

Planning and Zoning Board

Minutes

Thursday, August 17, 2006

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, August 17, 2006 for their regular scheduled meeting. Chairman Jim West called the meeting to order at 7:00 p.m. Members present were Ron Mace, Nelda Miller, Cullie Tarleton, Jim Steele, Albert Yount, Sue Sweeting and Webb Alexander. Staff members present were Planning Director Kevin Rothrock, Town Manager Scott Hildebran, Town Engineer Doug Chapman and Sherrie Pitts, Administrative Assistant.

*Mr. Mace made a motion to approve the minutes, seconded by Ms. Miller. **All members were in favor of the motion.***

With the applicant for the first item not present, Chairman West deferred the first item on the agenda until later in the meeting.

Draft Ordinance to Clarify Residential Driveway Access

Mr. Rothrock presented the staff report to the Board in reference to shared driveways. Town Council has asked staff and the Planning Board to discuss clarification of the Land Use Code as it pertains to shared driveways. Although not specifically stated in the ordinance, it has been the Town's policy to allow shared driveways for two lots. This limits land disturbance and provides access to existing lots that might otherwise

be “landlocked”. This policy has not, however, allowed people to create lots that are landlocked and also have access through a shared driveway. Any lots created must have the required minimum lot width according to the code. The draft ordinance simply clarifies and codifies policy regarding shared driveways and provides minimum width standards for such access. In the draft ordinance, proposed text is underlined, while text to be deleted is crossed out.

Mr. Rothrock also added that any driveway required to be 18 feet should not exceed 18% slope.

Mr. Tarleton asked why at 250 feet the width is increased to 18 feet wide. There was discussion about the length and width for standards on driveways.

*Mr. Yount made a motion to approve the draft ordinance without item C and add any driveway requiring 18 feet shall not exceed an 18% slope. Mr. Tarleton seconded the motion. **All members voted in favor of the motion.***

CUP 2006-14 Napier Building- Exterior Change

With questions about no applicant representation for the project, Mr. Rothrock stated that if the application is so clear that the board can act there would not be a problem if the board moved forward with this item.

Ms. Miller advised the board, that she had a business in this building and stated that she would step down. Mr. Yount asked if she owned the building. Ms Miller advised she did not own the building that she rented from the owners.

Ms. Sweeting made a motion to reject the offer to step down. Mr. Mace seconded the motion. All members were in favor of the motion.

Mr. Rothrock presented the staff report to the board in reference to Mr. Charles Neal requesting a Conditional Use Permit to stucco and paint the sides of the Napier Building at 1129 Main Street. The existing brick on the north and south elevations of the building has deteriorated beyond repair. The subject property is zoned CB, Central Business. The applicant proposes to stucco over the existing brick on both sides of the building. The rear is currently covered with stucco as shown in photos. Section 16-302.04 of the Land Use Ordinance specifies that stucco is allowed as an exterior building material on walls that are not adjacent to (facing) a street.

Ms. Miller commented that the brick on back of the building is bowing and to stucco over the brick will not stop it from breaking away from the wall.

Mr. Yount made a motion to approve the stucco with the contingency that the building inspector checks and approves the soundness of the wall. Ms. Sweeting seconded the motion. All members voted in favor of the motion.

Chairman West advised the board of the resignation of Dennis Quinn.

Mr. Yount commended Mr. Rothrock on his work with Glenmoore Subdivision.

Adjourn

With no further business, Mr. Yount made a motion to adjourn at 8:07 p.m., seconded by Mr. Tarleton. All members were in favor of the motion.

Jim West, Chairman

Sherrie Pitts, Administrative Assistant