

Planning and Zoning Board

Minutes

Thursday, November 15, 2007

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, November 15, 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, Intern Adam Spillman and Administrative Assistant Sherrie Pitts.

Chairman West had a correction to the minutes on page four; Chairman West's request to reopen the public hearing was motioned by Ms. Sweeting and seconded by Mr. Mace.

Mr. Yount made a motion to approve the minutes with accepted changes and was seconded by Mr. Alexander. All members were in favor of the motion.

Mr. Yount informed the board of his new appointment to the Town Council and requested to be recused from his seat for the next item of business. **All members were in favor of the request to step down.**

Items of Business

CUP 2007-13 Goldfarb Building

Mr. Spillman gave the staff report to the board in reference to CUP # 2007-13 Goldfarb Building. Randy Jones, is requesting a conditional use permit to make significant exterior modifications to the former Eugenia's/ David Baskin Realty building located at 7668 Valley Blvd. The plans indicate new windows and doors, stonework, new entry ramps and a new paint scheme. The property is zoned GB, General Business. Staff noted that the following issues need to be addressed:

- a) All utility service lines should be placed underground.
- b) The dumpster should be screened and moved to the southwest corner of the building.
- c) The propane tank should be buried or painted and screened with landscaping.
- d) A handicap-accessible parking space should be installed according to the Building Code.

New lap cedar siding and cedar shakes, new windows and doors, cultured stone veneer wainscoting and stone columns with decorative lamps are proposed changed to the front of the building. A new paint scheme is also planned.

Ms. Sweeting asked if the building was to be multi-use and if that would create a need for additional parking. Mr. Rothrock commented that the applicant could better answer the question.

Mr. Rothrock advised that the onsite dumpster was temporary and the Public Works Director Johnny Lentz stated that roll out cans could be used instead of a large dumpster.

With no questions or comments of staff the floor was opened to the Applicant.

Mr. Randy Jones, architect for the project, explained the development plans.

Chairman West asked for clarification on the handicap parking.

Mr. Jones explained the parking location. He stated that the upstairs area would be storage, some office space and an open conference area for overflow from the downstairs offices.

The new owner of the building, Mr. Steve Goldfarb, commented that he was in real estate in Florida and was a licensed broker in North Carolina. He stated that at this time he plans to use it as office space but it could be retail space in the future.

Mr. Mace asked if the upstairs is to be accessed inside or remain outside stairs only. Mr. Goldfarb advised that the stairs would remain outside and he would like to cover them to help in inclement weather. Handicap accessible meetings would be conducted on the main level.

Chairman West commented that there might be fire code issues to be addressed in the downstairs open space.

Mr. Jones said that the restrooms would meet ADA requirements.

With no other questions or comments the floor was closed to the applicant.

The floor was opened to the public and closed with no comments.

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

Other Business

Chairman West gave a listing of the various subcommittees and members.

Comprehensive subcommittee members are: Ada Webster, Nelda Miller and Sue Sweeting.

Zoning subcommittee members are: Jim Steele, Jim West and Web Alexander.

Mr. Rothrock told the board that three newspaper racks had been ordered and should be in early in January. He also mentioned that the design of the directory kiosk was almost complete.

Chairman West commented with Mr. Yount leaving the vice-chair position will be vacant and should be filled for the remainder of the year.

Mr. Alexander nominated Sue Sweeting for vice-chair. Mr. Steele seconded the nomination. All members voted in favor of the nomination.

Chairman West remarked that as soon as a full board was in place new elections would be held.

Chairman West asked about CUP # 2007-06 La Montagne. Mr. Rothrock said that they were working on the issues presented, but he did not know for sure when it would come back to the board.

With no other business, questions or comments.

Adjourn

Mr. Steele made a motion to adjourn. Ms. Webster seconded the motion. All members were in favor of the motion.

With no further business the Planning Board adjourned at 7:40 PM.

Jim West, Chairman

Sherrie Pitts, Administrative Assistant