

Planning and Zoning Board

Minutes

Thursday, June 15, 2006

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, June 15, 2006 for their regular scheduled meeting. Chairperson Jim West called the meeting to order at 7:00 p.m. Members present were Ron Mace, Cullie Tarleton, Jim Steele, Albert Yount, Sue Sweeting, Webb Alexander and Dennis Quinn. Absent member was Nelda Miller. Staff members present were Kevin Rothrock, Planning Director, Doug Chapman, McGill Associates, and Sherrie Pitts, Administrative Assistant.

*Mr. Quinn made a motion to approve the minutes, seconded by Mr. Tarleton. Ms. Sweeting requested a correction to add in that the driveway for the Townes at Green Hill is in R-15 zoning. Mr. Tarleton requested a correction to page 3 add his name in favor of the motion. **All members were in favor of the motion with corrections.***

Glenmoore Subdivision – Conditional Use Permit # 2006-10

Mr. Rothrock presented the staff report to the Board in reference to Conditional Use Permit # 2006-10. Mr. Kevin Donovan, representing Celtic Building Co., Inc. is requesting a conditional use permit for a major subdivision with five single-family lots with a new public road. The 3.78-acre subject property is located at the end of Goforth Road off Rocky Glen Lane. The property is located just outside the town limits in the ETJ and is zoned R-10S. The applicant also requests that the property be annexed into the town for water and sewer service. The subject property is in the WS-IV-PA water supply watershed. Each lot meets the minimum size requirement. In order to serve 5 single-family lots, a new subdivision road is proposed. The road will be just over 500 feet in length and will have a cul-de-sac at the end. The road will be offered for public dedication. Storm water detention is required for the increased impervious areas. The proposed subdivision requires street trees to be planted or retained an average of every 30 feet on each side of the street. If annexed into the Town limits,

the Town Sanitation Department would collect the garbage. If the proposed road is offered and accepted for public dedication, the Town would be responsible for street maintenance and snow removal. To connect to the Town's water and sewer system, the property must be annexed into the Town limits. Water service is available to three lots (3,4 and 5) only at this time. When the water moratorium is lifted, public water service can be available to lots 1 and 2. Water and sewer service can be installed during road construction for lots 1 and 2, but service is not immediately available.

Ms. Sweeting, board member, asked if the moratorium was not lifted what would lots 1 and 2 do. Mr. Rothrock commented that it would be at the Town's discretion to allow a well and a septic system.

Ms. Sweeting commented that she was unclear on the buffering to Hillwinds property. Mr. Rothrock stated that there was not a buffer proposed and according to code, one would not be required.

Mr. Quinn, board member, questioned the annexation request. Mr. Rothrock explained that to connect to water and sewer it was Town policy that the property had to be annexed.

Mr. Mace, board member, asked if it was the Planning Board's responsibility to address the annexation. Mr. Rothrock responded that the board should make a recommendation.

With no other questions of staff, the floor was opened to the applicant.

Mr. Kevin Donovan, with Celtic Building, discussed the subdivision plans and commented that the plan for the road was to have it 10 –12 feet below grade to, hide the road, allow the view of the field.

Mr. Alexander, board member, asked about water runoff.

Mr. Michael Trew, with Municipal Engineering, explained that the plan proposed would have detention ponds to catch, hold and release the storm water slowly.

Mr. Yount, board member, asked who maintains Rocky Glen Road. Mr. Rothrock responded that it was a private road and was maintained by the property owners.

With no other questions of the applicant, the floor was opened to the public.

Mr. Jim Cherry, Hillwinds property owner, had comments about the project. He was concerned that the detention ponds would not work and that his property would receive damage during heavy water storms.

Mr. Bud Walker, Hillwinds property owner, commented that he was concerned about heavy storm water problems. Mosquitoes also would affect him if water stood for long in the detention pond.

Mr. Mark Klein, Hillwinds property owner, advised that when he built they had to put in french drains because of water problems and he would be concerned this project may create a larger water problem.

Mr. Donovan remarked that according to the land size seven lots was allowable, but they prefer five lots on $\frac{3}{4}$ acre size lots. The houses are not extremely large.

Mr. Trew explained the lay of the land and how the detention system would work. The water would be released slowly and continue in the same natural direction.

Ms. Sweeting asked for an explanation of what the detention pond would look like. Mr. Trew explained how it was set up and would look.

There was some discussion on the ponds how they were channeled, calculations of water runoff and if they were adequately sized.

Mr. Yount asked if this subdivision was contiguous to Town. Mr. Rothrock advised that it was adjacent to the Town.

Mr. Yount asked if there was an easement for this property off of Rocky Glen Rd.

With no other questions the floor was closed for public comment.

Mr. Quinn made a motion to approve with conditions:

1. *A clearly determined easement is in place.*
2. *Detention pond calculations are sized for the roads, the driveway and the homes.*
3. *The road is relocated no closer than 30 feet from the property line.*

Mr. Tarleton seconded the motion.

Mr. Yount queried item #2 that it was addressed in the Town Land Use Code. Mr. Chapman, town engineer, advised that it was in the Town Code.

Mr. Trew explained for clarification the amount of water that would be caught, carried and clarified how the ditches and pond would work.

Chairman West called for a vote on the motion. *The motion failed. All members were opposed.*

Mr. Quinn made a motion to table the project pending the proposal to catch storm water for lots 1,2 and 3 and not impact other houses. Mr. Steele seconded the motion. Mr. Quinn requested to add:

1. *A clearly determined easement is in place.*
2. *Detention pond calculations are sized for the roads, the driveway and the homes.*

In favor of the motion Mr. Mace, Mr. Tarleton, Mr. Steele, Mr. Yount, Ms. Sweeting, Mr. Alexander and Mr. Quinn. Against the motion Chairman West. **Motion passed.**

Chetola Conditional Use Permit 2003-07 Major Amendment 2006-11

Mr. Rothrock presented the staff report to the board in reference to the Conditional Use Permit # 2006-11. Mr. Kent Tarbutton, representing Chetola Resort is requesting a conditional use permit major amendment for a parking lot expansion behind the existing Chetola Lodge hotel. The expansion would increase the number of

parking spaces from 15 to 47. Storm water drainage and detention is also proposed with the parking expansion. The subject property is zoned CB-PUD, Central Business-Planned Unit Development and R-6M-PUD, Multi-Family-Planned Unit Development. The property is located in the WS-IV-PUD water supply watershed. The existing parking for the Manor House, hotel, restaurant and recreation center is 174 spaces. The parking lot addition will increase the available parking to 206 spaces. Storm water detention is required for the increased impervious areas. The applicant is proposing to make additional storm water drainage improvements to control runoff in the parking lot and reduce the amount of sheet flow across the steep access at the rear of the hotel. The proposed landscape plan meets all requirements of the land use ordinance. An extensive system of retaining walls is required to minimize steep cut and fill slopes as a result of the parking expansion. The proposed retaining walls will be constructed of "Rockwood" brand segmental block to match the existing walls on site.

With no questions of staff the floor was opened to the applicant.

Mr. Kent Tarbutton, representing Chetola, commented that the property owners have requested the trees proposed not to be large growing that would grow and block their views. Mr. Rothrock advised the listed trees were dogwoods.

Mr. Randy Jones, architect for the project, discussed the plans and landscape plants.

With no questions of Mr. Jones the floor was open to the public.

Ms. Gwen Dwyer, resident of Chetola Estates, had comments on the wall proposed at the back of the parking lot. Ms. Dwyer requested the property owners of Chetola Estates be notified for Town Council meeting. She was concerned several property owners were not notified.

Mr. Steele stated for the record for the hearing to continue with action and move forward with the project. Mr. Yount seconded the action. Mr. Alexander was opposed.

*Mr. Tarleton made a motion to approve as submitted, with the applicant and staff to work out the tree location and height issues. Ms. Sweeting seconded the motion. **All members were in favor of the motion.***

Chairman West called for a 5-minute break at 9:00 and reconvened at 9:08

Best Cellar Conditional Use Permit – 2006-12

Mr. Rothrock presented the staff report to the board in reference to the Conditional Use Permit # 2006-12. Mr. Rob Dyer, representing 2 for One, Inc. is requesting a conditional use permit to rebuild the Best Cellar Restaurant. The Best Cellar Restaurant was recently destroyed by fire. The subject property is located at the end of Little Springs Rd. and is zoned GB, General Business. The property is located in the WS-IV-PA water supply watershed. The proposed restaurant including the outdoor seating (16 seats), existing office, bar and house requires 44 parking spaces. Thirty-four spaces area existing on site. Because the proposed restaurant is a replacement of the same square footage of the previous restaurant, the applicant is not providing any additional parking. The applicant plans to continue to offer valet parking for customers. The parking lot will remain gravel. Due to the fact that valet parking will be provided and the restaurant square footage is not being increased, staff recommends that no additional parking be required. According to the site plan, no additional impervious areas are proposed. According to town policy no storm water detention is required. The applicant will make some storm water drainage improvements to control runoff in the parking lot. The site currently has mature landscaping and appears to exceed the Land Use Code requirements. No additional landscaping is required. The following exterior materials are proposed on the new restaurant:

- a) Bark siding on the south and west elevations.
- b) Board and batten siding on the north and east elevations.
- c) Asphalt roofing shingles.
- d) The original stone chimney has been salvaged and will remain.

Mr. Yount had comments on the number of parking spaces and valet parking. Mr. Rothrock stated that, they are making the service available it ties to the CUP and should remain that way.

With no questions of staff the floor was opened to the applicant.

Mr. Rob Dyer, owner – applicant, commented that the foundation was gone but they plan to go back in the same footprint. Mr. Dyer stated that they had never had any problem with the valet parking.

With no questions of Mr. Dyer the floor was open to the public and closed with no comments.

*Ms. Sweeting made a motion to approve the Conditional Use Permit as presented. Mr. Tarleton seconded the motion. **All members voted in favor of the motion.***

Ms. Sweeting asked for the board to get a copy of the comprehensive plan update.

Adjourn

*With no further business, Mr. Tarleton made a motion to adjourn at 9:18 p.m., seconded by Mr. Mace. **All were in favor of the motion.***

Jim West, Chairman

Sherrie Pitts, Administrative Assistant

