

Planning and Zoning Board

Minutes

Thursday, March 16, 2006

The Blowing Rock Planning and Zoning Board met on Thursday, March 16, 2006. Chairman Jim West called the meeting to order at 7:00 p.m. Members present were Ron Mace, Sue Sweeting, Cullie Tarleton, Nelda Miller, Jim Steele, Albert Yount, Web Alexander and Dennis Quinn. Staff members present were Kevin Rothrock, Planning Director, Scott Hildebran, Town Manager, Doug Chapman, Town Engineer and Sherrie Pitts, Administrative Assistant.

Chairman West presented corrections to minutes, Mr. Yount commented on a ruling from the North Carolina Appraisal Board and his concerns of conflict with his job including property issues and his seat on the Planning Board.

Mr. Tarleton made a motion to approve the minutes as amended. Ms. Sweeting seconded the motion. All members voted in favor of the motion.

Installment of New Board Members

Mr. Web Alexander was sworn in. Chairman West, Mr. Mace and Mr. Quinn were reinstalled as Planning Board members.

CUP 2006-05 Blowing Rock Conference Center

Mr. Rothrock presented the staff report to the board in reference to CUP 2006-05. Mr. Bill Dixon, Architect, on behalf of the Blowing Rock Conference Center is requesting a conditional use permit for renovations and additions to the "Shuford Hall" assembly building and adjacent "motel" building, improvements of the pool building and for several changes to the building, grounds, landscaping and courtyard. The subject property is zoned O-I, Office-Institutional located within the WS-IV-PA water supply watershed, and is located in the Extraterritorial Jurisdiction (ETJ). The sidewalk will be reconfigured and widened. Landscaping modifications are also proposed. No additional impervious areas are proposed according to the plans submitted. Approximately 1000 square feet of impervious areas are planned to be reverted back to pervious surfaces. Mr. Rothrock also advised he had received two letters from residents requesting stop signs be installed at the conference center property exits.

With no other questions of staff Chairman West opened the floor to the Applicant.

Bill Dixon of Appalachian Architecture, handed photos of the conference center property to the board and explained the renovation request. Mr. Dixon commented that, speaking for the owners, adding stop signs would be no problem.

Mr. Tarleton, board member, asked about removing the enclosure to the pool. Mr. Dixon advised that the building was faded and rusted and the owners would like an outside pool. He commented that the pool would be open to the public.

With no other questions of the Applicant, Chairman West opened the floor to the public.

Mr. James Craig, resident, had comments to the board about the property.

With no other questions or comments the floor closed to the public.

Mr. Quinn made a motion to approve as proposed with the condition of adding stop signs. Mr. Mace seconded the motion. All members voted in favor of the motion.

CUP 2006-07 Triple Tree Development

Mr. Rothrock presented the staff report to the board in reference to CUP 2006-07. Mr. Jack Allison, representing Triple Tree Development, is requesting a conditional use permit for a major subdivision located between Laurel Lane and Cone Road. The applicant is proposing to divide the 7.318 acres into six single-family lots. All six of the lots will have frontage on a public street. The subject property is zoned R-15, single-family. The subdivision request was presented to the Planning Board in August 2005. The Board requested that Mr. Allison provide documentation from the Army Corp concerning stream crossings. Mr. Allison has proposed to divide the property into six lots. The smallest lot is .755 acres and the largest lot is 1.686 acres. All six lots have road frontage on either Laurel Lane or Shop Road. Based on the proposed lot configuration, water and sewer is available to each lot. The applicant would like to share a driveway between lots four and five to minimize the impacts caused by stream crossings in the wetland area. Staff recommends that a shared driveway is used to serve lots 4, 5 and 6 to minimize stream crossings. If three lots share a driveway, the minimum width should be 18 feet and the driveway should be centrally located for all three lots on lot 5. Staff also recommends a "Y" or "T" turnaround where the driveways divide. Other staff recommendations are two fire hydrants and coach lights on Laurel Lane and Shop Road. Additional street trees will be provided where existing trees do not satisfy the requirements in the Land Use Code for street trees. A 20-foot opaque buffer must be provided along lots 5 and 6 to buffer the horse show grounds and town maintenance area. Mr. Rothrock advised that Mr. Allison could not be here and Mr. Cannon Harmon was here representing Triple Tree Development.

Mr. Rothrock said that he had talked with Steve Chapin, of the Army Corp of Engineers, about the property. Mr. Chapin had stated that culverting streams, such as these, is common and could be approved.

Chairman West asked, if it could be a condition that lot three have no access onto Shop Road.

Mr. Steele, board member, stated that upon reviewing the McGill report from 2005, that a driveway with three lots should be a street. Mr. Chapman, town engineer, discussed the report comments.

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

Mr. Cannon Harmon, partner of Triple Tree Development, commented that he did not have a presentation but would answer any questions. Mr. Harmon explained the option of one shared driveway and the size required for lots 4, 5 and 6.

Mr. Quinn, board member, asked if a fire hydrant would be at the "y" of the driveway. Mr. Rothrock stated that was probably a good idea, it would put water closer to structures accessed from Shop Road.

With no other questions of the applicant the floor was open to the public and closed with no questions.

Mr. Yount, board member, stated that he would like to hear from the town's engineer on the driveway. Mr. Chapman remarked that 18 feet is a street width standard and if it is a street it will change property layout and storm water issues.

There was discussion on the street/driveway, storm water issues, and detention would only be for the shared driveway.

Chairman West questioned how many lots can a driveway serve. Mr. Rothrock remarked one drive serves one house, beyond that it is a road.

Ms. Sweeting inquired as to why a driveway for lot 4 did not come down its own property to Shop Rd. Mr. Harmon advised that it was because of the wetlands. Mr. Rothrock commented that for the purpose of impact, make a cul-de-sac with each drive going on to relative properties was more logical.

Mr. Tarleton questioned if the Army Corp had signed off on the stream crossings. Mr. Rothrock stated that the Army Corp has not signed off since there is not application at this time, but it is a customary procedure and is relatively easy to acquire a permit.

Mr. Quinn asked for input from the applicant and questioned what he wanted to do. Mr. Harmon said that he preferred to minimize the impact on the wetlands. Mr. Quinn commented that if the developer favored one or two stream crossings then that should be allowed on the property.

Mr. Quinn made a motion to approve the plans as drawn with a) two driveways one on lot 4 and one on lot five and six, b) Install two fire hydrants, c) No driveway access be allowed from lot 3 to Shop Road or Cone Road. Mr. Tarleton seconded the motion. In favor of the motion were Chairman West, Mr. Mace, Ms. Sweeting, Mr. Tarleton, Ms. Miller, Mr. Steele, Mr. Alexander and Mr. Quinn. Mr. Yount was against the motion. **The Motion passed.**

Gideon Ridge Annexation Report

Mr. Rothrock advised that Town Council had asked for information and a report on annexation of Gideon Ridge and The Blowing Rock. Mr. Rothrock presented an informational report to the board. There was discussion on the tentative schedule.

Chairman West inquired as to why the residents wanted to be annexed. Mr. Rothrock explained that the residents were currently served by water, they used the town streets and were contiguous to the town limits. Mr. Yount asked if this was an involuntary annexation. Mr. Hildebran, town manager, commented that it was city-initiated.

Chairman West welcomed Web Alexander to the Planning Board and introduced each of the Board members.

With no further business Mr. Mace made a motion to close the meeting. Ms. Sweeting seconded the motion. All members were in favor of the motion.

Chairman West asked to reopen the meeting and requested nominations for Chair and Vice-Chair.

Mr. Steele nominated Chairman West to remain, Mr. Alexander seconded the nomination. All members were in favor. Mr. Tarleton nominated Mr. Yount to remain as Vice-Chair, Ms. Sweeting seconded the nomination. All members were in favor.

Adjourn

With no further business, the Planning Board adjourned at 8:37 P.M.

Jim West, Chair

Sherrie Pitts, Administrative Assistant