



# Town of Blowing Rock

**Date:** Tuesday, June 11, 2019

**Time:** 6:00 p.m.

**Location:** Town Hall, 1036 Main Street,  
Blowing Rock, NC 28605

## Agenda

| <i>Item</i> |   | <i>Present &amp; Participants</i>                                     |
|-------------|---|---|
| I.          | CALL TO ORDER   | Mayor Charles Sellers   |
| II.         | PLEDGE OF ALLEGIANCE  | Mayor Charles Sellers   |
| III.        | REGULAR AGENDA ADOPTION   | Mayor & Council   |
| IV.         | <b>MINUTE APPROVAL:</b><br>1. May 13, 2019 Special Meeting (Open & Closed)<br>2. May 14, 2019 Regular Council Meeting                   | Mayor & Council   |
| V.          | <b>PUBLIC COMMENTS...</b> <i>comments shall be limited to three (3) minutes</i>   | Public  |
| VI.         | <b>PRESENTATION:</b><br>1. Hunger & Health Coalition  | Hunger & Health Coalition Chairman<br>Chris Hatton                    |
| VII.        | <b>CUP 2019-01 RAINEY LODGE HEARING:</b><br>Application Consideration   | Mayor & Council   |
| VIII.       | <b>BUSINESS MATTERS:</b><br>2. <b>Financials:</b> Monthly Report<br>3. <b>Ordinance Amendment:</b> Chapter 13 Cemeteries,<br>Article IV | Finance Officer Nicole Norman<br>Town Manager Shane Fox               |
| IX.         | <b>OFFICIALS REPORTS &amp; COMMENTS:</b><br>A. Mayor<br>B. Council Members<br>C. Town Attorney<br>D. Town Manager                       | Mayor Charlie Sellers<br>Council Members<br>Alan Moseley<br>Shane Fox |

|            |   |                   |
|------------|---|-------------------|
| <b>X.</b>  | <b>CLOSED SESSION...</b> <i>A motion and second is needed to go into closed session pursuant to NCGS 143-318.11 (a) (5)</i> | Mayor and Council |
| <b>XI.</b> | <b>ADJOURNMENT/RECESS...</b> <i>Mayor Charles Sellers entertains a motion and second to adjourn or recess the meeting.</i>  |                   |



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# Town of Blowing Rock

## Agenda Communiqué

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**To:** Charles Sellers, Mayor  
Town Council Members  
Allen Mosley, Town Attorney

**From:** Shane Fox, Town Manager  
Hilari Hubner, Town Clerk

**CC:** Department Heads

**Date:** 11 June 2019

**Re:** Council Agenda Meeting – 6:00 pm, Tuesday, 11 June 2019

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### **I. CALL TO ORDER:**

Mayor Charles Sellers will call the meeting to order.

### **II. PLEDGE OF ALLEGIANCE:**

Mayor Charles Sellers will either lead or call upon another in reciting the Pledge of Allegiance to the Flag.

*“I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.”*

### **III. REGULAR AGENDA ADOPTION:**

The Town Clerk respectfully submits to Council the Regular Agenda items.

**Action:** Either as a group motion or individually, a Council member motion and second are being sought as to approving the following agenda matters:

- A. A Council member motion and second to approve this evening’s Regular Agenda Items.

**Town Manager’s Opinion:** Council may by majority vote add items to or subtract items from the proposed regular agenda.

#### IV. MINUTE APPROVAL:

The Town Clerk respectfully submits to Council the below listed regular, special and/or closed meeting minutes for Council consideration:

|                        |  |
|------------------------|--|
| <b>Minutes Item #B</b> | May 13, 2019 Special Council Meeting Minutes (Open and Closed) |
| <b>Minutes Item #C</b> | May 14, 2019 Regular Council Meeting Minutes                   |

**Action:** Either as a group motion or individually, a Council member motion and second are being sought as to approving the Town Clerk’s presented Minutes as is or as may be amended.

**Town Manager’s Opinion:** Provided as guidance, per NCGS 160A-72, “Full and accurate minutes of council proceedings...” generally do not need to be verbatim unless Council conducts a “quasi-judicial” (legal) proceeding. The minutes must record the full text of the motion (incl. resolutions and ordinances) along with each governing body’s vote and any condition that is required before an action is validated.

#### V. PUBLIC COMMENTS:

If any citizen wishes to address the Town of Blowing Rock Council during this “Public Comments” segment of this meeting, they may do so by signing up prior to the beginning of the meeting. The Town Clerk shall provide the sign-up sheet, which lists the name and address. It should be noted that comments shall be limited to three (3) minutes. Speakers for Public Hearing matters do not need to sign up. Council reserves the right not to act on requests first presented this evening during public comments.

#### VI. PRESENTATION:

##### Item #1. Hunger & Health Coalition

Hunger & Health Coalition Chairman Chris Hatton requests to appear before Council in order to present their organization’s available services to the Watauga County community (**Exhibits #1A**). Located in Boone, the Hunger & Health Coalition is a non-profit agency that is supported through local grants, events, donations along with receiving a small contribution from the Department of Health and Human Services. Generally, the organization provides a food pantry, fresh market and free pharmacy and other service programs to assist children and elderly.

Referencing previous conversation with the past Interim Manager, Chairman Chris Hatton presentation purpose this evening is to inform the Blowing Rock Community of their

programs. There will be no contributions/donations sought from the Town of Blowing at this time.

**Request:** No formal action requested.

**Town Manager's Opinion:** Mr. Hatton has asked simply to present the results of some of the efforts from the Coalition this past year. No monetary ask will be included.

## **VII. BUSINESS ITEMS:**

### **Item #2. CUP 2019-01 Rainey Lodge: Hearing Application Consideration**

Referencing the Planning Staff's report (**Exhibit #2A**), please find provided the Planning Board's review recommendation regarding the Rainey Lodge Conditional Use Permit (CUP) Application 2019-01. After both staff research and March 21<sup>st</sup> Planning Board review, the Planning Board recommends said CUP permit approval with a condition. *"That condition being that the architectural plan complies with the 50% window/door area as required by the Land Use Code and it is consistent with the NC Building Code."*

Generally, Grand Dakota Development, LLC is requesting a conditional use permit to construct a 40-room hotel with restaurant, bar and surface parking. The property is located at 159 & 167 Rainey Street, but is also located off Hwy 221 and Morningside Drive. The property is zoned CB, Central Business. Much of the subject property is in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PINs 2807-98-0716-000, 2807-98-1850-000 and 2807-98-0826-000.

In preparation of earlier conducted April 9<sup>th</sup> and May 14<sup>th</sup> continued public hearing, all Council members received the full application and planning staff research on April 4<sup>th</sup>. Also, Planning Director Kevin Rothrock provides background information and related attachments on this presented CUP application.

- Request:** (a) At this time and per May 14<sup>th</sup> Board action regarding recusal of a Commissioner, the recused Commissioner should step down from the Board's table. The recused Commissioner should not participate in questioning, deliberation or voting on this matter; and
- (b) Recognizing that the May 14<sup>th</sup> quasi-judicial public hearing to receive evidentiary information was closed, Mayor Sellers is to open deliberation among Board members. In reference to approving or not the CUP 2019-01 Rainey application, the Board is to determine what hearing information was factual and how such applies in determining whether facts meet Town Land Use Ordinance Section 16-4.10.3 standards (**Exhibit #2B**); and
- (c) After open deliberation and based upon hearing testimony and conditional use permit conditions set forth in the ordinance, Mayor Sellers will call the question for a vote: Did the record include competent, relevant, and substantial evidence that either satisfies

(approve) or not the presented application?

**Town Manager's Opinion:** No opinion provided. Please seek advice or clarification of issues or assistance in decision making process on Findings of Fact from Town Attorney – Allen Moseley.

**Item #3. Financials: Monthly Financial Report**

Finance Director Nicole Norman shall appear before Council this evening to present the closed-out May 2019 Budgeted General and Utility Fund monthly financial report (**Exhibit #3**). While no action is necessary at this time, the Board's questions and comments are solicited and welcomed.

**Request:** No action necessary.

**Town Manager's Opinion:** Agreed with as presented in full.

**Item #4. Ordinance Amendment: Chapter 13, Cemeteries, Article IV**

Per Council's April 9<sup>th</sup> meeting direction (**Exhibit #4A**), Interim Public Works Director Matt Blackburn did research as to permitting an acceptable height/width dimension for cemetery markers and monuments (**Exhibit #4B**). Thereby, please find referenced a draft Chapter 13 –Cemeteries, Article IV- Mausoleums and Markers ordinance amendment for consideration (**Exhibit #4C**).

Please note that Interim Public Works Director Matt Blackburn is on scheduled vacation and not available for questions at this evening's meeting.

**Request:** A Commissioner motion and second is sought to approve as presented or revised the presented ordinance amendment (**Exhibit #4C**).

**Town Manager's Opinion:** Per request the Interim PWD Mr. Blackburn has proposed several changes to current town code regarding markers and monuments. Those proposals are found to be agreeable if Council's desire is to proceed.

**VIII. OFFICIALS REPORTS & COMMENTS**

- a. Mayor: At this time, Mayor Charles Sellers may report/comment on items of the Town of Blowing Rock's interest.
- b. Council Members: At this time, Mayor Sellers shall call upon Council members who would like to report on any related Town interest. *Council Member Sue Sweeting, as Chairperson, may want to provide a brief status report on the Land Use Ad Hoc Committee's April 29<sup>th</sup> meeting (Exhibit #VIII (b)).*
- c. Town Attorney: At this time, Town Attorney Allen Mosley is provided an opportunity to report on any related Town business matters.

- d. Town Manager: At this time, Town Manager Shane Fox may be called upon for a report or be asked for Departments response to questions noted in their submitted Department Reports

**IX. CLOSED SESSION** - *A Commissioner motion and second is requested to enter closed session pursuant to NCGS 143-318.11(5). The purpose being to hear/instruct staff on negotiations on a potential property lease.*

**X. ADJOURNMENT/RECESS...***Mayor Charles Sellers entertains a motion and second to adjourn or recess this evening's meeting.*

**Draft**  
**MINUTES**  
**Town of Blowing Rock**  
**Town Council Special Meeting**  
**May 13, 2019**

The Town of Blowing Rock Board of Commissioners held a special meeting on Monday, May 13, 2019 at 3:00 p.m. The meetings took place at Town Hall located at 1036 Main Street, Blowing Rock. Present were Mayor Charlie Sellers, Mayor Pro-Tem Albert Yount, Council Members Jim Steele, Sue Sweeting, Doug Matheson and Virginia Powell. Others in attendance were Interim Town Manager Jim Freeman, Town Attorney Allen Moseley, Planning Director Kevin Rothrock and Town Clerk Hilari Hubner, who recorded the minutes.

Mayor Sellers called the meeting to order and immediately Council Member Steele made a motion to go into Closed Session, seconded by Council Member Sweeting. Unanimously approved. The motion was pursuant to NC General Statute 143-318.11. (a) (3); Attorney – Client Privilege.

At 4:15 p.m. returned to open session. With no further business to be discuss Council Member Steele made a motion to adjourn, seconded by Council Member Powell. Unanimously approved.

**MAYOR** \_\_\_\_\_  
**Charlie Sellers**

**ATTEST** \_\_\_\_\_  
**Hilari Hubner, Town Clerk**



**Draft**  
**MINUTES**  
**Town of Blowing Rock**  
**Town Council Meeting**  
**May 14, 2019**

The Town of Blowing Rock Town Council met in regular session on Tuesday, May 14, 2019, at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, N.C. Present were Mayor Charlie Sellers, Mayor Pro-tem Albert Yount and Council Members Jim Steele, Sue Sweeting, Doug Matheson and Virginia Powell. Others in attendance were Interim Town Manager Jim Freeman, Town Attorney Allen Moseley, Town Engineer Doug Chapman from McGill Associates, Finance Officer Nicole Norman, Interim Public Works and Utilities Director Matt Blackburn, Fire Chief Kent Graham, Interim Police Chief Aaron Miller, Planning Director Kevin Rothrock, Building Inspector John Warren, Parks & Recreation Director Jennifer Brown and Town Clerk Hilari Hubner, who recorded the minutes.

**CALL TO ORDER**

Mayor Sellers called the meeting to order at 6:00 p.m. and welcomed everyone.

**THE PLEDGE OF ALLEGIANCE**

**CONSENT & REGULAR ADOPTION OF AGENDA**

Council Member Sweeting made a motion to adopt the agenda, seconded by Council Member Matheson with the request to remove the Financial Report due to the length of the Public Hearing. Unanimously approved.

**CONSENT AGENDA**

**1. Consent Item #A**

High Country Walk/Run for Cancer Foundation Event – date request for the next three (3) years; October 26, 2019, October 31, 2020 and October 30, 2021.

**2. Consent Item #B**

NCDOT Supplemental Agreement Amendment – Middle Fork Greenway Trail Project  
**NCDOT Supplemental Agreement – Attachment A**

**3. Consent Item #C**

Appalachian Regional Healthcare System Tax Release **Tax Release - Attachment B**

Council Member Steele made a motion to approve the Consent Agenda as presented, seconded by Council Member Sweeting. Unanimously approved.

**APPROVAL OF MINUTES**

46 Council Member Sweeting made a motion to approve the April 1, 3 and 24, 2019 Special  
47 Meetings, April 1 and 3, 2019 Closed Session Minutes and the April 9, 2019 Regular  
48 Meeting, seconded by Council Member Matheson. Unanimously approved.  
49

50 **SPEAKERS FROM THE FLOOR**

51 Ms. Susanne Miller, 7593 Valley Blvd owns the Blowing Rock Antique Center. Ms. Miller  
52 stated she wanted to address the tree planting that is being done on Hwy 321. She  
53 explained it was brought to her attention the landscape plan was to plant eleven (11) trees  
54 in front of her business. Ms. Miller advised she had contacted Town Hall to inquire about  
55 the placement of the trees but was told she needed to contact NCDOT and was given  
56 their contact info. She further advised she had contacted and left a message with the  
57 person at NCDOT in charge of the project. In the mean time she had spoken with the  
58 contractor in charge of planting and had ask for an alternative plan to only planting six (6)  
59 trees. Ms. Miller stated once she heard back from NCDOT she was informed she couldn't  
60 change the number of trees that were in the plan to go in front of her business. Ms. Miller  
61 explained her request is for Council to allow her to keep six (6) trees and give five (5)  
62 back to be planted somewhere else. Mayor Sellers advised he would have someone  
63 from Town staff contact the field manager.  
64

65 Lee Rocamora 412 Laurel Park Rd stated Town Staff, Elected Officials and Advisory  
66 Board Members are responsible for the Safety and Welfare of our community. He further  
67 stated over the years he's lived in Blowing Rock, he has observed multiple times where  
68 ordinances have been overlooked, misapplied or not enforced. Mr. Rocamora gave a few  
69 examples over the past year: the mis-height of the Chestnut Condo's and the 1150 Main  
70 Street project. He advised the current issues could be eliminated with a valid check list  
71 procedure to insure full compliance with the ordinances as written, not just interpolation  
72 of the code. Mr. Rocamora further advised going forward, the Town needs to develop  
73 and adhere to a validated check list to ensure compliance to our Town code. Mr.  
74 Rocamora asked Council to continue to protect the safety and welfare of our community.  
75

76 **PUBLIC HEARING:**

77 Town Attorney Allen Moseley summarized the law regarding Quasi-Judicial Hearing.  
78

79 The applicant's attorney Chelsea Garrett asked that Council Member Sweeting be  
80 recused due to an email she had sent to Mike Pettyjohn with NCDOT in March. Council  
81 Member Sweeting gave the following statement: *"I am here as an elected official who  
82 strives to represent the voters of our Town. The Attorney for the developer has asked me  
83 to recuse myself from this hearing. I have chosen not to. I would have recused myself if  
84 I truly believed I had done something wrong. I would have recused myself if I had been  
85 bias or partial in asking for information about a process. This hearing has been extremely  
86 difficult and anxiety producing for some members of the Council. I have never participated  
87 in a hearing that required a "gag order" to this exstint. I continue to believe I have no fixed  
88 opinion about this development. I trust my ability to be impartial on this project's vote.  
89 Thank you."*  
90

91 Ms. Garrett advised her client would like to ask Council to vote to recuse Council Member  
92 Sweeting.

93  
94 After discussion, Council Member Steele made a motion to recuse Council Member  
95 Sweeting, seconded by Council Member Matheson. For the motion: Steele, Matheson,  
96 Powell; Against the motion: Mayor Pro-Tem Yount. Unanimously approved.

97  
98 Council Member Steele made a motion to close the Public Hearing, seconded by Council  
99 Member Matheson.

100 Mayor Pro-Tem Yount made a motion to continue discussion at the June 11, 2019  
101 Regular Council meeting, seconded by Council Member Powell.

102 **A full legal transcript of the meeting is available for review in the clerk's office.**

103

104 **OTHER BUSINESS**

105 Interim Manager Freeman briefed Council on the following:

- 106 • FY 2019-20 Proposed Budget Status.....Per information, the Interim Manager  
107 and Finance Officer did May 7<sup>th</sup> meet with the incoming Town Manager. The  
108 purpose being to provide internal proposed budget background and respond to  
109 Town Manager questions. In going forward, please find provided a proposed  
110 budget task schedule, which is designed to include the incoming Town Manager  
111 as an integral part of any Council June budget work sessions.
- 112 • Manager Briefing...Per Mayor Charlie Sellers April 24<sup>th</sup> suggestion, staff is  
113 coordinating a Monday, June 3<sup>rd</sup> department briefing and facility tour for the new  
114 Town Manager Shane Fox. The briefing would begin in Town Hall just after (8:30  
115 a.m.) the Manager takes his Oath-of-Office. Governing body members are  
116 welcomed and encouraged to be included in this nearly most of the daylong  
117 event...*public notices required*. Besides being an orientation for the Manager, it  
118 is anticipated that this briefing and facility tour would provide beneficial  
119 background information for upcoming budgetary work session matters. At the  
120 end of the facility tour, the Manager may be soliciting evening dates for upcoming  
121 work budget work sessions...*noting June 4<sup>th</sup> is already scheduled for receiving*  
122 *public input*.
- 123 • Other....Reserved, in case something else may be report worthy since this note  
124 writing.

125 **EXECUTIVE SESSION**

126 None

127

128 **ADJOURNMENT**

129 There being no further business to discuss, Council Member Steele made a motion to  
130 adjourn at 11:20 p.m., seconded by Council Member Powell. Unanimously approved.

131

132

133 **MAYOR** \_\_\_\_\_

**ATTEST** \_\_\_\_\_

134  
135  
136  
137  
138  
139

**Charlie Sellers**

**Hilari Hubner, Town Clerk**

**ATTACHMENTS**

**NCDOT Supplemental Agreement – Attachment A**  
**Tax Release - Attachment B**

replying/confirming with this email or call (828) 295-5200) Town Clerk Hilari Hubner tomorrow on confirming or not.

Thank you.  
jim

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**From:** Chris Hatton <[Chris.Hatton@townofboone.net](mailto:Chris.Hatton@townofboone.net)>  
**Sent:** Thursday, February 14, 2019 2:24 PM  
**To:** Charlie Sellers <[csellers@toobr.us](mailto:csellers@toobr.us)>; Jim Freeman <[jfreeman@toobr.us](mailto:jfreeman@toobr.us)>  
**Subject:** Hunger Coalition Presentation

Hello,

I am Chris Hatton and I serve as the Chairman of the Board of Directors with the Hunger & Health Coalition. I hope this email finds you both happy and healthy.

My team and I did a presentation at St. Mary's of the Hills Church on Sunday. We were approached about doing a short version of this presentation for a Town of Blowing Rock's Town Council meeting. We are excited about the opportunity to give this presentation. We are a non-profit and we are always looking to share our programs, successes and challenges with new audiences.

In order to prepare, It would be most helpful to know a possible date and time frame for this presentation. I would welcome the chance to talk to either of you guys, please feel free to text or call me at 8284062254.

Until next time,

**Lieutenant Chris Hatton, M.J.A.Boone Police DepartmentInvestigations** Division 1500 Blowing Rock  
RoadBoone, NC 28607  
Office: (828) 268-6942Fax: (828) 268-6944

# HUNGER AND HEALTH COALITION

## WHAT WE DO

Since 1981, the Hunger and Health Coalition has provided services attempting to alleviate food and prescription medicine insecurity. We provide a myriad of services to thousands of clients, including: food pantry, fresh market, and a free pharmacy.

Along with our main programs, we also offer programs assisting children and our elderly clients.

## HOW WE DO WHAT WE DO

The Hunger and Health Coalition is supported through local grants, events, donations from organizations, and community members, and a small portion from the Department of Health and Human Services.

Yet, we would not be able to continue assisting our community without the work of our dedicated staff and volunteers. They are the ones who enable our agency to continue to helping our local community!

## WHY WE DO WHAT WE DO

The bottom line is this: helping the community feels great. The Hunger and Health Coalition is so proud to be a vital piece in the community safety net.

Watauga County is our home and we would do anything to help our neighbors in need!



141 Health Center Drive, Boone, NC 28607  
Monday-Friday - 8:30a-4:30p  
(828) 262-1628 [www.hungerandhealthcoalition.com](http://www.hungerandhealthcoalition.com)

# Hunger & Health Coalition

## Fun Facts

### Food Pantry

Families can receive a box of non-perishable foods, as well as proteins and dairy products, every 14 days. The Food Pantry is stocked from purchases from Second Harvest Food Bank of Northwest NC and community donations.

**Impact:** In 2018, 12,390 food boxes were distributed, accounting for 31,628 client visits.

### The Fresh Market

Our Objective is to distribute fresh, local produce, bread, and deli items in our Market where clients “shop” for items best for them and their family.

**Impact:** In 2018, 159,270 pounds of produce were collected from local stores and allowed for 37,106 client visits.

### Food Recovery Kitchen

Volunteers Prepare food into single-serve or to-go ready meals for clients and their family.

**Impact:** In 2018, 43,916 meals were prepared and distributed through this program.

### Free Pharmacy

Our Pharmacy dispenses life-sustaining medications for acute illnesses, chronic diseases and overall wellness. No controlled medications are available

**Impact:** In 2018, 15,624 prescriptions were dispensed at a value of \$3,511,013.73.



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# A SIMPLE GESTURE

## Sharing Food in Our Community

### 1 IN 4 CHILDREN

**IN THE NORTH CAROLINA HIGH COUNTRY** do not get enough to eat on a regular basis. Sadly, Watauga county has been designated the 3rd poorest county in our state. Many children and families have to choose between medicine, meals, or putting gas in the car. Is there a way for the citizens of the High Country can become a key source of food for its neediest? We think so!



**A SIMPLE GESTURE** is a door-to-door food collection program that helps to provide a steady supply of food for the neediest people in our region.



We can provide  
**THOUSANDS OF MEALS**

allowing our food banks to think strategically about ending the cycle of hunger.

# HUNGER

AND

# HEALTH

## COALITION



HERE'S HOW IT WORKS:

## SIGN UP

Sign up on our website to receive a green recyclable grocery bag which we will deliver to your home, school, church or business.

# 1

Visit: [ASimpleGestureHC.org](http://ASimpleGestureHC.org)

## SHOP

Each week when you go shopping, buy one extra non-perishable food item and leave it in your bag.

# 2

## WE PICK UP

On a designated day every other month, a volunteer will pick up the bag, leave another one in its place, and take the filled one to our food pantry.

# 3

Serving the North Carolina High Country  
Hosted by the Hunger and Health Coalition

828-262-1628

[ASimpleGestureHC.org](http://ASimpleGestureHC.org) | [HungerandHealthCoalition.com](http://HungerandHealthCoalition.com)



**A Simple  
Gesture**  
HIGH COUNTRY



ASimpleGestureHC.org  
Info@ASimpleGestureHC.org  
828-262-1628

---

Name

---

Street Address (food pickup)

---

Mailing Address

---

Town

---

Zip

---

Email

---

Cell Phone

YES. I would like a bag. Please tell me how to get one!

YES. I would like to volunteer to help on pick up days.

I can help pick up bags every 2 months

I can help sort food on pickup days

I can help stock the pantry on pickup days

I can help with office work and scheduling

## STAFF REPORT

TO: Mayor Charlie Sellers and the Blowing Rock Town Council  
FROM: Kevin Rothrock, Planning Director  
SUBJECT: CUP 2019-01 Rainey Lodge  
APPLICANT: Grand Dakota Development, LLC  
DATE: April 3, 2019

### REQUEST

Grand Dakota Development, LLC is requesting a conditional use permit to construct a 40-room hotel with restaurant, bar and surface parking. The property is located at 159 & 167 Rainey Street, but is also located off Hwy 221 and Morningside Drive. The property is zoned CB, Central Business. The majority of the subject property is in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PINs 2807-98-0716-000, 2807-98-1850-000 and 2807-98-0826-000.

### *General*

#### Adjacent Zoning/Land Uses

- North – R-10S, Single-family - single-family residences
- South – TC, Town Center – Hwy 221 and Ridgeway hotel
- East – CB, Central Business – Speckled Trout restaurant and Hartley’s Interiors
- West – R-10S and R-6M – Single-family and multi-family uses

#### Setbacks

The street setback in the Central Business zoning district is 15 feet. The rear setbacks on lots less than one acre is 5 feet. The proposed project meets the setback standards.

#### Building Height

Since the hotel is setback 55 feet from the proposed Morningside Drive sidewalk, the maximum building height of 38 feet measured at the finished grade of the primary entrance. The other walls of the hotel are also limited to a maximum height of 40 feet measured along the average finished grade along that wall to the peak of the roof. The hotel meets the applicable building height standards provided in Section 16-12.6.5.4 of the Land Use Code.

#### *Site Access*

Primary access to the site will be through a driveway cut on Morningside Drive and a second driveway onto Rainey Street. Direct access to Hwy 221 is not possible due to the severity of the slope on the lot.

During discussion at the Planning Board meeting, some expressed concern about the narrow street widths of both Morningside and Rainey. Staff measured pavement width on Morningside from Hwy 221

to Rainey and found no place where the street was less than 18 feet wide. Staff also measured pavement width on Rainey from Morningside to the curve just past the site. The pavement width was at least 18.5 feet and some places 23 feet wide. The only place that measured 17.5 feet in width was just past the site in the curve near the sewer manhole. Staff recommends the applicant provide curb and gutter and enough street pavement width to maintain at least 20 feet of width from the edge of pavement on the opposite side of Rainey and Morningside to the face of the curb on the project side of the street.

The Applicant has recommended signage at the driveways restricting right turns from the parking area to minimize hotel traffic from traveling East on Rainey and North on Morningside.

### ***Parking***

The proposed restaurant is 1750 square feet with 36 additional outdoor seats. According to the Land Use Code, the 40 hotels and restaurant use require 53 parking spaces. Fifty-three (53) spaces are provided on site.

### ***Storm Water***

Storm water will be collected and detained in a detention system under the parking area. From the detention system, the storm water will be directed to a new drainage system in Hwy 221. Since the project is at 58% impervious and is subject to a Special Intensity Allocation, storm water detention storage is required at 13,600 cubic feet per acre of the total site.

### ***Utilities***

An existing sewer line is routed through the property. A new public sewer line will be redirected through the site to Morningside Drive.

All overhead utility service to the site will be placed underground. Other existing above ground services along the streets will remain overhead.

### ***Site Lighting***

All exterior lighting in the Project shall use the same coach-style lights selected as the lighting standard for the Town, and shall otherwise be consistent with the Town's Land Use Code Section 16-21.8. Any diffused or otherwise visible light emanating from the Project on adjoining properties shall not be more than one foot-candle at the common lot line separating the properties. As an alternative, the Applicant may also install the new LED full cut-off style fixture that has been installed on the Hwy 321 Bypass.

### ***Sidewalks***

The Applicant is providing public sidewalk on Morningside Drive and Rainey Street. The Town is constructing sidewalk along Hwy 221 with the Sidewalk to Bass Lake project. Staff recommends the Applicant pay for the portion of sidewalk along the portion of their property that fronts Hwy 221.

### ***Landscaping***

The proposed landscape plan appears to meet the Land Use Code requirements for street trees, buffers/screening and parking lot shading. The buffer along the east side of the property is required to be

a 4-foot wide broken screen. An 8-foot wide semi-opaque buffer is required along each street yard. An extensive detailed landscape plan will be reviewed with the submission of construction drawings.

All retaining walls in the Project shall be constructed with or faced with stone, rock or simulated stone or rock products. All retaining walls constructed in the Project shall be subject to the approval of the Zoning Administrator for compliance with the Land Use Code and this CUP.

### ***Dumpster/Loading Zone***

A dumpster for the hotel is located in the northeast corner of the parking lot. All screening requirements in the Land Use Ordinance for the dumpster enclosure will be met. In addition, the draft CUP limits collection of garbage and recycling to the hours of 8:00 am to 7:00 pm.

A 12' x 55' loading zone is provided on the east side of the parking area for hotel and restaurant deliveries.

### ***Architectural Plans***

All exterior materials on the Project shall consist of; wood or simulated wood products; stone, rock or simulated stone or rock products; and glass for windows. Other exterior materials and colors shall be permitted upon approval of the Town staff consistent with the renderings and elevations submitted for the hotel building. Final exterior colors shall be approved by the Zoning Administrator, unless specifically approved by the Town Council.

All ground-level floors of the building that face a street shall have at least 50% of the wall area constructed with windows or doors or false windows consistent with Section 16-21.4.4 of the Land Use Code unless the Town Council approves a variable design.

## **PLANNING BOARD RECOMMENDATION**

At their March 21, 2019 meeting and after the application review, the Planning Board made a recommendation to approve the CUP with a condition. That condition being that the architectural plan complies with the 50% window/door area as required by the Land Use Code and it is consistent with the NC Building Code.

## **ATTACHMENTS:**

1. Draft CUP
2. CUP Application
3. Site plan package with site survey of existing conditions, grading plan, utilities, and landscaping
4. Building renderings
5. Building elevations
6. Traffic Impact Analysis
7. Planning Board draft minutes from March 21, 2019

NORTH CAROLINA  
WATAUGA COUNTY

**TOWN OF BLOWING ROCK CONDITIONAL USE PERMIT**  
**Rainey Lodge**  
**CUP No. 2019-01**

On the date(s) listed below the Board of Commissioners of the Town of Blowing Rock met and held a public hearing to consider the following application:

Applicant: Catellus Group, LLC

Project Name: Rainey Lodge (“Project”)

Property: Corner of Hwy 221, Morningside Drive, and 159 and 167 Rainey Street (“Property”)

Tax Parcel Nos.: 2807-98-0716-000, 2807-98-1850-000 and 2807-98-0826-000

Property Owners of Record: Grand Dakota Development, LLC

Proposed Use of Property: Hotel and Restaurant

Current Zoning Classification of Property: CB, Central Business

Public Hearing Date(s): April 9, 2019

Date of Decision: \_\_\_\_\_

Having heard all of the evidence and arguments presented at the above-referenced hearing, the Board finds that the application complies with all applicable requirements of the Code of Ordinances of the Town of Blowing Rock, and that, therefore, the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable conditions of the Land Use Code and the following additional conditions:

**1. Compliance with Approved Plans.**

The Applicant shall complete the development of the subject property in accordance with the plans submitted and approved by this Board, which civil plans are originally dated February 25, 2019, amended March 14, 2019, and amended April 2, 2019, architectural elevations originally dated February 22, 2019, amended March 14, 2019 and March 28, 2019, and architectural renderings originally dated February 22, 2019, amended March 14, 2019 and March 28, 2019, except as amended by the following conditions. Where said plans are in conflict with the provisions of the Land Use Code, the provisions of the Land Use Code shall prevail, except as specifically provided herein. Copies of said plans are made a part hereof as if fully rewritten herein and shall be maintained in the Conditional Use Permit file in the Town Clerk’s office. Any deviations from or changes in the plans must be pointed out to the Administrator in writing and specific written approval must be obtained as provided in the Blowing Rock Land Use Code.

**2. Town Costs and Fees.**

Unless otherwise expressly set forth in this Conditional Use Permit, all costs and fees required to be paid by the Applicant to the Town shall be in accordance with the Town's standard fee schedule effective at the time the payment is due. Specific payments of fees include:

- (a) Payment of concrete material costs associated with the curb and gutter and sidewalk along the portion of the property along Hwy 221 (approximately 200 feet), prior to issuance of a building permit for the Project.
- (b) Payment of applicable water and sewer availability fees when building permit application is submitted.

**3. Permitted Uses.**

- (a) Specific uses allowed.

The specific uses allowed on the property include a hotel with 40 rooms, a restaurant use of 1750 square feet with outdoor dining not to exceed 36 outdoor seats.

- (b) Changes in Use.

Changes in occupancy shall be subject to the review and approval of the Town Zoning Administrator and approval of Town Council to ensure compliance with this Conditional Use Permit, the North Carolina State Building Code and the Land Use Ordinance. In addition to the foregoing, any change of use that would cause a change in the parking requirements for the new use must be reviewed by staff and approved by the Town Council and processed as a minor amendment to this CUP.

**4. Architecture and Design.**

- (a) Building Height.

Consistent with Section 16-12.6.5.4, the building height shall not exceed 38 feet as measured from the finished grade at the primary entrance (lobby entrance facing Morningside Drive) to the top of the roof. The allowable height limit is established from the 58-foot setback from the sidewalk along Morningside Drive. In addition, no other building height will exceed 40 feet as measured along the average finished grade of that wall to the top of the roof.

- (b) Exterior Materials.

- (i) All exterior materials on the Project shall consist of; wood or simulated wood products; stone, rock or simulated stone or rock products; and glass for windows. Metallic or metal sided exterior walls shall not be permitted. Other exterior

materials shall be permitted upon approval of the Town staff consistent with the renderings and elevations submitted for the hotel building. Final exterior colors shall be approved by the Zoning Administrator, unless specifically approved by the Town Council.

- (ii) All retaining walls in the Project shall be constructed with or faced with stone, rock or simulated stone or rock products. All retaining walls constructed in the Project shall be subject to the approval of the Zoning Administrator for compliance with the Land Use Code and this CUP.
- (iii) All ground-level floors of the building that face a street shall have at least 50% of the wall area constructed with windows or doors or false windows consistent with Section 16-21.4.4 of the Land Use Code unless the Town Council approves a variable design.

(c) Roof Design.

The minimum roof pitch will be at least 6:12.

(d) Signage.

All signage in the Project shall conform to the requirements of the Town's Sign Code as set forth in the Land Use Ordinance.

(e) Major and Minor Changes.

Minor changes and deviations are defined in Section 16-4.17 of the Land Use Ordinance. All other changes in the Approved Plans shall be deemed to be major changes.

5. Findings of Fact.

Consistent with Section 16-4.10.3 of the Land Use Ordinance, the Board of Commissioners finds:

- (a) The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.
- (b) The use or development complies with all required regulations and standards of the Land Use Ordinance or with variances thereto, if any, and with all other applicable regulations.
- (c) The use or development is located, designed, and proposed to be operated so as to be compatible with the particular neighborhood in which it is to be located.
- (d) The use or development will not substantially injure the value of adjoining or abutting property.

- (c) The use or development conforms with the general plans for the physical development of the Town as embodied in this Ordinance, the Town of Blowing Rock Comprehensive Plan, and any other duly adopted plans of the Town.

**6. Sewer and Water.**

(a) Sewer.

- (i) The rerouting of the public sewer system through the Project shall be designed to the Town's standard specifications and subject to the Town's standard connection and/or availability fee as that fee may change from time to time. The sizing and location of all sewer lines constructed in connection with the Project shall be subject to the approval of the Town's engineering staff. A sewer easement must be provided to the Town prior to issuance of a Certificate of Occupancy for the portion of the sewer system installed through the Project.

(b) Water.

- (i) The Project's water systems shall be subject to the Town's standard connection and/or availability fee, as that fee may change from time to time.

- (iii) Compliance with Other Laws.

All public water connections shall comply with all local and state rules or regulations in effect at the time of application for connection.

**7. Transportation Improvements.**

The Applicant shall install the following off-site improvements:

- a) Morningside Drive – construct new 30" curb and gutter and 5-foot sidewalk along Morningside Drive from Hwy 221 to Rainey Street with a minimum street width of 20 feet from the edge of pavement on the west side of Morningside Drive to the face of curb on the east side along the subject property.
- b) Rainey Street – construct new 30" curb and gutter and 5-foot sidewalk along Rainey Street, for the full length of the subject property to a minimum width of 20 feet from the edge of pavement on the north side of Rainey Street to the face of curb on the south side along the subject property.

**8. Parking.**

(a) General Requirements.



Parking for the development shall be as depicted on the submitted and approved site plan. Pursuant to the submitted and approved site plan, the Project requires 53 parking spaces (40 for the hotel and 13 for the proposed restaurant) under existing Land Use Ordinance requirements and 53 parking spaces are provided. The outdoor dining is limited to 36 outdoor seats. ADA space dimensions and number of spaces shall be required consistent with the NC Building Code.

(b) Loading and Unloading.

A freight loading/unloading area for the Project shall be provided and clearly marked on the construction Plans for the Project and shall be perpetually maintained for delivery of restaurant and hotel supplies and service, all in accordance with the Land Use Ordinance. No restaurant or hotel deliveries will be permitted by which delivery vehicles are parked or stopped on the public streets or Hwy 221. Violators of this subsection will be subject to civil penalties in Section 6-35 of the Town Code.

9. Access.

The primary entrance to the Project shall be on Morningside Drive. The secondary access to the Project shall be on Rainey Street. Both parking lot access driveways shall have appropriate signage installed prohibiting right turns onto Rainey Street and Morningside Drive. Turn radii for both driveways shall meet the Land Use Ordinance.

10. Lighting.

All exterior lighting in the Project shall use the same coach-style lights selected as the lighting standard for the Town and shall otherwise be consistent with the Town's Land Use Code Section 16-21.8. Any diffused or otherwise visible light emanating from the Project on adjoining properties shall not be more than one foot-candle at the common lot line separating the properties. As an alternative, the Applicant may also install the new LED full cut-off style fixture that has been installed on the Hwy 321 Bypass.

11. Landscaping.

(a) Conformity with Plans.

The Applicant shall landscape the Project consistent with Article 22 of the Land Use Ordinance. To verify Project consistency, the Applicant shall submit a complete landscape plan for review and approval by the Zoning Administrator prior to issuance of any building or grading permit for the Project.

The Applicant shall plant an eight-foot wide semi-opaque buffer between the sidewalk along Morningside Drive and Rainey Street and the parking area. If the Applicant is required to widen either street with pavement and curb and gutter to accommodate a specified minimum street width, the eight-foot wide semi-opaque buffer may be reduced in those areas. If the buffer width is reduced for additional road width, the plant material

must be increased by 30%. The rear buffer along the east property line shall be at least 4 feet wide and contain a “broken” screen as defined in the Land Use Ordinance.

(b) Maintenance.

All trees, plants and landscaping required for the Project under this Conditional Use Permit shall be perpetually maintained by the Applicant, and any dead, unhealthy or missing vegetation, or any vegetation disfigured by severe pruning, shall be replaced with new vegetation consistent with the Land Use Ordinance. If vegetation is damaged by the Applicant’s actions or inactions, it shall be replaced consistent with the Land Use Ordinance, within six (6) months during ideal planting conditions.

**12. Utilities.**

(a) General.

The Applicant shall install all utilities within the Project underground as required by the Land Use Ordinance, at the Applicant’s expense. All materials used for utilities to be dedicated to the Town shall be subject to approval by the Town Engineer and the Director of Public Works, prior to issuance of any certificate of occupancy. No building may be constructed over a dedicated public utility easement within the Project.

(b) Underground Placement.

All new electric, cable, and phone utilities for the Project shall be placed underground.

**13. Storm water and Land Disturbance.**

(a) General Construction Standards.

All storm water drainage and materials shall meet the Town or NCDOT standards as appropriate. All storm water drainage leaving the detention system will connect to the storm water pipe system along Hwy 221 being installed by the Town with the EFLAP Sidewalk to Bass Lake project. An encroachment agreement with NCODT is required for the connection.

(a) Detention.

Storm water detention to serve the Property shall be designed to be held underground in a detention system on the Property. The Town engineer will review and approve the detention system prior to issuance of the grading plan.

According to the plans provided, this project is at 58% new impervious surfaces which requires a Special Intensity Allocation, not to exceed 70% new impervious surfaces consistent with Section 16-16.38.3.2 (c) of the Land Use Code.

Section 16-16.31.3.5 specifies that the detention for the project is calculated at 13,600 cubic feet per acre of the total site.

(c) Maximum Densities and Impervious Surfaces.

The maximum density of the Project for purposes of calculating permissible impervious surface areas shall be the lesser of: (a) the density shown on the Approved Construction Plans (58%); or (b) up to 70% built-upon area as approved by a Special Intensity Allocation for the Project.

**14. Solid Waste /Recycling Collection.**

The Project shall include a trash-containment area and/or moveable trash containers adequate in size and function to serve the needs of the Project. All businesses shall comply with the recycling requirements of the Town Code and provide containers accordingly for collection. All recycling/trash containment areas shall be screened. The size and location of the trash-containment area shall be subject to the approval of the Zoning Administrator and the Public Works Director consistent with the Land Use Ordinance. Trash and delivery service will be allowed only between the hours of 8:00 a.m. and 7:00 p.m.

**15. Development Phasing.**

- (a) Prior to the commencement of any land-disturbing activity:
- (i) The Applicant shall submit to the Town Engineer for approval a grading plan and storm water management plan that satisfies the requirements of Section 16-16.31 of the Land Use Ordinance and includes a soil erosion control plan approved by the Town Engineer, and approved by Watauga County, if applicable. No work shall be performed on the Property until all applicable erosion control measures have been installed, with the exception of specific work that may be required to complete the installation of the erosion control measures.
  - (ii) The Applicant shall provide a performance bond or payment to the Town to cover 125% of the Applicant's estimated cost of the installation of full site-stabilization, the proposed Project landscaping and the restoration of all excavated areas to pre-disturbance grade level. With the approval of the Town Zoning Administrator and the Town Council, the Applicant may reduce the amount of the bond or letter of credit to reflect the completion of one or more of the above tasks, or to reflect the fact that some or all of the financial assurance is no longer necessary or feasible given the progress of the Project. The amount of the bond shall be subject to the reasonable approval of the Town Engineer, taking into consideration only all hard bids and associated costs provided by the Applicant. Any insufficiencies in the amount of the bond or letter of credit shall become a lien against the Property.

- (iii) The Applicant shall submit to the Zoning Administrator a final, revised site plan that incorporates the terms and conditions of this approved Conditional Use Permit, consistent with Section 16-4.4.2 of the Land Use Ordinance.
- (iv) The Applicant is hereby granted a 2-year vesting for the project as provided for in GS. 160A-385.1. In addition, the Project is eligible for up to two (2) six-month extensions of the vesting period upon application and approval of the Town Council as currently provided for in Section 16-4.14.1 of the Land Use Code.

16. Miscellaneous.

(a) Town Reimbursements.

An additional fee shall be charged for each additional review of a site plan in excess of two site plan reviews. The Applicant shall reimburse the Town all reasonable costs for the Town Engineer’s review of storm water management plans, water supply plans, erosion control plans, grading plans or other detailed plans (except for the site plan) and for all on-site inspections conducted by the Town Engineer.

(b) Construction Staging.

All construction staging shall be contained completely on the Property or on an adjoining property not in use or utilizing the parking for current uses as approved by that respective property owner, provided no adjoining or nearby streets shall be used to park equipment, construction vehicles, contractors’ vehicles or employees’ vehicles.

(c) Invalid Provisions.

If any provision of this Conditional Use Permit is judicially determined to be unlawful, void or of no effect, such determination shall not affect the validity of the remaining conditions of this Conditional Use Permit.

Failure to comply with any provision herein shall subject the Applicant to forfeiture of the Permit, consistent with Section 16-7.5 of the Land Use Ordinance, and a stop work order on any further construction.

IN WITNESS WHEREOF, the Town of Blowing Rock has caused this Permit to be issued in its name and the undersigned being property owner(s) and/or agent(s) of the property owner(s) does hereby accept this Conditional Use Permit, together with all of its conditions as binding upon them and their successors in interest.

**TOWN OF BLOWING ROCK**

By \_\_\_\_\_  
Charlie Sellers, Mayor

Draft

Rainey Lodge

CUP No. 2019-01

ATTESTED BY:

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Hilari H. Hubner, Town Clerk

TOWN OF BLOWING ROCK  
APPLICATION FOR CONDITIONAL USE PERMIT

1. Applicant Name: Grand Dakota Development, LLC

Address: 501 East Boulevard, Charlotte, NC 28203

Phone: 704-332-0866 (Office), 704-906-3400 (Cell), Fax:704-332-1829

2. Is Applicant a corporation?  Yes  No

If yes, list the name of the president of the corporation: \_\_\_\_\_

If yes, list the name of the secretary of the corporation: \_\_\_\_\_

3. Is Applicant a limited liability corporation (LLC)?  Yes  No

If yes, list the name of the manager of the corporation: Cibix Management Inc.

4. Is Applicant a partnership?  Yes  No

If yes, list the names of the partners: \_\_\_\_\_

5. Is Applicant a proprietorship?  Yes  No

If yes, list the name(s) of the proprietor(s): \_\_\_\_\_

6. Tax Parcel Number(s): 2807-98-0716-000, ~~2807~~-98-1850-000, ~~2807~~-98-0826-000  
2807 2807

Owner(s) of Record: Grand Dakota Development, LLC

Deed Book and Page Number: 1) Book 1696, Page 348, 2.) Book 1402 Page 352

7. Location of property: 159 & 167 Rainey Street, Blowing Rock, NC,

*TOWN OF BLOWING ROCK*  
APPLICATION FOR CONDITIONAL USE PERMIT

8. Current zoning classification of subject property: CB

Proposed zoning classification of subject property, if applicable: \_\_\_\_\_

9. Is property located in protected watershed?  Yes  No

If yes, classification of protected watershed:  Class IV  Class II

10. Size of property: See Attached Drawings and Notes.

11. Gross floor area of existing buildings: See Attached Drawings and Notes.

Gross floor area of proposed buildings: See Attached Drawings and Notes.

12. A Conditional Use Permit is requested for the following: Construction of a new 40 room hotel with restaurant and bar and surface parking

13. If single-family residential development:

Proposed name of subdivision: Not Applicable

Number of lots proposed to be created: \_\_\_\_\_

Is development proposed to be a "cluster development"?  Yes  No

Smallest lot: \_\_\_\_\_ square feet. Average lot: \_\_\_\_\_ square feet.

14. If multi-family residential development:

Proposed name of development: Not Applicable

Number of one-bedroom units: \_\_\_\_\_ Number of two-bedroom units: \_\_\_\_\_

Number of three-bedroom units: \_\_\_\_\_ Number of four-bedroom units: \_\_\_\_\_

15. Percentage of impervious surface (if applicable): 70 %. (Note: impervious area calculations are not applicable to single family residential developments. The density in a single family residential development located in a protected watershed area is limited to one unit per gross half acre.)

**Impervious Surface Area Calculations**

*TOWN OF BLOWING ROCK*  
APPLICATION FOR CONDITIONAL USE PERMIT

The following calculations should also be shown on the site plan and preliminary subdivision plans. These calculations are essential in the consideration of the request for a Conditional Use Permit:

|  |         |
|--|---------|
| Total Area (Square Feet of Subject Property)   | 39,422  |
| <u>Minus</u> Impervious Area in Square Feet Existing Prior to September 15, 1993 (Date of Ordinance)   | -18,819 |
| Equals Net Area of Subject Property  |         |
| <u>Times</u> Percent of Impervious Area Allowed (See Permitted Allowances Listed Below)  | 14,438  |
| [ <u>Multi-family residential</u> : 24% impervious area (up to 34% with variance)<br><u>Non-residential development</u> : 24% impervious area in locations that have curb and gutter (up to 70% if approved as Special Intensity Allocation)<br><u>Non-residential development</u> : 36% impervious area in locations without curb and gutter (up to 70% if approved as Special Intensity Allocation)] |         |
| <u>Minus</u> Impervious Area (in Square Feet) Added After September 15, 1993   | -       |
| <u>Equals</u> Net Impervious Allowance   | 33,257  |
| <u>Proposed</u> Impervious Area to Be Added as Part of Proposed Development (Must Be Less Than Net Impervious Area Allowance)  | 30,842  |

Name of Engineer: GEOSCIENCE GROUP, INC.

Address: 500-K Clanton Road, Charlotte, NC 28217

Phone: (704) 941-2252 \_\_\_\_\_

Name of Surveyor: GEOSCIENCE GROUP, INC.

Address: 500-K Clanton Road, Charlotte, NC 28217 \_\_\_\_\_

Phone: (704) 941-2252 \_\_\_\_\_

Name of Land Planner: GEOSCIENCE GROUP, INC.

Address: 500-K Clanton Road, Charlotte, NC 28217 \_\_\_\_\_

Phone: (704) 941-2252 \_\_\_\_\_

Attached is a site plan showing all existing and proposed improvements as required by the Blowing Rock Land Use Code. Where said plans are in conflict with the provisions of the Land Use Code, I acknowledge that the provisions of the Land Use Code shall prevail, except as specifically provided in any Conditional Use Permit that may be issued by the Town Council. Any deviations from or changes in the plans after submission must be pointed out to the Administrator in writing and specific written approval must be obtained as provided in the Blowing Rock Land Use Code.



*TOWN OF BLOWING ROCK*  
APPLICATION FOR CONDITIONAL USE PERMIT

Grand Dakota Development, LLC  
By: Cibix Management Inc. Manager Member

Signature of Applicant:  Date: February 25, 2019  
\_\_\_\_\_ Stephen D. Barker, President

Representing: Grand Dakota Development, LLC  
\_\_\_\_\_

Grand Dakota Development, LLC  
By: Cibix Management Inc. Manager Member

Signature of Property Owner:  Date: February 25, 2019  
\_\_\_\_\_ Stephen D. Barker, President

*For Staff Use Only*

Date Application Was Received: 2-26-19 Initials: KR

Date Paid: 2-28-19 Amount Paid: 500<sup>00</sup> Case Number: 2019-01

**BASIC REQUIREMENTS FOR PLAN PREPARATION AND SUBMITTAL:**

1. Plans shall be submitted to the Administrator by the first business day of any month in order to be considered for the Planning Board agenda for the following month.
2. Initial submittal should include 3 paper copies and pdf file for review by the Administrator.
3. Plan details:
  - a. A location map that shows the location of the project in the broad context of the Town or planning jurisdiction.
  - b. On the first page of the plans, the following information shall be shown:
    - (1) Name of applicant.
    - (2) Name of development (if any).
    - (3) North arrow
    - (4) Legend
    - (5) Scale

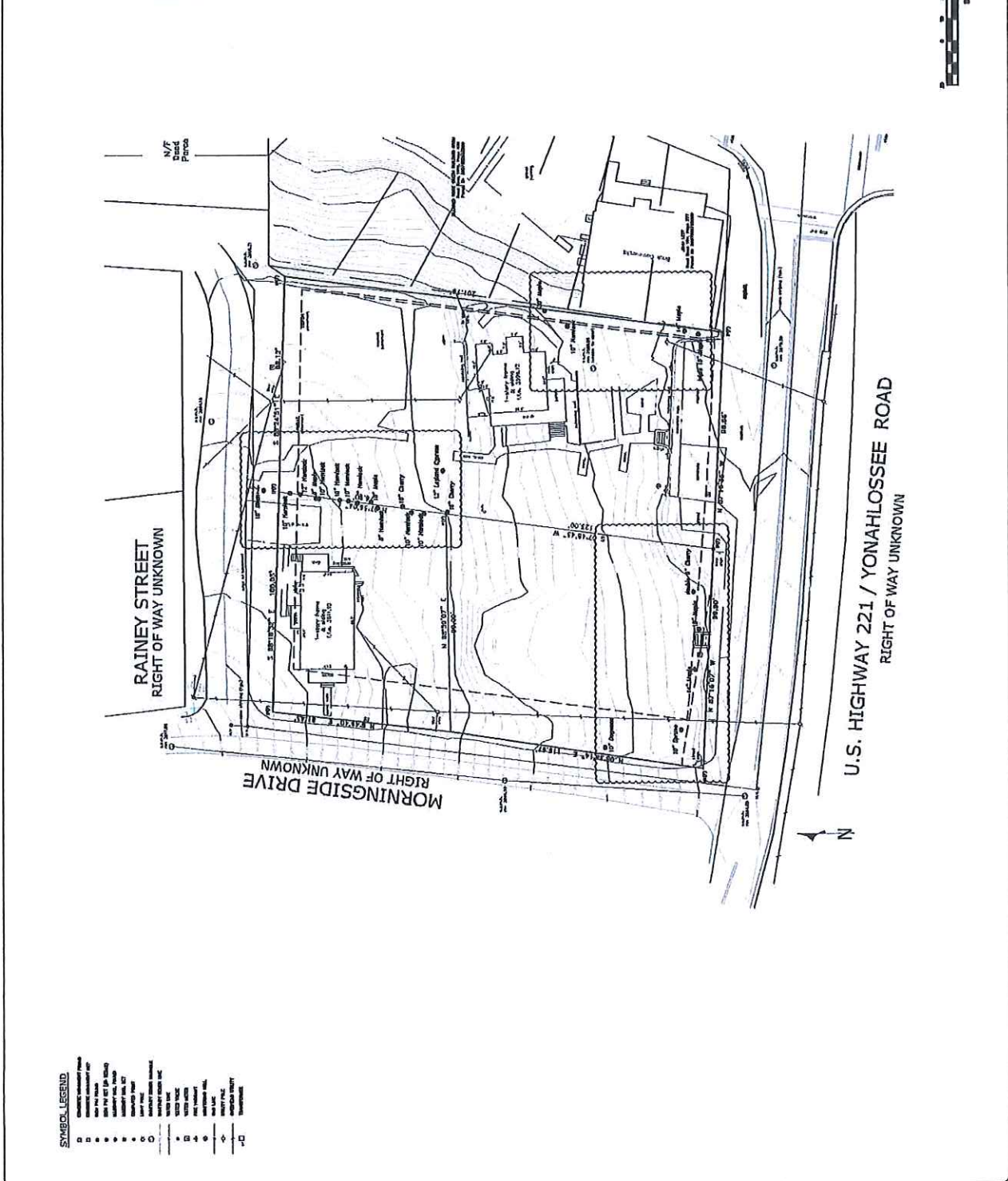
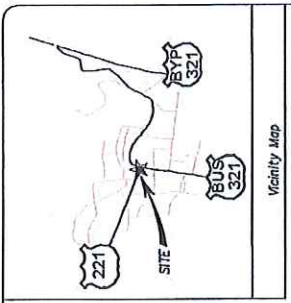
| GEOLOGIC |               |
|----------|---------------|
| 1        | Blank         |
| 2        | Gravelly Sand |
| 3        | Sand          |
| 4        | Silt          |
| 5        | Clay          |
| 6        | Shale         |
| 7        | Sandstone     |
| 8        | Siltstone     |
| 9        | Claystone     |
| 10       | Chert         |
| 11       | Concretion    |
| 12       | Other         |

- REVISIONS FOR CONSTRUCTION
- REVISIONS FOR EROSION
- REVISIONS FOR PERMIT
- REVISIONS FOR CONSTRUCTION

BLOWING ROCK RAINY LODGE  
BLOWING ROCK, NC

EXISTING CONDITIONS  
& TREE SURVEY

00



**SYMBOL LEGEND**

|   |               |
|---|---------------|
| □ | Blank         |
| ▨ | Gravelly Sand |
| ▩ | Sand          |
| ▪ | Silt          |
| ▫ | Clay          |
| ▬ | Shale         |
| ▭ | Sandstone     |
| ▮ | Siltstone     |
| ▯ | Claystone     |
| ▰ | Chert         |
| ▱ | Concretion    |
| ▴ | Other         |



**KEY NOTES**

- 1) NOW 1'-6" CURB AND GUTTER SEE DETAIL
- 2) NOW 2'-0" CURB AND GUTTER, SOME BY BLOWING ROCK/NOTCH
- 3) NOW ACCESSIBLE CONC. SIDEWALK WITH WALKWAY - MAX 2% LONGITUDINAL SLOPE, MAX 2% CROSS SLOPE. SEE DETAIL.
- 4) NOW ACCESSIBLE 4' WIDE CONC. SIDEWALK. MAX 2% LONGITUDINAL SLOPE, MAX 2% CROSS SLOPE. SEE DETAIL.
- 5) NOW ACCESSIBLE 5' WIDE CONC. SIDEWALK. MAX 2% LONGITUDINAL SLOPE, MAX 2% CROSS SLOPE. SEE DETAIL.
- 6) SIDEWALK FINISHES
- 7) MASONRY BANISTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR SPECS.
- 8) 4" DIA. MASONRY BANISTER
- 9) 8" HIGH RETAINING STRIP
- 10) 4" HIGH RETAINING WALL
- 11) OUTDOOR DINING/PATIO
- 12) 10'x20' SHIRT TROUSER

**ZONING CODE REFERENCE:**  
**PROJECT NAME:** RAINY GOLF  
**OWNER:** OLAND PARKVA DEVELOPMENT, LLC  
**PROJECT ADDRESS:** NOT ASSIGNED YET  
**APPLICANT:** TREVOR W. BROWN  
**ADDRESS:** 10805 MIDWAY AVE, CHARLOTTE, NC 28215  
**PHONE:** 704.366.1500  
**FAX:** 704.366.1500  
**EMAIL:** TBROWN@OPLD.COM  
**DATE:** 10/20/15  
**BY:** TREVOR W. BROWN  
**TITLE:** ARCHITECT  
**PROJECT NUMBER:** 1507-0002-000  
**FILE NUMBER:** 1507-0002-000  
**FILE TYPE:** BUSINESS DISTRICT  
**SITE AREA:** 1.65 ACRES  
**LOT SIZE:** 10,800 SQ FT (8 STORIES)  
**LOT AREA:** 32,000 SQ FT  
**DEVELOPER:** OPLD  
**DATE:** 10/20/15

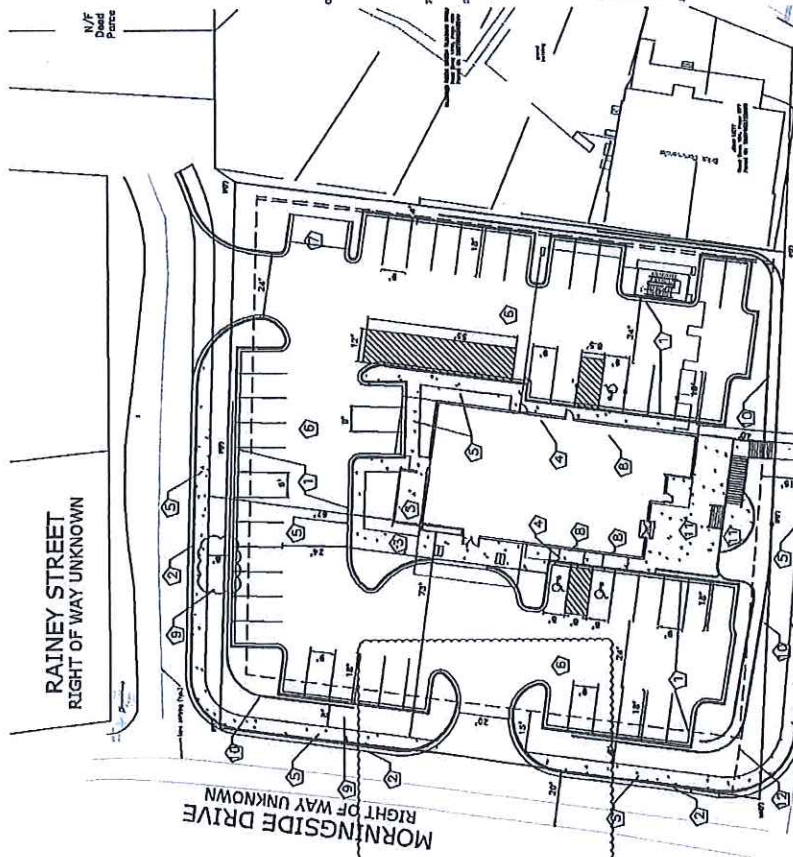
**SETBACKS TO BACK OF SIDEWALK (S1):**  
**SIDE 1:** 15' BACK OF SIDEWALK (RAINY AND MORNINGSIDE)  
**SIDE 2:** 5' (EAST SIDE OF THE PROPERTY)  
**SUBJECTS (EAST-SIDE OF THE PROPERTY):**  
**EXISTING: 1507-0002-000 (8 STORIES)**  
**PROPOSED: 1507-0002-000 (8 STORIES)**  
**PROPOSED: 1507-0002-000 (8 STORIES)**

**ADDITIONAL NOTES:**  
**1. TOTAL AREA OF PROPERTY: 32,000 SQ FT**  
**2. TOTAL ALLOWABLE FLOORING AREA: 1,400,000 SQ FT**  
**3. TOTAL ALLOWABLE FARMSIDE AREA: 1,400,000 SQ FT**  
**4. TOTAL ALLOWABLE INTERMEDIATE AREA: 1,400,000 SQ FT**  
**5. TOTAL ALLOWABLE SERVICE AREA: 1,400,000 SQ FT**

**PARKING REQUIRED:** 1 SPACE PER ROOM (R) = 40 SPACES  
**1 SPACE PER 25 SQ FT OF RESTAURANT**  
**OUTDOOR DINING (OR BAR) = 6 SPACES  
 TOTAL REQUIRED = 50 SPACES**

**PARKING PROVIDED: 50 SPACES**

**N/F**  
**Need**  
**Permit**



**RAINNEY STREET**  
 RIGHT OF WAY UNKNOWN

**MORNINGSIDE DRIVE**  
 RIGHT OF WAY UNKNOWN

**U.S. HIGHWAY 221 / YONAHLOSSEE ROAD**  
 RIGHT OF WAY UNKNOWN



SCALE: 1" = 20'

**BLowing Rock Rainey Lodge**  
**BLowing Rock, NC**

**REVISIONS:**

| NO. | DATE     | DESCRIPTION            |
|-----|----------|------------------------|
| 1   | 10/20/15 | PRELIMINARY            |
| 2   | 11/10/15 | REVISIONS FOR COMMENTS |
| 3   | 12/10/15 | REVISIONS FOR COMMENTS |
| 4   | 01/10/16 | REVISIONS FOR COMMENTS |
| 5   | 02/10/16 | REVISIONS FOR COMMENTS |
| 6   | 03/10/16 | REVISIONS FOR COMMENTS |
| 7   | 04/10/16 | REVISIONS FOR COMMENTS |
| 8   | 05/10/16 | REVISIONS FOR COMMENTS |
| 9   | 06/10/16 | REVISIONS FOR COMMENTS |
| 10  | 07/10/16 | REVISIONS FOR COMMENTS |

**BLowing Rock Rainey Lodge**  
**BLowing Rock, NC**

**SITE PLAN**

**C1.1**

- General Provisions**
- Development of this site shall be subject to the approval of the Planning Board and the City Commission. The development shall be in accordance with the zoning ordinance and the comprehensive plan and any other applicable laws, codes, rules and regulations of the City of Blowing Rock, NC.
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- Site Plan**
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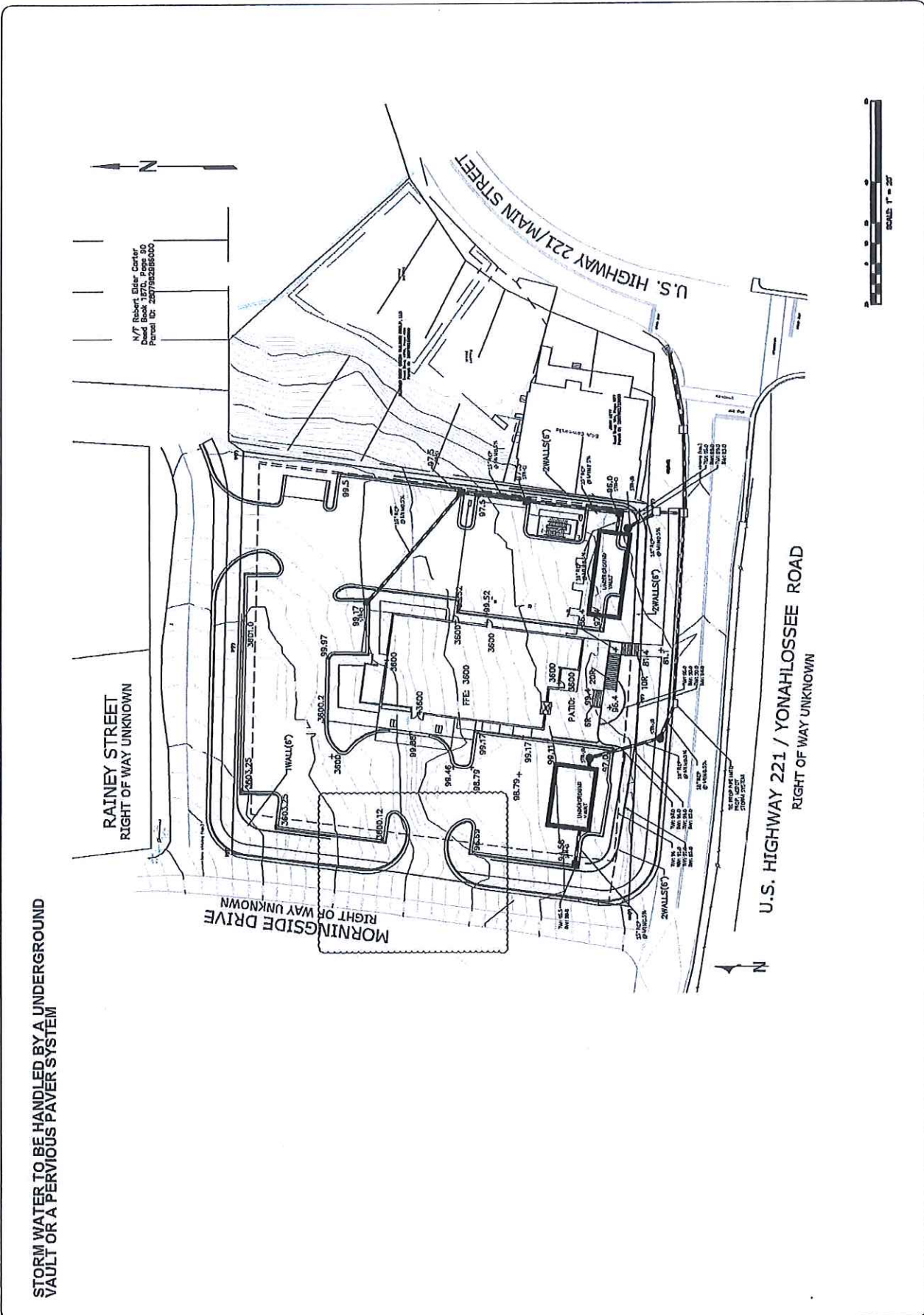
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- LEGEND**
- EXISTING GRADE
  - PROPOSED GRADE
  - PROPOSED CONSTRUCTION
  - PROPOSED FOR PERMITS
  - PROPOSED FOR RECORD
  - PROPOSED FOR AS-BUILT
  - PROPOSED FOR FINAL

BLOWING ROCK RAINEY LODGE  
BLOWING ROCK, NC

GRADING PLAN

C2.1



STORM WATER TO BE HANDLED BY AN UNDERGROUND VAULT OR A PERVIOUS PAVER SYSTEM

N/T Robert Blair, Carrier  
Blowing Rock, NC 28725  
Phone: 813-237-7925  
Fax: 813-237-7926

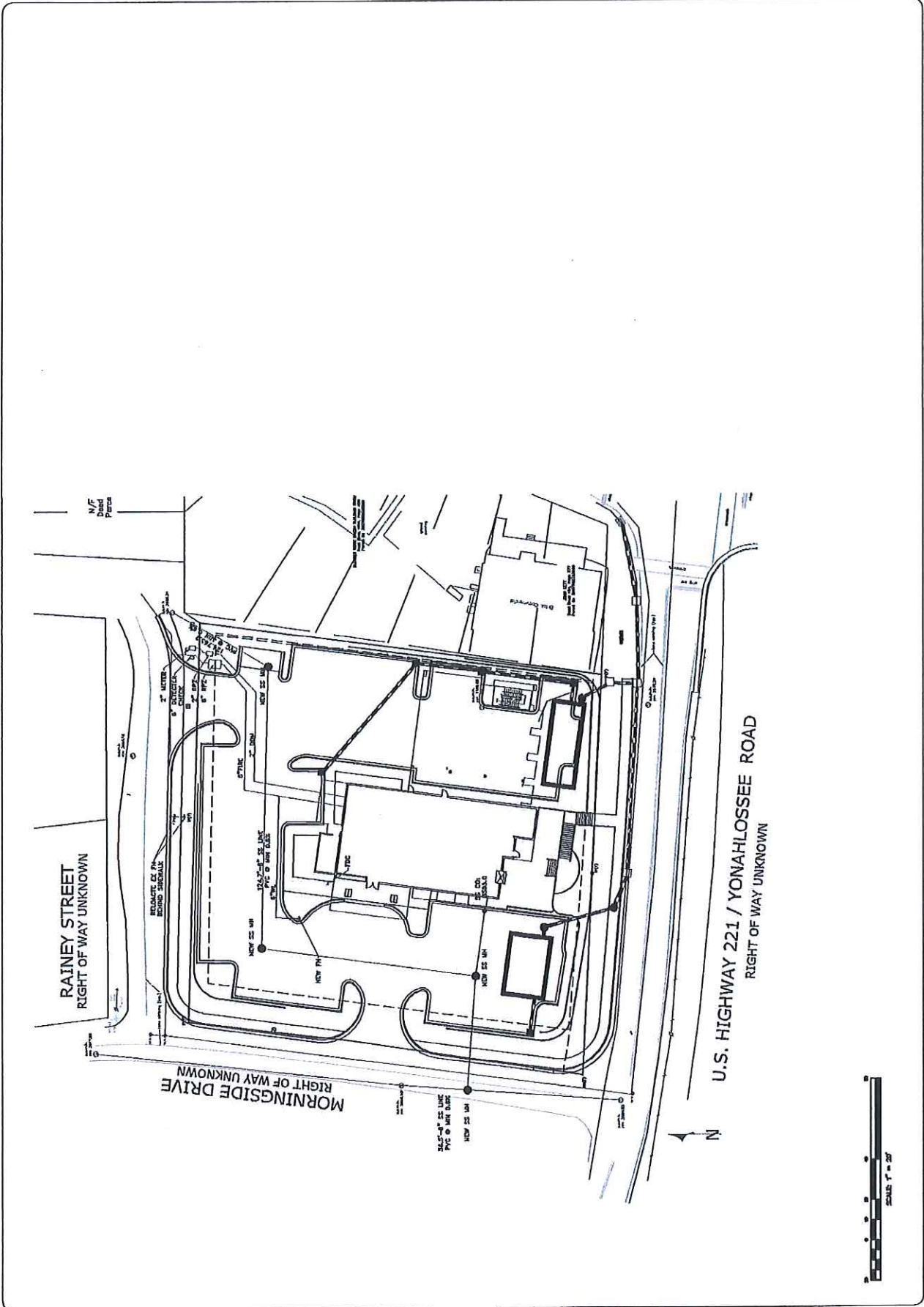
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- LEGEND**
- EXISTING UTILITIES
  - NEW UTILITIES
  - EXISTING CONDUITS
  - NEW CONDUITS
  - EXISTING PIPES
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  - EXISTING STRUCTURES
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BLOWING ROCK RAINEY LODGE  
BLOWING ROCK, NC

UTILITY PLAN

C3.1



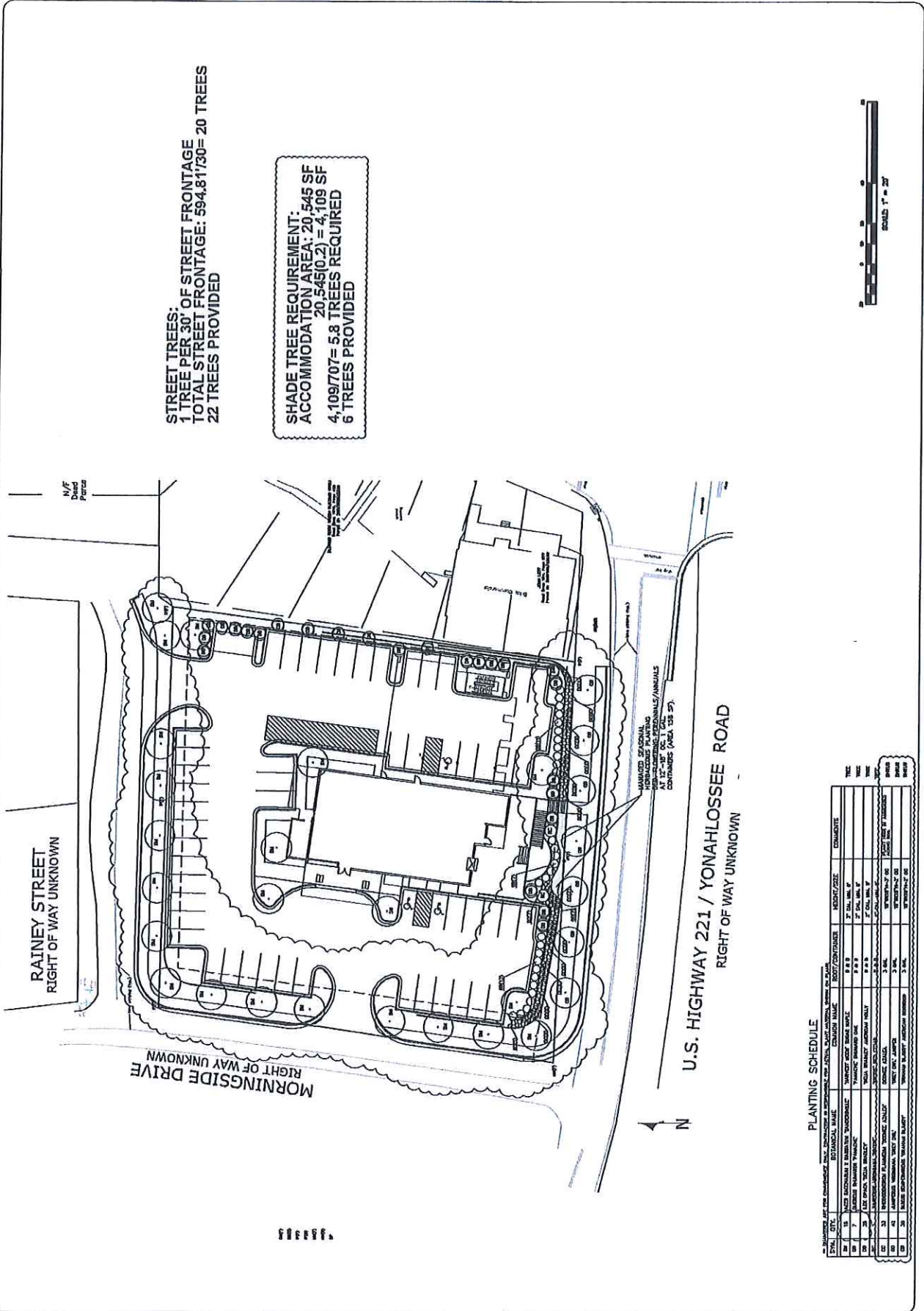
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PRELIMINARY  
 REVISIONS  
 ISSUED FOR PERMIT  
 ISSUED FOR CONSTRUCTION

BLOWING ROCK RAINEY LODGE  
 BLOWING ROCK, NC

LANDSCAPE PLAN

L1.1



STREET TREES:  
 1 TREE PER 30' OF STREET FRONTAGE  
 TOTAL STREET FRONTAGE: 594.81/30 = 20 TREES  
 22 TREES PROVIDED

SHADE TREE REQUIREMENT:  
 ACCOMMODATION AREA: 20,545 SF  
 $20,545(0.2) = 4,109$  SF  
 4,109/707 = 5.8 TREES REQUIRED  
 6 TREES PROVIDED

PLANTING SCHEDULE

| NO. | SYM. | PLANT NAME | QUANTITY | REMARKS |
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32

# BLOWING ROCK - RAINEY LODGE

BLOWING ROCK, NC

28 MARCH 2019

www.odas.com Overcash Demmitt Architects



ODA



## BLOWING ROCK - RAINEY LODGE

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28 MARCH 2019



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| NO. 1 | NO. 2 | NO. 3 | NO. 4 | NO. 5 | NO. 6 | NO. 7 | NO. 8 | NO. 9 | NO. 10 | NO. 11 | NO. 12 | NO. 13 | NO. 14 | NO. 15 | NO. 16 | NO. 17 | NO. 18 | NO. 19 | NO. 20 | NO. 21 | NO. 22 | NO. 23 | NO. 24 | NO. 25 | NO. 26 | NO. 27 | NO. 28 | NO. 29 | NO. 30 | NO. 31 | NO. 32 | NO. 33 | NO. 34 | NO. 35 | NO. 36 | NO. 37 | NO. 38 | NO. 39 | NO. 40 | NO. 41 | NO. 42 | NO. 43 | NO. 44 | NO. 45 | NO. 46 | NO. 47 | NO. 48 | NO. 49 | NO. 50 | NO. 51 | NO. 52 | NO. 53 | NO. 54 | NO. 55 | NO. 56 | NO. 57 | NO. 58 | NO. 59 | NO. 60 | NO. 61 | NO. 62 | NO. 63 | NO. 64 | NO. 65 | NO. 66 | NO. 67 | NO. 68 | NO. 69 | NO. 70 | NO. 71 | NO. 72 | NO. 73 | NO. 74 | NO. 75 | NO. 76 | NO. 77 | NO. 78 | NO. 79 | NO. 80 | NO. 81 | NO. 82 | NO. 83 | NO. 84 | NO. 85 | NO. 86 | NO. 87 | NO. 88 | NO. 89 | NO. 90 | NO. 91 | NO. 92 | NO. 93 | NO. 94 | NO. 95 | NO. 96 | NO. 97 | NO. 98 | NO. 99 | NO. 100 |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|

**LEGEND**

GROUP 1: PRELIMINARY NOT FOR CONSTRUCTION

GROUP 2: REVISIONS FOR PERMIT

GROUP 3: REVISIONS FOR CONSTRUCTION

GROUP 4: REVISIONS FOR AS-BUILT

GROUP 5: REVISIONS FOR RECORD

GROUP 6: REVISIONS FOR FINAL

GROUP 7: REVISIONS FOR ARCHIVE

GROUP 8: REVISIONS FOR OTHER

**BLOWING ROCK, NC**

**BLOWING ROCK RAINEY LODGE**

**SITE PLAN**

**C1.1**

**ZONING EDGE SUMMARY**

PROJECT NAME: RAINY LODGE  
 ADDRESS: 221 YONAHLOSSEE ROAD, BLOWING ROCK, NC 28605  
 OWNER: BLOWING ROCK DEVELOPMENT, LLC  
 PLANNING DISTRICT: NORTH CAROLINA, 22B  
 PLANS PREPARED BY: CRENSHAW GROUP, INC.  
 DATE: 08/14/2018  
 ZONING: CH-CENTRAL BUSINESS DISTRICT  
 PROJECT TYPE: HOTEL  
 TOTAL AREA: 23,400 SF (2 STORES)  
 40 FEET

**SETBACKS:**  
 FRONT: 15' BACK OF SIDEWALK (C2)  
 SIDE 1 (EAST SIDE OF THE ROAD): 10' AND MORNING DRIVE  
 SIDE 2 (WEST SIDE OF THE ROAD): 10'  
 REAR: 10' (EAST SIDE OF THE ROAD)  
 (EAST SIDE OF THE ROAD)

**ADDITIONAL NOTES:**  
 TOTAL SUB-AREA CALCULATIONS:  
 IMPERVIOUS AREA: 17,500 SF  
 NEW IMPERVIOUS AREA PRIOR TO 12/31/17: 14,819 SF  
 NEW ADAS OF PROPERTY: 26,625 SF  
 194-140-100-100 IMPERVIOUS AREAS: 14,025 SF  
 TOTAL "ALLOWABLE" IMPERVIOUS AREA: 23,237 SF  
 PROVIDED IMPERVIOUS AREA: 26,625 SF

**PARKING REQUIREMENTS:** 1 SPACE PER ROOM (10) = 10 SPACES  
 1 SPACE PER 200 SF OF RESTAURANT  
 1 SPACE PER 1,000 SF OF RETAIL  
 1 SPACE PER 1,000 SF OF OFFICE  
 1 SPACE PER 1,000 SF OF OTHER  
 TOTAL REQUIRED - 23 SPACES  
 PARKING PROVIDED - 23 SPACES

*Empty Land-Use Plan Conditions*

**General Provisions:**

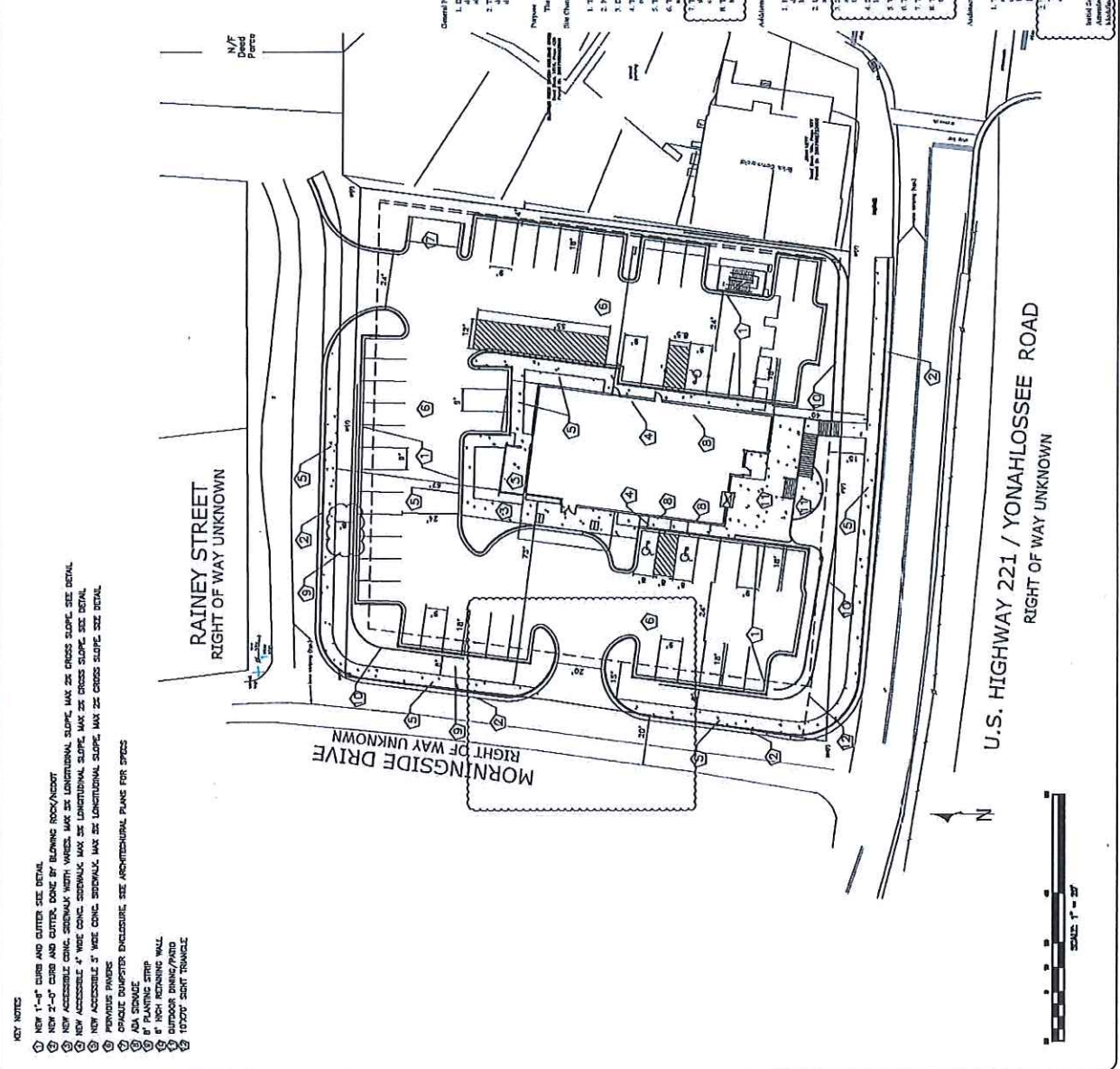
1. Development of the site will be controlled by the standards specified in this site plan and by the standards of the Blowing Rock Land Ordinance. The development shall conform to the standards of the Blowing Rock Land Ordinance, and the standards of the Blowing Rock Land Ordinance shall be deemed to be incorporated herein.
2. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies, including but not limited to, the State of North Carolina, the County of Transylvania, and the Town of Blowing Rock. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies, including but not limited to, the State of North Carolina, the County of Transylvania, and the Town of Blowing Rock. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies, including but not limited to, the State of North Carolina, the County of Transylvania, and the Town of Blowing Rock.
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**Additional Site and Development Conditions:**

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**Additional Notes:**

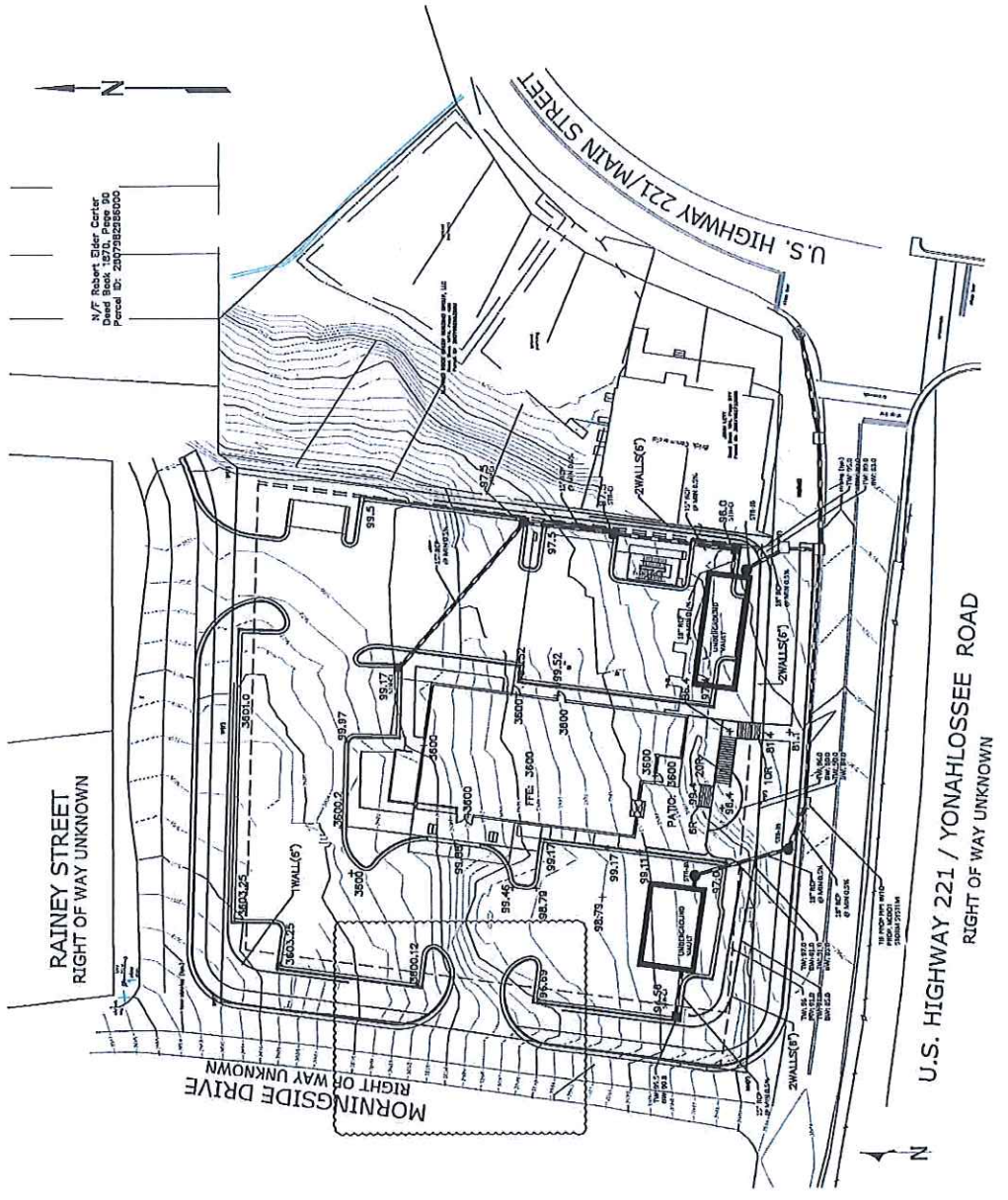
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**KEY NOTES:**

1. NEW 1'-8" CURB AND GUTTER SEE DETAIL
2. NEW 2'-0" CURB AND GUTTER DONE BY BLOWING ROCK/NCDDOT
3. NEW ACCESSIBLE CONC. SIDEWALK WITH WHEELS MAX 2% LONGITUDINAL SLOPE, MAX 2% CROSS SLOPE, SEE DETAIL
4. NEW ACCESSIBLE 4" WIDE CONC. SIDEWALK MAX 2% LONGITUDINAL SLOPE, MAX 2% CROSS SLOPE, SEE DETAIL
5. NEW ACCESSIBLE 3" WIDE CONC. SIDEWALK MAX 2% LONGITUDINAL SLOPE, MAX 2% CROSS SLOPE, SEE DETAIL
6. PROVIDE FINISHES
7. PROVIDE DRAINAGE ENCLOSURE, SEE ARCHITECTURAL PLANS FOR SPACES
8. 4" DIA. DRAINAGE
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19. 4" DIA. DRAINAGE
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21. 4" DIA. DRAINAGE
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STORM WATER TO BE HANDLED BY AN UNDERGROUND VAULT OR A PERVIOUS PAVER SYSTEM



|          |                         |
|----------|-------------------------|
| DATE     | DESCRIPTION             |
| 11/11/11 | ISSUED FOR CONSTRUCTION |
| 11/11/11 | ISSUED FOR PERMIT       |
| 11/11/11 | ISSUED FOR RECORD       |
| 11/11/11 | ISSUED FOR CONSTRUCTION |
| 11/11/11 | ISSUED FOR PERMIT       |
| 11/11/11 | ISSUED FOR RECORD       |
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| 11/11/11 | ISSUED FOR CONSTRUCTION |

UNLAWFUL FOR CONSTRUCTION  
 UNLAWFUL FOR RECORD  
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 UNLAWFUL FOR CONSTRUCTION

BLOWING ROCK RAINEY LODGE  
 BLOWING ROCK, NC

GRADING PLAN

C2.1

| NO. | DESCRIPTION             | DATE       | BY  |
|-----|-------------------------|------------|-----|
| 1   | ISSUED FOR CONSTRUCTION | 05/20/2010 | XXX |
| 2   | ISSUED FOR PERMITS      | 05/20/2010 | XXX |
| 3   | ISSUED FOR RECORD       | 05/20/2010 | XXX |
| 4   | ISSUED FOR AS-BUILT     | 05/20/2010 | XXX |
| 5   | ISSUED FOR FINAL REVIEW | 05/20/2010 | XXX |

**LEGEND**

■ EXISTING UTILITY

□ EXISTING UTILITY NOT FOR CONSTRUCTION

□ EXISTING UTILITY TO BE REMOVED

□ EXISTING UTILITY TO BE RELOCATED

□ EXISTING UTILITY TO BE DELETED

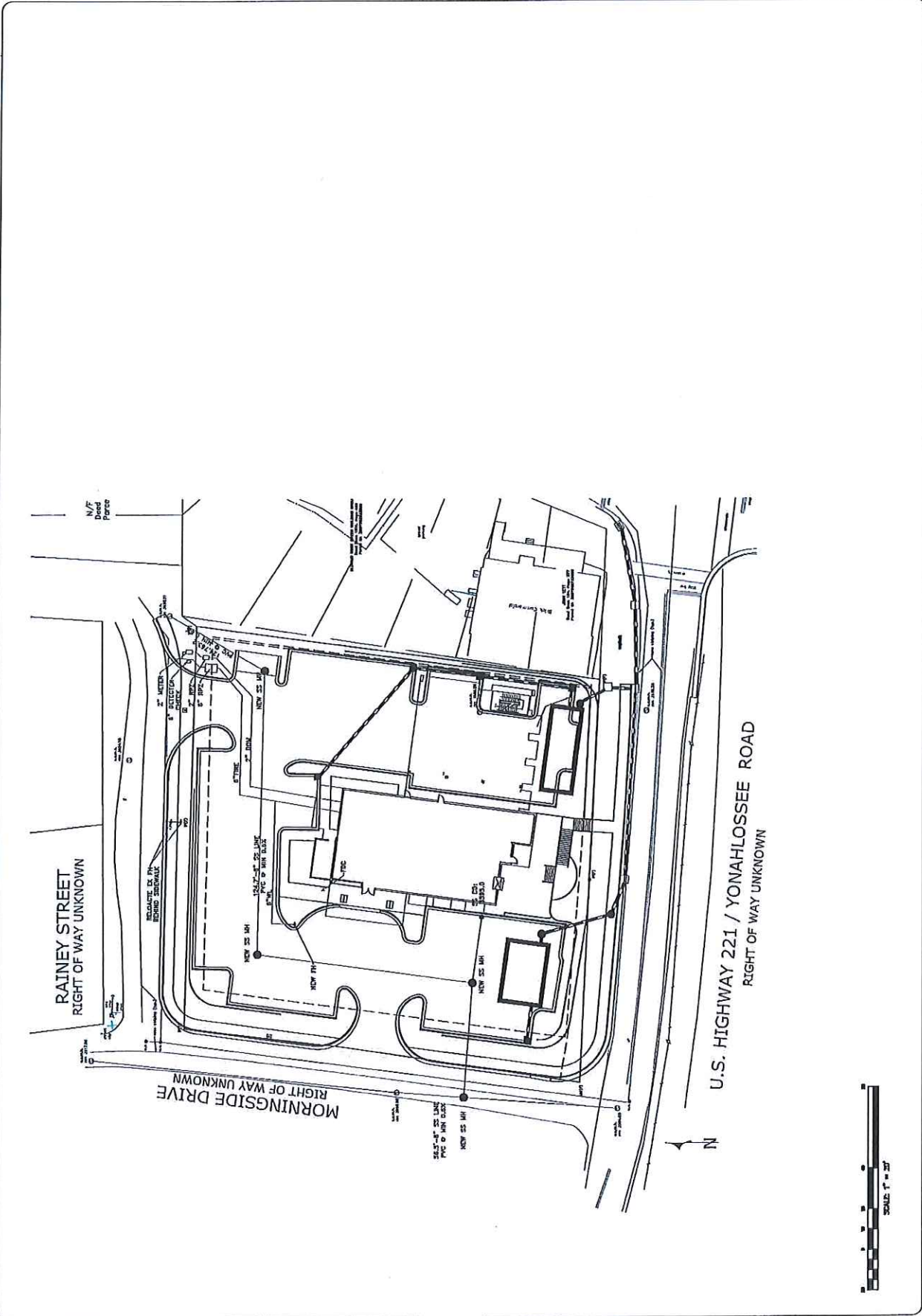
□ EXISTING UTILITY TO BE PRESERVED

BLOWING ROCK, NC

BLOWING ROCK RAINEY LODGE

UTILITY PLAN

C3.1



| NO. | DESCRIPTION             | DATE     | BY   |
|-----|-------------------------|----------|------|
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| 3   | ISSUED FOR CONSTRUCTION | 11/15/11 | W.S. |
| 4   | ISSUED FOR CONSTRUCTION | 11/15/11 | W.S. |
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| 9   | ISSUED FOR CONSTRUCTION | 11/15/11 | W.S. |
| 10  | ISSUED FOR CONSTRUCTION | 11/15/11 | W.S. |

REQUIREMENTS FOR CONSTRUCTION

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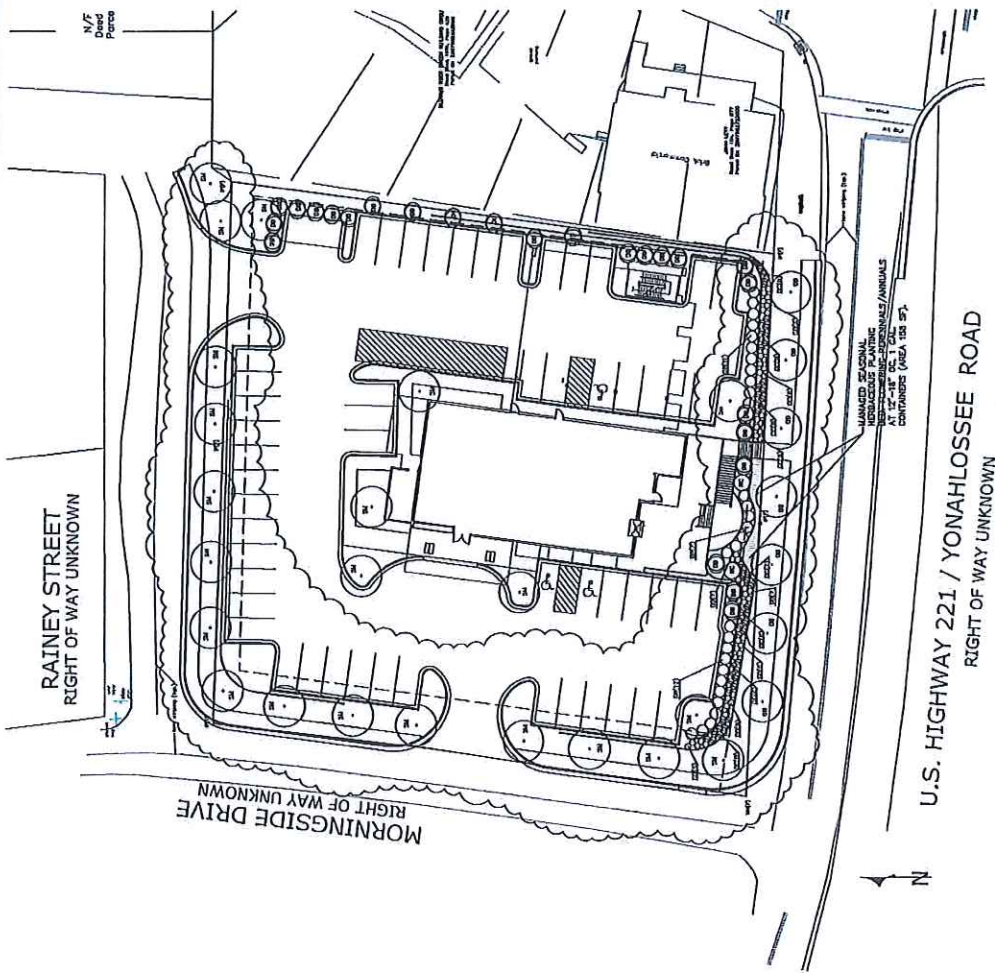
BLOWING ROCK, NC  
BLOWING ROCK RAINY LODGE

LANDSCAPE PLAN

L1.1

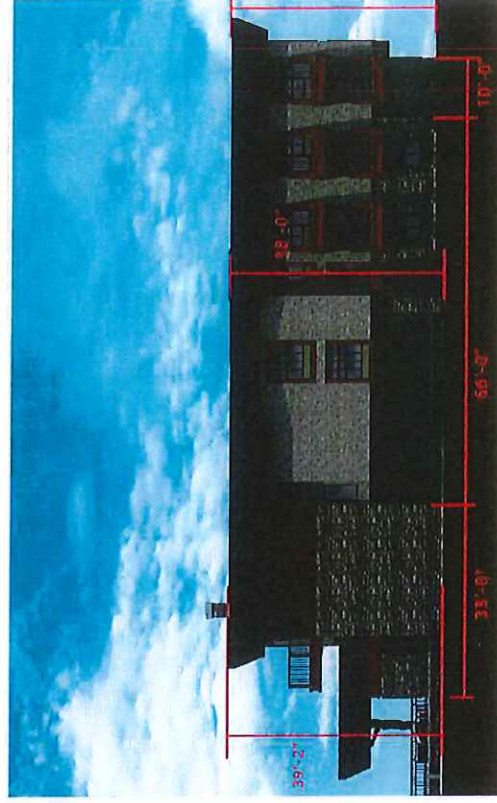
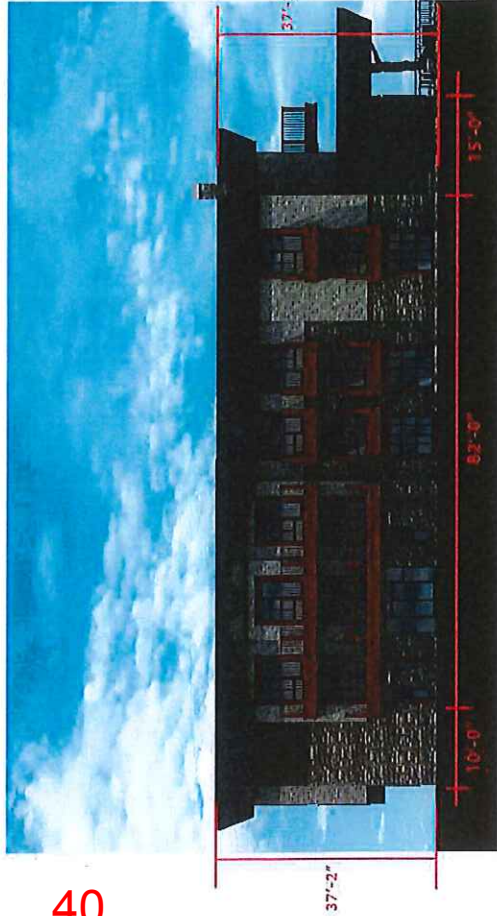
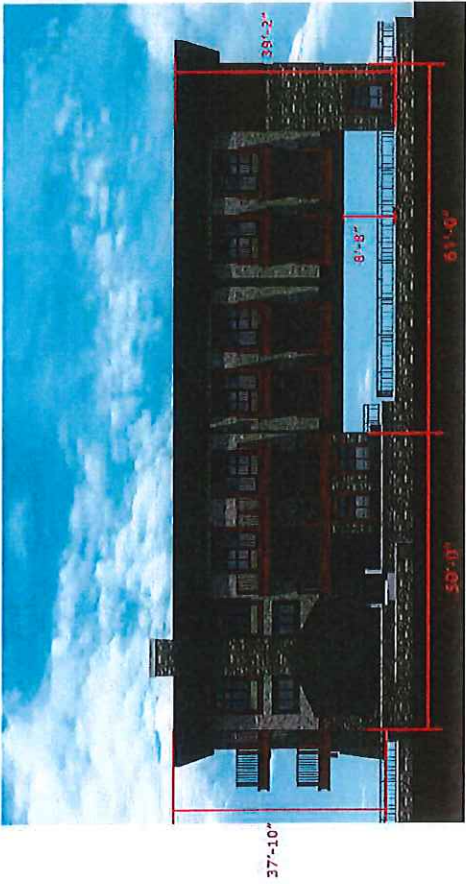
STREET TREES:  
1 TREE PER 30' OF STREET FRONTAGE  
TOTAL STREET FRONTAGE: 594.81/30= 20 TREES  
22 TREES PROVIDED

SHADE TREE REQUIREMENT:  
ACCOMMODATION AREA: 20,545 SF  
4,109/707 = 5.8 TREES REQUIRED  
6 TREES PROVIDED



PLANTING SCHEDULE

| NO. | DESCRIPTION             | DATE     | BY   |
|-----|-------------------------|----------|------|
| 1   | ISSUED FOR PERMITS      | 11/15/11 | W.S. |
| 2   | ISSUED FOR CONSTRUCTION | 11/15/11 | W.S. |
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| 9   | ISSUED FOR CONSTRUCTION | 11/15/11 | W.S. |
| 10  | ISSUED FOR CONSTRUCTION | 11/15/11 | W.S. |



\*The exact dimension for the building heights will be reviewed and approved as part of the design and development review process. In all cases the building heights will comply with the applicable provisions of the Code and will not exceed 40'.

**BLOWING ROCK - RAINEY LODGE**

BLOWING ROCK, NC

28 MARC2H 2019

www.oda.us.com Overcash Demmitt Architects



ODA

# TRAFFIC IMPACT ANALYSIS

## BLOWING ROCK HOTEL

Yonahlossee Road (US 221) & Morningside Drive  
Blowing Rock, North Carolina



for

Grand Dakota Development, LLC

March 2019

794-001 (C-2165)

2459 Wilkinson Boulevard, Suite 200  
Charlotte, NC 28208

o 704.343.0608  
w [www.drgrp.com](http://www.drgrp.com)







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## EXECUTIVE SUMMARY

Grand Dakota Development, LLC proposes to re-zone and construct a 40 room hotel that includes a small scale quality restaurant, which is to be located on the northeast quadrant of Yonahlossee Road (US 221) and Morningside Drive in Blowing Rock, NC (see Figure 1). The project is expected to be developed in 2020.



Morningside Drive Facing North Near  
US 221

This report provides analysis of the traffic operations within the area of influence during four requested peak hours. The peak hours analyzed include weekday AM & PM peaks, Friday PM seasonal peak, and Saturday special event PM peak. It provides intersection improvements needed (if required) for mitigating traffic impacts. This study evaluates the following scenarios:

- 2018 Existing Conditions
- 2020 No Build
- 2020 Build

The area of influence of the study site includes the following two existing intersections and two proposed access locations:

1. Yonahlossee Road (US 221) & Morningside Drive (unsignalized)
2. Yonahlossee Road (US 221) & Main Street (US 321 Business) (signalized)
3. Morningside Drive & Proposed Access "A"
4. Rainey Street & Proposed Access "B"

Proposed access to the site will occur via the following:

- Proposed Access "A" – A full movement access located approximately 115 feet north of Yonahlossee Road (US 221)
- Proposed Access "B" – A restricted movement access that will only allow right-ingress and left-egress located on Rainey Street approximately 160 feet east of Morningside Drive Road

The proposed site buildout trip generation results indicate that the project is expected to generate 16 Weekday AM peak hour trips, 18 Weekday PM peak hour trips and 42 Saturday peak hour trips.

Currently, the existing study intersections operate at a LOS "B" or better during all four peak hours. Typically, an intersection is said to be operating at capacity at a volume-to-capacity (v/c) ratio of 1.00 and acceptable at a LOS "D" or better.

With the results of our analyses (specifics are described in the Traffic Analysis section of this report) no roadway improvements were deemed necessary at the existing study intersections. In addition, the suggested proposed access configurations include:



**3. Morningside Drive & Proposed Full Movement Access “A” (unsignalized)**

- One ingress lane and one egress lane on Proposed Access “A”

**4. Morningside Drive & Proposed Right-In/Left-Out only Access “B” (unsignalized)**

- One ingress lane and one egress lane on Proposed Access “B”
- MUTCD standard turn restriction signing (R3-1 and R3-2) should be provided at the driveway and on Rainey Street to further enforce turn-restrictions.

**In summary, the minor amount of traffic associated with the proposed hotel and restaurant development that is expected to be added to the roadways will not impact the nearby roadways and study intersections and in our professional opinion will not materially endanger the public health or safety of the citizens or visitors of Blowing Rock, NC.**



### **PROPOSED DEVELOPMENT**

Grand Dakota Development, LLC proposes to re-zone and construct a 40 room hotel that includes a small scale quality restaurant, which is located on the northeast quadrant of Yonahlassee Road (US 221) and Morningside Drive in Blowing Rock, NC (see Figure 1). The project is expected to be developed in 2020.



**Morningside Drive Facing North Near  
US 221**

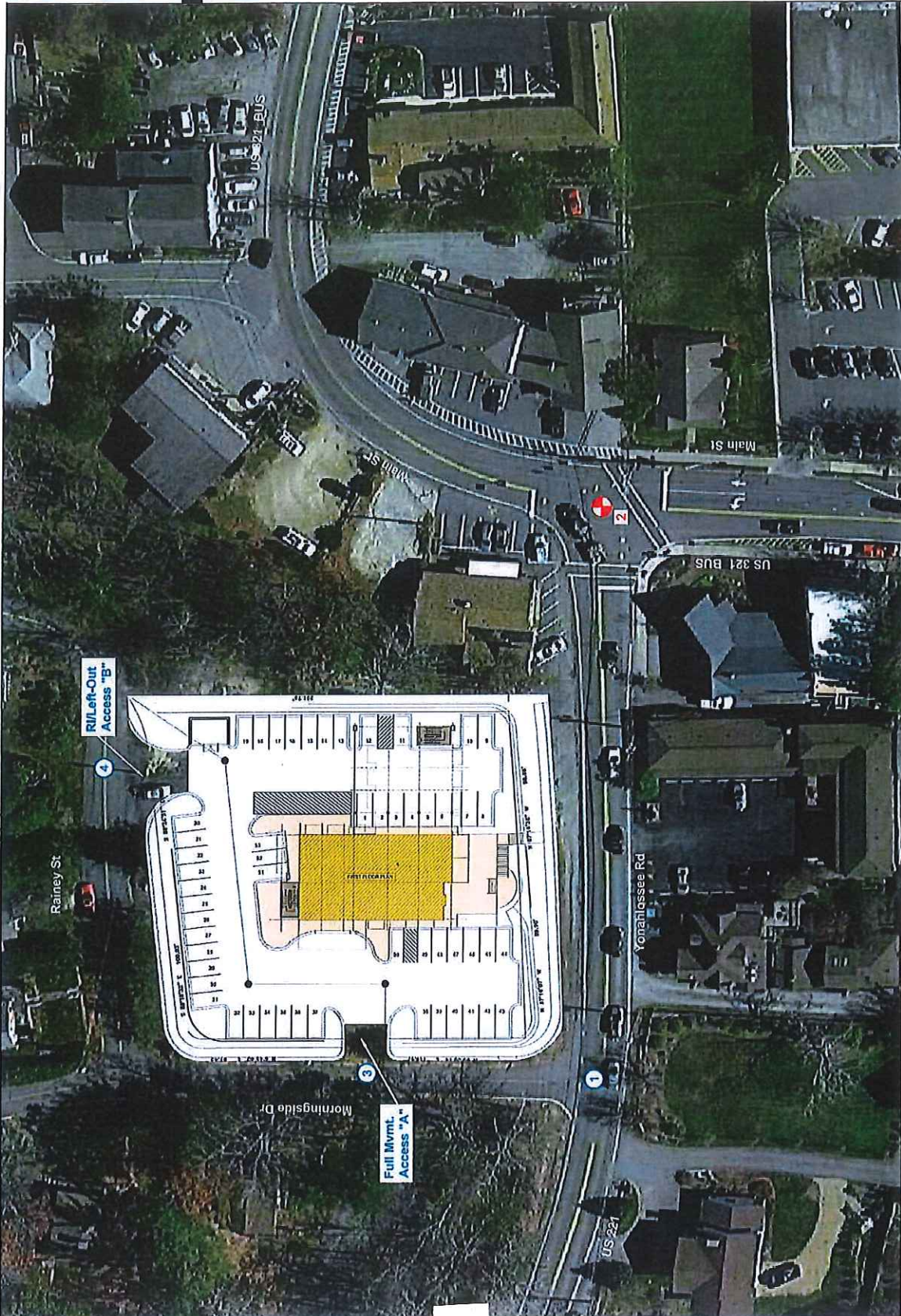
Per the development plan (see Site Plan), access to the site is expected to occur via two locations:

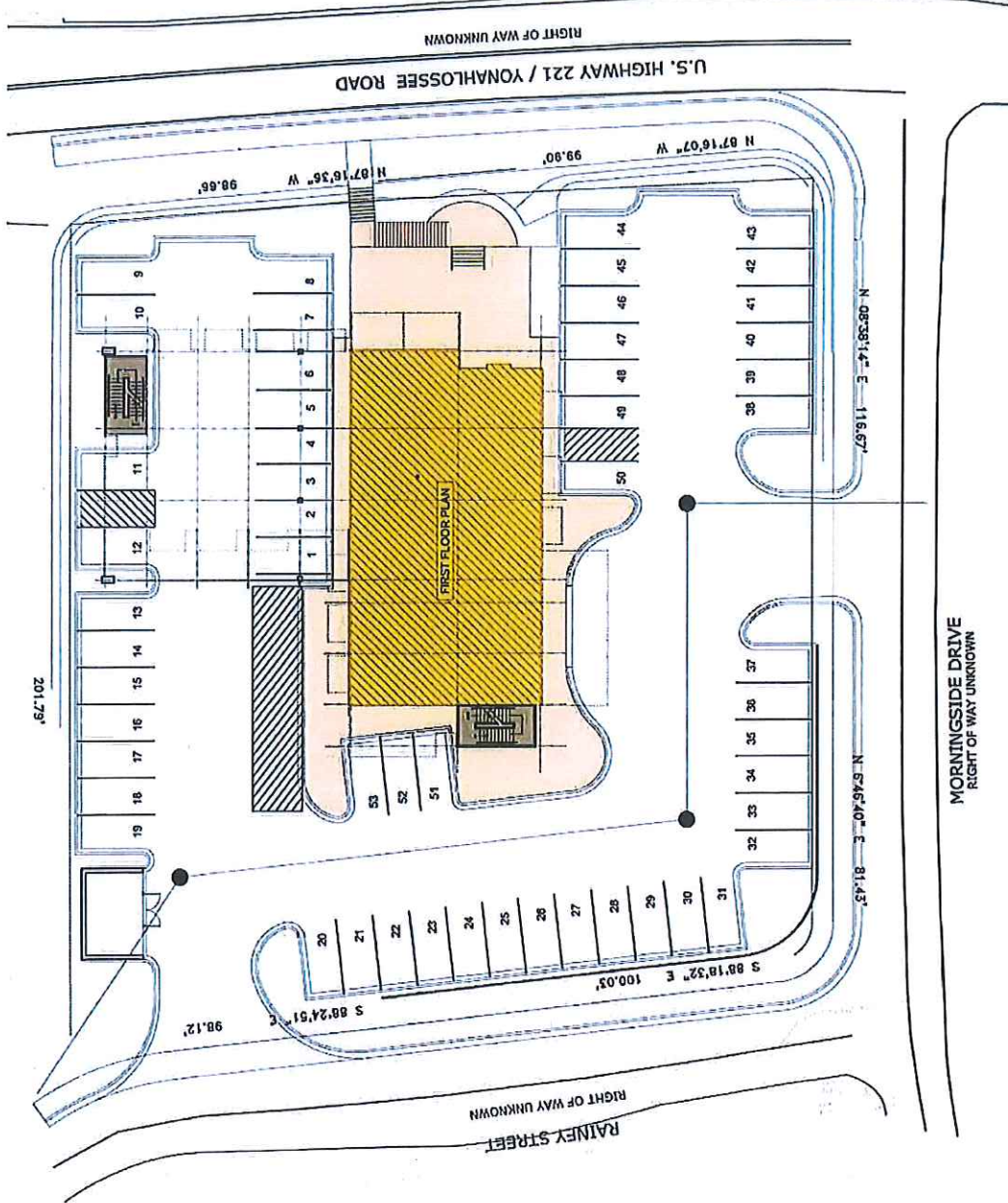
- Proposed Access "A" – A full movement access located approximately 115 feet north of Yonahlossee Road (US 221)
- Proposed Access "B" – A restricted movement access that will only allow right-ingress and left-egress located on Rainey Street approximately 160 feet east of Morningside Drive Road



|            |               |
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| PROJECT #: | 794-001       |
| DATE:      | 1/14/19       |
| DESIGNER:  | DRG           |
| DATE:      | FEBRUARY 2019 |
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**Figure 1**





**HOTEL DATA:**

TOTAL KEYS : 40

STANDARD KING : 30 KEYS

STUDIO QD : 6 KEYS

SUITE : 2 KEYS

1 BED R. SUITE : 2 KEYS

PARKING REQUIREMENT:  
TOTAL SS SPACES

PROVIDED FOR :

- 40 GUEST ROOMS = 40 PARKING SPACES
- RESTAURANT 1,750 SF. / 250 = 7 PARKING SPACES
- OUTDOOR DINING 36 CHAIRS = 6 PARKING SPACES
- 4 EXTRA SEATS = FREE TABLE

TOTAL AREA : +/- 22,600 SF.



**BLOWING ROCK - RAINEY LODGE**  
BLOWING ROCK, NC

SITE PLAN

**CATELLUS**  
ARCHITECTS

Overcash Demmitt Architects - www.odaius.com

02.11.2018



## AREA CONDITIONS

The area of influence of the study site includes the following two existing intersections and two proposed access locations:

1. Yonahlossee Road (US 221) & Morningside Drive (unsignalized)
2. Yonahlossee Road (US 221) & Main Street (US 321 Business) (signalized)
3. Morningside Drive & Proposed Access "A"
4. Rainey Street & Proposed Access "B"



**Yonahlossee Rd Facing East Towards  
Main St**



**Main St Facing West Towards  
Yonahlossee Rd**

As indicated on NCDOT's functional classification for roadways, Yonahlossee Road (US 221) is a major collector, with a posted speed limit of 35 mph (located on the south side of the site). Yonahlossee Road (US 221) is a two-lane roadway (one lane in each direction); no bike lanes, curb/gutter, planting strip, or sidewalk is present.

Main Street (US 321 Business) is also a major collector, with a posted speed limit of 35 mph (located on the east side of the site). It is a two-lane roadway (one lane in each direction) with a designated northbound left-turn lane at the intersection of US 221. Curb/gutter and sidewalk is present on both northbound and southbound movements.

Town of Blowing Rock is working to further improve connectivity and pedestrian safety in the area with sidewalk/drainage improvements along the US 221 corridor from Bass Lake to Main St (US 321 Business) (see Plan Sheet C-105 located in the Appendix).

Weekday AM (7:00-9:00 AM) and PM (4:00-6:00 PM) peak period turning movement counts were conducted at the two existing intersections on Tuesday November 20, 2018. Furthermore, turning movement counts were collected on November 23, 2018 (2:00-5:00PM) and November 24, 2018 (10:00 AM-1:00 PM) to account for Friday seasonal peak and Saturday special event peak periods, respectively.

In addition to the intersection turning movement counts, NCDOT is the source for average annual two-way daily traffic (AADT) volumes within the area of influence see Table 1.



**Table 1: Average Annual Daily Traffic Volumes (veh. per day)**

| Roadway                               | AADT (Year)  |
|---------------------------------------|--------------|
| Yonahlossee Rd west of Morningside Dr | 3,200 (2017) |
| Main Street north of Yonahlossee Rd   | 4,300 (2017) |
| Main Street south of Yonahlossee Rd   | 4,800 (2017) |

NCDOT crash frequency by location displays 5 crashes occurring between 2014-2018 at the intersection of Yonahlossee Rd & Main St.

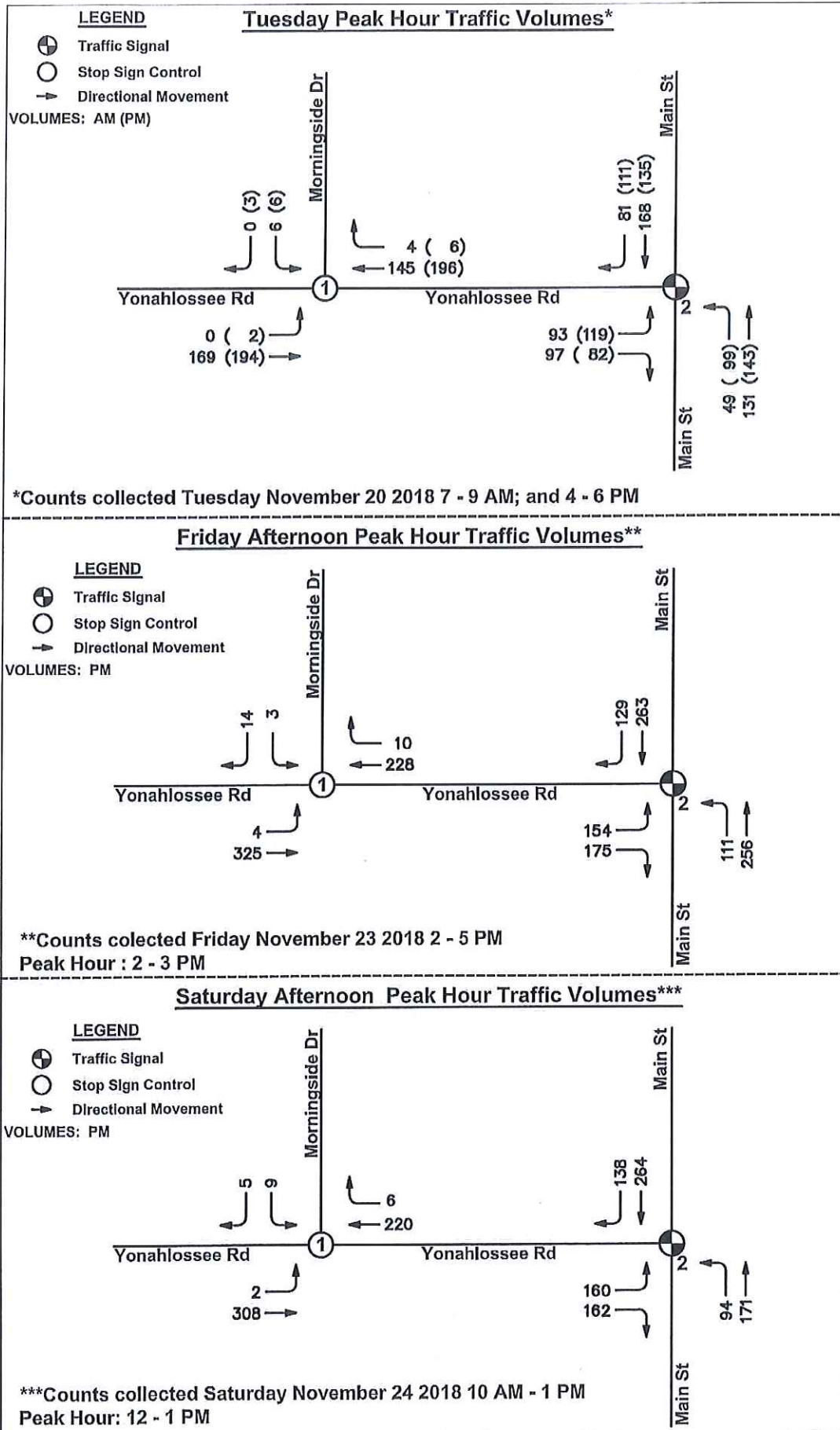
Figure 2 shows the existing traffic volumes for the Weekday AM peak, Weekday PM peak, Friday PM peak and Saturday PM peak hours.





LANDSCAPE ARCHITECTURE  
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BLOWING ROCK HOTEL TIA  
BLOWING ROCK, NC

GRAND DAKOTA DEVELOPMENT, LLC  
217 E. TREMONT AVENUE  
CHARLOTTE, NC 28023

EXISTING PEAK HOUR  
VOLUMES PER PEAK  
PERIOD



PROJECT #: 794-001  
DRAWN BY: ART  
CHECKED BY: REG

FEBRUARY 2019

REVISIONS:

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Figure 2



**PROJECTED TRAFFIC**

The projected background traffic volumes used in the analyses were developed from existing peak-hour-turning-movement-count data. Traffic counts were collected for weekday AM and PM peaks on Tuesday November 20, 2018; Friday PM on Friday November 23, 2018; and Saturday PM Saturday November 24, 2018. A compounded annual growth rate of 2% was applied to the turning movement counts to account for future 2020 No Build traffic volumes.

The daily and peak-hour-trip-generation data for the site is presented in Table 1. The values for the trips generated by the land uses are obtained from the Institute of Transportation Engineers, Trip Generation Manual, 10<sup>th</sup> Edition, 2017.

**Table 1: Site Trip Generation**

| Land Use [ITE Code]         |       |      | Daily      | AM Peak Hour |          |           | PM Peak Hour |          |           | Saturday Peak Hour |           |           |
|-----------------------------|-------|------|------------|--------------|----------|-----------|--------------|----------|-----------|--------------------|-----------|-----------|
|                             |       |      |            | Enter        | Exit     | Total     | Enter        | Exit     | Total     | Enter              | Exit      | Total     |
| <b>Proposed Development</b> |       |      |            |              |          |           |              |          |           |                    |           |           |
| Hotel [310]                 | 40    | Rms. | 25         | 9            | 6        | 15        | 2            | 2        | 4         | 18                 | 14        | 32        |
| Quality Restaurant [931]    | 1,750 | SF   | 147        | 1            | 0        | 1         | 9            | 5        | 14        | 6                  | 4         | 10        |
| <b>Total Proposed Trips</b> |       |      | <b>172</b> | <b>10</b>    | <b>6</b> | <b>16</b> | <b>11</b>    | <b>7</b> | <b>18</b> | <b>24</b>          | <b>18</b> | <b>42</b> |

References:

Trip Generation, 10th Edition, Institute of Transportation Engineers, Washington, DC. 2017.

The proposed site buildout trip generation results indicate that the project is expected to generate 16 Weekday AM peak hour trips, 18 Weekday PM peak hour trips and 42 Saturday peak hour trips.

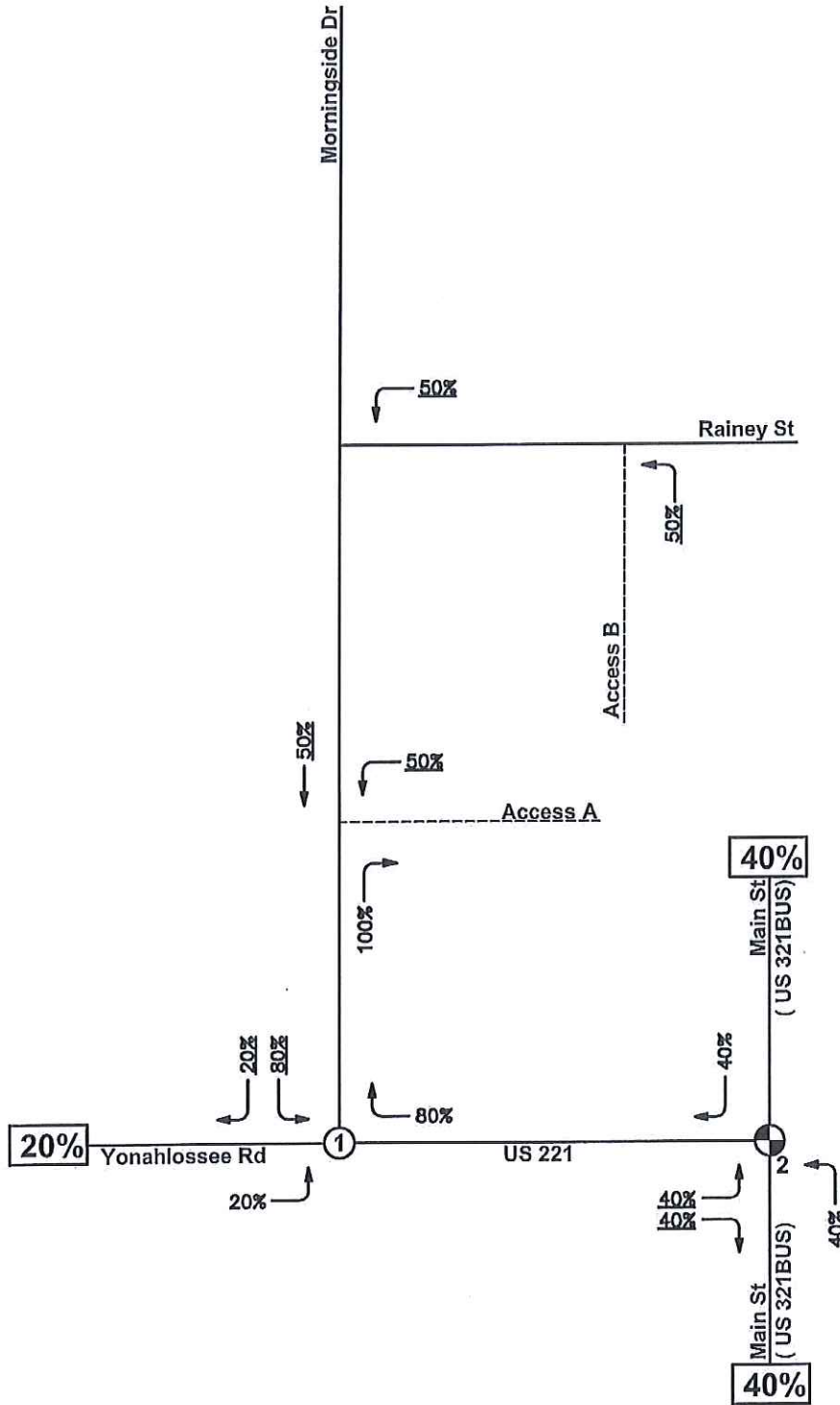
The site directional trip distribution (approved by Town of Blowing Rock on February 18, 2019) is provided in Figure 3. The trip assignments for the 2020 peak hour traffic volumes are presented from Figure 4 to Figure 8 (depending on scenario). The background traffic is indicated to the far left of the movement arrows, followed by the site traffic in parentheses. The two volumes are added to obtain the projected total traffic for that movement:

$$\underline{\text{Background} + (\text{Site}) = \text{Total.}}$$

**LEGEND**

-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

xx% / xx% Enter/Exit Dist. %



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BLOWING ROCK, NC

**GRAND DAKOTA DEVELOPMENT, LLC**

217 E. TREMONT AVENUE  
CHARLOTTE, NC 28023

**SITE DIRECTIONAL DISTRIBUTION**



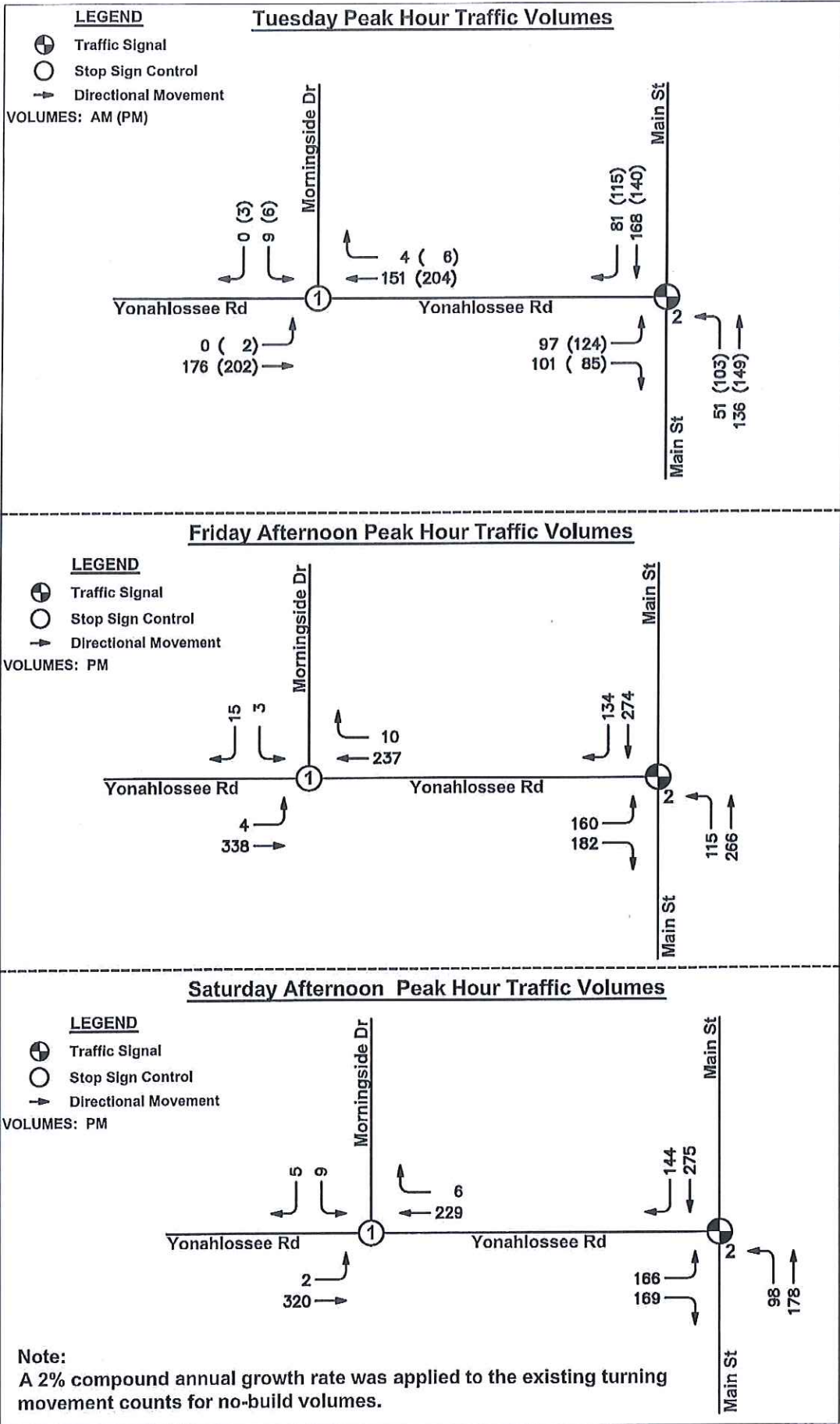
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Figure 3



LANDSCAPE ARCHITECTURE  
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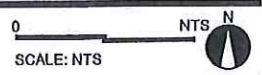
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BLOWING ROCK, NC

**GRAND DAKOTA DEVELOPMENT, LLC**

217 E. TREMONT AVENUE  
 CHARLOTTE, NC 28023

2020 NO BUILD  
 PEAK HOUR  
 VOLUMES PER  
 PEAK PERIOD



PROJECT #: 794-001  
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 CHECKED BY: MW

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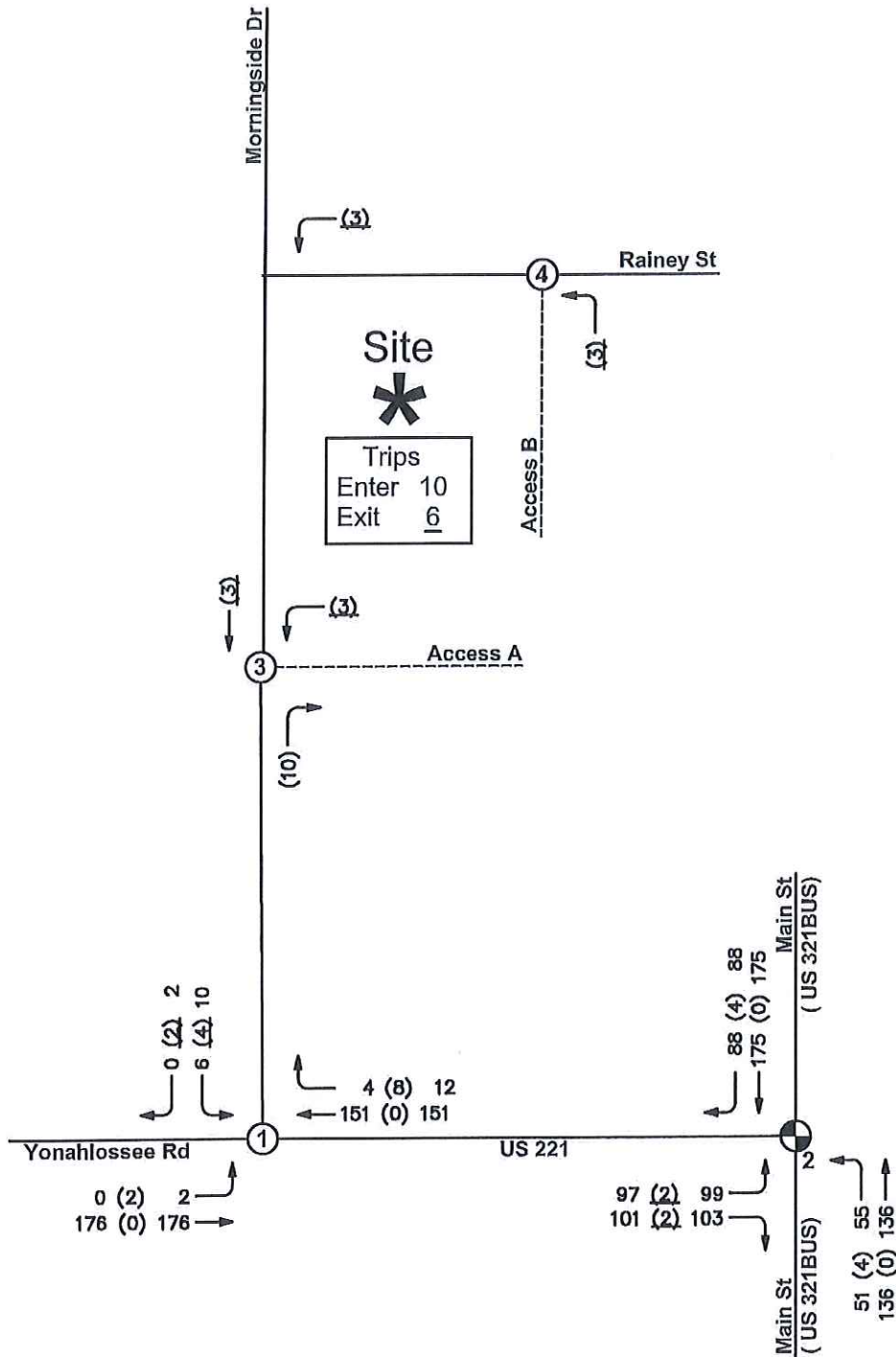
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Figure 4

**LEGEND**

-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

VOLUMES: Bkgd. (Site) Total



LANDSCAPE ARCHITECTURE  
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**BLOWING ROCK HOTEL TIA**

BLOWING ROCK, NC

**GRAND DAKOTA DEVELOPMENT, LLC**

217 E. TREMONT AVENUE  
CHARLOTTE, NC 28023

**2020 BUILD  
TUESDAY AM PEAK  
HOUR TRAFFIC  
VOLUMES**



PROJECT #: 794-001  
DRAWN BY: SA  
CHECKED BY: MW

FEBRUARY 2019

REVISIONS:

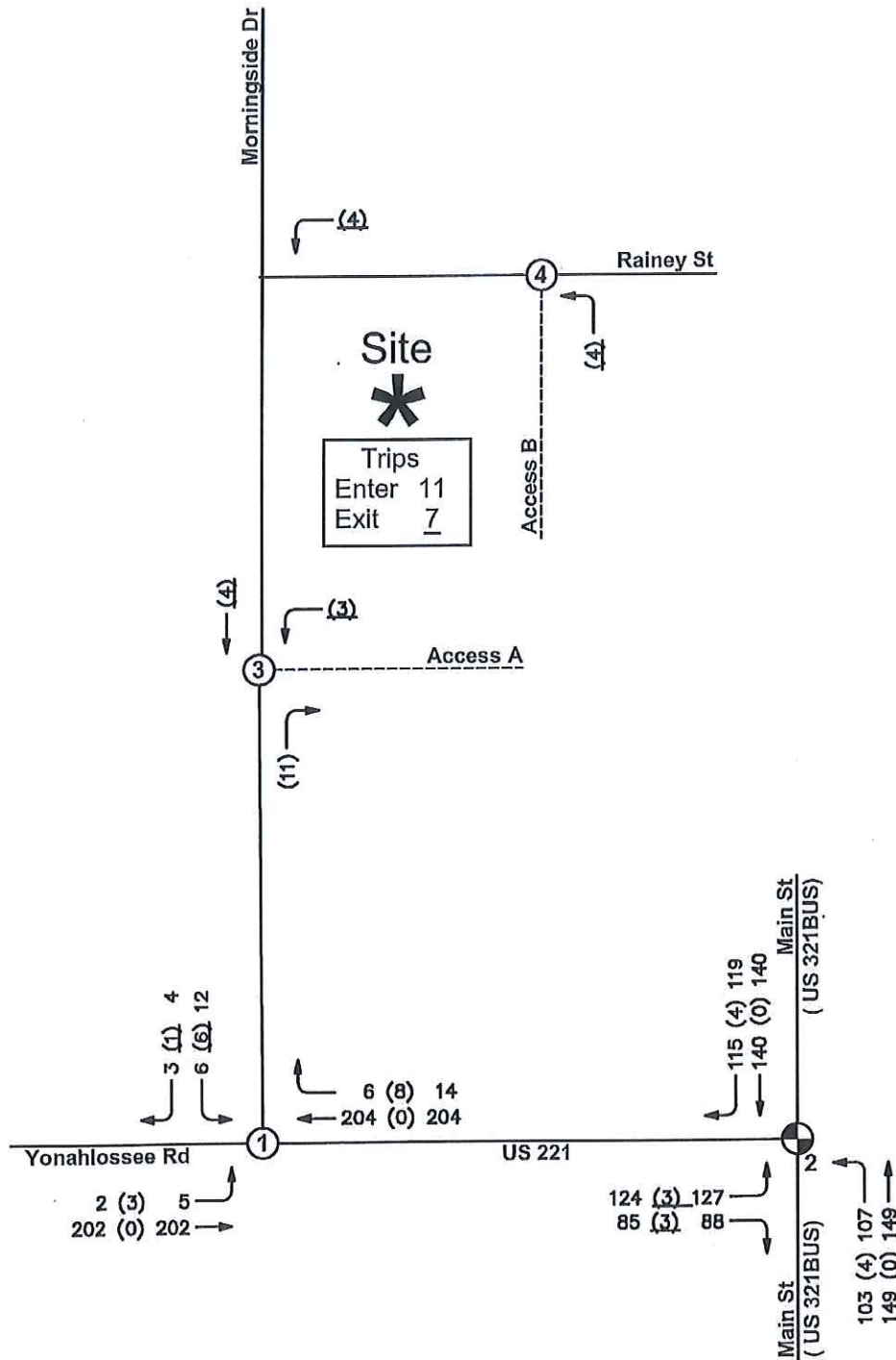
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Figure 5

**LEGEND**

-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

VOLUMES: Bkgd. (Site) Total



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

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**BLOWING ROCK HOTEL TIA**

BLOWING ROCK, NC

**GRAND DAKOTA DEVELOPMENT, LLC**

217 E. TREMONT AVENUE  
CHARLOTTE, NC 28023

2020 BUILD  
TUESDAY PM PEAK  
HOUR TRAFFIC  
VOLUMES



PROJECT #: 794-001  
DRAWN BY: SA  
CHECKED BY: MW

FEBRUARY 2019

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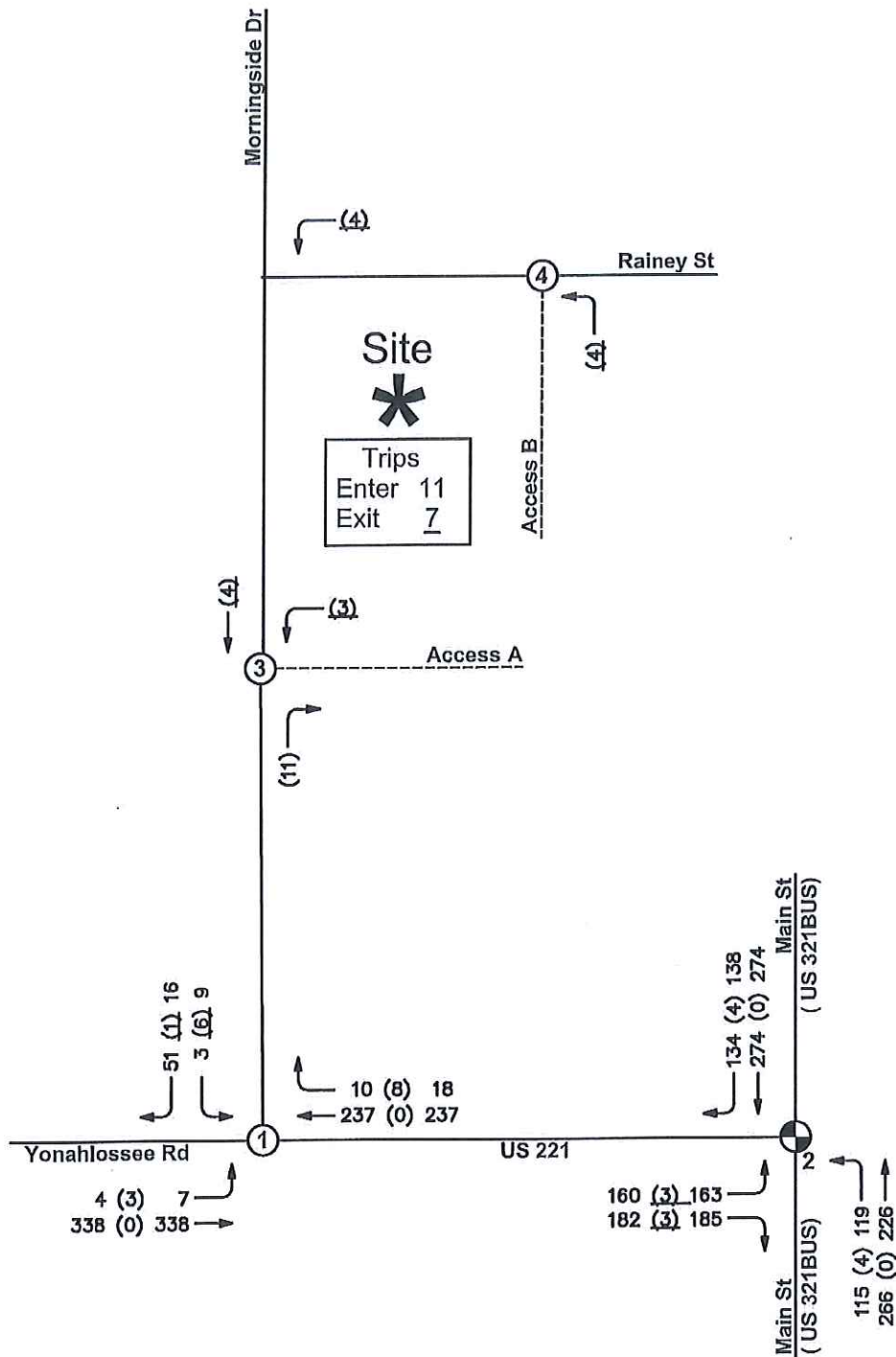
Figure 6

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**LEGEND**

-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

VOLUMES: Bkgd. (Site) Total



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TRANSPORTATION PLANNING

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**BLOWING ROCK HOTEL TIA**

BLOWING ROCK, NC

GRAND DAKOTA DEVELOPMENT, LLC

217 E. TREMONT AVENUE  
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**2020 BUILD FRIDAY  
PM PEAK HOUR  
TRAFFIC VOLUMES**



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CHECKED BY: MV

FEBRUARY 2019

REVISIONS:

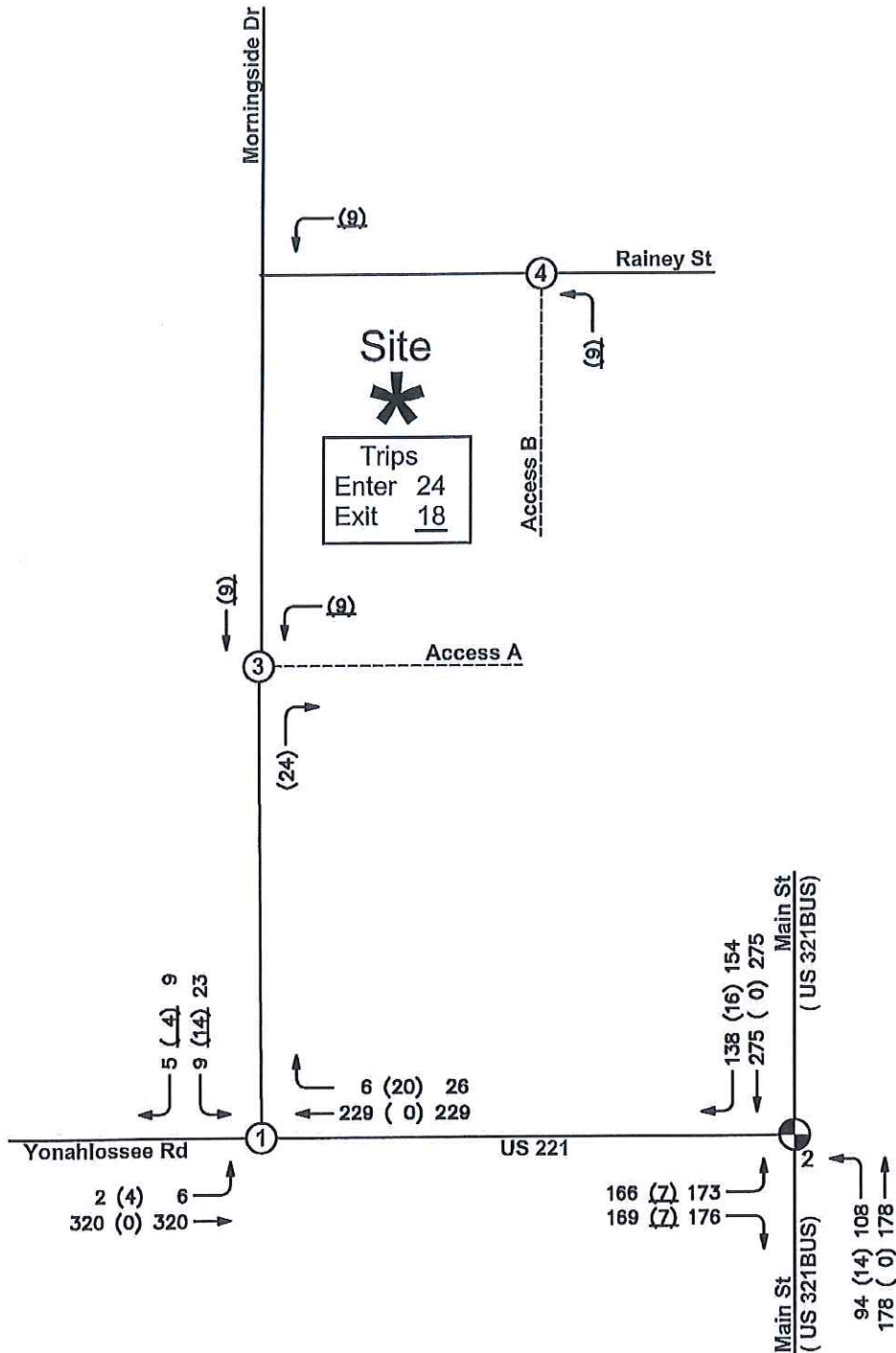
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Figure 7

**LEGEND**

-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

VOLUMES: Bkgd. (Site) Total



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
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GRAND DAKOTA DEVELOPMENT, LLC  
217 E. TREMONT AVENUE  
CHARLOTTE, NC 28023

**2020 BUILD  
SATURDAY PM  
PEAK HOUR  
TRAFFIC VOLUMES**



PROJECT #: 794-001  
DRAWN BY: SA  
CHECKED BY: MW

FEBRUARY 2019

REVISIONS:

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Figure 8

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## TRAFFIC ANALYSIS

The intersection identified within the area of influence was analyzed to identify the traffic impact that the site development has under the 2023 build scenario. The traffic analysis is based on the LOS analysis at the identified intersections.

LOS is a qualitative measurement of traffic operations. It is a measure of delay time. The Transportation Research Board's Highway Capacity Manual<sup>1</sup> (HCM) defines six levels of service for intersections with LOS "A" representing the best operating condition and LOS "F" the worst. The table below gives the criteria for both signalized and unsignalized intersections.

| Intersection LOS | Signalized Intersection Control Delay per Vehicle (sec/vehicle) | Unsignalized Intersection Control Delay per Vehicle (sec/vehicle) |
|------------------|---|---|
| A                | ≤10.0   | ≤ 10.0  |
| B                | > 10.0 and ≤ 20.0   | > 10.0 and ≤ 15.0   |
| C                | > 20.0 and ≤ 35.0   | > 15.0 and ≤ 25.0   |
| D                | > 35.0 and ≤ 55.0   | > 25.0 and ≤ 35.0   |
| E                | > 55.0 and ≤ 80.0   | > 35.0 and ≤ 50.0   |
| F                | >80.0   | > 50.0  |

SYNCHRO 10.3 was the software tool used in determining the delay, capacity and corresponding level of service at the study intersection. The intersection worksheet reports are provided in the Appendix.

For the analysis of unsignalized intersections, the vehicular movements that must stop at the intersection experience delay (i.e. the minor leg of the intersection). For descriptive purposes:

- LOS results between "A" and "C" for the side (minor) street approach are assumed to represent short vehicle delays
- LOS results between "D" and "E" for the side (minor) street approach are assumed to represent moderate delays
- LOS results of "F" for the side (minor) street approach is assumed to represent long delays.

It should be noted that stop sign controlled streets/driveways intersecting major streets typically experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay.

This report provides analysis of the traffic operations within the area of influence during four requested peak hours. The peak hours analyzed include weekday AM & PM peaks, Friday PM peak, and Saturday PM peak. It provides intersection improvements needed (if required) for mitigating traffic impacts. This study evaluates the following scenarios:

- 2019 Existing Conditions
- 2020 No Build
- 2020 Build

<sup>1</sup> National Research Council. Transportation Research Board. Highway Capacity Manual 6<sup>th</sup> Ed., Washington, DC. 2016.



Currently, the existing study intersections operate at a LOS "B" or better during all four peak hours. Typically, an intersection is said to be operating at capacity at a volume-to-capacity (v/c) ratio of 1.00 and acceptable at a LOS "D" or better. The results of the analysis scenarios are presented in Tables 3 and 4.

**Table 3: Levels of Service Results (Weekday AM and PM Peaks)**

| Intersection                       | Intersection/<br>Approach | Weekday AM Peak    |                   |          | Weekday PM Peak    |                   |          |
|------------------------------------|---------------------------|--------------------|-------------------|----------|--------------------|-------------------|----------|
|                                    |                           | Delay<br>(sec/veh) | Capacity<br>(v/c) | LOS      | Delay<br>(sec/veh) | Capacity<br>(v/c) | LOS      |
| <b>2018 Existing Conditions</b>    |                           |                    |                   |          |                    |                   |          |
| 1. Yonahlossee Rd & Morningside Dr | <i>Intersection</i>       | <b>0.2</b>         | <b>0.01</b>       | <b>A</b> | <b>0.3</b>         | <b>0.017</b>      | <b>A</b> |
|                                    | Southbound                | 10.6               | 0.01              | B        | 11.2               | 0.017             | B        |
|                                    | Eastbound                 | 0.0                | 0.0               | A        | 0.1                | 0.002             | A        |
|                                    | Westbound                 | 0.0                | 0.0               | A        | 0.0                | 0.0               | A        |
| 2. Yonahlossee Rd & Main St        | <i>Intersection</i>       | <b>9.6</b>         | <b>0.44</b>       | <b>A</b> | <b>11.0</b>        | <b>0.52</b>       | <b>B</b> |
|                                    | Northbound                | 5.8                | 0.14              | A        | 6.3                | 0.16              | A        |
|                                    | Southbound                | 10.7               | 0.33              | B        | 11.8               | 0.41              | B        |
|                                    | Eastbound                 | 11.8               | 0.44              | B        | 15.7               | 0.52              | B        |
| <b>2020 No Build Conditions</b>    |                           |                    |                   |          |                    |                   |          |
| 1. Yonahlossee Rd & Morningside Dr | <i>Intersection</i>       | <b>0.2</b>         | <b>0.01</b>       | <b>A</b> | <b>0.3</b>         | <b>0.02</b>       | <b>A</b> |
|                                    | Southbound                | 10.7               | 0.01              | B        | 11.3               | 0.02              | B        |
|                                    | Eastbound                 | 0.0                | 0.0               | A        | 0.1                | 0.01              | A        |
|                                    | Westbound                 | 0.0                | 0.0               | A        | 0.0                | 0.00              | A        |
| 2. Yonahlossee Rd & Main St        | <i>Intersection</i>       | <b>10.3</b>        | <b>0.47</b>       | <b>B</b> | <b>11.3</b>        | <b>0.54</b>       | <b>B</b> |
|                                    | Northbound                | 6.0                | 0.17              | A        | 6.5                | 0.17              | A        |
|                                    | Southbound                | 11.5               | 0.41              | B        | 12.2               | 0.42              | B        |
|                                    | Eastbound                 | 12.6               | 0.47              | B        | 16.2               | 0.54              | B        |
| <b>2020 Build Conditions</b>       |                           |                    |                   |          |                    |                   |          |
| 1. Yonahlossee Rd & Morningside Dr | <i>Intersection</i>       | <b>0.4</b>         | <b>0.02</b>       | <b>A</b> | <b>0.5</b>         | <b>0.03</b>       | <b>A</b> |
|                                    | Southbound                | 10.6               | 0.02              | B        | 11.8               | 0.03              | B        |
|                                    | Eastbound                 | 0.1                | 0.002             | A        | 0.2                | 0.01              | A        |
|                                    | Westbound                 | 0.0                | 0.0               | A        | 0.0                | 0.00              | A        |
| 2. Yonahlossee Rd & Main St        | <i>Intersection</i>       | <b>10.3</b>        | <b>0.48</b>       | <b>B</b> | <b>12.1</b>        | <b>0.57</b>       | <b>B</b> |
|                                    | Northbound                | 6.0                | 0.17              | A        | 6.4                | 0.16              | A        |
|                                    | Southbound                | 11.6               | 0.41              | B        | 13.2               | 0.46              | B        |
|                                    | Eastbound                 | 12.8               | 0.48              | B        | 17.7               | 0.57              | B        |
| 3. Morningside Dr & Access A       | <i>Intersection</i>       | <b>1.6</b>         | <b>0.00</b>       | <b>A</b> | <b>1.4</b>         | <b>0.00</b>       | <b>A</b> |
|                                    | Northbound                | 0.0                | 0.00              | A        | 0.0                | 0.00              | A        |
|                                    | Southbound                | 0.0                | 0.00              | A        | 0.0                | 0.00              | A        |
|                                    | Westbound                 | 8.6                | 0.00              | A        | 8.6                | 0.00              | A        |
| 4. Rainey St & Access B            | <i>Intersection</i>       | <b>5.1</b>         | <b>0.00</b>       | <b>A</b> | <b>5.7</b>         | <b>0.00</b>       | <b>A</b> |
|                                    | Northbound                | 8.5                | 0.00              | A        | 8.5                | 0.00              | A        |
|                                    | Eastbound                 | 0.0                | 0.00              | A        | 0.0                | 0.00              | A        |
|                                    | Westbound                 | 0.0                | 0.00              | A        | 0.0                | 0.00              | A        |



**Table 4: Levels of Service Levels of Service Results (Friday PM and Saturday PM Peaks)**

| Intersection                          | Intersection/<br>Approach | Friday PM Peak     |                   |          | Saturday PM Peak   |                   |          |
|---------------------------------------|---------------------------|--------------------|-------------------|----------|--------------------|-------------------|----------|
|                                       |                           | Delay<br>(sec/veh) | Capacity<br>(v/c) | LOS      | Delay<br>(sec/veh) | Capacity<br>(v/c) | LOS      |
| <b>2018 Existing Conditions</b>       |                           |                    |                   |          |                    |                   |          |
| 1. Yonahlossee Rd &<br>Morningside Dr | <i>Intersection</i>       | <b>0.4</b>         | <b>0.03</b>       | <b>A</b> | <b>0.3</b>         | <b>0.03</b>       | <b>A</b> |
|                                       | Southbound                | 10.3               | 0.03              | B        | 11.7               | 0.03              | B        |
|                                       | Eastbound                 | 0.1                | 0.00              | A        | 0.0                | 0.00              | A        |
|                                       | Westbound                 | 0.0                | 0.00              | A        | 0.0                | 0.00              | A        |
| 2. Yonahlossee Rd & Main<br>St        | <i>Intersection</i>       | <b>16.6</b>        | <b>0.70</b>       | <b>B</b> | <b>17.7</b>        | <b>0.70</b>       | <b>B</b> |
|                                       | Northbound                | 7.9                | 0.30              | A        | 7.4                | 0.20              | A        |
|                                       | Southbound                | 21.2               | 0.70              | C        | 21.5               | 0.70              | C        |
|                                       | Eastbound                 | 20.8               | 0.70              | C        | 21.4               | 0.70              | C        |
| <b>2020 No Build Conditions</b>       |                           |                    |                   |          |                    |                   |          |
| 1. Yonahlossee Rd &<br>Morningside Dr | <i>Intersection</i>       | <b>0.4</b>         | <b>0.03</b>       | <b>A</b> | <b>0.3</b>         | <b>0.03</b>       | <b>A</b> |
|                                       | Southbound                | 10.4               | 0.03              | B        | 11.9               | 0.03              | B        |
|                                       | Eastbound                 | 0.1                | 0.01              | A        | 0.0                | 0.00              | A        |
|                                       | Westbound                 | 0.0                | 0.00              | A        | 0                  | 0.00              | A        |
| 2. Yonahlossee Rd & Main<br>St        | <i>Intersection</i>       | <b>17.4</b>        | <b>0.72</b>       | <b>B</b> | <b>18.6</b>        | <b>0.73</b>       | <b>B</b> |
|                                       | Northbound                | 8.2                | 0.31              | A        | 7.6                | 0.21              | A        |
|                                       | Southbound                | 22.3               | 0.72              | C        | 22.9               | 0.73              | C        |
|                                       | Eastbound                 | 21.8               | 0.72              | C        | 22.3               | 0.72              | C        |
| <b>2020 Build Conditions</b>          |                           |                    |                   |          |                    |                   |          |
| 1. Yonahlossee Rd &<br>Morningside Dr | <i>Intersection</i>       | <b>0.6</b>         | <b>0.05</b>       | <b>A</b> | <b>0.7</b>         | <b>0.07</b>       | <b>A</b> |
|                                       | Southbound                | 11.3               | 0.05              | B        | 12.7               | 0.07              | B        |
|                                       | Eastbound                 | 0.2                | 0.01              | A        | 0.10               | 0.01              | A        |
|                                       | Westbound                 | 0.0                | 0.00              | A        | 0.00               | 0.00              | A        |
| 2. Yonahlossee Rd & Main<br>St        | <i>Intersection</i>       | <b>17.7</b>        | <b>0.73</b>       | <b>B</b> | <b>19.4</b>        | <b>0.75</b>       | <b>B</b> |
|                                       | Northbound                | 8.3                | 0.31              | A        | 7.9                | 0.21              | A        |
|                                       | Southbound                | 22.7               | 0.72              | C        | 23.8               | 0.75              | C        |
|                                       | Eastbound                 | 22.2               | 0.73              | C        | 23.4               | 0.73              | C        |
| 3. Morningside Dr & Access<br>A       | <i>Intersection</i>       | <b>1.4</b>         | <b>0.00</b>       | <b>A</b> | <b>2.2</b>         | <b>0.01</b>       | <b>A</b> |
|                                       | Northbound                | 0.0                | 0.00              | A        | 0.0                | 0.00              | A        |
|                                       | Southbound                | 0.0                | 0.00              | A        | 0.0                | 0.00              | A        |
|                                       | Westbound                 | 8.6                | 0.00              | A        | 8.6                | 0.01              | A        |
| 4. Rainey St & Access B               | <i>Intersection</i>       | <b>5.7</b>         | <b>0.00</b>       | <b>A</b> | <b>7.0</b>         | <b>0.01</b>       | <b>A</b> |
|                                       | Northbound                | 0.0                | 0.00              | A        | 0.0                | 0.00              | A        |
|                                       | Eastbound                 | 0.0                | 0.00              | A        | 0.0                | 0.00              | A        |
|                                       | Westbound                 | 8.5                | 0.00              | A        | 8.6                | 0.01              | A        |



Tables 3 shows the 2020 Build maximum queue lengths calculated by SimTraffic 10.3, a traffic simulation software application for unsignalized and signalized intersections, or the calculated 95<sup>th</sup> % queue in Synchro 9, - whichever produced the higher length.

**Table 5: 2020 Vehicle Queue Lengths (Weekday AM and PM Peaks)**

| Intersection/Approach              | Exist./(Future/Sug.) Storage | Weekday AM Peak Queue Length (ft) |       |      | Weekday PM Peak Queue Length (ft) |      |       |      |
|------------------------------------|------------------------------|-----------------------------------|-------|------|-----------------------------------|------|-------|------|
|                                    |                              | Left                              | Right | Thru | Left                              | Thru | Right |      |
| <b>2020 No Build Conditions</b>    |                              |                                   |       |      |                                   |      |       |      |
| 1. Yonahlossee Rd & Morningside Dr | SB                           | -                                 | -     | 37'  |                                   |      | 49'   |      |
|                                    | EB                           | -                                 | -     | 0'   |                                   |      | 14'   |      |
|                                    | WB                           | -                                 | -     | 0'   |                                   |      | 0'    |      |
| 2. Yonahlossee Rd & Main St        | NB                           | 50'                               | -     | 52'  | 80'                               | -    | 73'   | 86'  |
|                                    | SB                           | -                                 | -     | -    | 116'                              |      | -     | 114' |
|                                    | EB                           | -                                 | -     | 111' |                                   |      | 137'  |      |
| <b>2020 Build Conditions</b>       |                              |                                   |       |      |                                   |      |       |      |
| 1. Yonahlossee Rd & Morningside Dr | SB                           | -                                 | -     | 31'  |                                   |      | 55'   |      |
|                                    | EB                           | -                                 | -     | 0'   |                                   |      | 68'   |      |
|                                    | WB                           | -                                 | -     | 0'   |                                   |      | 0'    |      |
| 2. Yonahlossee Rd & Main St        | NB                           | 50'                               | -     | 47'  | 82'                               | -    | 87'   | 110' |
|                                    | SB                           | -                                 | -     | -    | 115'                              |      | -     | 121' |
|                                    | EB                           | -                                 | -     | 112' |                                   |      | 141'  |      |
| 3. Morningside Dr & Access A       | SB                           | -                                 | -     | 0'   |                                   |      | 0'    |      |
|                                    | EB                           | -                                 | -     | 0'   |                                   |      | 0'    |      |
|                                    | WB                           | -                                 | -     | 30'  |                                   |      | 30'   |      |
| 4. Rainey St & Access B            | NB                           | -                                 | -     | 29'  |                                   |      | 29'   |      |
|                                    | SB                           | -                                 | -     | 0'   |                                   |      | 0'    |      |
|                                    | EB                           | -                                 | -     | 0'   |                                   |      | 0'    |      |

**Table 6: 2020 Vehicle Queue Lengths (Friday PM and Saturday PM Peaks)**

| Intersection/Approach              | Exist./(Future/Sug.) Storage | Friday PM Peak Queue Length (ft) |       |      | Saturday PM Peak Queue Length (ft) |      |       |      |
|------------------------------------|------------------------------|----------------------------------|-------|------|------------------------------------|------|-------|------|
|                                    |                              | Left                             | Right | Thru | Left                               | Thru | Right |      |
| <b>2020 No Build Conditions</b>    |                              |                                  |       |      |                                    |      |       |      |
| 1. Yonahlossee Rd & Morningside Dr | SB                           | -                                | -     | 37'  |                                    |      | 31'   |      |
|                                    | EB                           | -                                | -     | 34'  |                                    |      | 20'   |      |
|                                    | WB                           | -                                | -     | 0'   |                                    |      | 0'    |      |
| 2. Yonahlossee Rd & Main St        | NB                           | 50'                              | -     | 91'  | 121'                               | -    | 74'   | 99'  |
|                                    | SB                           | -                                | -     | -    | 107'                               |      | -     | 107' |
|                                    | EB                           | -                                | -     | 166' |                                    |      | 173'  |      |
| <b>2020 Build Conditions</b>       |                              |                                  |       |      |                                    |      |       |      |
| 1. Yonahlossee Rd & Morningside Dr | SB                           | -                                | -     | 32'  |                                    |      | 48'   |      |
|                                    | EB                           | -                                | -     | 49'  |                                    |      | 45'   |      |
|                                    | WB                           | -                                | -     | 0'   |                                    |      | 0'    |      |
| 2. Yonahlossee Rd & Main St        | NB                           | 50'                              | -     | 87'  | 131'                               | -    | 93'   | 107' |
|                                    | SB                           | -                                | -     | -    | 107'                               |      | -     | 107' |
|                                    | EB                           | -                                | -     | 197' |                                    |      | 210'  |      |
| 3. Morningside Dr & Access A       | SB                           | -                                | -     | 0'   |                                    |      | 0'    |      |
|                                    | EB                           | -                                | -     | 0'   |                                    |      | 0'    |      |
|                                    | WB                           | -                                | -     | 30'  |                                    |      | 30'   |      |
| 4. Rainey St & Access B            | NB                           | -                                | -     | 22'  |                                    |      | 29'   |      |
|                                    | SB                           | -                                | -     | 0'   |                                    |      | 0'    |      |
|                                    | EB                           | -                                | -     | 0'   |                                    |      | 0'    |      |



**NCDOT ANALYSIS REQUIREMENTS** - In order to determine the mitigation responsibility of the developer, this study compares 2022 Build results to the 2022 No Build results (see Tables 4 and 5).

Chapter 5, Section J of the *July 2003 NCDOT Policy on Street and Driveway Access to North Carolina Highways*, the applicant shall be required to identify mitigation improvements to the roadway network if at least one of the following conditions exists when comparing base network conditions to project conditions:

- *The total average delay at an intersection or an individual approach increases by 25% or greater, while maintaining the same level of service,*
- *The Level of Service (LOS) degrades by at least one level at an intersection or an individual approach,*
- *Or the Level of Service is "F" for an intersection or an individual approach.*

This section of the access policy also states that, *mitigation improvements shall be identified when the analysis indicates that the 95<sup>th</sup> percentile queue exceeds the storage capacity of the existing lane.*

**2020 No Build Results:**

**1. Yonahlossee Road (US 221) & Morningside Drive (unsignalized)**

The worst leg of the intersection (southbound – Morningside Drive) operates with a LOS "B" in all four analyzed peak hours.

**2. Yonahlossee Road (US 221) & Main Street (US 321 Business) (signalized)**

The intersection operates with a LOS "B" in all four analyzed peak hours.

**2020 Build Results:**

**1. Yonahlossee Road (US 221) & Morningside Drive (unsignalized)**

When comparing the impact of the 2020 Buildout to the 2020 No Build conditions the LOS of the worst leg of the intersection remains a "B" during all four analyzed peak hours. The increase in intersection vehicle delay at the worst leg of the intersection is 9% or less in all four analyzed peak hours. In addition, all approaches are within the allowed parameters in the all four analyzed peak hours. **Therefore, no roadway improvements should be deemed necessary.**

**2. Yonahlossee Road (US 221) & Main Street (US 321 Business) (signalized)**

When comparing the impact of the 2020 Buildout to the 2020 No Build conditions the intersection LOS remains a "B" in all four analyzed peak hours. The increase in intersection vehicle delay at the worst leg of the intersection is 7% or less in all four analyzed peak hours. In addition, all approaches are within the allowed parameters in the all four analyzed peak hours. **Therefore, no roadway improvements should be deemed necessary.**



### **3. Morningside Drive & Proposed Full Movement Access "A" (unsignalized)**

All approaches of the intersection operate with a LOS "A" in all four analyzed peak hours with the following intersection configuration:

- One ingress lane and one egress lane on Proposed Access "A"

### **4. Morningside Drive & Proposed Right-In/Left-Out only Access "B" (unsignalized)**

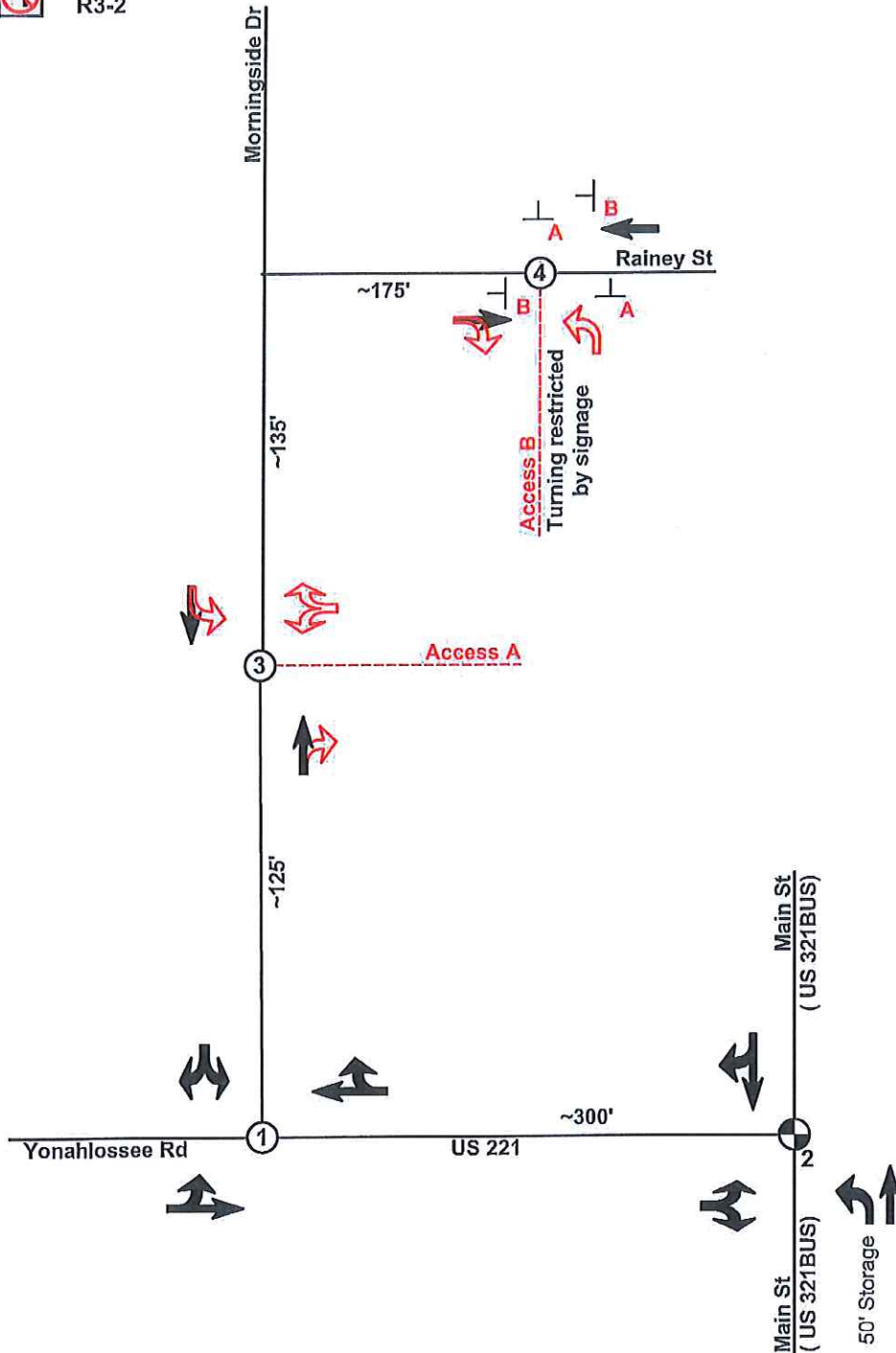
All approaches of the intersection operate with a LOS "A" in all four analyzed peak hours with the following intersection configuration:

- One ingress lane and one egress lane on Proposed Access "B"
- MUTCD standard turn restriction signing (R3-1 and R3-2) should be provided at the driveway and on Rainey St to further enforce turn-restrictions.

The existing and suggested laneage is shown on Figure 9.

**LEGEND**

- Traffic Signal
- Stop Sign Control
- Existing Laneage
- Suggested Laneage
- A**  
R3-1
- B**  
R3-2



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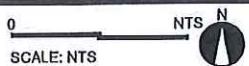
**BLOWING ROCK HOTEL TIA**

BLOWING ROCK, NC

GRAND DAKOTA DEVELOPMENT, LLC

217 E. TREMONT AVENUE  
CHARLOTTE, NC 28023

**EXISTING AND SUGGESTED LANEAGE**



PROJECT #: 794-001  
DRAWN BY: SA  
CHECKED BY: MW

FEBRUARY 2019

REVISIONS:

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Figure 9



### CONCLUSION

In summary, the minor amount of traffic associated with the proposed hotel and restaurant development that is expected to be added to the roadways will not impact the nearby roadways and study intersections and in our professional opinion will not materially endanger the public health or safety of the citizens or visitors of Blowing Rock, NC.





APPENDIX

Draft

## Planning and Zoning Board

### Minutes

Thursday, March 21, 2019

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, March 21, 2019 for their regularly scheduled meeting. Chairman Harwood called the meeting to order at 5:30 pm. Members present were Joe Papa, Don Hubble, Mike Page, Wes Carter, Pete Gherini and Harrison Herbst. Staff members present were Planning Director Kevin Rothrock, and Planning & Zoning Support Specialist Tammy Bentley.

Chairman Harwood asked if there were any changes to the agenda. *Chairman Harwood made a motion to move item #3, Selection of Subcommittees, to Other Business, seconded by Mr. Hubble. All members were in favor of the motion.*

Chairman Harwood asked if there were any changes to the December 20, 2018 meeting minutes. There were none. *Mr. Hubble made a motion to approve the minutes, seconded by Chairman Harwood. All members were in favor of the motion.*

Chairman Harwood thanked Ms. Genie Starnes for her service to the Board. New Board member, Sam Glover, was sworn to the Board.

Chairman Harwood asked if there were any nominations for Chair and Vice-Chair. *Mr. Page made a motion to nominate the current slate of officers for another term. Chairman Harwood and Mr. Carter agreed to serve. Mr. Herbst seconded the motion. All members were in favor of the motion.*

#### Conditional Use Permit 2019 – 01 Rainey Lodge

Mr. Carter asked to be recused as his son owns property contiguous to the subject property. *Mr. Hubble made a motion to grant Mr. Carter's request to recuse, seconded by Mr. Gherini. All members were in favor of the motion.*

Mr. Rothrock gave the staff report and PowerPoint presentation. Grand Dakota Development, LLC is requesting a conditional use permit to construct a 40-room hotel with restaurant, bar and surface parking. The property is located at 159 & 167 Rainey Street, but is also located off Hwy 221 and Morningside Drive. The property is zoned CB, Central Business. Most of the subject property is in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PINs 2807-98-0716-000, 2807-98-1850-000 and 2807-98-0826-000.

The proposed project meets the setback standards, building height and parking requirement of 53 spaces. Primary access for the project is through a driveway cut on

Morningside Drive as well as Rainey Street. The site topography prohibits direct access to Highway 221.

Although not required, the Applicant has recommended signage at the driveways restricting right turns from the parking area to minimize hotel traffic from traveling East on Rainey and North on Morningside.

Storm water will be collected and detained in a detention system under the parking area. From the detention system, the storm water will be directed to a new drainage system in Hwy 221. An existing sewer line is routed through the property. A new public sewer line will be redirected through the site to Morningside Drive.

The Applicant is providing public sidewalk on Morningside Drive and Rainey Street. The Town is constructing sidewalk along Hwy 221 with the Sidewalk to Bass Lake project. Staff recommends the Applicant pay for the portion of sidewalk along the portion of their property that fronts Hwy 221.

The proposed landscape plan appears to meet the Land Use Code requirements for street trees, buffers/screening and parking lot shading. The buffer along the east side of the property is required to be a 4-foot wide broken screen. An 8-foot wide semi-opaque buffer is required along each street yard. An extensive detailed landscape plan will be reviewed with the submission of construction drawings.

A dumpster for the hotel is situated in the northeast corner of the parking lot. All screening requirements will be met. A 12' x 55' loading zone is provided on the east side of the parking area for hotels deliveries.

Mr. Hubble asked how food purveyors and others will access the loading zone. Mr. Rothrock said via the side street. Mr. Hubble asked if deliveries will be made in 40' trucks. Mr. Rothrock said probably not; the trucks will be smaller. Mr. Papa said he thinks delivery trucks will park on Highway 221 and hand-truck supplies to the site. Mr. Rothrock said no, deliveries will enter from Morningside Drive or Rainey Street.

Ms. Chelsea Garrett, attorney for the applicant, introduced herself and the development team: Mr. Stephen Barker, Developer, Mr. Walter Fields, Planner, Mr. Stephen Overcash, Architect and Mr. Kevin Caldwell, Engineer. Ms. Garrett said she was glad the model is available for preview adding that landscaping elements have been added to it since the community meeting. Ms. Garrett noted that this site had a restaurant previously, Cheeseburgers in Paradise, and that the parking along Highway 221 serves as overflow parking. Ms. Garrett said the previous townhome project needed several waivers, but this project does not; that they designed this project to meet all code standards. Ms. Garrett said that past studies have indicated a need for high-end hotel rooms in Blowing Rock. She added that this meets that need, including a restaurant, is walkable to Main Street and would be an asset to Blowing Rock.

Mr. Fields said he was part of the townhome team and that project required a zoning change and other waivers. Mr. Fields said this use is allowed in this zoning district. Mr. Fields advised that the site is not flat and a challenge when meeting code requirements. Mr. Fields said that placing the building in the center allows for parking on the property edge and for greater building height. Mr. Fields said that all parking and loading is on-site, with one wing of the building elevated to allow for parking beneath. Mr. Fields said that food purveyors

use different size deliver trucks and the establishment can stipulate the size. Mr. Fields added that they had worked hard to address the concerns surfaced at the community meeting.

Mr. Fields said the model is to scale horizontally and vertically and that the final finish colors will be Town approved. Mr. Fields said that the retaining walls and landscaping, which will be Town approved, was changed due to concerns at the community meeting.

Mr. Fields said they had commissioned a full traffic study, which is not required, and as a result turning restrictions were added to the plans. The new plans indicate no right turns onto Rainey Street or Morningside will be allowed. Mr. Fields said the traffic engineer could not attend this meeting adding that Mr. Rothrock had the study.

Ms. Garrett said the combination of walls and landscaping will comply with Town code. Ms. Garrett said a neighbor had concerns with the line of site along Highway 221 and Morningside Drive. Ms. Garrett said the retaining walls are several feet off Highway 221. Mr. Fields said they would not build in the site distance triangle.

Chairman Harwood said the broken screening should be type B. Mr. Rothrock said it is semi-opaque along Rainey and Morningside, and is type C, broken screening along Speckled Trout.

Chairman Harwood said his setback height measurement for the building was 73 feet. Mr. Rothrock said it is actually 58 feet to the overhang.

Mr. Gherini asked how the pad would be created. Mr. Caldwell said cut and fill along Speckled Trout. Mr. Gherini asked if fill would be created from the site. Mr. Caldwell said yes. Mr. Herbst asked if there would be any fill on the right side of the site. Mr. Caldwell said there would be some fill there.

Chairman Harwood asked if the final exterior finish selections would be available for the Town Council. Mr. Overcash said yes and that the finishes will meet Town code. Mr. Rothrock asked what the exterior finishes would be. Mr. Overcash said natural stone, shakes, and painted wood siding.

Mr. Hubble asked if the traffic study included traffic counts. Mr. Rothrock said yes during the Thanksgiving parade. Mr. Hubble asked if the Board should ask for more such studies. Chairman Harwood said this is not required.

Chairman Harwood asked Mr. Overcash about the roof pitch. Mr. Overcash said it absolutely meets the minimum slope.

Chairman Harwood asked if the stone would be natural or cultured. Mr. Rothrock said cultured. The Board discussed whether the stone must be natural, or if cultured is allowed. Mr. Rothrock advised that the code language 'or other equivalent material' allows for cultured stone. Chairman Harwood asked if this must be approved by the Planning Board and Town Council. Mr. Rothrock confirmed. Mr. Page asked if there is a problem if natural stone must be used. Mr. Fields said no, that they are here to comply with the code.

The meeting was opened to public comment.

An unidentified man asked the width of Morningside Drive and if any improvements are planned on the west side of Morningside.

Ms. June Turner, of 132 Rainey Street, expressed concern with food deliveries, stating that trucks can't make the curve on Rainey Street. Ms. Turner said she is concerned with the location of the dumpster adding that she does not want to look at a dumpster. Ms. Turner also said she was concerned with an entrance to the site being in the curve on Rainey Street. Mr. Rothrock pointed out that the entrance is to the west of the curve. Mr. Turner said her property has been in her family for 100 years and they really need to watch out for the curve.

Mr. Larry Lawrence, of Morningside Drive, asked if the entrance on Morningside is across from Shady Lane. Mr. Lawrence said there is a house under construction on Morningside which will also increase traffic.

Mr. Marshall Sealey, of 268 Norwood Circle, was asked by the Blowing Rock Civic Association (BRCA) to make comments on the project. Mr. Sealey distributed a document to the Board members, staff, and applicant. Mr. Sealey said the dates on the plans were inconsistent; that he did not know which plans were the most recent. Mr. Sealey also said the plans are clearly marked as 'preliminary-not for construction' and said that the Board should not be permitting projects with preliminary construction plans. Ms. Garrett said this is not the building permitting process. Mr. Rothrock said that in 18 years he has never had a fully finished set of plans submitted for this process. Mr. Sealey said to Mr. Rothrock that it is his responsibility to ensure that all plans comply before projects are permitted. Mr. Rothrock confirmed. Mr. Sealey said he was hoping to preview the plans prior to the meeting. Chairman Harwood asked Mr. Sealey to please address the Board. Mr. Sealey told the Board that BRCA likes what they see, but the package is incomplete. Mr. Hubble said that BRCA had made an inconsistent representation on another project. Mr. Sealey disagreed. Mr. Page asked Mr. Sealey what additional information is suggested. Mr. Sealey said that is in the document he distributed. Mr. Page said the Board had not had time to look it over. Mr. Page said the project meets the code and that Mr. Rothrock will ensure that the final project and all plans meet code. Mr. Sealey said he had years of construction experience and noted that there is no scale on the building elevations.

Mr. Sealey noted that the landscaping is in process and that there is no parking included for employees or extra guests attending receptions or other functions. Mr. Sealey asked if the building height is measured off Morningside or 221. Mr. Rothrock said from grade at the building entrance. Mr. Sealey said neighbors are concerned with traffic and asked if it is appropriate to have NCDOT look at the study. He concluded by saying that BRCA is not opposed to the project, but they feel that more information is needed.

Mr. Hubble asked if BRCA is not opposed why are they in seeming opposition. Mr. Hubble said this satisfies the code, but BRCA wants more information.

Mr. Page asked Mr. Rothrock if he would make sure that the project meets all codes. Mr. Rothrock confirmed adding that this is done through the plan review process.

Ms. Anna Miller, of 671 Morningside Drive, said traffic does back up in July and asked how the no right turns will be enforced. Ms. Miller also said she is concerned that delivery trucks will park on Morningside Drive and wants delivery restrictions to be legal and enforceable. Ms. Miller asked Mr. Barker if he will be operating the hotel and restaurant and if the

promises made today will transfer to new owners. Ms. Miller added that many residents are concerned about increased traffic and that the study was not done at the right time of year.

Mr. Lee Rocamora, of Laurel Park Road, read code Section 16-12.2.1 regarding open space and green space. Mr. Rocamora said this section indicates a minimum 75% green space, between the back of the sidewalk and the building, is required.

Ms. Lorry Mulhern, of White Pine Road, asked the definition of a high-end hotel; is it room size, room price. Ms. Mulhern asked if the corner units (with no bathrooms on the plans) would be 2 bedrooms which would require additional parking. She also said she did not know if it is possible to demand that certain size delivery trucks be used and asked how they will navigate the turns to access the site.

Mr. Mark Crumpler, 30-year resident of 215 Morningside Drive, said that he is also speaking for the Johnsons and Brownings. Mr. Crumpler said that ingress and egress can be dangerous. Mr. Crumpler said when town is busy it can take 5 minutes to get onto 221 from Morningside. Mr. Crumpler also questioned parking for employees. Mr. Crumpler said he is opposed to the project due to property values and the impact on an already dangerous traffic situation.

Mr. Rocamora asked Mr. Rothrock to confirm that the building fronts Morningside and not 221. Mr. Rothrock confirmed. Mr. Crumpler said that an entrance off 221 would eliminate a lot of problems.

Ms. Mulhern urged the Planning Board to nail down the delivery truck scenario.

*Mr. Gherini made a motion to close the public comment, seconded by Mr. Herbst. All members were in favor of the motion.*

Mr. Fields spoke to the concerns surfaced during public comment. He said the scope of the traffic study was approved by the Town and NCDOT. Mr. Fields said no floorplans have been submitted and he is not sure from where this information came. Mr. Fields said the size of and price of the rooms is not yet known. In responding to Mr. Sealey's comments Mr. Fields said all information is on file in the Planning and Inspections Department. Mr. Fields added that no one submits 75 to 95% complete plans at this point; it's no good to approve renderings that can't be constructed. Regarding the truck, Mr. Fields said there is room for a small tractor-trailer to turn around on the site and that it is big enough for a fire truck, which is a code requirement.

Chairman Harwood asked the width of Morningside Drive. Mr. Rothrock said it is from 18 to 20 feet of pavement and added that Rainey Street is fairly wide but narrows at the curve. Chairman Harwood asked if all of Morningside should be 20 feet wide. Mr. Rothrock advised that most residential streets have 18 feet in pavement width. Mr. Rothrock said the curb and gutter may affect the width. Mr. Caldwell said they can consider a minimum paved surface width.

Mr. Page spoke to Mr. Rocamora's comment and stated that he reads the ordinance as not applying to this property, that it applies to properties on Main Street and buildings close to the sidewalk. The Board discussed the setback from each street and which street is considered the primary street, in determining the amount of green space required. Mr.

Rothrock said this section does not apply as the building is setback 40 feet. Ms. Garrett said that meeting this requirement would be impossible, and it is non-sensical to require so much green space. Ms. Garrett said the code is meant to be read in context.

The Board discussed this section and the applicability to this project. Mr. Rothrock said that this is not the intent of this section of the code, that this is intended for properties on Main Street. Chairman Harwood said he would refer to Mr. Rothrock's determination.

Mr. Hubble asked if it is in the Planning Board's purview to initiate action for the Town Council's consideration, referencing some issues with this project. Chairman Harwood read the ordinance defining the Planning Board's duties and said they can absolutely take that on. He added that their role now is to evaluate this project with the codes in place.

Mr. Glover asked how the primary entrance is determined. Mr. Fields said entry can be from any street, but that the primary entrance is where people check-in. Mr. Fields said the entrance is driven by the operating plan for the hotel. Mr. Fields said there are no meeting rooms or banquet halls in the hotel. Mr. Glover noted there could be small parties or events there. Mr. Glover asked who will be operating the hotel in the future.

Mr. Barker addressed concerns raised during the public comment. Mr. Barker said he appreciated the staff and Board's time and effort. Mr. Barker advised that it is very difficult to make this site work. Mr. Barker said that a professional management company will take over operations of the hotel and restaurant. Mr. Barker advised that it would be dangerous to have an entrance from 221, adding that NCDOT would probably not allow it due to the proximity to the intersection of Main Street and 221. Mr. Barker said they are trying to make the site safer by eliminating the parking along 221.

Ms. Garrett said NCDOT will not allow driveways to be too close together. She added that the side is a pedestrian entrance. Mr. Barker said the front is a walkable area and added that having a walkable area on 221 is safer for pedestrians.

Mr. Gherini asked Mr. Rothrock if the existing sewer system can handle this project. Mr. Rothrock confirmed. Mr. Gherini asked Mr. Fields the number of hotel rooms. Mr. Fields said that is a level of detail not yet available. Mr. Gherini asked the final value of the project. Mr. Rothrock said he did not know. Mr. Barker said there is significant cost in the site improvements alone and added that he does not have a final number yet.

The Board discussed requiring a performance bond to ensure completion. Mr. Rothrock advised a public improvement bond and site restoration bond could be required if the project was started and then was not finished.

The Board discussed how the building height is determined and if the 50% door/window ratio applies to all sides of the building or just to the side fronting Morningside Drive. Mr. Rothrock said he thinks the ratio applies to the entire building, adding there is a stairwell that fronts Rainey Street. Chairman Harwood asked Mr. Overcash if he was aware of the 50% ratio. Mr. Overcash said no, adding that he understands the purpose is to engage people on the street. Chairman Harwood said he understands that this building is 50 feet from the street. Mr. Rothrock said the intent is to not have a building with a blank wall that fronts on Main Street.

Mr. Page said to Mr. Sealey that many issues were discussed, but not all solved. He said the BRCA document will be passed along to Town Council.

Mr. Hubble suggest tabling the project until the BRCA document could be studied. Mr. Page said the Council could be asked to take it under advisement. Mr. Gherini said to Mr. Sealey that the document contained good information, but it is unfair to drop a 20-page document onto the Board members with 5 minutes to read it. Mr. Gherini added that the pages should be numbered. Mr. Sealey agreed, saying he just received the document at noon today and he presented it as it was received. Mr. Page said Mr. Rothrock can speak to some issues in the document, but here is not time to do that now.

Mr. Hubble asked if the project, as presented, meets all codes. Chairman Harwood said no, that the screening should be 'B' and not 'C'. Mr. Rothrock said he does think it meets code as presented. Ms. Garrett said the landscaping plans can be corrected to reflect the correct screening requirements.

The Board and applicant discussed the 50% door/window ratio. Chairman Harwood said he was fine with the appearance as presented. The consensus was to have an average of 50% door/window ratio if possible, considering building code limitations.

Chairman Harwood asked if the open space/green space was resolved. Mr. Rothrock said yes. Mr. Glover asked if the additional outdoor space is included in the required parking. Mr. Rothrock confirmed.

Chairman Harwood said he was a fan of the townhome project proposed for this site and felt it would have a lesser impact than this project. He added it is interesting how we got here and that this project can be built by right. He thanked Mr. Barker for continuing to come back and trying to improve the Town, adding he appreciates his continued efforts.

*Mr. Page made a motion to approve and forward to Town Council as presented, with the proviso that the applicant comply with the screening and 50% door/window ratio requirements. Mr. Hubble seconded the motion.*

The Board discussed the motion. Mr. Rothrock suggested the Board could recommend with conditions.

With no more discussion, Chairman Harwood asked the Board to vote on Mr. Page's motion. **All members were in favor of the motion.**

Mr. Carter returned to his seat on the Board.

### **Other Business**

The Board discussed their role and responsibility in reviewing Town ordinances and recommending changes to the Town Council. Mr. Hubble noted that the Planning Board has a responsibility to initiate action. Chairman Harwood concurred. Mr. Page noted that the Towns Council doesn't always follow their recommendation. Mr. Hubble said he does not appreciate the Planning Board being circumvented by an ad-hoc committee.

Chairman Harwood said the Board could ask for representation on the ad-hoc committee proposed by the Town Council.



Mr. Hubble made a motion to have a Planning Board member on the ad-hoc committee appointed by the Town Council, seconded by Mr. Carter. **All members were in favor of the motion.**

**Subcommittee Selection**

Planning Subcommittee

Don Hubble  
Kim Hartley  
Joe Papa  
David Harwood

Zoning Subcommittee

Pete Gherini  
Mike Page  
Wes Carter  
Sam Glover

Mr. Hubble made a motion to approve the subcommittee selections, seconded by Mr. Carter. **All members were in favor of the motion.**

Mr. Gherini asked to distribute a letter from attorneys representing BRCA. Mr. Rothrock said he had responded to the letter and an updated Land Use Code was posted on the Town's website two days prior. No members asked to see the letter.

**All members were in favor of the adjourning the meeting.**

Chairman Harwood adjourned the meeting at 8:15 pm.

\_\_\_\_\_  
Chairman David Harwood

\_\_\_\_\_  
Tammy Bentley  
Planning & Zoning Support Specialist

16-4.10.3 Findings of Fact. No conditional use permit shall be approved by the Board of Commissioners unless each the following findings is made.

1. The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.
2. The use or development complies with all required regulations and standards of the Land Use Ordinance or with variances thereto, if any, and with all other applicable regulations.
3. The use or development is located, designed, and proposed to be operated so as to be compatible with the particular neighborhood in which it is to be located.
4. The use or development will not substantially injure the value of adjoining or abutting property.
5. The use or development conforms with the general plans for the physical development of the Town as embodied in this Ordinance, the Town of Blowing Rock Comprehensive Plan, and any other duty adopted plans of the Town.

Except  
9 April 2019

286 **OTHER BUSINESS**

- 287 • Mayor Sellers - FYI...he contacted the Governor's office about the crosswalk  
288 signage at Sunset and Main Street. They have contacted NCDOT and are  
289 currently working on pricing for what it would cost the Town....it's the Town's  
290 responsibility.  
291
- 292 • Council Member Steele stated per general information he would like to request  
293 Council think about an amendment to the current cemetery ordinance. He  
294 advised he had been contacted by an individual regarding the current restriction  
295 on headstones. Currently Section One is the only section that can have an  
296 upright headstone and the request would be to change the ordinance to allow  
297 upright headstones in the other sections. Council discussed briefly and would  
298 like that item to be added to a Council Meeting in the near future.



299 Interim Manager Freeman briefed Council on the following:

- 300 • Legacy Trail Stairs: Street Access & Railing.....As last March 12<sup>th</sup> reported of  
301 being underway, please find completed two cost options to address the  
302 pedestrian safety stair access issue onto Main Street. Option 1 would close the  
303 existing stair access and construct a sidewalk from Laurel Park to the Downtown.  
304 Of course, if the Town should simply close the stair access and not construct a  
305 sidewalk, there would not be any substantial cost. Option 2 (\$350,00) would  
306 relocate the stair access out of the street "blind" area, incorporate pedestrian  
307 crosswalk signals and construct a sidewalk to Laurel Park.  
308 Do realize there are cost/benefit considerations to either eliminate the existing  
309 stair access onto Main Street or mitigate the risk by relocating such access in a  
310 safer manner. If Council should desire to pursue the second option, the Town  
311 may want to touch base with NCDOT. Besides crosswalk/signal needed  
312 approval, any possibility NCDOT would consider/plan on installing curb, gutter  
313 and sidewalk at this location on their street? Or is this a project to consider  
314 funding later from any remaining bond issuance?
- 315 • NCLM Codification Service for Blowing Rock...This \$15,000 service proposal  
316 was the first presented at Council's March 18<sup>th</sup> budget work session with

## Hilari Hubner

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**From:** Jim Freeman  
**Sent:** Thursday, May 09, 2019 9:40 AM  
**To:** Matt Blackburn  
**Cc:** Hilari Hubner; Shane Fox  
**Subject:** RE: Council Agenda Matter: Cemetery

Matt,

Very Good and Thank you.....Hilari was able to communicate with Council member Jim Steele yesterday afternoon. He concurred with potential long public hearing matter, to drop this from next week's agenda and bring up later June – July regular meeting. So it won't be going to waste.

jim

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**From:** Matt Blackburn  
**Sent:** Thursday, May 09, 2019 9:01 AM  
**To:** Jim Freeman <jfreeman@toobr.us>  
**Subject:** RE: Council Agenda Matter: Cemetery

Jim,  
I spoke with Greg Hampton with Hampton funeral home and received the following average dimensions for both single and double upright markers. The dimensions of the bases for these markers are very similar to that of the flat markers currently required. Maintenance of the cemetery would remain the same regardless of the type of headstone allowed. We would recommend limiting the height of the headstones to no more than three (3) feet for both single and double markers.

Single Marker: 2' to 2.5' wide dye (upper portion of the headstone)  
3' to 3.5' x 1.5' base

Double Marker: 4' dye  
5' to 6' x 1.5' base

Most upright headstones will have dye's which are 2.5 feet tall.

Matt Blackburn  
Public Works and Utilities Superintendent  
Town of Blowing Rock  
647 Cone Road  
PO Box 47  
Blowing Rock, NC 28605  
Email: [pwsuperintendent@townofblowingrocknc.gov](mailto:pwsuperintendent@townofblowingrocknc.gov)  
Phone: 828-295-5228  
Fax: 828-414-9659

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**From:** Jim Freeman  
**Sent:** Wednesday, May 08, 2019 3:06 PM

DRAFT ONLY

**Town of Blowing Rock, NC  
Ordinance Amendment #**

Commissioner \_\_\_\_\_ introduced the following proposed ordinance amendment, which was read at length:

**AN ORDINANCE AMENDMENT TO** Chapter 13 – Cemeteries, Article IV – Mausoleums, and Markers.

**BE IT ORDAINED** by the Board of Commissioners of the Town of Blowing Rock that:

**Section 1.** Section 13-18, Monuments is to read that: *Headstone Monuments are to have dye's not exceeding three feet (3') tall and Monuments* may be placed only in areas so designated on the Town cemetery plat of record. Such designated area may be enlarged, reduced or eliminated in accordance with the provisions for the amendment of Town Ordinances; and

**Section 2.** Section 13-19, Markers is to read that: Individual lots shall be marked with a bronze or stone marker and *regulated as follows:*

*Single Markers are to be 2' to 2.5' wide dye at headstone and 3' to 3'.5' by 1.5' wide base.*

*Double Markers are not to exceed 4' dye and the base will be 5'to 6' x 1.5 '.*

~~placed flush with the ground on an apron. Such marker may not exceed 7' 6" in length or 36" in width. Double markers may be used if the combined width does not exceed 72".~~

**Section 3.** This ordinance amendment shall be in force and effect upon its adoption.

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Mayor

ATTEST:

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Town Clerk

**DRAFT**

Minutes of Land Use Ad Hoc Committee  
April 29, 2019

The Land Use Ad Hoc Committee met on April 29, 2019 at 1:00 in Blowing Rock Town Hall. Members present were Sue Sweeting, Albert Yount, John Aldridge, Pete Gherini, Kevin Rothrock and Joe Bogdahn attended via Skype. Members absent were Spike Bachman and Keith Tester.

Kevin Rothrock agreed to serve as secretary for the committee. The committee opened discussion on how to define the scope and purpose of the committee. Ms. Sweeting referred to the 2014 Comprehensive Plan and a mid-term evaluation of the progress thus far. It was agreed that Planning staff will conduct an evaluation this summer and report back to the committee.

Mr. Aldridge asked about the need for a consultant to assist the group.

Mr. Yount identified two distinct areas of Town to study: the 321 Bypass and downtown. The committee agreed both areas are critical but will first focus on 321 bypass from South Main and Skyland View Drive to the Blowing Rock Lodge to the areas north of Town in the ETJ. The Committee will focus on the downtown later.

Mr. Aldridge pointed out that not everyone has "vision". There was discussion that without vision, many are afraid of change.

Mr. Bogdahn spoke about the professional planning assistance that was utilized in his hometown of Town of Winter Haven's downtown.

After focusing review efforts on the 321 Bypass, the committee did some brainstorming and discussed their desires for what they would like to see on the road corridor. Mr. Bogdahn said he would like to see more trees and landscaping. Mr. Yount said he would like to see more landscaping. Ms. Sweeting said she would like to see the old, abandoned buildings removed or cleaned up.

After a wide range of discussion and brainstorming the group focused on the tasks to be completed before the next meeting, which included:

- All members will review 2014 Comprehensive Plan, making note of what is in Plan that can be used for 321 Bypass and what is missing.
- Committee will begin to develop vision of what we want Valley Blvd to look like.
- Kevin will make a presentation at our next meeting of zoning for the land parcels on Valley Blvd from S. Main/Skyland View to Blowing Rock Lodge. He will also review Commercial Design and Sign Codes we have in place to protect the corridor.

- Kevin will discuss abandoned buildings and land on the road and what codes we have, if any, to improve the aesthetics of the road.

The next meeting was scheduled for June 10, 2019 at 1:00. There being no further items of business, the meeting was adjourned.