

## Planning and Zoning Board

### Minutes

Thursday, December 21, 2006

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, December 21, 2006 for their regular scheduled meeting. Chairman West called the meeting to order at 7:00 p.m. Members present were Ron Mace, Nelda Miller, Albert Yount, Sue Sweeting and Webb Alexander. Member absent was Jim Steele. Staff members present were Planning Director Kevin Rothrock, Town Engineer Doug Chapman, Town Manager Scott Hildebran and Administrative Assistant Sherrie Pitts.

*Ms. Sweeting made a motion to approve the minutes, and add, " when information is available" to the end of the magazine and newspaper stands paragraph, seconded by Mr. Mace. All members were in favor of the motion.*

## Items of Business

### CUP 2006-15 United Community Bank

Mr. Rothrock gave the staff report to the board in reference to conditional use permit #2006-15 United Community Bank. Mr. Bill Dixon is requesting a conditional use permit to renovate the former Los Arcoiris building for a new bank. United Community Bank plans to make significant changes to the building including a new roof and a three-lane drive-thru window. Additional landscape improvements are also planned. The property is located at 8036 Valley Blvd and is zoned GB, General Business. The existing parking lot will be used with a few changes to the layout. The existing driveways will be limited to one-way traffic with vehicles entering from the north and exiting on the south driveway. The street setback for this property is 20 feet from the right-of-way on Valley Blvd. The existing building eave is approximately 11 feet from the edge of the right-of-way. The proposed new roofing and overhang will extend four feet from the existing building. After construction, the proposed building will have a setback of approximately seven feet. A setback waiver of four feet is required for this addition. A five-foot wide public sidewalk along Valley Blvd. right-of-way will be required prior to the issuance of a Certificate of Occupancy. Fifteen parking spaces are required. Twenty are proposed.

Chairman West asked if the new traffic pattern would affect the oil company vehicles. Mr. Rothrock responded that they would follow the new traffic pattern and there was enough room for trucks to travel thru.

With no other comments or questions of staff the floor was open to the applicant.

Bill Dixon, architect for the project, discussed the design changes presented for United Community Bank and how the entrance is planned for the north side of the building. The roofline is to be changed.

Chairman West inquired about the four-foot variance request. Mr. Dixon pointed out a small roof on the east side of the building with a planter box under it. He explained that the variance would allow the roof extension and would break up the long wall facing the roadway. This would create a more aesthetic appearance.

Mr. J.B. Lawrence, president of United Community Bank stated that the oil company traffic should have no problem getting in and out with the new traffic pattern. Mr. Lawrence mentioned that he had sent information to the oil company about the bank plans and the new traffic patterns, but he had not received any comments or questions on the project.

With no other questions of the applicant the floor was opened to the public and closed with no questions or comments.

Chairman West advised the board that each finding must be voted on prior to approval of the application.

1. *Will not materially endanger the public health or safety* – **All members voted in favor.**
2. *Will not substantially injure the value of adjoining or abutting property* – **All members voted in favor.**
3. *Will be in harmony with the area in which it is to be located* – **All members voted in favor.**
4. *Will be in general conformity with the Master Plan or other plan officially adopted by the Board* – **All members voted in favor.**
5. *Will be in general conformity with the intent of the regulations contained in this Article* – **All members voted in favor.**

*Mr. Yount made a motion to approve the United Community Bank plans as submitted. Ms. Sweeting seconded the motion. All members voted in favor of the motion.*

## Windmill and Wind Energy Devices

Mr. Rothrock gave the staff report to the board in reference to windmills and wind energy devices. At the November Planning Board meeting the board requested staff to draft an ordinance to prohibit windmills and wind energy devices in the Town. At this time the Planning Board agreed that windmills and wind energy devices were not appropriate for Blowing Rock. The Planning Board did express support for sustainable energy sources and its benefit to the environment and wanted the draft ordinance to reflect this opinion. A draft ordinance amendment to Section 16-149 of the Land Use Ordinance was provided in the board packets for review.

Chairman West requested recreation resorts be added to paragraph four verbiage.

Mr. Yount asked if this ordinance would include the extra-territorial jurisdiction (ETJ), Mr. Rothrock commented that the ETJ is included.

*Ms. Sweeting made a motion to approve with the resort addition to paragraph four. Ms. Miller seconded the motion. All members voted in favor of the motion.*

## Gideon Ridge Annexation

Mr. Rothrock gave the staff report to the board in reference to the Annexation of Gideon Ridge.

Attached in the board packet is a revised draft of the Annexation Report for the Gideon Ridge Area including a map and a list of property owner's. Also enclosed is a schedule with dates for specific actions to be taken according to NC General Statutes. As scheduled, the Town Council would adopt a Resolution of Intent at the February 13, 2007 meeting. The effective date of the proposed annexation will not be until June 30, 2008.

An issue that will need to be discussed is the type of zoning to be assigned to the properties in Areas 1 and 2. The Caldwell County Zoning designation for The Blowing Rock tourist attraction (Area 1) is zoned R-15, which is consistent with the zoning designation for that portion of the property that lies within the Town's corporate limits. All the properties in Area 2, including the Gideon Ridge Inn area zoned R-20. Some type of historical designation could be considered for both the Blowing Rock and Gideon Ridge Inn when zoning districts are established.

At the August 8, 2006 meeting, the Town Council approved a Resolution of Consideration for staff to pursue finalization of the Annexation Report. At the meeting Ms. Sara Golini, a representative of The Blowing Rock tourist attraction, stated the annexation would be a “win-win situation” for the Town as well as residents of that area. Ms. Sue Glenn submitted a letter to Town Council in support of annexation for Area 2.

Mr. Yount stated that he was concerned for The Blowing Rock and Gideon Ridge Inn and did not want zoning to create a hardship on those properties.

Mr. Cobb Milner, property owner of Gideon Ridge Inn, spoke and gave some background on the Inn and on some changes to the property he is contemplating. Mr. Milner commented that possibly an overlay district could work for the property that would allow him to utilize the acreage he owns.

Chairman West said he would like to see some clarification for the property uses and how to address these issues.

#### Review of 2006 Accomplishments

Mr. Rothrock briefly discussed the ordinance amendments created in 2006. A list of 2006 conditional use permits and planning-related accomplishments was presented.

Mr. Yount commented that Marty McCurry had offered to donate locust posts for the picnic shelter if the Town would like to have them.

Mr. Rothrock discussed planning tasks for 2007.

Chairman West stated that as a general report he would like to see the status of water and sewer service in town.

#### **Adjourn**

*Mr. Yount made a motion to adjourn. Ms. Miller seconded the motion. All members were in favor of the motion.*

With no further business the Planning Board adjourned at 8:03 PM.

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Jim West, Chairman

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Sherrie Pitts, Administrative Assistant