



Town of Blowing Rock

Board of Commissioners Meeting

Date: **Tuesday, March 11, 2025, 6:00 p.m.**

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

Agenda

<i>Item</i>		<i>Presenter and Participants</i>
I.	CALL TO ORDER – ROLL CALL FOR ATTENDANCE	Mayor Charles Sellers
II.	PLEDGE OF ALLEGIANCE	Owen Fox, Tucker and Ryder Blackburn
III.	APPROVAL OF MINUTES – By Roll Call 1. February 11, 2025 – Regular Meeting Minutes REGULAR AGENDA ADOPTION	Mayor & Council Mayor & Council
IV.	CONSENT AGENDA: 1. Budget Amendment – 2025-05 2. Middle Fork Greenway - Easement 3. Tax Advertisement Date Approval – April 16, 2025 4. Reimbursement Resolution – 2025 Installment Financing	Mayor & Council
V.	PUBLIC COMMENTS <i>Comments shall be limited to three (3) minutes</i>	
VI.	REGULAR AGENDA: 1. Resolution – Post Helene Support for Small Business	Boone Chamber Director David Jackson
VII.	PUBLIC HEARING: 1. CZ 2024-05 Conditional Rezoning from GB to CZ- CB – Villages at Shoppes on the Parkway	Planning Director Kevin Rothrock
VIII.	OFFICIALS REPORTS & COMMENTS: 1. Mayor 2. Council Members 3. Town Attorney 4. Town Manager	

IX.	<p>CLOSED SESSION – NCGS 143-318.11. (a)(5) <i>Discussion of potential property acquisition and NCGS 143-318.11.</i></p> <p>(a)(6) – to consider the qualifications, competence, character, fitness, conditions of appointment, or conditions of initial public officer or employee or prospective public officer or employee.</p>	
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MINUTES
Town of Blowing Rock
Town Council Meeting
February 11, 2025

The Town of Blowing Rock Town Council met for their regular monthly meeting on Tuesday, February 11, 2025, at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, NC. Present were Mayor Charlie Sellers, Mayor Pro-Tem Doug Matheson, Council Members Cat Perry, David Harwood, Melissa Pickett and Pete Gherini. Others in attendance were Town Manager Shane Fox, Town Attorney Joey Petrack, Planning Director Kevin Rothrock, Town Engineer Doug Chapman, Public Works Director Matt Blackburn, IT Director Thomas Steele 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. Mayor Sellers verified attendance via roll call.

THE PLEDGE OF ALLEGIANCE

MINUTE APPROVAL

Mayor Pro-Tem Matheson made the motion to approve the minutes from the January 14, 2025, regular and closed session meetings, seconded by Council Member Pickett. Council Member Harwood stated he had one correction; on page two (2) first paragraph, second sentence under the Tyler Sime Annexation needs to be changed from “zoned R-150 to zoned R-15”. With the change the minutes were unanimously approved.

Council Member Gherini made a motion to approve the minutes from the January 29, 30 and 31, 2025 winter retreat minutes, seconded by Council Member Perry. Unanimously approved.

REGULAR AGENDA ADOPTION

Council Member Pickett made a motion to adopt the regular agenda as presented, seconded by Council Member Harwood.

CONSENT AGENDA

1. **Budget Amendment – 2025-03**
2. **EAP Dam Proposal**
3. **USDA Project Ordinance**
4. **Middle Fork Greenway Project Ordinance**

Council Member Gherini made a motion to approve the consent agenda as presented, seconded by Council Member Perry. Unanimously approved.

SPEAKERS FROM THE FLOOR

None

PUBLIC HEARING

1. Green Park Inn

Mayor Sellers read a letter stating the reason he would like to recuse himself from the meeting during this topic.

Planning Director Kevin Rothrock stated John Winkler (applicant) 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 proposing a forty (40) room hotel, twelve (12) condominiums and eight (8) cottage units on the site. The Applicant proposes to try to preserve the lobby portion of the existing inn and build a new forty (40) room hotel, with additional restaurant and venue space.

The Green Park Inn has been in operation for almost one hundred thirty-five (135) years and in that time development around it has been mainly residential. In the early 1980's, 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 the fifty (50) percent 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 eighty-eight (88) rooms to forty (40), salvage some of the original structure, and add a twelve (12) unit condominium building and four (4) duplex units.

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 eighty-eight (88) to forty (40) rooms and the historic lobby area and other parts of the main floor will be taken down carefully to salvage some of the original structure, and add a twelve (12) unit condominium building and four (4) duplex units.

Some of the proposed buildings will exceed thirty-five (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.

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

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

The proposed twelve (12) unit 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.

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.

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 covered parking garage on the west side of the building.

With all the proposed uses the project requires one hundred thirty-two (132) parking spaces and one hundred fifty-one (151) parking spaces are being provided. This is a surplus of nineteen (19) spaces.

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 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. After further review, staff recommends not adding curb and gutter until the start of the curve to minimize encroachment into the root zones of the trees along Green Hill Road.

Public water and sewer services currently serve the property and will remain. All electrical services will be relocated underground.

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 below the slope of Hwy 321. Both enclosures will be heavily screened with fencing and 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 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 six (6) dwelling units per acre for a total of twenty (20) dwelling units

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

At their meeting on January 16, 2025, the Planning Board made a recommendation to approve the conditional rezoning request for John Winkler for the Green Park Inn with the applicant's proposed conditions.

Chelsea Garrett, from Deal, Mosley, di Santi, Garrett and Martin Law Firm spoke on behalf of the applicant. Ms. Garrett introduced the applicant and his team; John Winkler, Bill Warden, Will Miller (who was unable to attend), Todd Huff from Brent Davis Architect, Jason Gaston from Valor Engineering and James Tate from Taylor and Viola is the structural engineer. Mr. Tate was unable to attend but sent a letter Ms. Garrett distributed to Council for them to review.

Ms. Garrett stated the community meeting that was held showed the vision of the project with lots of slides and ideas the team has for this property. She explained the project began around seven (7) months ago and the vision of the project has clearly evolved over time, but the one constant goal has been to preserve the Green Park Inn. Ms Garrett noted the original vision was to restore the Green Park Inn in it's entirety, but over time it's been made clear that would be a difficult thing due to the condition of the building.

Ms. Garrett explained the team's intention to restore and keep elements of the lobby and if they are unable to structurally keep the actual walls they will reuse wood and materials to create a replica of the lobby. Ms. Garrett noted the applicant is being fully transparent that it is unknown at this time if they will be able to save the lobby or not. She further noted no matter what their vision is to honor the history, revive the spirit of the Green Park and have it be a vibrant place to for all to gather and enjoy again.

Ms. Garrett stated the Irace family sent a letter showing their support. The hotel is no longer taking reservations and the plan is winterizing the pipes for the time being.

Ms. Garrett stated the applicant fully understands there is a lot of passion around the Green Park. The applicant wants to make sure everyone knows his team is invested in the community and want to make this to be a fun and great addition to town.

Ms. Garrett explained there are twenty (20) residential units, twelve (12) condo units and

eight (8) cottages with the plan being to sale the condos individually and the cottages will operate a little differently, similar to the applicant's other property in town "The Get Away".

The idea is to hand demolish the lobby section and take out materials to be refurbished and reused in the building process.

Council Member Harwood asked what the total acreage of the property was.

Mr. John Winkler advised the acreage of the property was three and half acres.

Council Member Harwood further asked what the square footage of the restaurant would be.

Mr. Winkler explained that has not been fully determined yet, they are still in the negotiation process with that, but he was thinking approximately eight thousand (8,000) square feet. He further explained it wouldn't be just the kitchen for that square footage, it would also include two (2) full handicap restrooms, event space, restaurant/bar, tables, storage, two (2) fire exits, etc.

Council Member Harwood asked Mr. Winkler how he had determined if he had enough parking if the restaurant size hasn't been determined yet.

Ms. Garrett mentioned at the Planning Board meeting parking was discussed and per the requirements they would have nineteen (19) extra spaces. She further mentioned they anticipate most of the spaces to be used by people already occupying the hotel.

Council Member Harwood expressed his confusion on how that could be the case when the square footage of the restaurant had yet to be determined.

Mr. Winkler reiterated that the individual he is working with hasn't fully got his plan worked out with his architect yet, but he had stated he would need approximately eight thousand (8,000) square feet to do all he needed to with that venue space. Mr. Winkler noted that counts the elevators, three (3) sets of stairs, in addition to what he already mentioned.

Ms. Garrett noted they could address all that in a condition and have the zoning administrator follow up if Council wanted to do that.

Mr. Rothrock explained the square footage and the requirements.

Council Member Perry asked for someone to explain the choices outlined in Mr. Tate's letter. He has given a first choice and a second choice of how to handle the demolition, with the first choice being the favorable choice.

Mr. Winkler explained the hand demolishing would be someone carefully taking everything down by hand, sending off to refurbish and then reusing in the hotel. Mr. Winkler explained they don't know what they are going to get into yet until they can start the demo process.

They just don't know what they might find and they do have to be able to make money. He expressed this isn't a museum and they cannot promise what they can and cannot keep until they get in there and start working. He explained what Mr. Tate is saying is we can try this, but we won't know if it will work until we can uncover what is underneath and if they can't make it a viable business then they can't do it. They will have to build a new building and make it a replica or forget the whole deal.

Mr. Winkler further explained they have not been able to do a lot of the things they need to do such as soil testing, foundations are failing etc. until the sale is completed.

Bill Warden, business partner with Mr. Winkler, stated a lot of people have memories of the Green Park and those memories are appearance and activities such as meals, entertainment, receptions and so forth the Green Park had in the past. What he and Mr. Winkler want is to bring that back and they have been working with a very successful restaurateur out of Charlotte that is excited about partnering with them to make this be a reality. Mr. Warden noted the restaurant part is still being worked out, but the individual would be the one operating the restaurant space. He further noted that he and Mr. Winkler have to make this adventure a success and if this is not what the Council wants they do not want to force this through. He noted this must be something people like, want and will support.

Mr. Warden commended Mr. Winkler by saying he's the one who has worked tirelessly on this project and tried to come up with every solution possible to save the whole building, but it's just unsure if that will be possible. They were told if they had a blank check, they could restore it, but they don't have a blank check so they are going to have to do what they can if this project is approved.

Mr. Winkler and Mr. Tate came up with the idea to do the steel frame and encapsulate the lobby. He explained it's an unknown if that is even possible. He further advised he felt they could easily rebuild a very close replica of the existing building, and save a lot of the lumber out of the building by doing the hand demolition of the building.

Mr. Warden reminded they can't go tearing down walls and so forth until they own the property. He further reminded they have tried to be very transparent and honest about all the issues so Council fully understands this is a completely unknown process of how they can and if they can repair the original structure or if they will have to instead rebuild a replica.

Mr. Warden stated they are committed and want to go through with the sale and this is the last hurdle they need to cross to do that. He, Mr. Winkler and Mr. Miller all live in town and do not want to let the town down.

Council Member Harwood applauded all three of the gentleman for taking this project on. He stated it's not easy, and it's long overdue. He noted his intention isn't to give them a hard time, but do his job at the same time. He asked if it were a fair statement to say that what is being proposed is a replica of the Green Park Inn and not really saving the Green

Park Inn.

Mr. Warden stated they have been told by Mr. Tate that it is a twenty-five percent chance pulling off the encapsulation of the lobby area and keep it as is without something happening; such as the whole building collapsing.

Mr. Warden was frank and didn't want to lead Council to believe they would be able to pull that off, but wanted them to understand they would try their best, but also had to be smart and do what is best for their business.

Council Member Harwood explained it keeps coming back to his point that the lobby is only a small part of the building and none of the exterior, so the point is all this talk is about saving a lobby. He asked if the team was doing a replica or doing something that pays homage. The reason he was asking was by doing this, it causes the Council to sidestep a lot of the design criteria the town has in place.

Council Member Harwood gave some examples from the code. He asked if it's a new building, why wouldn't they do something set up by the design criteria in the code.

Mr. Winkler explained they were just trying to comply with all the request they have had from neighbors and residents wanting them to save the Green Park. They started out trying to save the whole Green Park and then it went to if you can't save it we want it to look just like the Green Park Inn.

Mr. Warden agreed they could probably build a bigger version of Mr. Winkler's "Manor" and be very successful, but they got on the road to making it look like the Green Park Inn and that is the vision they followed through with.

Council Member Gherini gave kudos to Mr. Winkler and his team for taking on this project as he knew it was a labor of love. He noted that he was aware four (4) other groups had looked at the property and decided not to pursue it.

Council Member Gherini asked Ms. Garrett out of curiosity if the team had given any thought to if approved when they started work and in the unfortunate scenario ran out of money during the process of how they would handle that situation.

Ms. Garrett stated the team has discussed breaking the building up into stages to help offset the cost, but that wouldn't have anything to do with the approval process.

Mr. Winkler noted for financing purposes the bank would want them to subdivide the projects for lending purposes.

Ms. Garrett stated the best insurance she can provide for peace of mind is their experience and knowledge in this field. She further stated they are going to invest a lot of money, and this isn't going to be a project they would ever just walk away from once it's started.

Council Member Harwood stated this building was built before the Town had zoning and explained his thought was based on previous Council's decisions that perhaps instead of this being general business it was thought for this area to be residential if it were to ever be redeveloped. He asked Mr. Rothrock his thoughts and if there were any other areas similar to this.

Mr. Rothrock explained the thought behind these historic properties and gave some properties in similar situations, The Blowing Rock, the old Canyons building, Stories Carpet, the old hardware store, Gideon Ridge Inn and Bistro Roca.

Council Member Harwood appreciated Mr. Rothrock giving some clarification and felt that helped him feel better about the code supporting those types of situations.

Mayor Pro-Tem Matheson asked where the loading and unloading zones for the restaurant would be located.

Mr. Rothrock showed where the location would be and explained it wouldn't be anything large; it would be a small box truck.

Mayor Pro-Tem Matheson asked if there would be an LP gas tank and where it would be located.

Mr. Winkler advised there would, and it would be more than likely be located back where it's located now.

Mayor Pro-Tem Matheson asked if there wasn't going to be a sidewalk if there was a way to work with NCDOT and soften the curbs.

Mr. Rothrock explained the curb has been softened some, but they may be able to do it a little more.

Council Member Harwood asked if this required a traffic analysis.

Mr. Rothrock stated it does not.

Council Member Harwood asked what the eave height was.

Mr. Todd Huff stated it was about thirty-three (33) feet.

Council Member Harwood noted this would require as an additional condition to increase the number of windows and doors as it does not currently meet the requirements.

Council Member Gherini asked with only one way in and out if the Fire Chief was agreeable to being able to access the building in case of a fire.

Mr. Rothrock stated he had reviewed the plans, and any concerns have been addressed

and approved.

Council Member Harwood made a motion to open the public hearing.

Linda Laughter 140 Cliff Lane - Posed the question of whether any of the Council had ever been to Europe. She explained the reasoning for her asking is what makes someone want to go to Europe is the buildings, the architecture and history behind the buildings. She felt the town is allowing all the history to be torn down and from the sounds of it the Green Park is going to be "bulldozed". She would like someone to tell her why Blowing Rock would not put stipulations on saving the Green Park Inn. She felt it was very important to save this building. Ms. Laughter concluded she has restored a historical house before and stated someone should buy a historical piece of property not knowing there will be a lot of work in restoring it. Ms. Laughter begged the Council to help her save the Green Park Inn.

Chip Perry 1239 Wonderland TRL – Stated he has lived in Blowing Rock for eighteen (18) years and although he doesn't know a lot about the project, he does know what he heard at the neighborhood meeting as well as tonight's meeting. He further stated he cares about the future of our town and it's important to him to continue with the traditions, cultures and quaintness of our town. He explained the first building in town he ever stepped in was the Green Park Inn twenty (20) years ago. He further explained his take on the building was it's a historical building, but it was also quite decrepit. He agreed with Mr. Winkler and his colleagues that it was economically impossible to restore it without spending all the money in "Fort Knox". In his opinion, the best option going forward is the vision to rebuild it as close to the original as possible for the benefit of our community. In conclusion, he felt Mr. Winkler deserves the support of the community for taking on this uncertain project.

Hampton Oberle 124 Cliff Dr. – stated he is not a full time resident but has been coming to Blowing Rock for sixty-three (63) years and the Green Park Inn grew up with him. Mr. Oberle asked what the project timeline would be once construction was started, if there would be lighting in the parking lot and most importantly joked "where the green horse would go".

Mr. Winkler stated his goal was to have the project completed in approximately three (3) years and there will be lighting in the parking lot.

David Trahan 594 Green Hill Woods – asked if there was a plan to have a road that accesses Goforth Road. He also stated he appreciated what Mr. Winkler, and his team were doing. He noted he has been in real estate for sixty (60) years, worked with many developers over those years and he really appreciated them trying to retain what is there as best they can economically. He further noted if it cannot be restored economically the building will just sit there and fall down. He thanked Mr. Winkler and his team for being willing to put their money on the table and give the town this space.

Mr. Winkler stated the entrance to Goforth originally on the site plan had been eliminated.

Lorry Mulhern stated that anyone who is concerned about saving the Green Park needs to look at the rendering and that is in fact saving the Green Park. It will make her the Grand Dame again. She further stated she believes that Mr. Winkler, Mr. Warden and Mr. Miller will do a great job and they will do the right thing. She noted she spoke on behalf of Steve Irace as well.

With no further questions or comments, Council Member Gherini made a motion to close the Public Hearing, seconded by Council Member Perry. Unanimously approved.

Council Member Harwood made a motion to approve the project as presented with the following conditions: the two conditions that the applicant provided; no sidewalk to be required along Green Hill Road and allow a density of up to six (6) dwelling units per acre for a total of twenty (20) dwelling units. A condition that the appropriate number of parking spaces be provided based on the particular uses, waving the requirement of thirty (30) percent of windows and doors on the first level and requirement that the primary facade (referring to the condo units) do not face the street – section 16-21.4.5 requires that the primary façade (front of the building) face the street and it currently does not, and any deviation comes back before Council, the motion was seconded by Council Member Gherini.

Town Attorney Joey Petrack noted that any conditions set in place also need to be agreed on by the applicant.

Ms. Garrett advised the applicant agreed to the conditions.

Council Member Perry stated she remembered when the Green Park Inn was a thriving business in the 60's and 70's and every decade since then she's seen it go down. She mentioned she drives by the Green Park daily and many days there are no cars in the parking lot. She further stated what has happened to the structure and the way it is now, in her opinion, isn't able to restore in it's current condition.

Council Member Perry noted she is a big historian and preservationist, but sometimes you get to the point with a building that you can't save as is due to structural damage. She also noted in Europe they constantly are preserving and renovating their buildings and that has not been done with the Green Park Inn. She concluded with she will be voting yes to this project because she thinks coming into our Town from the south this will be a vibrant business unlike what we have currently.

Mayor Pro-Tem Matheson concurred with Council Member Perry's comments, and he too wanted to see the Green Park be the Grand Dame again as it has been around since he was a little boy.

With no further comments, the motion stood. All were in favor of the motion to approve as presented and with the conditions set forth in the motion.

The council took a 10-minute recess. Once Council returned to session, Mayor Sellers rejoined the meeting.

REGULAR AGENDA

1. PARTF – Memorial Park Bid

Manager Fox gave a recap on the PARTF grant. In December of 2024, the Town of Blowing Rock solicited bids from contractors for Phase two (2) of the Memorial Park project. Phase two (2) includes refurbished tennis courts, a new picnic shelter, new shuffleboard courts, an updated gaga ball pit, a renovated volleyball court, an addition to the playground, including a climbing wall, resurfacing the lower basketball court for pickleball, and realignment of Wallingford Street for a new sidewalk, retaining wall, and walkway into the park. After a 30-day solicitation of bids, a total of three (3) bids were received from qualified contractors.

Staff recommends that the Town Council approve the low bid received from VPC Builders in the amount of \$1,356,573 for the Memorial Park project phase two (2). The Town currently has a \$500,000 PARTF grant to offset the total bid amount, along with construction contingency, and engineering costs. If approved staff will bring to the Town Council a project ordinance and reimbursement resolution at the March 2025 meeting.

Town Engineer Doug Chapman explained phase two (2) of the project and stated if approved, VPC will start construction within thirty (30) days of approval.

Manager Fox stated the staff's recommendation is to award the Memorial Park Phase two (2) bid to VPC Builders in the amount of \$1,356,573. Manager Fox explained the project budget and debt funding options will be brought to Council as soon as possible, but the timing of the bid award is important considering the PARTF grant piece.

Council Member Harwood made a motion to approve as presented, seconded by Council Member Pickett. Unanimously approved.

2. Sunset Crosswalk and Budget Amendment

During the Town's annual retreat, the Town Council and staff discussed the need for improving the crosswalk at Sunset and Maple Street. Town Council discussed the need to replace the existing painted crosswalk with a more permanent and exclusive material to distinguish the crosswalk from the existing pavement. The Sunset and Maple crosswalk is utilized each day for school children during arrival and departure from Blowing Rock Elementary School. Staff and McGill Associates have worked with Greene Construction to receive a bid in the amount of \$33,000 for brick pavers to replace the existing painted asphalt.

Staff recommend that the Town Council approve the bid received from Greene Construction in the amount of \$33,000, along with an additional \$7,000 for design, and construction oversight. Staff recommends utilizing funding from the Transportation Bond issued and approved in 2014, funding remains and can be spent for this purpose.

Mayor Pro-Tem Matheson asked if there was anything that could be done to the border to make it reflective and to stand out.

Mr. Chapman stated it would probably need to be painted with reflective paint.

Council Member Gherini asked what the longevity of the pavers would be.

Mr. Chapman explained it would depend on the wear and tear and here would have a bit more due to the weather, snow plows etc.

Council Member Gherini asked if it would be the town's responsibility to maintain the repairs.

Mr. Chapman advised it would be.

The Council reviewed various color, size and pattern options for the pavers. Holland Guilford was the color selected.

Council Member Pickett made a motion to approve the budget amendment as presented, seconded by Council Member Gherini. Unanimously approved.

3. Board Appointments

Council voted on each board appointment by ballot. The following appointments were made:

- **Planning Board:** Brandon Walker and Chris Squires (3-year terms), Tom Barrett (1 year term – for a vacant seat)
- **Board of Adjustment:** EB Springs (full-time member) and Paul McGill (alternate member)
- **ABC Board:** Al Shackelford
- **TDA Board:** Ali Borchardt (Lodging 1) and Kevin Walker (Lodging 2)

The Council agreed for Pete Gherini to continue as the TDA Council representative for a three (3) year term.

Council Member Harwood made a motion to approve the board appointments, seconded by Council Member Pickett. Unanimously approved.

OFFICIAL REPORTS & COMMENTS

- Mayor Sellers – Thanked Manager Fox and Department Heads for all the hard work that went into the Winter Retreat. He thanked Ms. Hubner for planning a wonderful winter retreat, the venue was fabulous, food was fabulous and thanked Council for their hard work.
- Council Member Perry – The town has a wonderful staff.
- Council Member Harwood – Thanked Manager and staff for the great retreat, he thought it was well run and thinks a lot of great things came out of it. He thanked Firefighter Keith Severt and Police Officer Bobby Canter for their care and

professionalism they provided him and his family during a recent family emergency.

- Council Member Pickett – None.
- Mayor Pro-Tem Matheson – Thanked Manager, staff and Council for their hard work for a great winter retreat.
- Council Member Gherini – Thanked Manager and staff for a great retreat.
- Town Attorney Joey Petrack – None.
- Town Manager Shane Fox – Thanked Ms. Hubner for her hard work in organizing the meeting space, meals etc. for the winter retreat. He thanked staff and Council for their hard work to make it a great retreat with lots of good things coming out of those three (3) days for future planning. He gave updates on Main Street and Maple Street, FEMA update – Wonderland Tr. and Valley View Retreat – Update, Finances, Debt, etc. – Parking and Planning, Projects and Needs – acute vs. long-term, housing, boards, and prioritization, Thursday is the Shops on the Parkway neighborhood meeting

EXECUTIVE SESSION

None

ADJOURNMENT

At 8:30 p.m. Mayor Pro-Tem Matheson made a motion to adjourn, seconded by Council Member Perry. Unanimously approved.

MAYOR _____
Charlie Sellers, Mayor

ATTEST _____
Hilari Hubner, Town Clerk

Attachments

Budget Amendment – 2025-03 – Attachment A
EAP Dam Proposal – Attachment B
USDA Project Ordinance – Attachment C
Middle Fork Greenway Project Ordinance – Attachment D
Mayor Seller's Recusal Letter – Attachment E
Green Park Inn – Attachment F
Sunset Crosswalks Budget Amendment -Attachment G



Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

To: Mr. Shane Fox, Mayor Sellers, and Members of Town Council
From: Tasha Brown, Finance Officer
Subject: Budget Amendment Ordinance
(Ordinance #2025-05)
Date: March 11, 2025

Enclosed please find a Budget Amendment Ordinance for the fiscal year 2024-2025 for your consideration.

Section 1 (General Fund) allocates funding as follows:

- Allocates revenues received above budget (\$36,400) towards the purchase of Financial Advisory/Capital Planning Model. This allocation will be directed towards Capital Planning Study – Central Govt.

Section 2 (General Fund) allocates funding as follows:

- Allocates grant monies to be received from the SLCGP Cybersecurity Grant (\$75,000) towards the purchase of needed IT Equipment (\$70,000) and training (\$5,000) to reduce cybersecurity threats. This allocation will be directed towards Materials/Supplies – IT and Employee Development – IT.

Section 3 (Water/Sewer Fund) allocates funding as follows:

- Allocates Water/Sewer Fund Balance (\$74,000) towards the cost to replace/repair the Grandfather Lift Station. This was budgeted for in the previous FY 24 Capital Loan, but work will be completed in this FY 25. This allocation will be directed towards Capital Outlay – Field Ops.

Please let me know if you need further details on the proposed amendment.

Be it ordained by the Town Council of the Town of Blowing Rock, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-4200-081	Capital Planning Study	\$ -	\$ -	\$ 36,400	\$ 36,400

This will result in a net increase of \$36,400 in the appropriations of the General Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-3400-329	Interest on Investments	\$ 80,000	\$ -	\$ 36,400	\$ 116,400

Section 2. To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-4250-033	Materials/Supplies	\$ 6,000	\$ -	\$ 70,000	\$ 76,000
10-00-4250-014	Employee Development	\$ -	\$ -	\$ 5,000	\$ 5,000

This will result in a net increase of \$75,000 in the appropriations of the General Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-3400-349	Grants (Non-Federal)	\$ -	\$ -	\$ 75,000	\$ 75,000

Section 3. To amend the Water/Sewer Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
30-91-7130-502	Capital Outlay - Field Ops	\$ 130,709	\$ -	\$ 74,000	\$ 204,709

This will result in a net increase of \$74,000 in the appropriations of the Water/Sewer Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
30-91-3400-399	Fund Balance Appropriated	\$ 178,624	\$ -	\$ 74,000	\$ 252,624

Copies of this budget amendment shall be furnished to the Clerk to the Town Council and to the Finance Officer for their implementation.

Adopted this 11th day of March 2025.

Attested by:

Charles Sellers, Mayor

Hilari Hubner, Town Clerk

MEMORANDUM

TO: Mayor Sellers and Blowing Rock Board of Commissioners

FROM: Brian Johnson, Zoning Enforcement Officer

SUBJECT: Middle Fork Greenway Easement – Appalachian Regional Healthcare System

DATE: March 6, 2025

The Middle Fork Greenway project is progressing towards a tentative construction bid date of May 2025 and anticipating a construction start date of mid-July 2025 for Phase 1A and 1C. Phase 1A will start at the current trailhead in front of Shoppes on the Parkway and end at the 4 Forty Four property. Phase 1C will begin at the Foley Center bridge through to the other end of their property. Phase 1B is still in the planning stages with that route connecting Phase 1A and Phase 1C along NCDOT right-of-way and the Blue Ridge Parkway property.

Attached for consideration is the needed Permanent and Temporary Construction Easements for the Appalachian Regional Healthcare System property within Phase 1C.

RESOLUTION OF THE TOWN COUNCIL FOR
THE TOWN OF BLOWING ROCK TO ACCEPT DEDICATION TO THE PUBLIC
OF RIGHTS OF WAY AND EASEMENTS BY APPALACHIAN REGIONAL
HEALTHCARE SYSTEM, INC.

WHEREAS, the Town of Blowing Rock is a municipal corporation and public body established under the laws of the State of North Carolina for the representation of its citizens and residents; and

WHEREAS, the Town of Blowing Rock has authority pursuant to N.C. Gen. Stat. §160D-806 to accept ground offered for dedication to public use within its corporate boundaries for public purposes; and

WHEREAS, Appalachian Regional Healthcare System, Inc., a North Carolina Non-Profit Corporation, owns the certain tracts or parcels of land lying and being in the Town of Blowing Rock, Watauga County, North Carolina, as set out and recorded in Deed Book 2414 at Page 461, Watauga County, North Carolina, Public Registry, as shown on the map, attached thereto as Exhibit A and incorporated therein by reference, and as more particularly described in the description, attached thereto as Exhibit B and incorporated therein by reference, of the Greenway Easement and Dedication of Public Property and Temporary Construction Easement Agreement, as set out and recorded in Book _____ at Page _____, Watauga County, North Carolina, Public Registry.; and

WHEREAS, the Town of Blowing Rock finds that it is in the best interest of the public health, safety, and general welfare of citizens of the Town of Blowing Rock to accept the offered dedication on the property named in this resolution.

NOW THEREFORE be it resolved by the Town Council of the Town of Blowing Rock as follows:

SECTION I. The Town of Blowing Rock accepts the dedication made to the public of lands or facilities for installing, constructing, and maintaining a paved trail to be used by the public for recreational purposes and associated fixtures such as benches, trash receptacles, and other items; preserving and enhancing the vegetation and stream bank in the area included within the Greenway Easement offered by Appalachian Regional Healthcare System, Inc., on certain tracts or parcels of land lying and being in the Town of Blowing Rock, Watauga County, North Carolina, as set out and recorded in Deed Book 2414 at Page 461, Watauga County, North Carolina, Public Registry, as shown on the map, attached thereto as Exhibit A and incorporated therein by reference, and as more particularly described in the description, attached thereto as Exhibit B and incorporated therein by reference, of the Greenway Easement and Dedication of Public Property and Temporary Construction Easement Agreement, as set out and recorded in Book _____ at Page _____, Watauga County, North Carolina, Public Registry.

SECTION II. Acceptance of dedication of lands or facilities shall not place on the Town any duty to open, operate, repair, or maintain any street, utility line, or other land or facility except as provided by the ordinances, regulations, or specific acts of the Town, or as provided by the laws of the State of North Carolina.

SECTION III. This Resolution shall become effective upon adoption.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council of Blowing Rock, North Carolina, at which a quorum was present and which was held on the _____ day of _____, 2025.

Adopted this the _____ day of _____, 2025.

Charlie Sellers, Mayor

Attest:

Hilari Hubner
Town Clerk
(SEAL)

Town of Blowing Rock

Request for Council Action

FROM: Hilari H. Hubner, Town Clerk/Tax Collector
SUBJECT: 2024 Tax Advertisement Request
TO: Mayor and Council
DATE: March 11, 2025
REQUESTED BY: Tax Collector

Public Hearing Yes No Not required NA
Properly Advertised Yes No Not required NA

BACKGROUND:

Pursuant to North Carolina General Statute 105-363(a), I herein submit the following report under oath.

The total 2024 real property tax levy billed is \$6,579,511; as of February 28, 2025, \$6,504,229 or 98.86% of the total net levy has been collected.

Unless otherwise directed, I will advertise for 2024 past due taxes on April 16, 2025.

Following Council approval to advertise the tax liens outstanding per North Carolina General Statutes 105-369(B1) each property owner will be notified by first class mail on or before March 14, 2025 to allow at least 30 days for payment prior to publishing the real property owner names and amounts outstanding at that time.

ATTACHMENTS:

STAFF RECOMMENDATION:

Approve the request to advertise delinquent taxes on April 16, 2025.

TOWN OF BLOWING ROCK
TOWN COUNCIL

**Excerpt of Minutes
of Meeting of
March 11, 2025**

A regular meeting of the Town Council of the Town of Blowing Rock, North Carolina, was held in the Council Chambers, at Blowing Rock Town Hall, 1036 Main Street, Blowing Rock, North Carolina, on March 11, 2025.

Present:

Absent:

* * * * *

Council Member _____ moved to approve the following resolution, a copy of which had been provided to each Council Member and which was read by its title:

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BLOWING
ROCK, NORTH CAROLINA REGARDING A TOWN CAPITAL PROJECT
INCLUDING DECLARING ITS INTENTION TO REIMBURSE ITSELF
FROM THE PROCEEDS OF ONE OR MORE TAX-EXEMPT
FINANCINGS FOR CERTAIN EXPENDITURES MADE AND/OR TO BE
MADE IN CONNECTION WITH THE PROJECT**

WHEREAS, the Town of Blowing Rock, North Carolina (**the “Town”**) is a municipal corporation organized and existing under the laws of the State of North Carolina; and

WHEREAS, the Town has paid beginning no earlier than 60 days prior to the date of adoption of this resolution, and will pay, on and after the date hereof, certain expenditures (**“Expenditures”**) for the design, acquisition, construction, improvements and equipping of a Town of Blowing Rock capital project, further described on Exhibit A attached hereto (**the “Project”**); and

WHEREAS, the Town Council of the Town (**the “Council”**) has determined that those moneys previously advanced no earlier than 60 days prior to the date of adoption of this resolution and to be advanced on and after the date hereof to pay the Expenditures are available only for a temporary period and it is necessary to reimburse the Town for the Expenditures from the proceeds of one or more issues of tax-exempt financing (**the “Financing”**).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL AS FOLLOWS:

Section 1. The Council hereby declares the Town's intent to reimburse the Town with the proceeds of the Financing for the Expenditures with respect to the Project made on and after the date referenced above. The Town reasonably expects on the date hereof that it will reimburse the Expenditures with the proceeds of the Financing.

Section 2. Each Expenditure was and will be either (a) of a type properly chargeable to capital account under general federal income tax principles (determined in each case as of the date of the Expenditures), (b) a cost of issuance with respect to the Financing, (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to a party that is not related to or an agent of the Town so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the Town.

Section 3. The maximum principal amount of the Financing expected to be issued for the Project is \$4,600,000.

Section 4. The Town will make a reimbursement allocation, which is a written allocation by the Town that evidences the Town's use of proceeds of the Financing to reimburse an Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The Town recognizes that exceptions are available for certain "preliminary expenditures," costs of issuance, certain de minimis amounts, expenditures by "small issuers" (based on the year of issuance and not the year of expenditure) and expenditures for construction projects of at least 5 years.

Section 5. The actions of the Town Manager, the Town Finance Officer and other agents and representatives of the Town in furtherance of financing the Project, are approved, ratified and confirmed.

Section 6. This resolution shall take effect immediately upon its passage.

Council Member _____ seconded the motion, and members of the Council voted as follows:

Yes -

No -

Absent -

Abstained -

EXHIBIT A

The design, acquisition, renovation, construction, and equipping of land for Town water system uses, public park facilities, public street and sidewalk improvements and streetscaping, and roof repairs and other improvements to the Town's fire and rescue services building.

The undersigned Clerk of the Town of Blowing Rock, North Carolina, certifies that the foregoing is a correct and complete copy of a resolution duly adopted by the Town Council at a regular meeting duly called and held on March 11, 2025. A quorum was present and acting throughout such meeting. Such resolution has not been repealed, revoked, rescinded or amended, but remains in full effect as of today.

WITNESS my signature and the seal of the Town of Blowing Rock, North Carolina, this
____ day of _____, 2025.

[SEAL]

Town Clerk
Town of Blowing Rock, North Carolina



Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

RESOLUTION REQUESTING THE UNITED STATES CONGRESS AND THE NORTH CAROLINA GENERAL ASSEMBLY CONTINUE TO PROVIDE FINANCIAL AND ADMINISTRATIVE SUPPORT FOR SMALL BUSINESSES IN WATAUGA COUNTY AND ALL WESTERN NC COUNTIES IMPACTED BY HURRICANE HELENE

WHEREAS, Hurricane Helene devastated the western counties of North Carolina on September 27, 2024; and

WHEREAS, these impacted counties continue to make progress in the physical cleanup, but much remains in the financial recovery of these communities and their small businesses; and

WHEREAS, the month of October is typically one of the top, if not the top month for tourism spending in the entire year for these counties; and

WHEREAS, October was followed by slower economic performance than expected throughout the winter, leaving many businesses vulnerable as they moved toward the shoulder season; and

WHEREAS, small businesses are the key drivers in the employment of residents across Watauga County and Western North Carolina; and

WHEREAS, these businesses contribute directly to sales and occupancy tax collections in Western North Carolina, two sources that will be important to our community's long-term economic recovery; and

WHEREAS, while many organizations are working to provide direct support to businesses and individuals, more programmatic support, technical assistance, and funding support will be needed to aid in recovery efforts across Watauga County and all of Western North Carolina.



Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

NOW, THEREFORE, BE IT RESOLVED, that the Blowing Rock Town Council respectfully requests the United States Congress and the North Carolina General Assembly continue to provide financial, administrative, and technical support and find other creative solutions to ensure our local businesses have the resources they need to sustain and flourish as they continue the road to recovery from Helene.

ADOPTED this the 11th day of March, 2025.

Charles Sellers, Mayor
Town of Blowing Rock, NC

ATTEST:

Hilari Hubner, Clerk to the Board

TO: Mayor Charlie Sellers and the Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: CZ 2024-05 Conditional Rezoning from GB to CZ-GB – Villages at Shoppes on the Parkway – Phase 1A

APPLICANT: Shoppes on the Parkway, LLC

DATE: March 4, 2025

REQUEST

Shoppes on the Parkway, LLC is requesting a conditional rezoning of the Shoppes on the Parkway property at 278 Shoppes on the Parkway Road from GB, General Business to Conditional Zoning – General Business (CZ-GB). The Applicant is requesting to redevelop the property from a single-level retail center to a mixed-use development with retail, restaurants, and residential units. The Applicant is seeking approval of Phase 1A which is an addition of 34 dwelling units in a 3 to 4 story building on the south end of the property along the Middle Fork New River. The Applicant is sharing the entire Master Plan with the community for future long-term expectations but anything beyond Phase 1A will require additional approval. The property is further identified by Watauga County PIN 2818-10-4788-000.

BACKGROUND

The Applicant purchased Shoppes on the Parkway in 2022 and have determined the property is underutilized. The Applicant proposes a community with residential, retail shops, restaurants, adequate parking, outdoor lawn and dining areas, all tied together within a walkable development with pedestrian connections to sidewalks and the future Middle Fork Greenway.

SITE PLAN

Setbacks

Some of the proposed buildings in the build out project will exceed 35 feet in height so an increased 40-foot street and 16-foot side/rear setback will be required. Although the current plans indicate a 20-foot street and 8-foot side/rear setback, the project meets all setback requirements.

Building Height

The majority of the proposed residential building will be 37 feet in height. However, the 5 mezzanine areas will have a maximum height of 53 feet measured at the primary building entrance. The Applicant is asking for this as a condition of approval.

Architectural Design

The residential building will have a combination of vertical wood siding with heavy timber beams and accents. There is substantial stucco/efis planned for the exterior walls. Staff has asked for a reduction in that type of siding material and requested wood lap siding if appropriate. The roofing will be a brown standing seam metal and natural rock will be used for columns, accents, and the proposed chimneys.

Since this is Phase 1A only, staff has recommended a condition that if the future phases do not happen that the Applicant be required to make some exterior upgrades to the existing retail shops that blend with and compliment the proposed residential building.

Parking

The current parking lot will be adjusted to accommodate the proposed residential building once the end of the retail building is removed. Parking for the residential building will be separated somewhat from the rest of the retail center with buffering.

The Applicant proposes 1 parking space for every 1 bedroom unit, and 2 parking spaces for every 2 or 3+ bedroom units plus 1 space for every 4 units in the residential building. The total proposed parking is 74 spaces and the Applicant is providing 77 spaces.

Storm Water

The proposed impervious areas are being reduced with Phase 1A and the overall build out of the project. The Applicant is proposing rain gardens and bio swales to treat storm water and provide water quality benefits.

Utilities

Public water and sewer currently serves the property but the Applicant will need to relocate some of the lines to accommodate the proposed building location.

All electrical services will be provided underground.

Garbage Collection

A new dumpster area will be provided and screened in the redesigned parking lot between the proposed residential building and the retail building. All other dumpsters on the property

currently without screening will be required to add screening that meets the Land Use Code requirements.

Landscaping

With the removal of the south end units of the current retail building, the parking lot in front of the proposed residential building will be reorganized. There are additional parking lot shade trees and a line of buffer trees to separate the residential building from the retail building.

There is a gap on the southern edge of the property adjacent to the Chetola maintenance area where a buffer screening needs to be added. This buffer will be required in the final plan review.

The stream side of the building has an existing vegetated stream buffer that will remain and help to screen the proposed building from Hwy 321.

Site Deficiencies

With an approval of the project, staff has included a section in the rezoning ordinance that addresses the correction of any site deficiencies. These may include lack of dumpster screening, inadequate or excessive site lighting, signage violations, fire access, and/or ADA parking or access issues. Any site deficiencies shall be itemized by the Town prior to issuance of any zoning or building permit, and correction is required before issuance of a Certificate of Occupancy for Phase 1A.

Applicant Proposed Conditions

1. Parking: 1 space for 1 bedroom units, 2 spaces for each unit with 2 or more bedrooms, and visitor spaces to remain at 1 space per 4 dwelling units.
2. That the maximum building height of the five (5) mezzanines to be no more than 53 feet measured from the primary entrance.

Staff Proposed Conditions

1. If within 2 years after the issuance of the final Certificate of Occupancy for the Phase 1 condominium building the Applicant decides not to proceed with future phases of the development, then exterior modifications shall be completed on the remaining shopping center buildings. The modifications shall include painting, roofing, siding treatments, rock treatments, timber beams and similar finishes that cause the shopping center buildings to blend and/or match the materials in the Phase 1 condominium. If the modification work is required for failure to move forward with future phases, the work shall be completed within 36 months of the final C.O. issuance for the Phase 1 condominium.

2. A sidewalk shall be constructed along the access road to connect the proposed Phase 1 condominiums to the intersection of Hwy 321 (Valley Blvd) and the future Middle Fork Greenway trail head area.

Planning Board Proposed Conditions

1. Any future phases will need to address the parking demand of the entire built-out development, including Phase 1.

NEIGHBORHOOD MEETING

A neighborhood meeting was held at Town Hall on February 13, 2025 where the Applicant shared their immediate and future phased plans for the property.

PLANNING BOARD RECOMMENDATION

At their meeting on February 20, 2025, the Planning Board made a recommendation to approve the conditional rezoning request for Shoppes of the Parkway with the applicant-proposed conditions, additional staff conditions, and one Planning Board condition.

ATTACHMENTS

1. Ordinance No 2025-04
2. Ord No. 2025-04 Exhibit A
3. Ord No. 2025-04 Exhibit B
4. Project Narrative
5. Phase 1 site, grading, utility, drainage, and landscape plans and long-term future project plans
6. Architectural elevations of the proposed residential building

ORDINANCE NO. 2025-04**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE
TOWN OF BLOWING ROCK;
CREATING THE SHOPPES ON THE PARKWAY
CONDITIONAL ZONING DISTRICT (CZ-GB)**

WHEREAS, the Town of Blowing Rock has the authority, pursuant to Chapter 160D-703 of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, this Ordinance is consistent with NC General Statutes 160D-703, establishing conditional zoning districts in local zoning jurisdictions; and

WHEREAS, this Ordinance is consistent with the Town's 2024 Comprehensive Plan Update for the reasons set out herein; and

WHEREAS, the Town of Blowing Rock has reviewed the proposed ordinance and recommends its enactment by the Board of Commissioners;

**NOW, THEREFORE, THE TOWN OF BLOWING ROCK BOARD OF
COMMISSIONERS, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF
THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, HEREBY ORDAINS THE
FOLLOWING.**

Section One. Upon petition of Shoppes on the Parkway, LLC, the Official Zoning Map of the Town of Blowing Rock is hereby amended to create the Shoppes on the Parkway Conditional Zoning District (CZ-GB, General Business) as more particularly set forth herein.

Section Two. This Ordinance is found to be consistent with the Town of Blowing Rock 2024 Comprehensive Plan Update, particularly with the Development Objective No. 14, "Proactively collaborate with the owners of large/prominent sites (such as Shoppes on the Parkway) on their plans for development and redevelopment."

Section Three. The zoning classification of that certain real property shown on the aerial photo map, attached hereto as **Exhibit A** and made a part hereof, is currently zoned GB, General Business and is regulated by a Special Use Permit. The proposed zoning is to CZ-GB, General Business. Said property is also identified as Watauga County PIN 2818-10-4788-000.

Section Four. The Shoppes on the Parkway Conditional Zoning District is a conditional zoning district established pursuant to the Land Use Ordinance of the Town of Blowing Rock by means

of authority granted by the North Carolina General Statutes. Future development and use of lands situated within the Shoppes on the Parkway Conditional Zoning District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Shoppes on the Parkway Conditional Zoning District: List of Standards & Conditions, which is attached to this ordinance as **Exhibit B** and incorporated herein. The aforementioned List of Standards & Conditions, made a part thereof, shall run with the land and shall be binding on Shoppes on the Parkway, LLC, its heirs and assigns.

Section Five. Pursuant to Section 16-9.6 of the Town of Blowing Rock Land Use Ordinance, the Master Plan (Phase 1A) replaces all conflicting development regulations set forth in the Land Development Standards, and such development regulations are varied to the extent they conflict with the Master Plan (Phase 1A) and List of Standards & Conditions. The Master Plan (Phase 1A) specifically includes the architectural plans (February 20, 2025) and civil engineering and site plans (December 12, 2024) submitted to Town Council and subsequent construction drawings revised as a result of additional conditions imposed by Town Council after the March 11, 2025 public hearing. Construction drawings include at a minimum: site plan, utility plan, grading plan, landscape plan, and architectural plan and elevations. Any substantial change to the Master Plan (Phase 1A) as noted below shall be reviewed by the Planning Board and approved or denied by the Town Council as an amended conditional zoning district.

The following changes to the Master Plan (Phase 1A) shall require approval by the Town Council:

- a. Final exterior elevations of the residential building in Phase 1A.
- b. Land area being added or removed from the conditional district.
- c. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance.
- d. A change in land use or development type beyond that permitted by the approved master plan.
- e. When there is introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access.
- f. Hours of operation and/or delivery hours.

All other changes to the Master Plan (Phase 1A) shall receive approval by the Administrator. However, if in the judgment of the Administrator, the requested changes alter the basic development concept of the Conditional Zoning District, the Administrator may require concurrent approval by the Town Council.

Section Six. Any site features on the subject property that are not consistent with the Land Use Ordinance shall be brought into compliance prior to a Certificate of Occupancy for Phase 1A. This includes, but is not limited to:

- a. Inadequate dumpster screening
- b. Inadequate site lighting or lighting that exceeds the 1-foot candle limit at the property line
- c. Stream bank erosion issues

- d. Lack of parking lot landscaping
- e. Signage violations
- f. Fire access
- g. ADA parking space deficiencies

Section Seven. Enactment of this Ordinance constitutes the approval of a site-specific development plan resulting in the establishment of a vested right, pursuant to N.C.G.S. 160D-108, to undertake and complete the development and use of the property under the terms and conditions specified in the Master Plan (Phase 1A) and the List of Standards & Conditions. Such vested right shall have a term of two years from the date of adoption of this Ordinance.

Section Eight. Any future review of additional phases of the overall Master Plan shall require a formalized submission of all future plan elements including final design of the remaining commercial, retail, restaurant, mixed-use, and parking facility plans. The Applicant has the option of constructing the overall Master Plan in incremental phases, but the future conditional rezoning amendment application review and approval process by staff, Planning Board, and Town Council shall be summarized in the next submittal.

Section Nine. The Office of the Zoning Administrator is hereby authorized and directed to modify the Town's Official Zoning Map consistent with this Ordinance.

Section Ten. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

Section Eleven. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section Twelve. This ordinance shall be in full force and effect from and after the date of adoption.

Adopted this _____ day of _____, 2025.

Mayor

ATTEST:

Town Clerk

CZ 2024-05 Shoppes on the Parkway

GB to CZ-GB



Exhibit A

Ordinance 2025-04 - Exhibit B

Shoppes on the Parkway Conditional Zoning District – CZ-GB
PINs 2818-10-4788-000
278 Shoppes on the Parkway Road

Phase 1A - List of Standards & Conditions

Applicant Proposed Conditions

1. Parking: 1 space for 1 bedroom units, 2 spaces for each unit with 2 or more bedrooms, and visitor spaces to remain at 1 space per 4 dwelling units.
2. That the maximum building height of the five (5) mezzanines to be no more than 53 feet measured from the primary entrance.

Staff Proposed Conditions

1. If within 2 years after the issuance of the final Certificate of Occupancy for the Phase 1 condominium building the Applicant decides not to proceed with future phases of the development, then exterior modifications shall be completed on the remaining shopping center buildings. The modifications shall include painting, roofing, siding treatments, rock treatments, timber beams and similar finishes that cause the shopping center buildings to blend and/or match the materials in the Phase 1 condominium. If the modification work is required for failure to move forward with future phases, the work shall be completed within 36 months of the final C.O. issuance for the Phase 1 condominium.
2. A sidewalk shall be constructed along the access road to connect the proposed Phase 1 condominiums to the intersection of Hwy 321 (Valley Blvd) and the future Middle Fork Greenway trail head area.

Planning Board Proposed Conditions

1. Any future phases will need to address the parking demand of the entire built-out development, including Phase 1.

SHOPPES ON THE PARKWAY REDEVELOPMENT

PROJECT NARRATIVE (Phase 1A)

December 2024

The new owners of Shoppes on the Parkway believe that the property is currently underutilized and plan to redevelop it in hopes to make it an economic benefit to the Town of Blowing Rock and surrounding communities, as well as an asset to the many visitors that drive the local economy.

The plan is to redevelop the property into a Village Community that has a mix of retail, restaurants and residential components. The Master Plan has a central green area surrounded by first story retail with residential on the upper floors. The goal is to create a community feel and provide a majority of needs for both the residents and visitors all in one location.

Parking: The project plans provide parking as needed rather than based on particular ratios. The new owners have several mixed-use developments and found this works well to reduce unnecessary parking. Many municipalities have gone to limiting parking rather than requiring a minimum number. They do realize that the residential component must provide sufficient parking for its residents and have provided what they feel is needed for the first phase, which is all residential. The amount provided matches closely with the amount required by the Town.

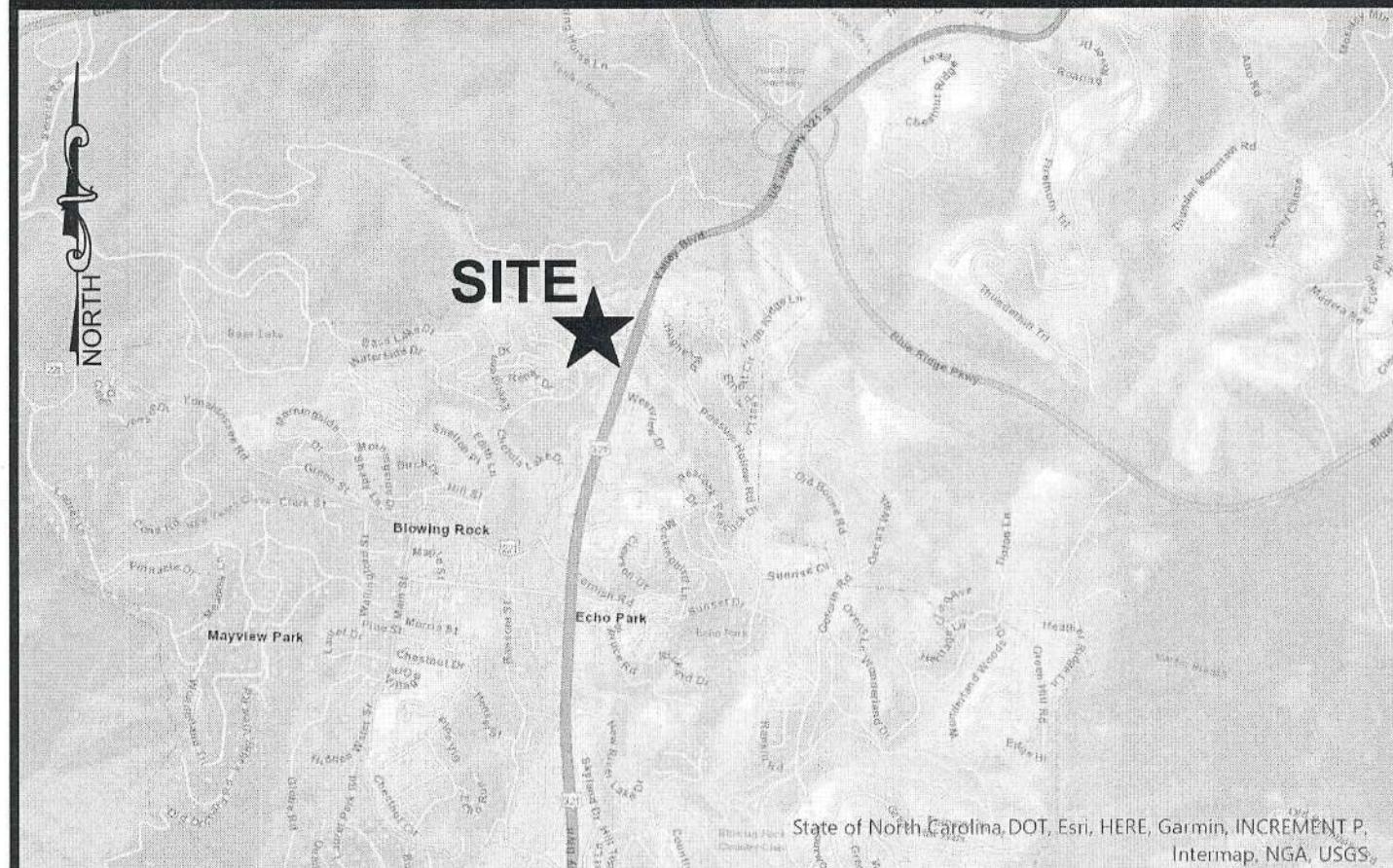
Landscaping: Since this is the first phase of many, the proposed landscaping shown is intended to provide a sufficient buffer for the proposed residential building while blending into the commercial areas and overall development. Also, an emphasis has been placed on providing landscaping that will not only provide buffering between uses but also will not be affected by the construction of the future phases.

Stormwater: Both Phase 1A and the overall Masterplan will have a reduction in impervious surface. Innovative stormwater solutions are proposed to handle the runoff, such as bioswales and rain gardens. These will not only provide detention but also help with water quality. The existing stormwater basin on the southern border will be replaced with the aforementioned measures along with any other as needed or required during the design development phase.

Utilities: Both a water and sewer main will need to be relocated in this phase. We have met with the Town's Public Utility Director and are working with him to meet both the Town and State's requirements.

Fire Protection: We have worked with the Town's Fire Department and have provided what they have requested in the way of access and clearances. The residential building will be sprinkled as required.

Masterplan: The layout shown is conceptual in nature and subject to change based on several factors as well as the success of early phases. It is included so that you can see what we are striving for when the redevelopment is complete.



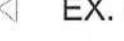
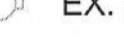
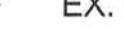
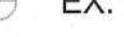
INDEX OF DRAWINGS

REDEVELOPMENT SHOPPES ON THE PARKWAY PHASE 1A - CONDITIONAL ZONING PERMIT BLOWING ROCK, NORTH CAROLINA

PRELIMINARY

FOR REGULATORY REVIEW ONLY

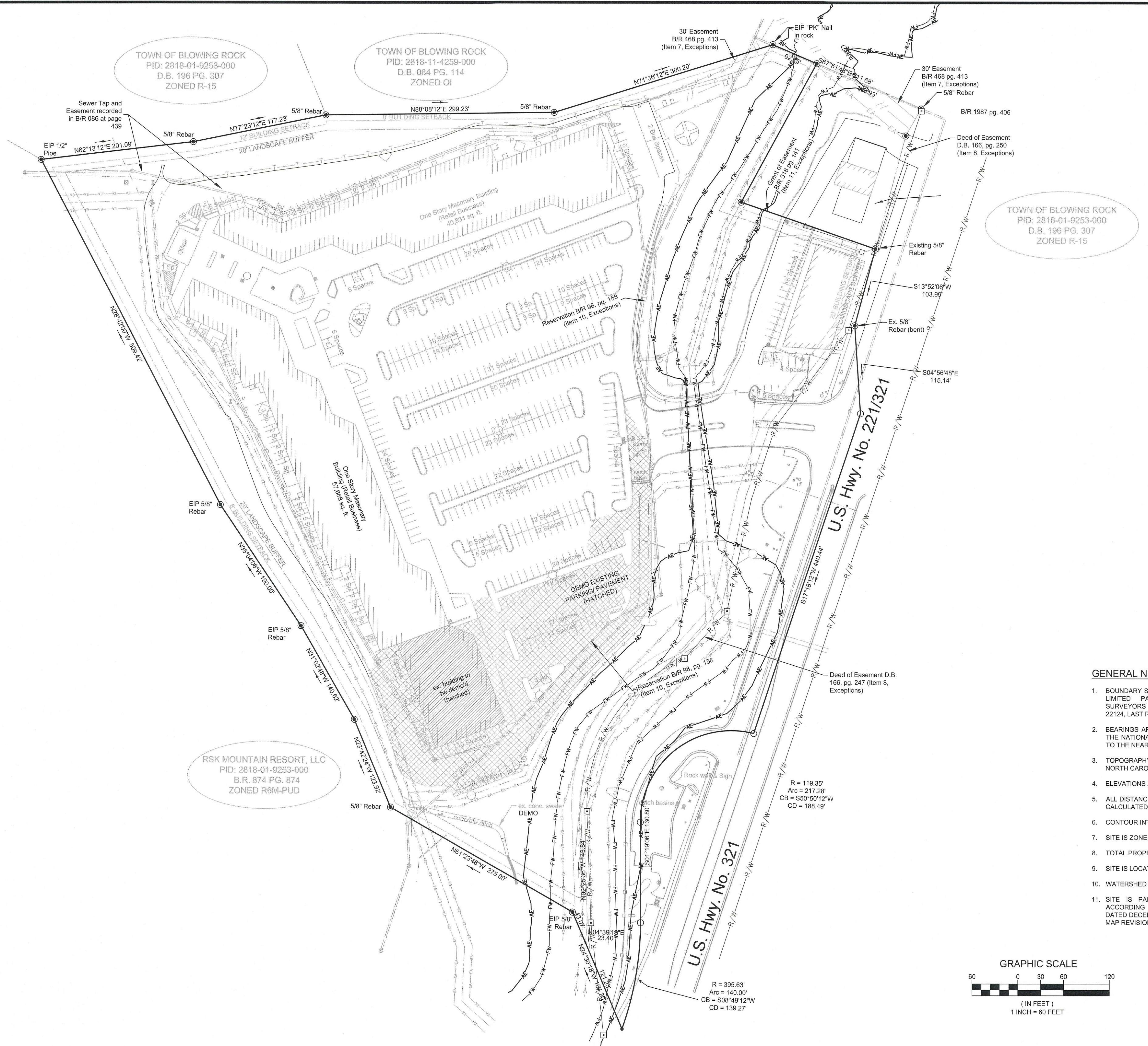
By:  12.23.24
Professional Engineer

LEGEND		LINETYPES	LAND USE REQUIREMENTS/ CONDITIONS	STORMWATER MANAGEMENT/WATERSHED
 EX. POWER POLE	 PROPOSED POWER POLE	— . . — PROPOSED WATERMAIN	SITE ZONED: GB (GENERAL BUSINESS) PIN: 2818-10-4788-000	1. NEW DEVELOPMENT WILL PROVIDE STORMWATER DETENTION IN ACCORDANCE WITH THE TOWN'S ORDINANCE & REPLACE ANY EXISTING DISPLACED BY NEW CONSTRUCTION.
 EX. SS MANHOLE	 PROPOSED SS MANHOLE	— 3200 — PROPOSED CONTOURS	<u>PROVIDED:</u>	<u>ALLOWED:</u>
 EX. SS CLEANOUT	 PROPOSED SS CLEANOUT	— 3200 — EXISTING CONTOURS	LOT AREA: = 745,790.8 (17.121 AC)	> = NO MIN. MIN
 EX. GATE VALVE	 PROPOSED GATE VALVE	—<—<—<—<— STREAM OR CREEK	LOT WIDTH: = 650 FT	> = NO MIN. MIN
 EX. FIRE HYDRANT	 PROPOSED FIRE HYDRANT	—T/B—T/B— STREAM OR CREEK TOP OF BANK	BUILDING HEIGHT: = XX'	> = 30' - 50' MAX
 EX. LIGHT POLE	 PROPOSED LIGHT POLE	—SB—SB— STREAM BUFFER	NET IMPERVIOUS PHASE 1A	
 EX. CATCH BASIN	 PROPOSED LIGHT POLE	—TB—TB— TROUT BUFFER	= - 7,692 FT ²	
 EX. DROP INLET	 PROPOSED STORMWATER DETENTION OUTLET CONTROL STRUCTURE	—WTL— EXISTING WETLANDS	CONDITIONS OF APPROVAL	
 EX. WATER METER	 PROPOSED STORMWATER DRAINAGE STRUCTURE	— PROPOSED DRAINAGE PIPE	1. PARKING (SEE PROJECT NARRATIVE)	
 EX. GUY WIRE	 PROPOSED STORMWATER PIPE FLARED END SECTION	— EXISTING STORM DRAINAGE	2. LANDSCAPING (SEE PROJECT NARRATIVE)	
 EX. TEST PIT		— PROPOSED SANITARY SEWER MAIN	3. MASTERPLAN - CONCEPTUAL AND SUBJECT TO CHANGE (SEE PROJECT NARRATIVE)	
 EX. DRAINAGE MANHOLE		— CENTERLINE		
 EX. GAS MARKER		— FENCES		
 EX. WELL		— EXISTING WATERLINE		
 EX. TREE		— R/W — RIGHT-OF-WAY LINE		
 EX. BUSH		— EA — EA — EASEMENTS		
 EX. SIGN		— WS — WS — EXISTING WATERSHED		
 EX. TELEPHONE PEDESTAL		— AE — EXISTING FLOOD ZONE AE LIMIT		
 EX. FIBER OPTIC MARKER		— EXISTING SANITARY SEWER		
		—<PD—<PD—<PD — PERMANENT DIVERSION		
		—<TD—<TD—<TD — TEMPORARY BERM DITCH		
		—SF—SF—SF—SF—SF— SILT FENCE		
		—<—<—<—<— EXISTING WOODS LINE		
		— // — EXISTING OVERHEAD POWERLINE		
		—G—G—G— UNDERGROUND GAS LINE		
		—FO—FO— UNDERGROUND FIBER OPTIC LINE		
		—P—P—P— UNDERGROUND POWERLINE		
		—T—T—T— UNDERGROUND TELEPHONE LINE		
		—C—C—C— UNDERGROUND CABLE LINE		
DRAWING NO. B2011.6 SHEET NO. 1 OF 7 DATE: 12-23-4 BY: SGJ CHECKED BY: PT DRAWN BY: SGJ PROJECT NUMBER: B2011.6 REDEVELOPMENT SHOPPE COND. BLW PHASE 1A - CONDITIONS				



**REDEVELOPMENT
SHOPPES ON THE PARKWAY
PHASE 1A - CONDITIONAL ZONING PERMIT
BLOWING ROCK, NC**

EXISTING SITE
CONDITIONS





DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
ARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586



**RESIDENTIAL
SHOPPES ON THE PARKWAY
PHASE 1A - CONDITIONAL ZONING PERMIT
BLOWING ROCK, NC**

RELIMINARY

FOR REGULATORY REVIEW ONLY

GENERAL NOTES:

MASTERPLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE, BUT DOES REPRESENT THE LONG TERM VISION OF THE REDEVELOPMENT

OUTDOOR LIVING AREAS SHALL HAVE A MIX OF COVERED AREAS, OUTDOOR SEATING & LANDSCAPING

AS SHOWN, THIS PLAN HAS A NET INCREASE OF 28,278 SQUARE FEET OF GREEN AREA

OWN OF BLOWING ROCK
PID: 2818-01-9253-000
D.B. 196 PG. 307
ZONED R-15

LEGEND

Mixed Use
Green Area
Residential
Retail
Pedestrian Way
Living Area

40



MUNICIPAL ENGINEERING, INC.

68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

**REDEVELOPMENT
SHOPPES ON THE PARKWAY
PHASE 1A - CONDITIONAL ZONING PERM
BLOWING ROCK, NC**

**PHASE 1A - CONDITIONAL ZONING PERMIT
BLOWING ROCK, NC**

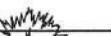
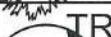
PHASE 1 - OVERALL SITE PLAN

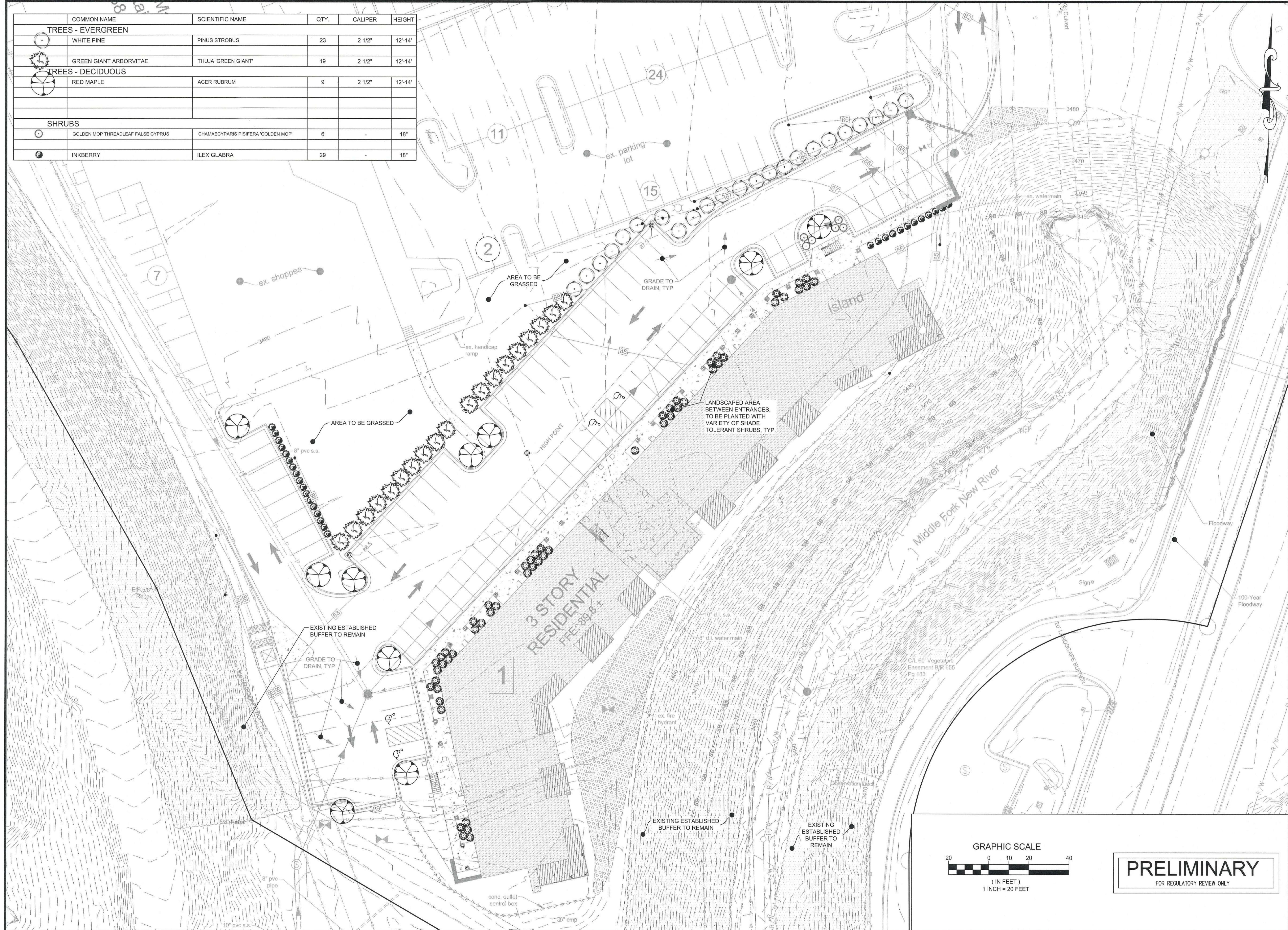
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DATE
AS SHOWN
12-23-24
SGJ
MPT
EKT NUMBER
23016.1
SHEET NO.

LICENSE NUMBER: F-0812 & C-586

PRELIMINARY

FOR REGULATORY REVIEW ONLY

	COMMON NAME	SCIENTIFIC NAME	QTY.	CALIPER	HEIGHT
TREES - EVERGREEN					
	WHITE PINE	PINUS STROBUS	23	2 1/2"	12'-14'
	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	19	2 1/2"	12'-14'
TREES - DECIDUOUS					
	RED MAPLE	ACER RUBRUM	9	2 1/2"	12'-14'
SHRUBS					
	GOLDEN MOP THREADLEAF FALSE CYPRESS	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	6	-	18"
	INKBERRY	ILEX GLABRA	29	-	18"



MUNICIPAL ENGINEERING, INC.



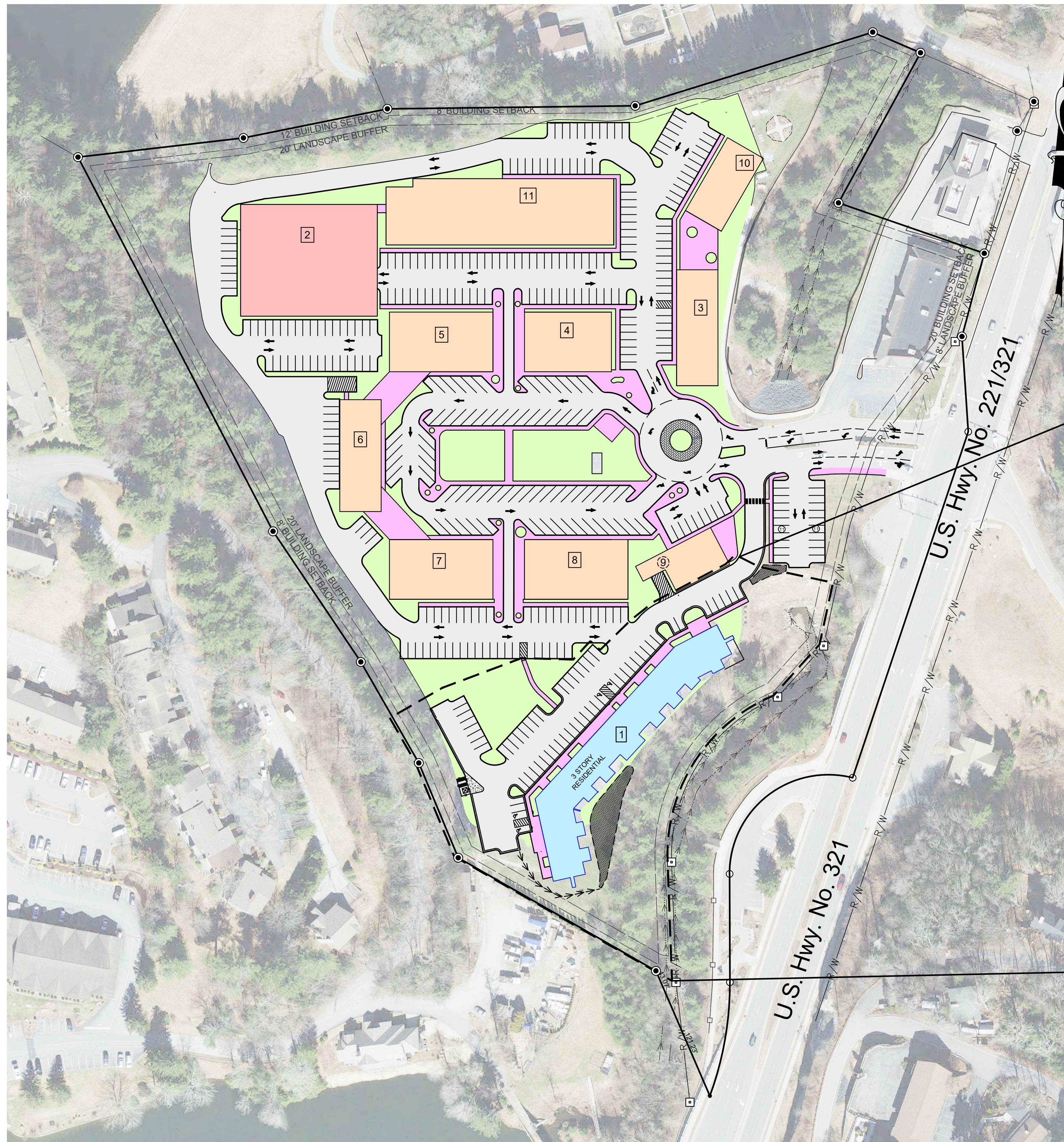
**REDEVELOPMENT
SHOPPES ON THE PARKWAY
PHASE 1A - CONDITIONAL ZONING PERMIT
BLOWING ROCK NC**

**PHASE 1A - CONDITIONAL ZONING PERMIT
BLOWING ROCK NC**

PRELIMINARY

FOR REGULATORY REVIEW ONLY

FOR REGULATORY REVIEW ONLY





SITE



REAR (Hwy. 321 SIDE)



FRONT (SHOPPES ON THE PARKWAY SIDE)



FRONT (SHOPPES ON THE PARKWAY SIDE)



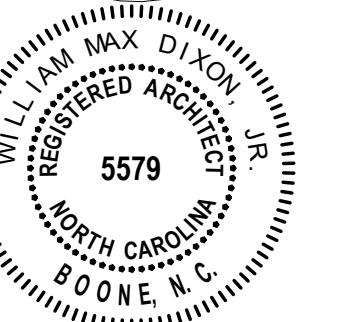
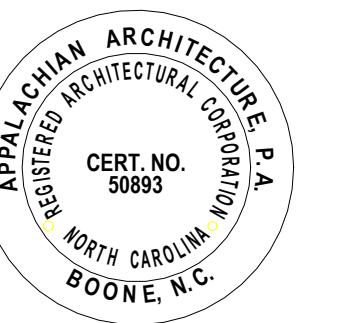
FRONT (SHOPPES ON THE PARKWAY SIDE)

RENDERINGS

VILLAGES @ SHOPPES

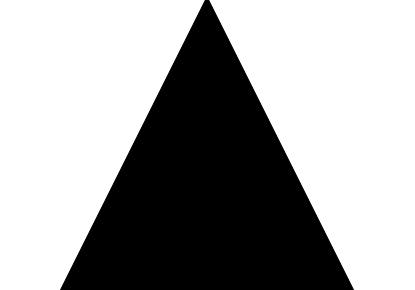
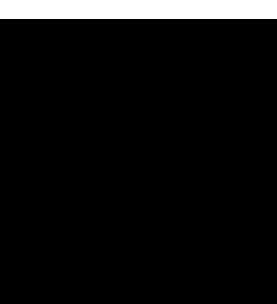
BLLOWING ROCK, N.C.

▲ REVISIONS:



- DRAWN BY:
- CHECKED BY:
- SHEET TITLE

A-8



APPALACHIAN
ARCHITECTURE, P.A.

BILL DIXON, NCARB
103 W. KING ST.
BOONE, NC 28605
828-265-2405
WWW.APPALARCH.COM

▲ DATE: 2/20/25