

DRAFT

Planning and Zoning Board

Minutes

Thursday, August 16, 2007

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, August 16, 2007 for their regular scheduled meeting. Chairman West called the meeting to order at 7:00 p.m. Members present were Ron Mace, Ada Webster, Nelda Miller, Albert Yount, Sue Sweeting, Web Alexander and Jim Steele. Staff members present were Planning Director Kevin Rothrock, Town Manager Scott Hildebran, Town Engineer Andy Lovingood and Administrative Assistant Sherrie Pitts.

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

Items of Business

CUP # 2007-08 Holli's House of Biscuits Restaurant

Mr. Rothrock gave the staff report to the board in reference to CUP# 2007-08. Mr. Wil Bailey is requesting a conditional use permit to renovate the former Pearl China Restaurant into a new restaurant named Holli's House of Biscuits. The property has some nonconforming situations such as parking lot landscaping, sidewalk and underground utilities that will be improved to more closely meet the Land Use Ordinance. The coin laundry will no longer be in operation with the proposed restaurant. The subject property is zoned GB, General Business and is located at 8180 Valley Blvd. The proposed restaurant requires 32 parking spaces. Thirty-two spaces will be provided including two handicap spaces. Neither the lower level of the building, the deck nor the existing house at the rear of the property will be utilized at this time. Some drainage

improvements will be made to allow for better storm water flow across the parking lot. Approximately 1,600 square feet will be reduced from the existing impervious area; because of this reduction no storm water detention will be required. The north side of the property will have a new 4-foot landscape area to compliment the new buffer recently installed at Sledgehammer Charlie's. Three street trees will be planted along the Valley Blvd. right-of-way. Additional shade trees will be planted along the perimeter of the lower parking lot. Two new landscape planters will be installed along the front entrance of the building. The rear of the building is currently heavily vegetated and will not need additional plantings. Exterior changes proposed are to screen the exhaust fan on the front of the building and paint it to match. The north, south and east sides of the building will be painted. The rear of the building will remain green to blend with the surrounding vegetation. New wall lighting will be installed. The existing deck will be stained but is not planned for use at this time. The existing chimney will be repaired and repainted.

Mr. Yount asked about the coin laundry that had been in the lower level. Mr. Rothrock advised that it would not come back in the building under this proposed CUP.

Mr. Yount inquired if the directional driveways would conform to Department of Transportation standards. Mr. Rothrock stated that it would meet the standards.

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

Mr. Wil Bailey, applicant, gave some background about his family and the restaurant. Mr. Bailey explained what his plans were for the proposed restaurant.

Mr. Steele asked if there were steps to get from the upper parking lot to the lower lot or if patrons would have to walk down the driveway. Mr. Bailey stated that there were concrete steps down the side of the building.

Ms. Sweeting questioned if the back steps were to be used. Mr. Bailey commented that they would not be used but would be an accessible fire exit. The step foundation would be repaired.

Ms Sweeting asked if the dumpster would be screened. Mr. Bailey advised that it would be screened and includes a gate across the front.

Ms. Sweeting had questions about the handicap parking spaces and the handicap ramp.

Mr. Bailey said that the ramp is already there but will be adjusted to meet the code. The parking spaces will meet code.

Mr. Yount wanted to know if a time frame was planned for the dumpster to be emptied. Mr. Bailey advised that he had talked with the GDS trash service and had it arranged for pickup on Mondays when the restaurant was closed.

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

Mr. David Cox, resident, had some questions and comments about the laundry mat, impact fees and the concern that it will be cost prohibitive for any other laundry to return to the Town.

Mr. Hildebran, town manager, addressed the question of impact fees and that at the time they paid what was required. There is no transfer on those fees to other property.

With no other comment or questions the floor was closed to public comment.

Ms. Sweeting made a motion to approve with the stipulation that the propane tank is screened or painted. Ms. Webster seconded the motion. **All members were in favor of the motion.**

Other Business

Mr. Steele proposed the subcommittee study parking issues such as number of spaces, square footage of spacing and required spaces per business type in the CB district.

Mr. Rothrock mentioned that a consultant had been hired to look at the Land Use Code ordinance and help clean up verbiage and repair problem areas to make the code easier to read and understand. Mr. Rothrock also asked the board members to look over the book and provide their own list to the zoning subcommittee.

The zoning subcommittee planned a meeting date for Monday August 27 at 3:00 pm.

Mr. Mace asked what had happened with the news racks at the Town Council meeting.

Mr. Rothrock told the board that three locations had been chosen; 1- Gossip Park, 2- Post Office, 3- Museum at the edge of the park. The boxes will be modular and all other boxes in CB and OI have to be removed by January 1 2008.

Mr. Rothrock also advised that the tree ordinance was adopted with one change of no restriction to tree cutting in the single-family districts.

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

Adjourn

With no further business the Planning Board adjourned at 7:55 PM.

Jim West, Chairman

Sherrie Pitts, Administrative Assistant