

## Planning and Zoning Board

### Minutes

Thursday, March 15, 2007

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, March 15, 2007 for their regular scheduled meeting. Chairman West called the meeting to order at 7:00 p.m. Members present were Ada Webster, Ron Mace, Nelda Miller, Albert Yount, Sue Sweeting and Web Alexander. Staff members present were Planning Director Kevin Rothrock, Town Manager Scott Hildebran, Town Engineer Doug Chapman and Administrative Assistant Sherrie Pitts.

#### Installment of New Board Member

Ms. Ada Webster was sworn in.

*Ms. Sweeting made a motion to approve the minutes as presented, seconded by Mr. Yount. All members were in favor of the motion.*

#### Items of Business

##### CUP # 2007-03 Chetola Lodge Conference Center Expansion

Mr. Rothrock gave the staff report to the board in reference to CUP # 2007-03. Mr. Kent Tarbutton is requesting a major amendment to Conditional Use Permit 2003-07 to construct additional office and conference/meeting room space, laundry facility improvements, general storage upgrades and a new loading dock area. The proposed addition will be located along the east side of the pool and recreation center behind the Manor House and hotel facilities. The property is zoned PUD-CB, Planned Unit Development-Central Business. The parking lot expansion approved in 2006 will increase the number of parking spaces in the current upper lot from 15 to 47. The total available 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. The proposed conference rooms, offices and storage areas require 11 additional parking spaces. Six existing spaces will be removed through the construction process. Therefore, the proposed project requires 17 additional parking spaces. The parking lot addition is required for approval of the conference room/office expansion. The

applicant is proposing to make additional storm water drainage improvements and detention to control runoff in the new parking lot expansion, and reduce the amount of sheet flow across the steep access at the rear of the hotel. The drainage from the proposed building expansion will be calculated and conveyed to this detention system to meet the Land Use Ordinance. The proposed building addition will match the existing materials on the current pool/recreation center. The loading dock will have two residential style garage doors to soften the appearance. The height of the proposed addition will not extend above the current roofline of the pool building.

Ms. Sweeting asked for clarification on the parking spaces. Mr. Rothrock explained the removal of parking spaces in the construction area and the number of spaces that are in an approved parking lot addition would create more than sufficient parking.

Chairman West had questions about the storm water detention.

Mr. Randy Jones, architect for the project, pointed out the area called “the pit” which is within the area for the proposed addition. He explained the water detention area and discussed the proposed addition plans.

Mr. Kent Tarbutton, proprietor of Chetola, spoke about the addition request. He explained that an increased number of companies were conducting meetings and conferences and the addition would provide more meeting room space. Mr. Tarbutton read a letter of support from a board member of the Woods condominium association. He commented that the addition would also create a more visually appealing view of the back of the hotel.

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

*Mr. Yount made a motion to approve as presented. Ms. Sweeting seconded the motion. **All members were in favor of the motion.***

#### Draft Ordinance to Prohibit Wind Energy Systems

Mr. Rothrock gave the staff report to the board. Last month the Planning Board requested an additional 90-day moratorium on all wind energy systems for continued ordinance study until July 2007. A revised ordinance was drafted for study and consideration that regulates wind energy systems and establishes some basic parameters. Mr. Rothrock commented that this item needed to go back to the subcommittee.

A meeting is scheduled for Monday March 19<sup>th</sup> for the subcommittee to meet.

### **Magazine and Newspaper Stands**

There was some discussion on magazine and newspaper racks. Chairman West stated the main concern is for safe access, clear walkway on public property and a uniform appearance.

### **Landscape Ordinance revisions**

Mr. Rothrock stated that he had received some comments from several people, including Mr. Albert Coffey, who have been helpful regarding updates for the Landscape Ordinance. He plans to have information prepared for the next planning board meeting.

### **Other Business**

Chairman West opened the floor for seat nominations for the Planning Board. *Mr. Yount made a motion to reinstate Chairman West. Mr. Mace seconded the motion. All members were in favor of the motion. Ms. Sweeting made a motion to reinstate Vice-chairman Yount, seconded by Chairman West. All members were in favor of the motion.*

### **Adjourn**

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

With no further business the Planning Board adjourned at 8:00 PM.

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Jim West, Chairman

Sherrie Pitts, Administrative Assistant