

Town of Blowing Rock

Planning Board

Agenda

Thursday, April 15, 2021

5:30 p.m.

Call to Order

Approval of Agenda

Approval of Minutes

1. Conditional Rezoning (CB to CZ-CB, Central Business) – 144 Pine St

Other Business

Adjournment

DRAFT

Planning and Zoning Board

Minutes

Thursday, March 18, 2021

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, March 18, 2021 for their regularly scheduled meeting in person and via Zoom. Chairman Gherini called the meeting to order at 5:30 pm. Members present were Harrison Herbst, Wes Carter, Mike Page, Pete Page, Bill McCarter, Joe Papa and Sam Glover. Staff members present were Planning Director Kevin Rothrock and Planning and Zoning Support Specialist Tammy Bentley.

Chairman Gherini asked if there were any changes to the agenda. *Mr. Mike Page made a motion to approve the agenda, seconded by Mr. Papa. All members were in favor of the motion.*

Chairman Gherini asked if there were any changes to the February 2021 minutes. *Mr. Pete Page made a motion to approve the minutes, seconded by Mr. Papa. All members were in favor of the motion.*

New member Sam Hess and reappointed members Pete Gherini and Joe Papa were sworn to the Board.

Chairman Gherini asked for nominations for Chair and Vice Chair. *Mr. Mike Page made a motion for Chairman Gherini and Vice Chair Wes Carter continue, seconded by Mr. Pete Page. Mr. Carter said he was not interested in serving as Vice Chair. Mr. Mike Page asked Mr. Herbst if he would serve as Vice Chair. Mr. Herbst asked what that entailed, and Mr. Carter advised him. Mr. Rothrock confirmed that an ETJ member can serve as Vice Chair. Mr. Mike Page restated his motion that Mr. Gherini serve as Chairman and Mr. Herbst serve as Vice Chair, seconded by Mr. Pete Page. All members were in favor of the motion.*

1. Review and consideration of Land Use Code amendments related to 321 Visioning Plan

Chairman Gherini gave the evolution of this process, In 2019 the Town Council established an Ad Hoc Committee, then the Planning Board created a Valley Blvd subcommittee. Chairman Gherini said that this is the result. Chairman Gherini thanked everyone who assisted with this process.

Mr. Rothrock advised that there were four responses to the notices mailed to property owners on Valley Boulevard. Chairman Gherini and Mr. Rothrock met with Mr. Carl Underwood and Ms. Suzanne Miller and Mr. Rothrock spoke via phone with Mr. Doug Beach and Mr. Barry Buxton. Mr. Rothrock advised that all were concerned about how any changes would impact their properties.

Mr. Rothrock noted the highlighted Land Use Codes changes in the most recent 321 Visioning-Valley Blvd Implementation Strategies.

Mr. Rothrock also suggested the Board that remove four colors, Sandblast, Cedar Ridge, Crossroads and Light Mocha, from the Town approved colors. Mr. Rothrock advised that he felt no colors need to be added.

Chairman Gherini asked each member their thoughts. Mr. Hess asked if the color change was due to consistency or the pinkness of the colors. Mr. Rothrock said the pinkness. Mr. McCarter noted that conditional use permit on Page 9 needs to be changed to special use permit.

Mr. Herbst recommended to approve, seconded by Mr. Hess. All members were in favor of the motion.

Other Business

Mr. Rothrock advised that the Town Council approved Land Use Code sections 16, 17 and Town Code Section 3. Mr. Rothrock thanked Mr. McCarter and said this was possible because of his hard work. Mr. Rothrock advised that the Town Council decided that residences with accessory apartments in CB will remain as a Special Use Permit as opposed to a Zoning Permit.

Mr. Rothrock advised that a group is working on purchasing some of the lower land on 321 that is part of the approved Winkler subdivision. Mr. Rothrock also advised that another subdivision, probably 6 lots, on Green Hill Road be under review in the next few weeks.

Mr. Rothrock advised that the property is requesting Conditional Zoning on the property behind Main and Pine and Blowing Rock Real Estate. Mr. Rothrock said the request is for 8 townhomes.

Mr. Rothrock advised that the Blowing Rock Country Club is requesting a Special Use Permit to amend the existing Conditional Use Permit on the cart barn and fitness facility. Mr. Rothrock said the request is build a pro shop, locker rooms and restrooms.

Having no further business Mr. Herbst made a motion to adjourn, seconded by Mr. Glover. All members were in favor of the motion.

Chairman Gherini adjourned the meeting at 6:05 p.m.

Chairman Gherini

Tammy Bentley
Planning & Zoning Support Specialist

Blowing Rock Planning Board

STAFF REPORT

Project: CZ 2021-01 Conditional Rezoning from CB to CZ-CB – Pine and Laurel
Meeting Date: April 15, 2021
Applicant: Steve Heatherington/Lucrum 7, LLC
Staff: Kevin Rothrock, Planning Director

REQUEST

Steve Heatherington is requesting a conditional rezoning of the former Stone Pillar bed and breakfast (demolished) and Snips (demolished) property from Central Business to Conditional Zoning – Central Business (CZ-CB). The 0.29 -acre property is located between Pine Street and Laurel Lane. The Applicant is proposing the construction of 8 townhomes on the property. The property is further identified by Watauga County PINs 2807-87-8611-000, and 2807-87-7474-000.

SITE PLAN

General

The Central Business zoning district allows up to 5 units per acre for multi-family uses. The Applicant is requesting a residential density of up to 27.5 units per acre (0.29 ac on site) for a total of 8 units for the project. Allowing 27.5 units per acre would require a waiver of the residential density requirements in Section 16-12.2.3 of the Land Use Code. The 2014 Comprehensive Plan supports an increase in residential density of at least 8 units per acre in the most intensive residential zoning district. Central Business and the downtown area would be comparable areas of the most intensive residential zoning.

Of the proposed 8 units, 6 are one-bedroom units and 2 are two-bedroom units.

Setbacks

The applicable street setback for Town Center is 15 feet and is measured from the back of the existing/proposed sidewalk along each street. The proposed buildings meet the required street setbacks from both Pine and Laurel.

The side setback is 5 feet and the proposed buildings meet the side setbacks.

Building Height

The maximum building height is 30 feet from the finished sidewalk elevations to the standard 15-foot setback. Beyond the 15-foot setback, the allowable building height increases incrementally for every 5 feet of additional setback. The proposed building height for both end units is 28 feet

10 inches. The building height for the next two interior units is 33 feet 10 inches. The proposed building height for the 2 middle units is 39 feet 10 inches. Based on the proposed elevations provided, all of the buildings meet the building height requirements for the Central Business district.

Architectural Design

The building materials include a board and batten siding, lap and cedar shake siding, stone veneer, architectural roof shingles and architectural stone veneer. Some metal roofing accents are planned for some shed dormers and eave overhangs.

Parking/Access

Access to the site will be through Pine Street, one-way through the site and exiting to Laurel Lane. The proposed project requires 15 parking spaces, and 15 angled spaces are provided.

Storm Water

The storm water runoff from the site will be conveyed to an onsite detention system and released to Pine Street.

Utilities

Sewer will be connected to Pine Street.

All electrical service will be provided underground.

Garbage Collection

Garbage collection will be through roll-out containers in an enclosure located on the east side of the property adjacent to Pine Street.

Landscaping

All of the trees on site will be removed as many are in poor condition or are within the building or parking area footprint. There is a significant buffer along Laurel Lane since the Town owns an area 20 feet from the back of the existing sidewalk. The Applicant is proposing to remove the large white pines on the Town property and replace with other trees. The large white pines are overgrown, in poor condition, pose a safety risk, or are already dead.

Applicant Proposed Conditions

1. Density – Density to be modified to allow 8 residential units for the project at 27.5 units/acre. Based on lot acreage, 0.29, and current ordinance maximum of 5 units per acre, only two residential units would be allowed.
2. Roofing – Roof pitch on the rear shed dormers to be 4/12 instead of 6/12 for the middle six (6) units.

NEIGHBORHOOD MEETING

A neighborhood meeting was held at Town Hall and via Zoom on April 1, 2021, where the Applicant shared with the group their vision for the property.

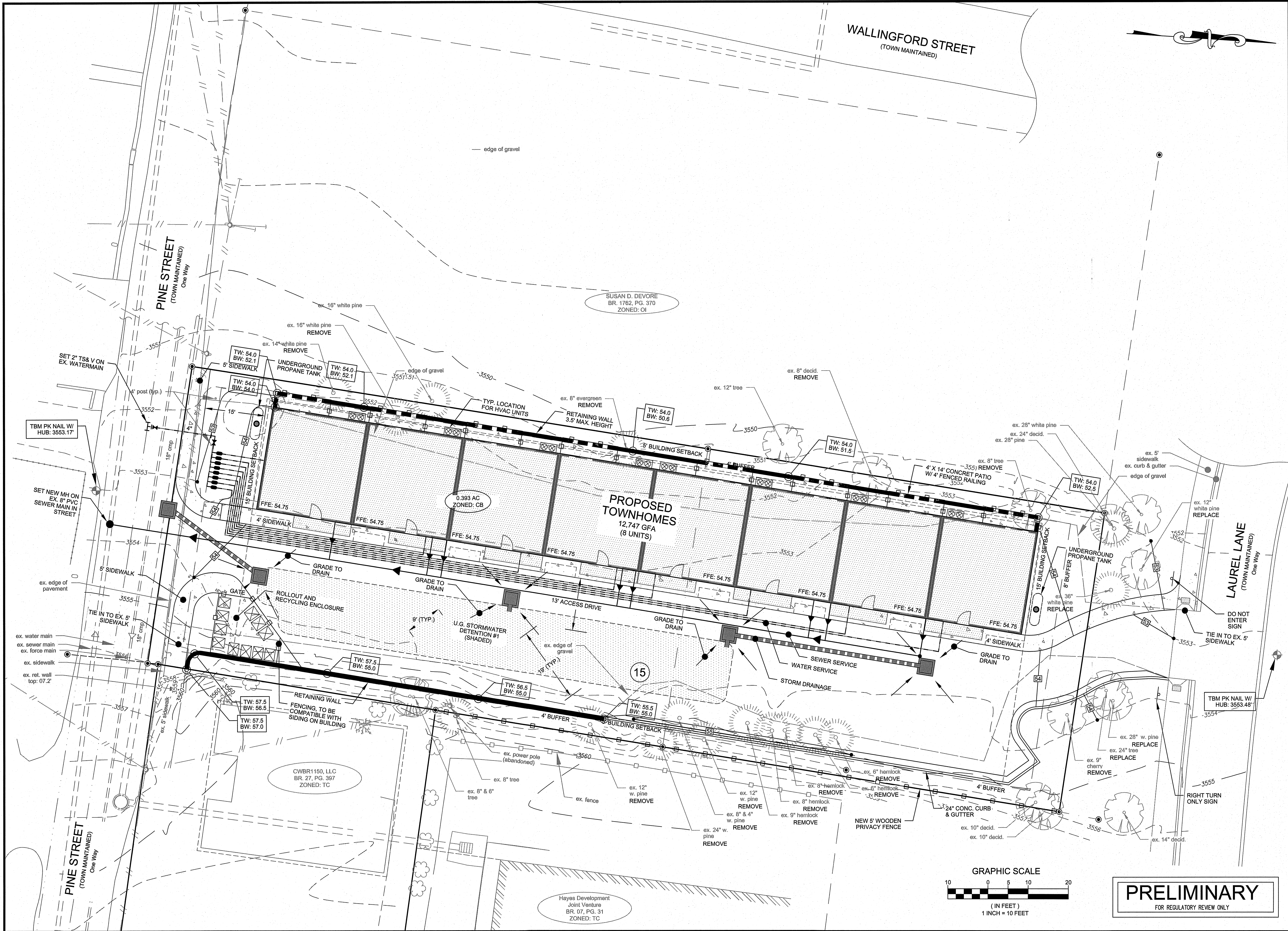
WAIVERS REQUESTED

For this project to be approved, the following waivers must be granted as conditions of approval:

1. Residential density increased from 5 units/acre to 27.5 dwelling units per acre.
2. Roof pitch allowed on rear shed dormers at 4/12 pitch.

ATTACHMENTS

1. Aerial photo
2. Site, grading, utility, and landscape plans
3. Architectural elevations and floor plans



**MUNICIPAL ENGINEERING
SERVICES COMPANY, P.A.**
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: C-0281



**PINE & LAUREL - CONDITIONAL USE
PERMIT - 144 PINE STREET**
LUCRUM 7 LLC
BLOWING ROCK, NORTH CAROLINA

DESCRIPTION		REV	
DATE	BY	DATE	BY
PRELIMINARY GRADING PLAN			
SCALE: AS SHOWN			
DATE: 02-16-21			
DRWN. BY: SGJ			
CHKD. BY: MPT			
PROJECT NUMBER B19065			
DRAWING NO. C-4		SHEET NO. 4 OF 5	



02.09.21

SD

DATE

BY

DATE

REV.

DATE

REV.

SCALE: AS SHOWN

DATE: 02-09-21

DRWN. BY: SGJ

CHKD. BY: MPT

PROJECT NUMBER

B19 065

DRAWING NO.

C-5

SHEET NO.

5 OF 5

LANDSCAPE PLAN BY APP ARCHITECTURE, P.A.

PRELIMINARY

SITE PLAN

MUNICIPAL ENGINEERING

SERVICES COMPANY, P.A.

68 SHIPWASH DRIVE, GARNER, NC 27529 • PHONE: 919-772-5393

820-B STATE FARM ROAD, BOONE, NC 28607 • PHONE: 828-262-1767

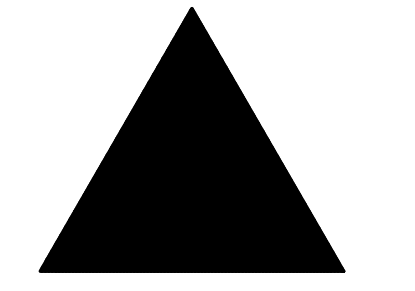
LICENSE NUMBER: C-0281

PINE & LAUREL - CONDITIONAL USE

PERMIT - 144 PINE STREET

OWNER NAME #1

BLOWING ROCK, NORTH CAROLINA

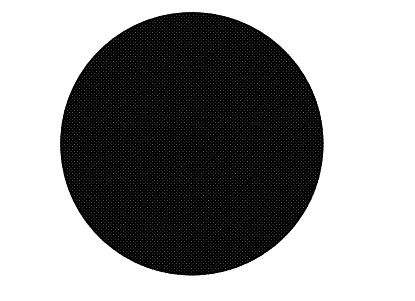


APPALACHIAN
ARCHITECTURE, PA

APPALACHIAN
ARCHITECTURE, PA
BILL DIXON, NCARB
705 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 2/18/21

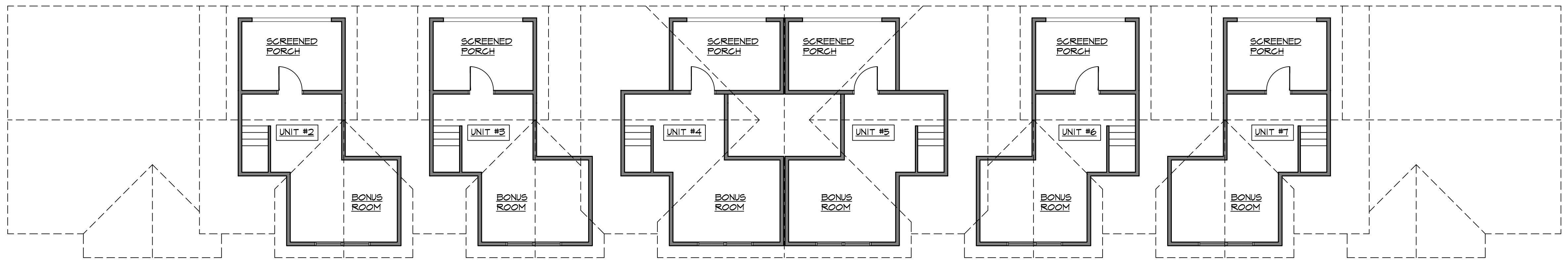
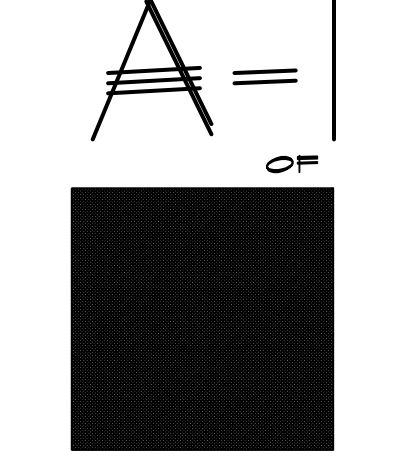
REVISIONS:
DATE: REV: BY:



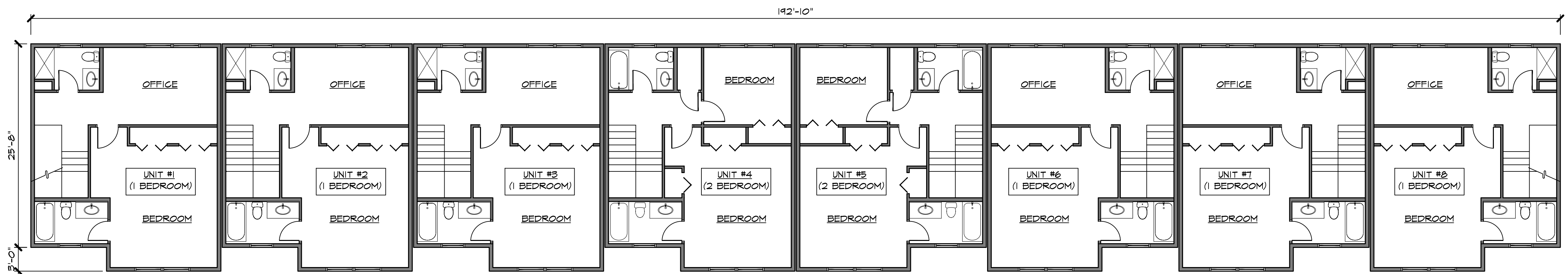
PRELIM. FLOOR PLANS
HETHERINGTON MULTI-FAMILY
PINE ST. - LAUREL LN.
BLOWING ROCK
NORTH CAROLINA

DRAWN BY: LB
CHECKED BY: BD

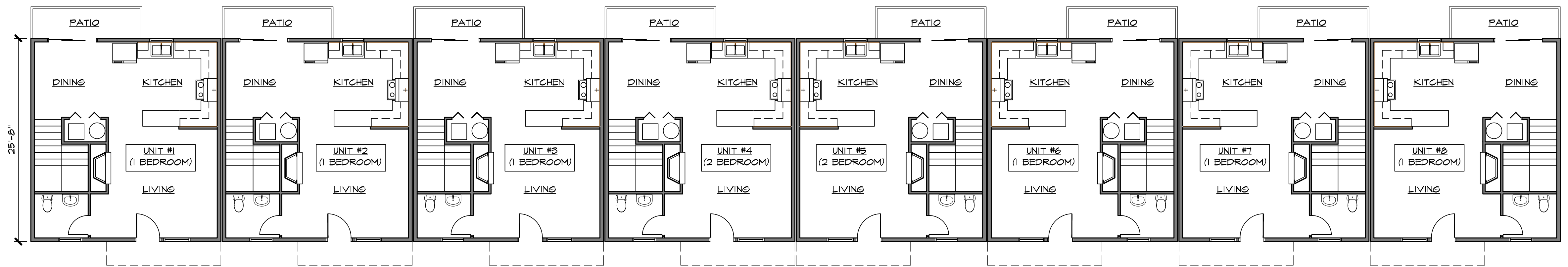
SHEET TITLE



3 THIRD FLOOR PLAN
A-1 1/8"=1'-0"



2 SECOND FLOOR PLAN
A-1 1/8"=1'-0"

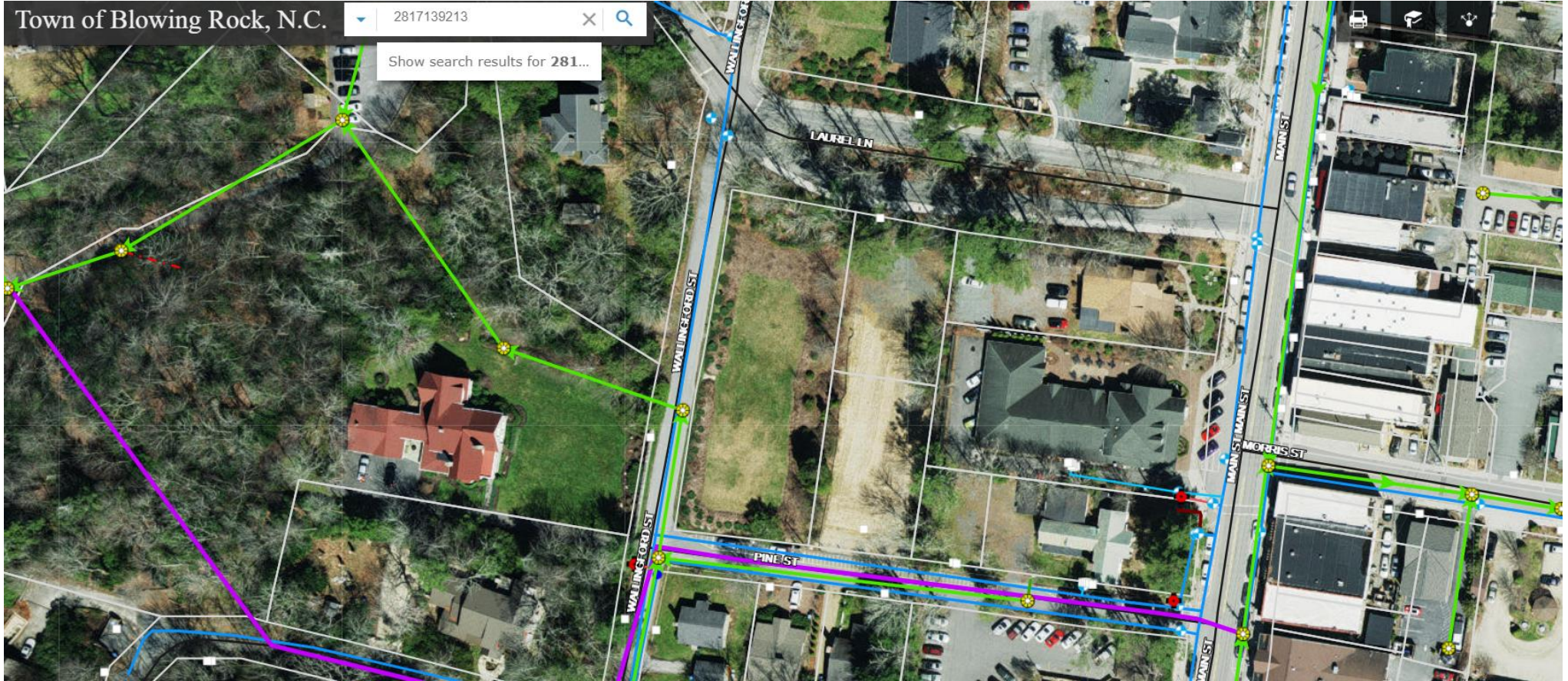


1 FIRST FLOOR PLAN
A-1 1/8"=1'-0"

Town of Blowing Rock, N.C.

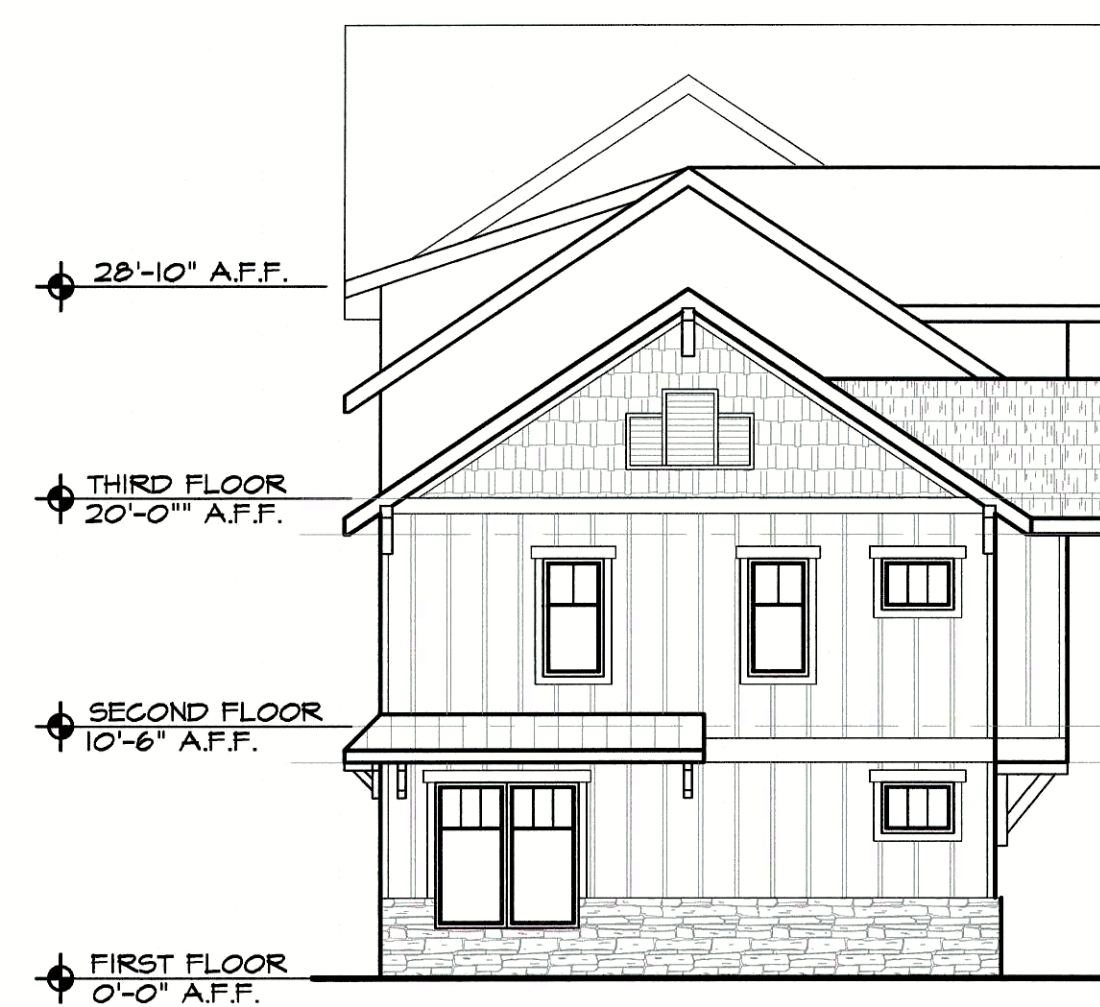
2817139213

Show search results for 281...





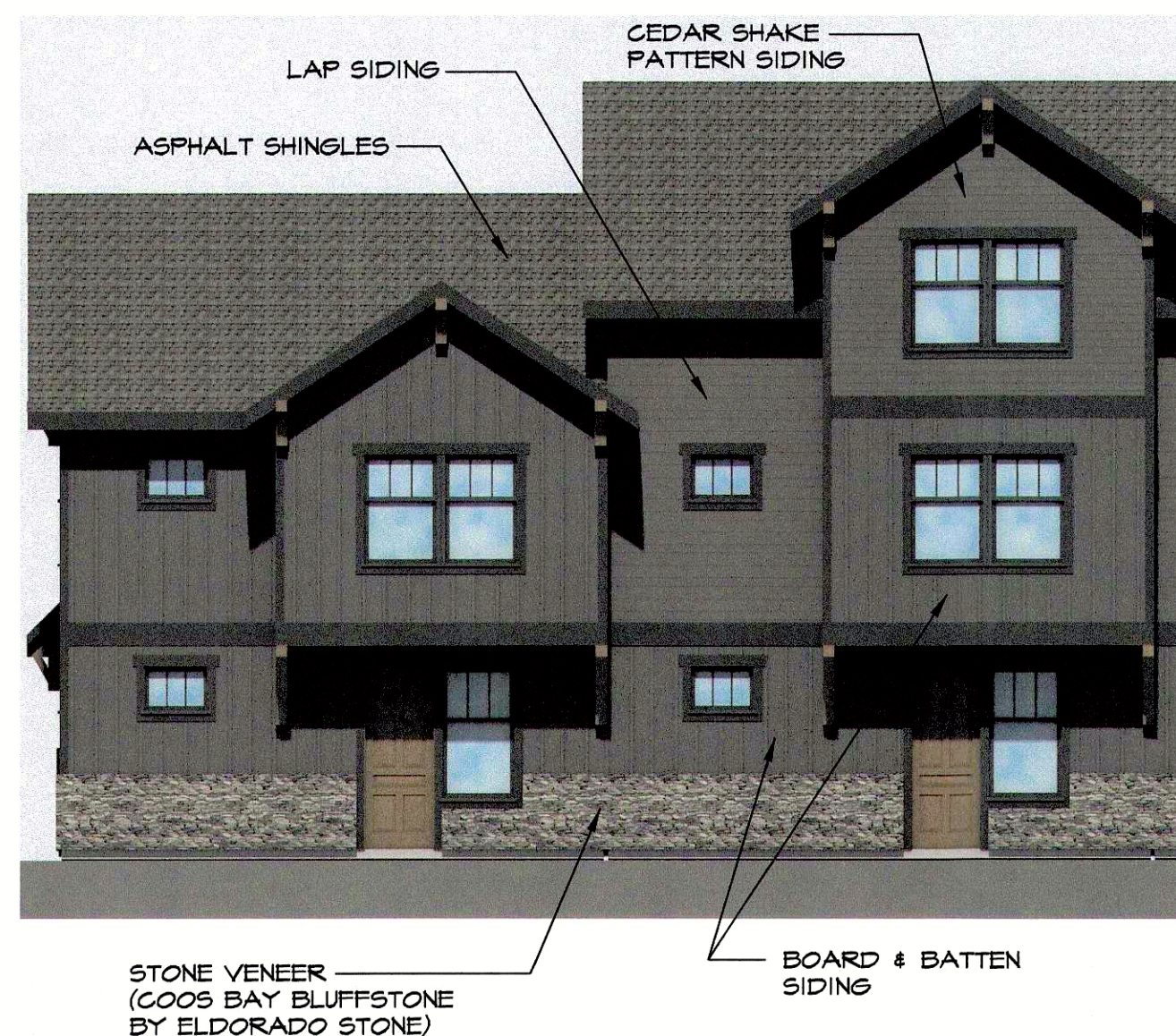
1 REAR ELEVATION
A-2 1/8"=1'-0"



3 END ELEVATION
A-2 1/8"=1'-0"



2 FRONT ELEVATION
A-2 1/8"=1'-0"



4 EXTERIOR MATERIALS
A-2 N.T.S.



5 REAR VIEW PERSPECTIVE
A-2 N.T.S.



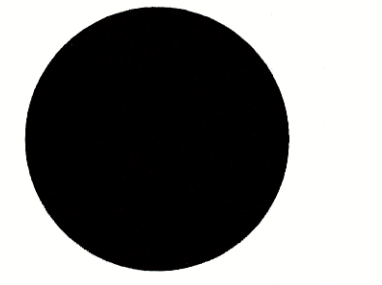
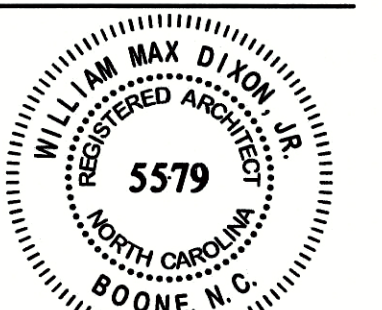
6 FRONT VIEW PERSPECTIVE
A-2 N.T.S.



APPALACHIAN
ARCHITECTURE, PA
BILL DIXON, NCARB
705 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 2/8/21

NO.	REVISIONS	DATE	BY



EXTERIOR ELEVATIONS
HETHERINGTON MULTI-FAMILY
PINE ST. - LAUREL LN.
BLOWING ROCK
NORTH CAROLINA

DRAWN BY: LB
CHECKED BY: BD

SHEET TITLE

A-2
OF



