at this time. Mr. Rothrock recommended that the planning subcommittee study this issue further and develop a list of objectives and draft ordinance for review.

There was discussion by the Board on development of a big box ordinance. The Board asked for information from other resort towns and how they have addressed big box issues.

Mr. Quinn made a motion to have the Town Council enact a six-month moratorium to prohibit development of any commercial building twenty thousand square feet or larger. Ms. Sweeting seconded the motion. All members were in favor of the motion.

Other Business

Mr. Quinn spoke for the planning subcommittee and gave a brief update on what the subcommittee was working on. The subcommittee was studying the Comprehensive Plan and deciding on how best to assign tasks to various groups to relieve staff of some responsibility.

Mr. Quinn commented that the Town should look at tour buses and how to deal with them in the Central Business District. There was some discussion on buses by the Board.

With no further business *Mr. Tarleton made a motion to adjourn. Ms. Sweeting seconded the motion. All members were in favor of the motion.*

Adjourn

With no further business, the Planning Board adjourned at 8:00 P.M.

Jim West, Chair

Sherrie Pitts, Administrative Assistant