

**Town of Blowing Rock**

**Planning Board**

**Agenda**

**Thursday, January 16<sup>th</sup>, 2025**

**5:30 p.m.**

**Call to Order**

**Approval of Agenda**

**Approval of October 24<sup>th</sup>, 2024 Minutes**

**New Business**

**1. Conditional Zoning Permit # 2024 – 04 Green Park Inn – John Winkler**

**Old Business**

**Committee Reports**

**Adjournment**

## Blowing Rock Planning Board

### STAFF REPORT

**Project:** CZ 2024-04 Conditional Rezoning from R-6M to CZ-GB – Green Park Inn  
**Meeting Date:** January 16, 2025  
**Applicant:** John Winkler  
**Staff:** Kevin Rothrock, Planning Director

#### REQUEST

John Winkler is requesting a conditional rezoning of the Green Park Inn property at 9239 Valley Blvd from R-6M, Multi-family to Conditional Zoning – General Business (CZ-GB). The Applicant is requesting to partially demolish the Green Park Inn and salvage and restore parts of the hotel and retain 40 of the 88 existing hotel rooms. Additionally, the Applicant proposes to construct 12 condominiums and 8 duplex units on the property. The property is further identified by Watauga County PIN 2817-42-2568-000.

#### BACKGROUND

The Green Park Inn has been in operation for almost 135 years and in that time development around it has been mainly residential. In the early 1980s, the property and those surrounding were zoned multi-family residential. As such, the historic hotel was deemed a nonconforming use and any property changes were limited to renovations and maintenance. In 2008, the Town adopted a historic properties ordinance as part of the Land Use Code which allowed up to 50% expansion of nonconforming properties including the Green Park Inn, the Blowing Rock visitor attraction and the Gideon Ridge Inn through a Special Use Permit. The Applicant has chosen to seek a conditional rezoning of the property to reduce the size of the hotel from 88 rooms to 40, salvage some of the original structure, and add a 12-unit condominium and 4 duplex units.

#### SITE PLAN

##### *General*

The Applicant plans to remove sections of the hotel that were not part of the original construction and add back a larger restaurant and wedding venue. The number of hotel rooms will be reduced from 88 to 40 rooms and the historic lobby area and other parts of the main floor will be maintained and restored. The hotel sections to be demolished will be taken down carefully to salvage valuable materials for reuse on the property.

##### *Setbacks*

Some of the proposed buildings will exceed 35 feet in height so an increased street and side/rear setback will be required in those areas. As proposed, the project meets all setback requirements.

### ***Building Height***

The proposed remodeled hotel will be 50 feet in height and the condominium units will be just shy of 50 feet in height measured at the primary building entrance.

### ***Architectural Design***

The hotel will be remodeled and renovated in a smaller footprint to remain as close to the original structure built 135 years ago. The design features and materials will remain very close to the style from the 1890's

The proposed 12-room condominium building will look more like other structures in the Green Park Historic District with a combination of wood board and batten and popular bark siding along with stone accents. There will be balconies on the western side of the building facing the Blowing Rock Country Club.

The duplex units will have board and batten siding and stone accents.

### ***Access***

There are currently multiple access points to the site off Green Hill Road and Hwy 321. When the project is complete there will only be one access on Hwy 321 and one on Green Hill Road. An additional driveway is planned on Goforth Road for use of the condominium tenants and which provides an additional access for fire apparatus.

### ***Parking***

The current parking lot is being redesigned to provide adequate parking to serve the hotel and restaurant and to have parking for the duplex cottages. Parking for the condominium building will be in a surface lot and a covered parking garage on the west side of the building.

With all the proposed uses the project requires 132 parking spaces and 151 parking spaces are being provided. This is a surplus of 19 spaces.

### ***Storm Water***

The property sits along the continental divide so some water drains to the New River watershed while the other half of the property flows to the Yadkin River basin. There are no storm water controls currently at the property except for a few conveyance culverts. The proposed project will collect storm water runoff and store it in a detention system under the proposed parking lot on the east side of the property. The detained storm water will be conveyed to the drainage along Hwy 321. The Applicant proposes an upgrade to the edge of Green Hill Road by adding curb and gutter to collect drainage and eliminate the roadside ditch.

### ***Utilities***

Public water and sewer service currently serves the property and will remain.

All electrical services will be provided underground.

### ***Garbage Collection***

Garbage collection will be through two dumpster locations on the site. One dumpster enclosure will be in the eastern corner of the parking lot along Green Hill Road while the other will be closer to the condominium building near below the slope of Hwy 321. Both enclosures will be heavily screened with fencing and landscaping.

### ***Landscaping***

There are some existing trees on the site that can be saved, especially along the edge of Green Hill Road and along Hwy 321 at the edge of the new driveway to the condo building. The landscape plan indicates many of these trees will be saved and they should be.

The proposed landscape plan has been reviewed and shows extensive planting in the buffer areas and between the parking areas and the buildings. The parking lot shading meets the code requirements based on the number of existing trees and the proposed trees scheduled for planting.

Staff views the landscape plan as preliminary which can be approved moving forward. There are some site changes that are possible through the review process, so staff plans to work with the landscape designer to identify the existing trees to be saved and the type of plants proposed for the project. A final plan will be approved prior to construction.

### ***Applicant Proposed Conditions***

1. No sidewalk to be required along Green Hill Road
2. Allow a density of up to 6 dwelling units per acre for a total of 20 dwelling units.

### **NEIGHBORHOOD MEETING**

A neighborhood meeting was held at the Green Park Inn on January 9, 2025 where the Applicant shared their plans for the property and historic hotel. The Applicant also answered questions from the audience of approximately 100 people.

### **ATTACHMENTS**

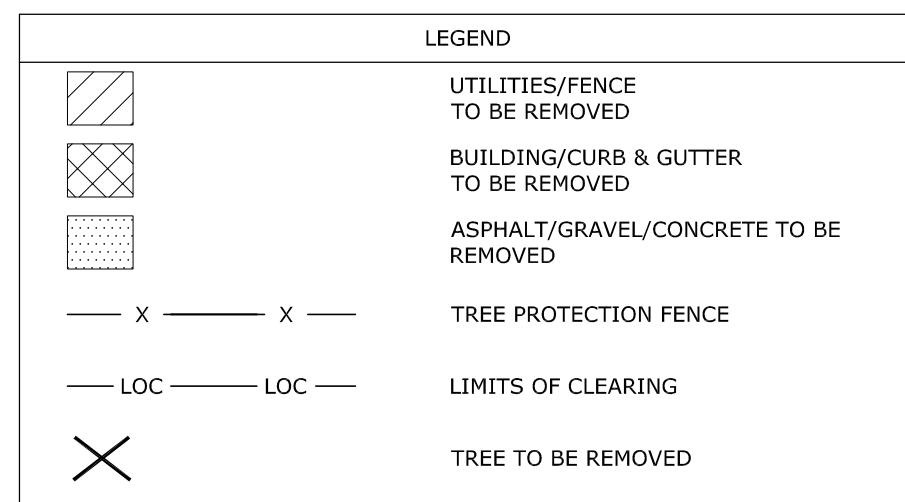
1. Aerial photo
2. Site, grading, utility, drainage, watershed and landscape plans
3. Architectural elevations of hotel, condo building and duplex cottages

CZ 2024-04 Green Park Inn

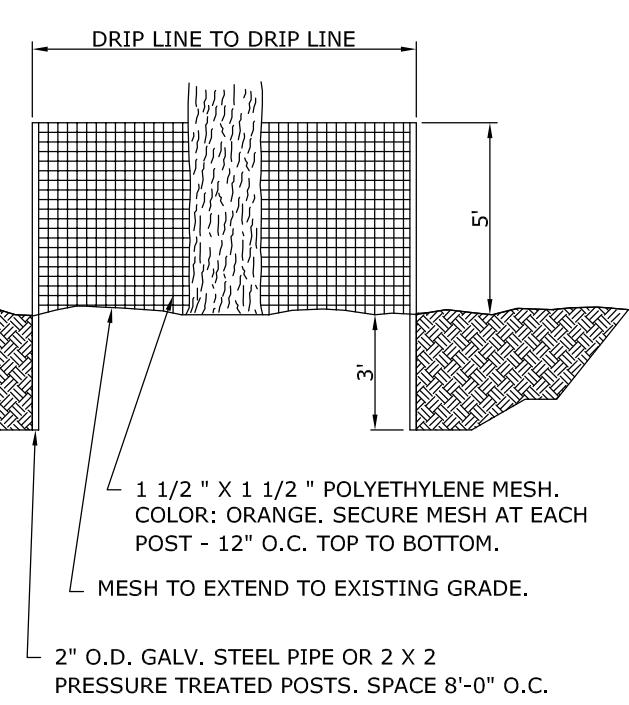


**DEMOLITION NOTES:**

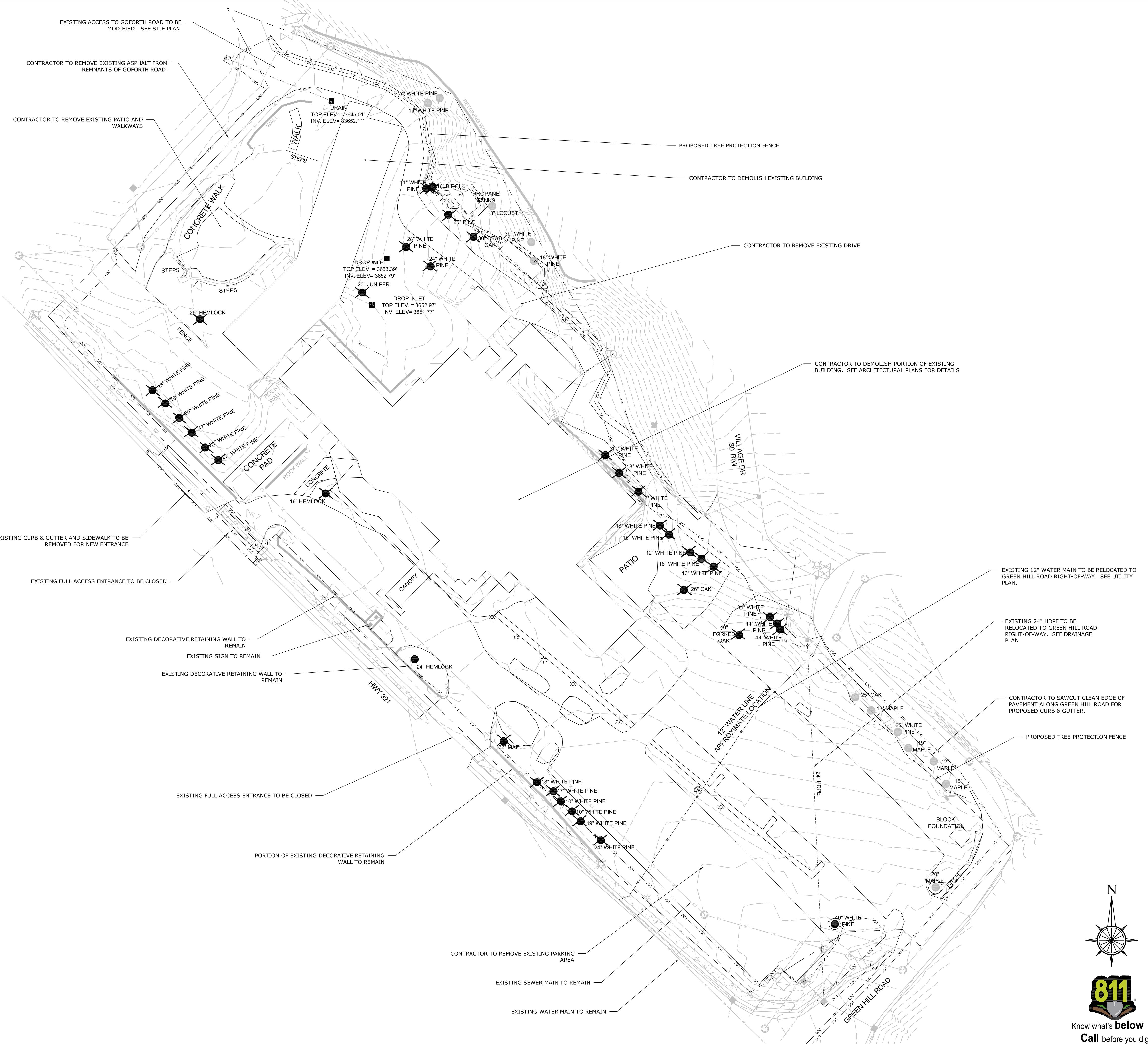
- 1.) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DEMOLITION PERMIT AND COORDINATING WITH THE MUNICIPALITY FOR DEMOLITION AND CONSTRUCTION ACTIVITIES.
- 2.) THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.
- 3.) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY WORK INCLUDING DEMOLITION.
- 4.) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 5.) REMOVE SHRUBS AND TREES AS NOTED. GRUB OUT ROOTS AND STUMPS AND LEGALLY DISPOSE OF DEBRIS.
- 6.) ALL NEW WORK SHOWN IN THESE SHEETS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES.
- 7.) ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES EXCEPT IN CASES WHERE, WITHIN THE MUNICIPALITY'S JURISDICTION, THE STANDARD SPECIFICATIONS ARE MORE STRINGENT.
- 8.) THE CONTRACTOR SHALL CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION, AS THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN. CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILE VERIFIED LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND TO NOTIFY THE OWNER IN CASE OF DISCREPANCIES THAT AFFECT THE CONSTRUCTION PROJECT.
- 9.) THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE MUNICIPALITY AND ALL EXISTING OWNERS OF PROPERTY LOCATED ON THE SITE. THE CONTRACTOR SHALL NOTIFY UTILITIES FROM THEIR EXISTING LOCATIONS ON THE SITE. THE CONTRACTOR SHALL PERFORM ALL UTILITY DEMOLITION OR RELOCATION ACTIVITIES IN ACCORDANCE WITH THE EXISTING UTILITIES SPECIFICATIONS, MATERIALS, AND REQUIREMENTS.
- 10.) CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES, OR ANY EXISTING STRUCTURES WITHIN LIMITS OF CONSTRUCTION THAT ARE DESIGNATED ON THE PLANS TO REMAIN, AND TO REPAIR OR REPLACE SUCH DAMAGED PROPERTY TO THE PROPERTY OWNER'S SATISFACTION AT NO COST TO THE OWNER.
- 11.) THE CONTRACTOR SHALL SEQUENCE THE WORK AND PROVIDE TEMPORARY MEASURES AS NECESSARY TO MAINTAIN ACCESS TO THE SITE THROUGH ALL ENTRANCES AT ALL TIMES DURING CONSTRUCTION. TEMPORARY PROVISIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: BARRICADES, FLASHING LIGHTS, FLAGMAN, TEMPORARY PAVEMENT, AND DIRECTIONAL SIGNAGE NECESSARY TO ACCOMPLISH THE WORK.
- 12.) CONTRACTOR SHALL CONSIDER COORDINATION ASPECTS OF CRANES AND CONSTRUCTION EQUIPMENT OPERATIONS DURING DEMOLITION ACTIVITY.
- 13.) CONTRACTOR EQUIPMENT SHALL NOT BE PARKED IN COUNTY, CITY OR STATE RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.
- 14.) APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE MUNICIPALITY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE, IF APPLICABLE.
- 15.) ALL BUFFERS AND SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 16.) THE CONTRACTOR SHALL DISPOSE OF ANY HAZARDOUS MATERIALS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.



TOTAL DISTURBED AREA: 0.68 ACRES



**TREE PROTECTION FENCE**  
NOT TO SCALE



**PROJECT:**  
**Green Park Inn**  
A Commercial, Multifamily, & Two Family Development  
ADDRESS:  
9239 Valley Blvd.  
Blowing Rock, NC

**DEVELOPER:**  
**Winkler organization**  
RESIDENTIAL & COMMERCIAL PROPERTY MANAGEMENT  
215 Boone Heights Drive, Ste. 100  
Boone, NC 28607  
828-262-3431  
CONTACT: MR. JOHN WINKLER

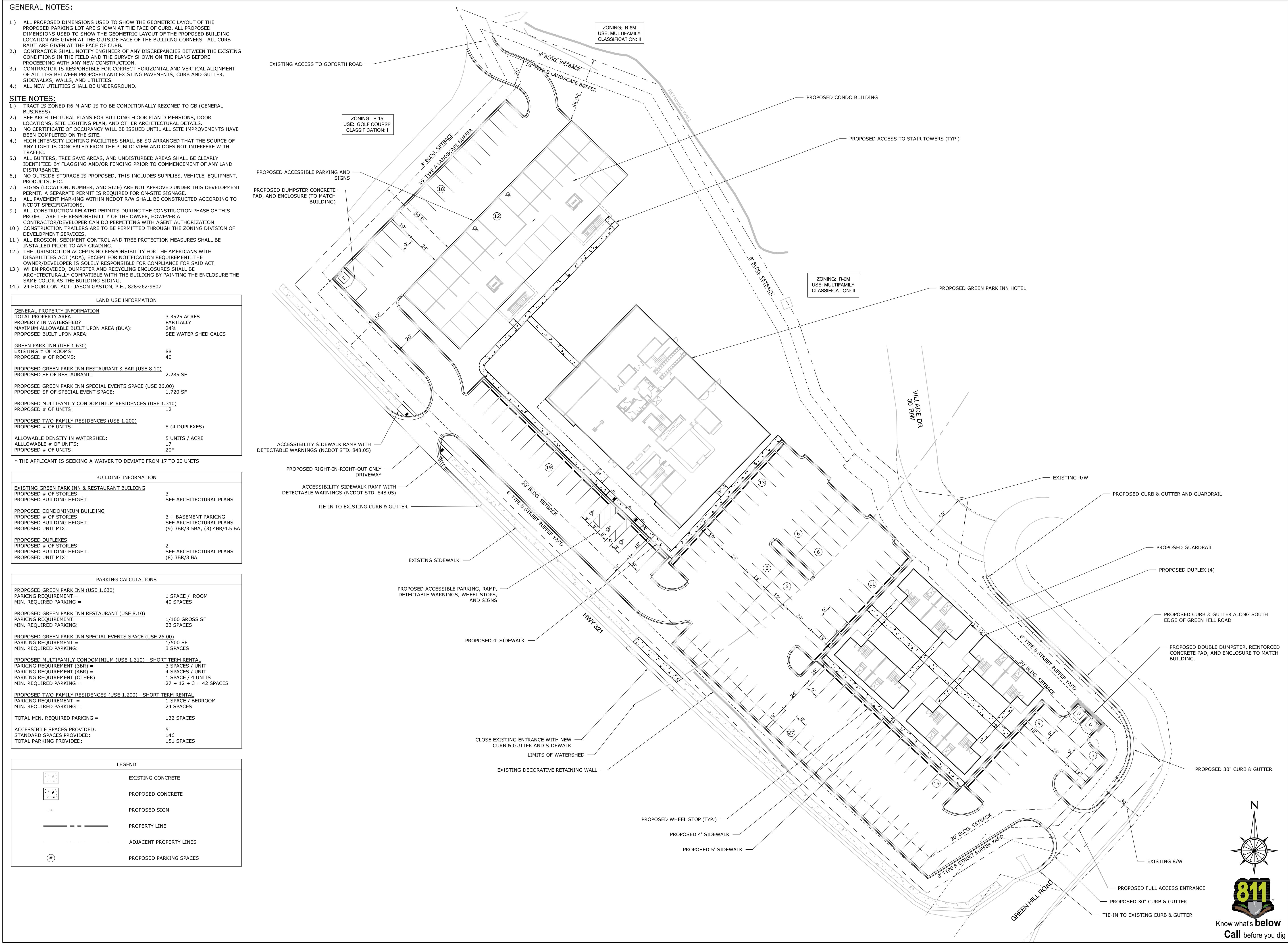
**ENGINEER:**  
**VALOR ENGINEERING**  
215 Boone Heights Drive, Ste. 107  
Boone, NC 28607  
828-262-9807  
www.valorengineering.com

**SEAL:**  
PRELIMINARY  
NOT FOR CONSTRUCTION

**REVISIONS** \_\_\_\_\_ **DATE** \_\_\_\_\_  
\_\_\_\_\_

**PROJECT MANAGER:** JEG  
**DRAWING BY:** JEG  
**JURISDICTION:** TOWN BLOWING ROCK  
**DATE:** 01/07/25

**SHEET TITLE:** PRELIMINARY  
TREE REMOVAL &  
DEMOLITION PLAN  
**SHEET NUMBER:** C-0.0  
**SCALE:** 1" = 30'  
30 15 0 30 60  
SCALE IN FEET  
**FILE NUMBER:** 001-054



**PROJECT:**  
**Green Park Inn**  
*A Commercial, Multifamily, & Two Family Development*  
**ADDRESS:**  
9239 Valley Blvd.  
Blowing Rock, NC

**DEVELOPER:**  
 **Winkler**  
**organization**  
RESIDENTIAL & COMMERCIAL PROPERTY MANAGEMENT  
215 Boone Heights Drive, Ste. 100  
Boone, NC 28607  
828-262-3431  
**CONTACT:** MR. JOHN WINKLER

**ENGINEER:**  
 **VALOR**  
**ENGINEERING**  
215 Boone Heights Drive, Ste. 107  
Boone, NC 28607  
828-262-9807  
www.valorengineering.com

**SEAL:**  
PRELIMINARY  
NOT FOR CONSTRUCTION

**REVISIONS** **DATE**

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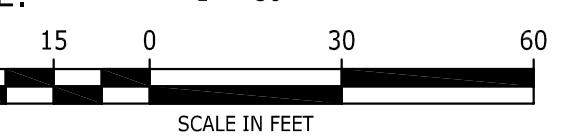


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**PROJECT MANAGER:** JEG  
**DRAWING BY:** JEG  
**JURISDICTION:** TOWN BLOWING ROCK  
**DATE:** 01/07/25  
**SHEET TITLE:**

**PRELIMINARY SITE PLAN**

**SHEET NUMBER:** C-1.0

**SCALE:** 1" = 30'  
 SCALE IN FEET

**FILE NUMBER:** 001-054

**811** *Know what's below*  
*Call before you dig*

PROJECT:

# Green Park Inn

A Commercial Development

ADDRESS:  
9239 Valley Boulevard  
Blowing Rock, NC 28605

DEVELOPER:



**Winkler**  
organization

Residential & Commercial Property Management  
215 Boone Heights Drive, Ste. 100  
Boone, NC 28607  
828-262-3431

CONTACT: MR. JOHN WINKLER

LANDSCAPE ARCHITECT:

782 Little Laurel Rd Ext  
Boone, NC 28607  
828-264-4149  
www.oberbergla.com

SEAL:

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS DATE  
Incorporate new base info January 8, 2025

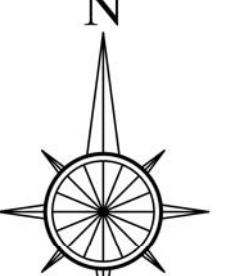
PROJECT MANAGER: RNO  
DRAWING BY: RNO  
JURISDICTION: TOWN OF BLOWING ROCK  
DATE: \_\_\_\_\_  
SHEET TITLE: \_\_\_\_\_

Landscape Plan

SHEET NUMBER: L-1

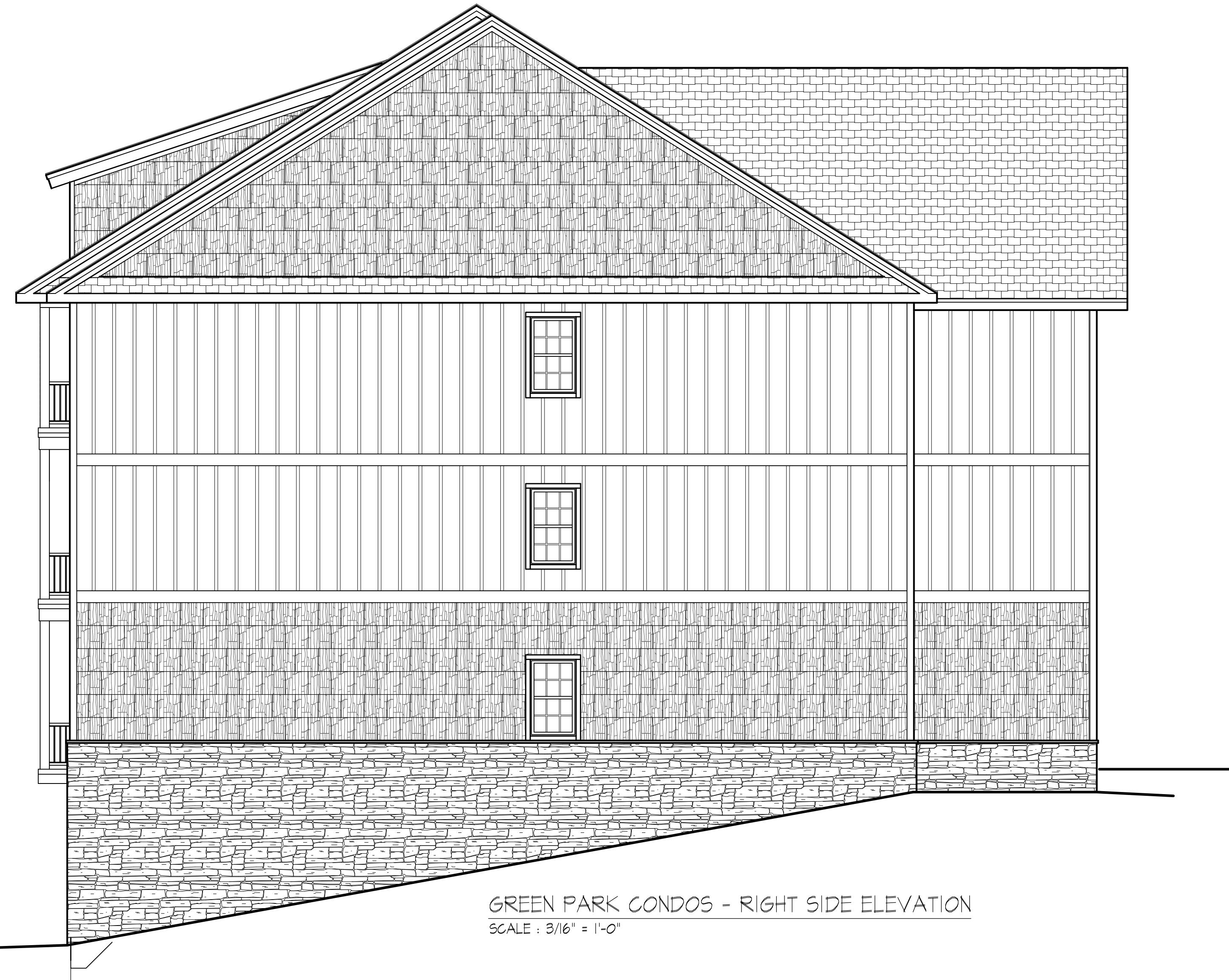
SCALE: 1"=30'  
  
SCALE IN FEET

FILE NUMBER: GREEN PARK INN



Know what's below  
Call before you dig





GREEN PARK CONDOS - RIGHT SIDE ELEVATION  
SCALE : 3/16" = 1'-0"



GREEN PARK CONDOS - FRONT ELEVATION  
SCALE : 3/16" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION



GREEN PARK CONDOS - REAR ELEVATION  
SCALE : 3/16" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION