

Town of Blowing Rock

Planning Board

Agenda

Thursday, February 20, 2020

5:30 p.m.

Call to Order

Approval of Agenda

Approval of Minutes

Business

1. **2020 – 01 Rankin Road Subdivision**

Other Business

Adjournment

DRAFT

Planning and Zoning Board

Minutes

Thursday, January 16, 2020

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, January 16, 2020 for their regularly scheduled meeting. Vice-Chairman Carter called the meeting to order at 7:00 pm. Members present were Kim Hartley, Sam Glover, Pete Gherini, Mike Page, and Harrison Herbst. Staff members present were Town Manager Shane Fox, Planning Director Kevin Rothrock and Planning and Zoning Support Specialist Tammy Bentley.

Vice-Chairman Carter asked if there were any changes to the agenda. *Ms. Hartley made a motion to approve the agenda, seconded by Mr. Herbst.* **All members were in favor of the motion.**

Vice-Chairman Carter asked if there were any changes to the November 21, 2019 meeting minutes. *Mr. Gherini made a motion to approve the minutes, seconded by Mr. Page.* **All members were in favor of the motion.**

Discussion of topics from the Town Council Retreat

Mr. Rothrock told the Board there is much to do to comply with NCGS 160D and the items from the Town Council Retreat. Mr. Rothrock advised the Board that NCGS 160D is sweeping legislation intended to clean up Land Use Codes across the state. Mr. Rothrock said that one change is to eliminate Conditional Use Permit and use Special Use Permit across all Land Use Codes effective 1/1/2021. Mr. Rothrock advised there are other procedural items that must be updated and that he will attend a workshop in Asheville next week presented by the School of Government regarding these changes. Mr. Rothrock advised that as he gets more information, he will update the Board on how to implement NCGS 160D.

Mr. Rothrock distributed to the Board the Town Council's Top Ten list from the recent 2020 retreat. The Board discussed the downtown code amendments and areas that need to be clarified including 75% green space, building height, density and parking credits. Mr. Gherini said it was insightful that, at the retreat, some Town Council members indicated that they would be willing to revisit this and asked for Mr. Rothrock's opinion. Mr. Rothrock agreed adding that the timing before was bad. Mr. Rothrock said the process may need to be like the ad hoc committee process for Valley Boulevard, in which stakeholders were involved and community input sought. Mr. Gherini asked if the Board should send the proposal back to Town Council. Mr. Rothrock said no and that the process should be open to more public input, and the Board may need to form an ad hoc committee for this. Mr. Page said he thinks the Blowing Rock Civic Association's (BRCA) objections to the downtown code amendments were instrumental in the amendment not being adopted. Mr. Page added that BRCA should be part of the dialogue and participate in the process. Mr. Marshall Sealey with BRCA agreed. Ms. Hartley said it is important to educate where and why the code applies and to eliminate soundbites and misinformation. Mr. Rothrock said it

was stated that the Zoning Administrator could approve all requests, and that was never part of the draft ordinance.

Mr. Rothrock said the Board has three baskets, NCGS 160D, downtown code amendments, and 321. Vice-Chair Carter said we need very specific written directions from Town Council regarding what they want the Planning Board to accomplish. Mr. Rothrock said they can pull the draft downtown ordinance and look at it again. Mr. Rothrock said they can look over the 321 study over the next 3 months. Mr. Rothrock added that the Town Council said, at the January Town Council meeting, that they want the Planning Board to present recommendations in April. Mr. Rothrock added that some code amendments are outside the Planning Board's control, but they can work on eliminating subjectivity in the Land Use Code. Mr. Gherini noted he was on the 321 ad hoc committee and added that it would be helpful for Mr. Rothrock to share the final ad hoc report, then the group could form another committee. Mr. Rothrock said he will get the 321 ad hoc committee report to the Planning Board. Mr. Gherini asked if the Town Council wanted feedback by April. Mr. Rothrock confirmed, adding they really want the Boards' thoughts on the study—what does the Planning Board recommend that the Town Council pursue.

The Board discussed the timing of the sub-committee assignments and if those should be done now, before new members join the Board in March. Mr. Rothrock said he thinks there is enough time to wait until March but wants to hear the current members' thoughts via email, adding that he would get the new Board members a copy of the information in February.

Mr. Rothrock said he thinks the downtown ordinance should be considered after new members are on board in March. Mr. Rothrock said he will bring NCGS 160D changes to the Board as he can. Mr. Glover asked if there is any advantage to splitting up the downtown ordinance into smaller segments of building height, green space. He added this will be a longer process, but smaller bits may be more easily adopted. Mr. Page concurred.

Mr. Page noted that the sub-committee looked to the 2014 Comprehensive Plan and the draft downtown ordinance was not done in a vacuum. Mr. Page added that perhaps the fact that the ordinance was crafted using the 2014 Comprehensive Plan as a guide was not well supported. Mr. Rothrock advised that the draft ordinance must have language relative to the 2014 Comprehensive Plan. Ms. Hartley said that workshops and education will help moving forward as there was much inaccurate information disseminated about the draft ordinance.

The Board discussed the best way to get clear direction from the Town Council as to what is expected of them and how public input workshops would be handled. Mr. Rothrock explained how public input workshops were done in 2005. Mr. Rothrock added that having graphics will be helpful. Mr. Gherini said that Benchmarks Presentations are great examples of how graphics can impact the process. Mr. Rothrock said the subcommittee can act as a team and take ownership of the process, adding that interaction will be sought.

Mr. Page said that he did not fully understand the opposition to the proposed ordinance. Mr. Rothrock said that he did not either. Mr. Sealey said that to the BRCA, the ordinance felt like it was developer-driven and not town-driven. Mr. Page said that part of the goal was to make the ordinance and development process clearer to developers. Mr. Page said the intended result was to make the development process more expeditious while also keeping the character of Blowing Rock. Vice-Chair Carter said the ordinance was not driven by developers. Mr. Page agreed and added that they were cognizant of developers in drafting the ordinance. Mr. Rothrock noted that, in fact, had the draft ordinance been

adopted that Rainey Lodge could not have been approved. Vice-Chair Carter asked that the Board Members' comments be received by the week before the February Planning Board meeting.

New Business

Mr. Rothrock updated the Board on a potential short-term rental loophole having to do with the 28-day minimum occupancy period. Mr. Rothrock said if the property is not occupied for the entire 28-day period, should any other occupancy during that same period be prohibited.

Mr. Gherini inquired about the Frazier appeal. Mr. Rothrock advised that it would be heard by the Board of Adjustment on January 23, 2020.

Mr. Rothrock noted the Town Council's Top Ten list from the retreat. Mr. Rothrock also advised that there may be a subdivision request at the February Planning Board meeting.

Other Business

*With no other business, Mr. Page made a motion to adjourn, seconded by Mr. Herbst. **All members were in favor of the motion.***

Vice Chairman Carter adjourned the meeting at 8:05 p.m.

Vice-Chairman Wes Carter

Tammy Bentley
Planning & Zoning Support Specialist

Blowing Rock Planning Board

STAFF REPORT

Project: CUP 2020-01 Rankin Road Subdivision
Meeting Date: February 20, 2020
Applicant: John Winkler
Staff: Kevin Rothrock, Planning Director

REQUEST

John Winkler is requesting a conditional use permit for a 6-lot single-family subdivision and a new public street. The 4.63-acre subject property fronts Rankin Road and abuts the Blowing Rock Golf Course. The property is zoned R-15, Single-family. The subject property is in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PIN 2817-35-0786-000.

SITE PLAN

The subject property is wooded and slopes down from Rankin Road. The subject property is within the water supply watershed and the residential density for that area is two dwelling units per acre and no lot less than 15,000 sq ft. Each lot meets the minimum size requirement and the overall density is compliant with the watershed standards. Lot 6 is designed to remain greater than 1 acre and currently has a single-family home with an accessory dwelling unit. The remainder of the subdivision lots are being created out of the principle lot # 6.

Street Design

A new subdivision street is proposed to serve 5 of the 6 lots. The new road as shown has a total length of approximately 575 feet to the center of the cul-de-sac. The road will be built to Town standards with a maximum grade of 15%, 18 feet of pavement, and 24-inch curb and gutter. The total width of the street from face of curb to face of curb is 21 feet. The applicant intends to offer the road for public dedication upon completion and the Town will be responsible for street maintenance and snow removal.

Storm Water Management

Storm water detention is required due to the increased impervious areas being generated by the proposed road. The storm water drainage system will be designed to accept runoff from the proposed roadway and convey it through a detention system before releasing to a natural drainage path and the creek below the property. As shown on the preliminary plan, it appears that the storm water design will meet the Land Use Code standards.

Street Trees

The proposed subdivision requires street trees be planted or retained an average of every 30 feet on each side of the street. Exceptions for new tree plantings can be made where existing healthy shade trees are located within 50 feet of the road centerline.

Water and Sewer Utilities

A 6-inch water line with two (2) hydrants along the new street is proposed. An additional hydrant is to be located along Rankin Road on the north side of lot 6 (existing house).

The proposed sewer will be a gravity sewer system and will connect to the gravity sewer main that runs along the stream at the bottom of the property. Staff and the Town Engineer will approve water and sewer systems to meet the Town Code.

Staff Comments

The site plan and utilities specifications are still under review, but the basic concept of the subdivision street and lots will remain unchanged. There will not be any more lots than currently proposed and through potential lot line adjustments there could be one (1) less lot or slight changes in the lot widths to accommodate the six (6) lots as shown.

The road alignment will be exactly as shown on the site plan or another version with slight modifications to the curve radius and overall street length pending further detailed review.

ATTACHMENTS

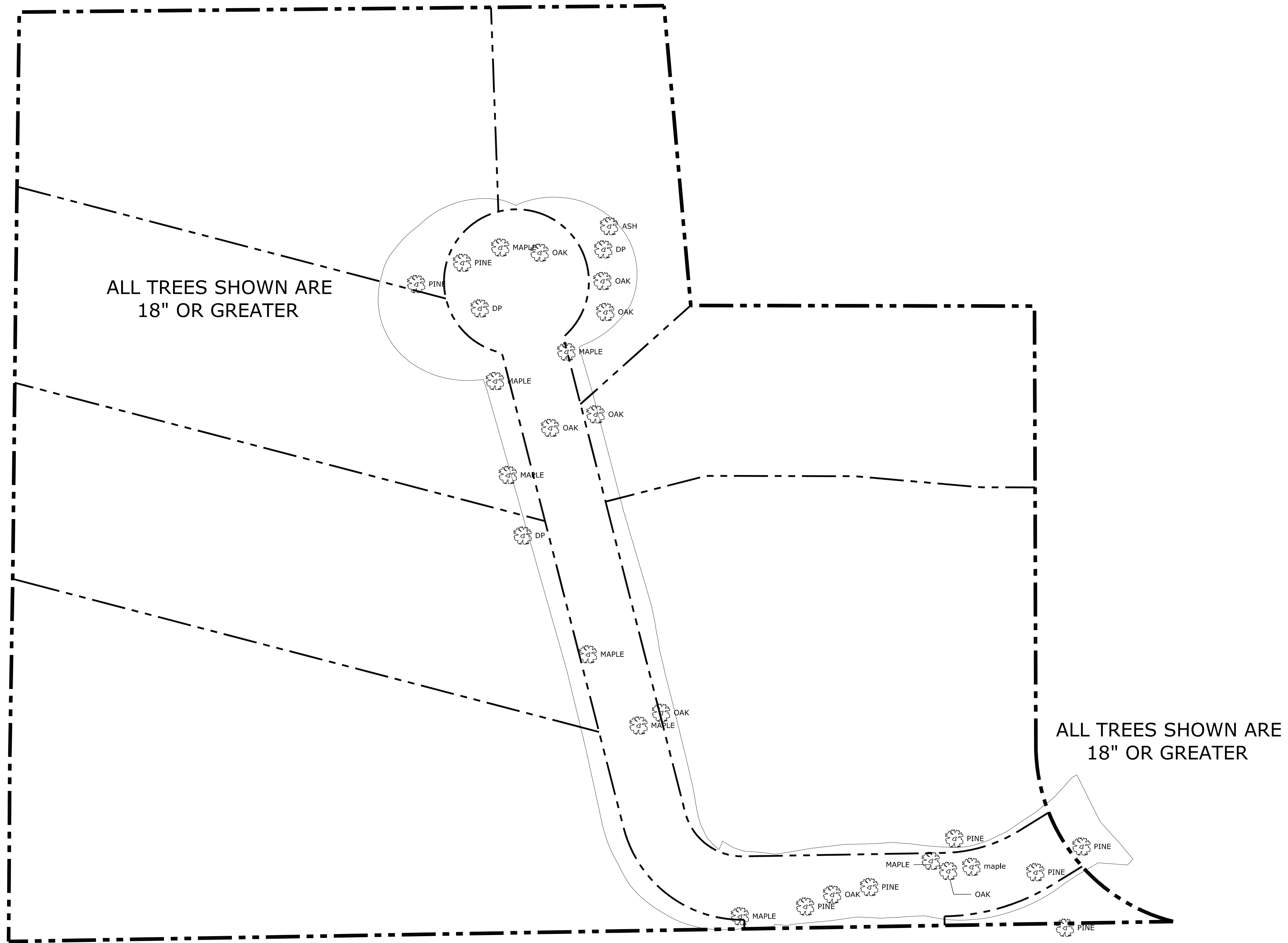
1. Aerial vicinity map
2. Tree survey
3. Preliminary Plat and Site Plan dated January 20, 2020



Rankin Road Subdivision - CUP 2020-01

6 lots on 4.63 acres

John Winkler

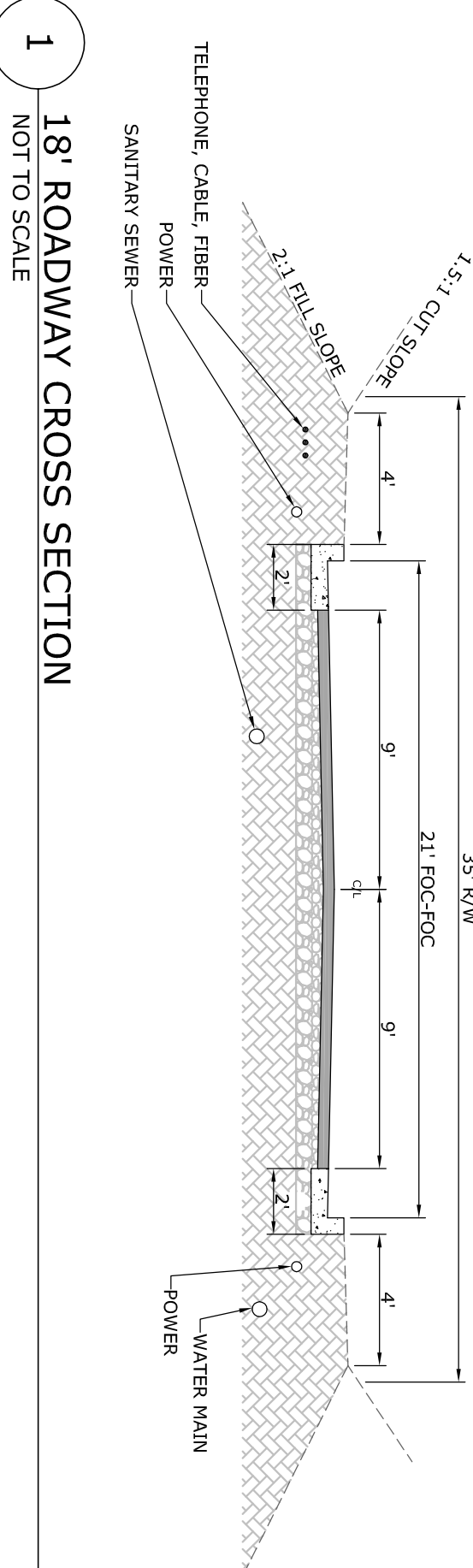
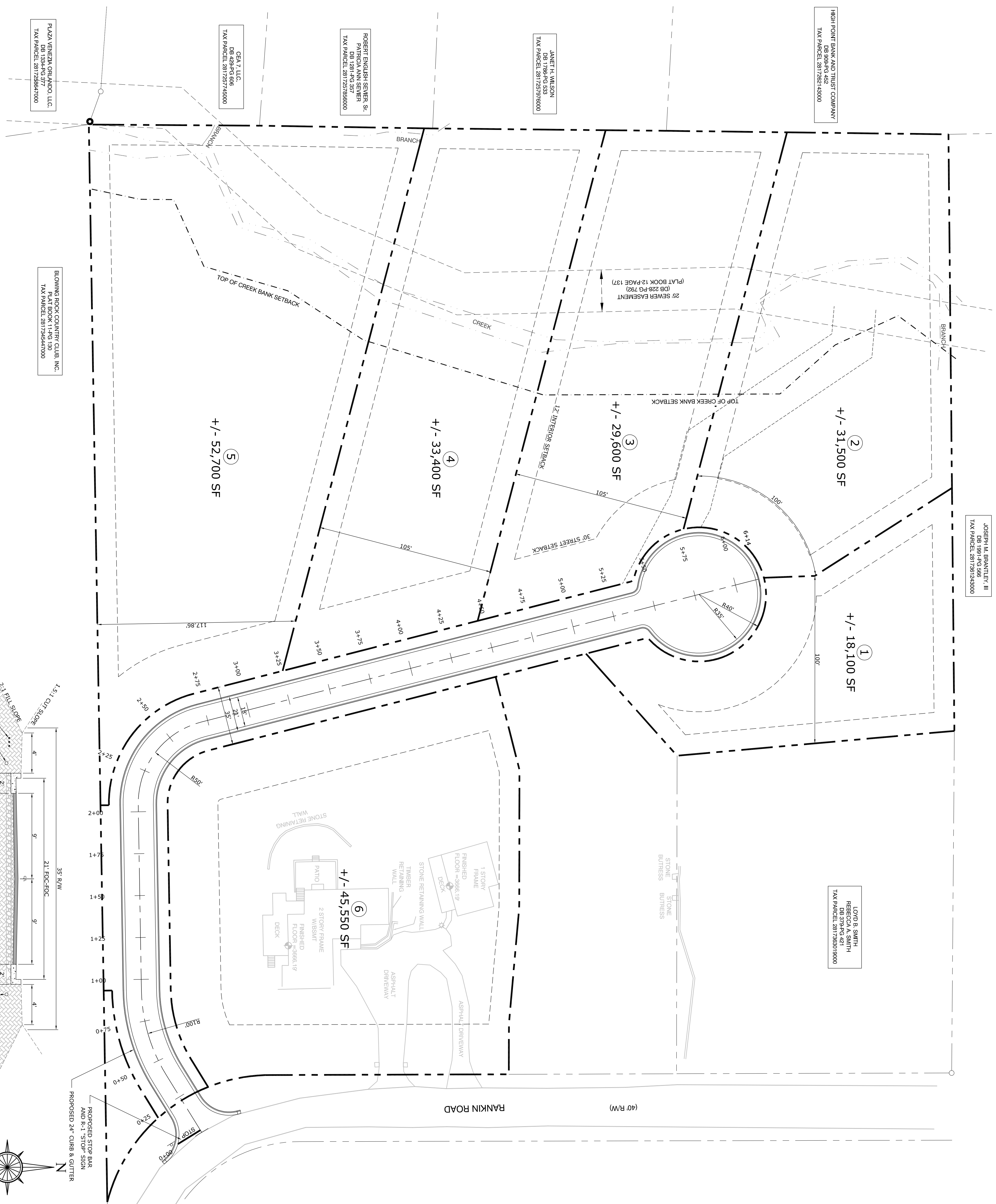
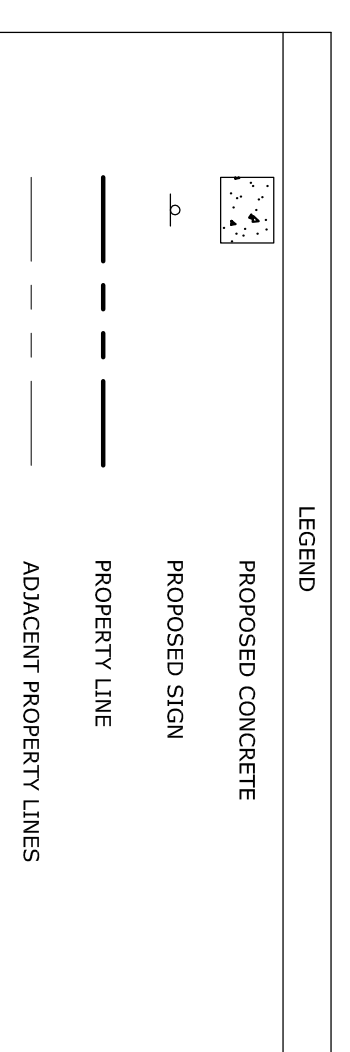


GENERAL NOTES:

- 1.) ALL PROPOSED DIMENSIONS, USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED DEVELOPMENT, ARE SHOWN IN FEET AND INCHES. THE PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING FOOTPRINT ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADIUS ARE GIVEN AT THE FACE OF CORNERS.
- 2.) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SINKER SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3.) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT SIDERWALKS, WALLS AND UTILITYES.
- 4.) ALL NEW UTILITYES SHALL BE UNDERGROUND.

SITE NOTES:

- 1.) TRACT IS ZONED CONDITIONAL CB (CENTRAL BUSINESS). SEE CUP APPROVED BY PLANNING & ZONING BOARD DATED NOVEMBER 16, 2017.
- 2.) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3.) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4.) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF LIGHT IS NOT DIRECTLY IN THE LINE OF SIGHT OF ANY TRAVELER WITHIN THE TRAFFIC. (SEE PHOTOGRAPHIC PLAN IN ARCH. PLANS).
- 5.) ALL SURFACES - TREE SAFE AREAS AND UNCHANGED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6.) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7.) STONE (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE STORAGE.
- 8.) ALL PAVEMENT MARKING WITHIN NODOT R/W SHALL BE CONSTRUCTED ACCORDING TO NODOT SPECIFICATIONS.
- 9.) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. HOWEVER, A CONTRACTOR'S LICENSEE CAN SO PERMIT THIS WITH PERMIT JURISDICTION.
- 10.) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF DEVELOPMENT SERVICES.
- 11.) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 12.) THE JURISDICTION ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 13.) DUMPSTER AND RECYCLING ENCLOSURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING BY PAINTING THE ENCLOSURE THE SAME COLOR AS THE BUILDING SIDING.
- 14.) 24 HOUR CONTRACT: JASON GASTON, P.E., 770-722-9178



JOSEPH M. BRANTLEY, III
DB 198-FG-88
TAX PARCEL 28172578000

HIGH POINT BANK AND TRUST COMPANY
DB 99-FG-42
TAX PARCEL 281728214300

JANET H. WILSON
DB 178-FG-53
TAX PARCEL 281727978000

ROBERT ENGLISH SEWIER, Sr.
DB 128-FG-37
TAX PARCEL 281727860000

CEA 7, LLC
DB 428-FG-68
TAX PARCEL 281727748000

PLAZA VERDEA ORLANDO, LLC
DB 134-FG-37
TAX PARCEL 281728847000

BLOWING ROCK COUNTRY CLUB, INC.
PLAT BOOK 1145-130
TAX PARCEL 281724447000

LOTO B SMITH
DB 378-FG-42
TAX PARCEL 281728301000

PROJECT:

Rankin Road Subdivision

A Single Family Major Subdivision

ADDRESS:

Rankin Road
Blowing Rock, NC

DEVELOPER:



215 Boone Heights Drive, Ste. 100
Boone, NC 28607
828-262-3431

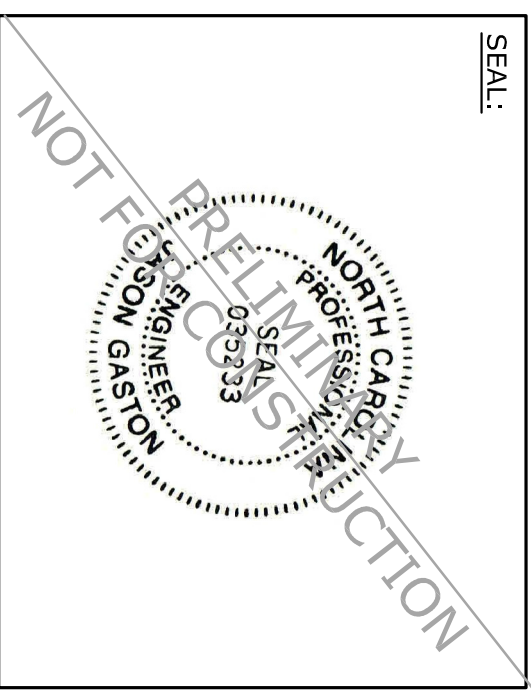
CONTACT:

MR. JOHN WINKLER

ENGINEER:



215 Boone Heights Drive, Ste. 107
Boone, NC 28607
828-262-9807
www.valorengineering.com



REVISIONS

DATE

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN BLOWING ROCK
DATE: 01/20/20
SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER: C-1

SCALE: 1" = 30'
30 15 0 30 60
SCALE IN FEET

FILE NUMBER: 001-050



Kevin Rothrock

From: Joe Brantley <JBrantley@carlislep.com>
Sent: Sunday, February 09, 2020 5:08 PM
To: Kevin Rothrock
Cc: abalexander2@gmail.com
Subject: FW: John Winkler property on Rankin Road - Proposed Rezoning
Attachments: Rankin Road Subdivision - site plan 1-20-20.pdf

Mr. Rothrock

Thank you very much for sending me a copy of the site plan for Mr, Winkler's proposed development on Rankin Road in Blowing Rock. I own the house located at 226 Rankin Road, and my property abuts lots 1 and 2 as shown on the site plan. I want to take this opportunity to let you know that both I and my wife (Dixie Vanderwerff) strongly oppose this development for several reasons. First, the new road with five additional houses will totally change the rustic charm and peaceful character of the Rankin Road neighborhood resulting in a decline in property values. Second, the neighborhood will be invaded by construction vehicles, equipment and extensive noise for an extended period of time creating a nightmare for the residents. Third, Rankin Road was designed for a small neighborhood with little traffic, and currently the road is very suitable for children riding bicycles and homeowners walking pets. The increased traffic from five additional houses will make Rankin Road more like Goforth Road and precarious for pedestrians and children.

The Stanley house which Mr. Winkler recently purchased for \$1,500,000 is in my opinion the premier house and property in the Rankin Road neighborhood. I do not know what Mr. Winkler's plan is for this house, but I cannot imagine that he would want to live there if his development plan is allowed to go forward.

Thank You,
Joe Brantley

From: Kevin Rothrock [mailto:kevin@townofblowingrocknc.gov]
Sent: Thursday, February 06, 2020 3:32 PM
To: Joe Brantley <JBrantley@carlislep.com>
Subject: RE: John Winkler property on Rankin Road - Proposed Rezoning

Joe, Attached is a copy of the site plan showing the proposed lots and public street. Let me know what else you might need.

Kevin Rothrock, AICP
Planning Director

Town of Blowing Rock
PO Box 47
Blowing Rock, NC 28605
(828) 295-5240
(828) 295-5202 fax
kevin@townofblowingrocknc.gov

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Ellen Easter, Agent

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Kevin Rothrock
Planning Director
Town of Blowing Rock
P.O. Box 47
Blowing Rock, NC 28605

Kevin,

I am writing to express my opposition to the proposed new subdivision planned by John Winkler in our neighborhood on Rankin Rd. My husband, David McClintock, and I purchased our home at 198 Rankin Rd in March of last year. Our reason for moving to Rankin Rd. was the low density/ low traffic, peaceful neighborhood that we have desired to live in for over a decade which finally became a reality for us. We intentionally moved away from high density to this low density neighborhood on Rankin Hill.

Adding six additional houses on that parcel will add a disproportionate number of homes relevant to the number of existing homes on our street (by about 50%). Johns' planned subdivision with a new street will change the landscape of our neighborhood permanently and negatively. We will face years of construction equipment and noise. We all realize he owns it and can do as he wishes with your nod, but we ask the planning board to please consider reducing the number of lots to 2 or 3 at the most. Please do not allow this developer to negatively and permanently change the flavor and function of Rankin Rd.

Sincerely,



Ellen Easter
198 Rankin Rd
Blowing Rock, NC 28605