

**Town of Blowing Rock
Board of Adjustment
January 29, 2026
5:30 P.M.**

ADMINISTRATIVE APPEAL

Case: Appeal # 2025-01
Applicant: Rock Pine Rentals LLC
Location: 439 Chestnut Drive, Units A-D
Zoning: R-6M, Multi-family

INTRODUCTION

Rock Pine Rentals LLC has appealed a final administrative decision (Exhibit A) sent to Chad Hollister, as the Registered Agent of Rock Pine Rentals LLC, on November 13, 2025. The administrative decision dated November 13, 2025 denied Rock Pine Rentals LLC's request to allow short-term rental at his property at 439 Chestnut Drive in Blowing Rock, NC. The subject property is zoned R-6M, Multi-family where short-term rental is not permitted. The property is further identified by Watauga County PIN# 2807-96-5192-000.

APPEAL BACKGROUND

Mr. Hollister presented information to the Town after Rock Pine Rentals LLC purchased the condominium building at 439 Chestnut Drive, Units A-D from Greg Buchanan and George Collis in August 2025. The information and request from Mr. Hollister claimed (through an affidavit) that Mr. Collis rented units on a short-term basis (less than 28 days) prior to 2019. Once the Town modified the zoning ordinance in August of 2019 consistent with the NC Court of Appeals decision related to short-term rentals, Mr. Collis claimed the Town informed him he could not continue with short-term rentals.

Planning Staff is not aware of Mr. Collis ever renting units on a short-term basis and we have been provided no evidence that indicates that Mr. Collis did. To our knowledge it does not appear that short-term rentals ever happened at 439 Chestnut Drive, and no occupancy tax receipts are available that would indicate compliance with the Town's occupancy tax laws for any rentals less than 28 days. Further, Planning Staff is not aware of ever having a conversation with Mr. Collis informing him that short-term rentals were no longer permitted at his property.

Even if Mr. Collis had short-term rentals on the subject property prior to 2019, which the Planning Staff contends that the Applicant has failed to prove, the Applicant produced evidence that runs counter to its request, confirming that no short-term rental activity has occurred on the subject property since 2019. Pursuant to Section 16-8.6 of the Town's Land Use Code, any nonconforming

use that has been discontinued for a consecutive period of 180 days is deemed abandoned and cannot be reestablished. Here, the alleged nonconforming use has been discontinued for a consecutive period of at least 180 days, starting in 2019 at the latest, thus abandoning the alleged nonconforming use on the subject property.

Accordingly, in response to the Applicant's request for allowance of short-term rentals at 439 Chestnut Drive, staff denied this request based on there being no evidence of prior and continued short-term rental use in an R-6M, Multi-family zoning district where short-term rental is not permitted.

PUBLIC NOTICE

Public Notice for this Appeal was mailed on January 13, 2026 to the property owner and adjacent property owners within 150 feet (Exhibit C). The property was posted on January 9, 2026. A public notice is scheduled to appear in the Watauga Democrat on January 14 and 21, 2026.

ATTACHMENTS

- EX. A. Letter of Decision dated November 13, 2025
- EX. B. Appeal Application dated November 20, 2025
- EX. C. Appeal supporting documents from Chad Hollister
- EX. D. Public Notice and mailing list and map
- EX. E. Aerial Map of subject property
- EX. F. Zoning Map of subject property
- EX. G. Town Zoning Ordinance sections related to short-term rental



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

EX. A

November 13, 2025

Mr. Chad Hollister
307 Scene A Rama Dr
Boone, NC 28607

Dear Mr. Hollister:

Please let this letter serve as response to your correspondence dated October 31, 2025 ("your Letter"), in which you requested a confirmation of the nonconforming use status as to short-term rentals on your property located at 439 Chestnut Drive, Units A-D ("your Property").

As mentioned in your Letter, on August 13, 2019, the Town amended its zoning ordinance to regulate short-term rentals in the Town, including your Property. Any nonconforming uses that were otherwise lawful on your Property were allowed to continue, provided that the nonconforming use was not discontinued for a consecutive period of 180 days, at which time the nonconforming use would become abandoned, pursuant to Section 16-8.6 of the Town Code.

I have reviewed the Affidavit of George Collis, which you submitted along with your Letter. In Paragraph 4 of that affidavit, George Collis, the previous owner of your Property, stated that he ceased short-term rental activity at the time of the zoning ordinance amendment, in 2019.

Additionally, the Town Attorney, Joey Petrack, forwarded me an e-mail dated November 3, 2025, where you stated that the short-term rentals were discontinued prior to your purchase of the Property.

Based on the information you have presented there is no evidence that your Property has had short-term rental activity since 2019. While your Property had a nonconforming use that could have continued after the Town's August 13, 2019 amendment to the zoning ordinance, that nonconforming use has been abandoned, pursuant to Section 16-8.6 of the Town's Land Use Code, because the nonconforming use has been discontinued for a consecutive period of 180 days, starting in 2019. Accordingly, I deny your administrative request to allow short-term rental activity on your Property.

Should you disagree with my decision in this matter, you may appeal this administrative decision to the Town of Blowing Rock Board of Adjustment within thirty (30) days of the date of this letter as specified in Section 16-5.1 of the Town Code.

If you have any questions, please give me a call at (828) 295-5240. Thank you.

Sincerely,


Kevin Rothrock, AICP
Planning Director

Chad Hollister
307 Scene A Rama Drive
Boone, NC 28607
Chadhollister48@gmail.com
252-414-0875

Date: 10/31/2025

To:
Kevin Rothrock
Planning & Inspections Director
Town of Blowing Rock
1036 Main Street
Blowing Rock, NC 28605

Re: Request for Confirmation of Lawful Nonconforming Use — Short-Term Rental
Property Address: 439 Chestnut Drive, Units A, B, C, D
Parcel ID: 2807-96-5192-000

Dear Mr. Rothrock:

I am the current owner of the above-referenced property located within the Town of Blowing Rock. I respectfully submit this request for administrative confirmation of the property's lawful nonconforming use status as a short-term rental (STR) under the Town of Blowing Rock Land Use Ordinance.

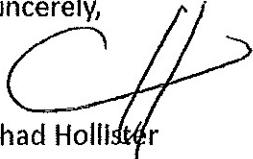
As detailed in the attached Affidavit of George Collis, the property was used for short-term vacation rentals for many years prior to August 13, 2019, the date on which the Town enacted its zoning amendment restricting such rentals. Mr. Collis's sworn statement further confirms that short-term rental activity ceased only after Town representatives advised him that such rentals were no longer permitted, and that the cessation was not voluntary. Under Section 16-8.6 of the Town's Land Use Ordinance, a lawful nonconforming use remains protected so long as it has not been discontinued for 180 consecutive days or discontinued without a present intention to reinstate the use. In this instance, cessation was compelled by the Town's directive and was always intended to be temporary.

In addition, the controlling precedent of *Frazier v. Town of Blowing Rock*, No. COA22-132 (N.C. Ct. App. 2022) confirms that when a property owner ceases STR activity in reliance on the Town's instruction, that cessation does not constitute abandonment of a lawful nonconforming use. The facts described in the attached affidavit closely parallel those in *Frazier*, and accordingly, the property's right to continue its established short-term-rental use remains valid.

For administrative clarity, I understand this request may be subject to legal review to ensure consistency with Frazier and Section 16-8.6 of the Town's ordinance.

Please confirm receipt of this request and advise if any additional documentation would assist in your review. I appreciate your time and attention to this matter and your continued service to the community.

Sincerely,


Chad Hollister 10/31/25

Enclosure: Affidavit of George Collis (Notarized)

AFFIDAVIT OF GEORGE COLLIS

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

I, George Collis, being duly sworn, depose and state as follows:

1. I am over eighteen (18) years of age and competent to make this statement.
2. I have owned and managed certain condominium units located at 439 Chestnut Drive in Blowing Rock, North Carolina, for many years.
3. Based on my personal knowledge and long-term ownership, the condominium units located at 439 Chestnut Drive were rented to short-term vacation guests for many years prior to August 13, 2019, the date when the Town of Blowing Rock adopted its amendment restricting such rentals.
4. Short-term rental activity ceased only after Town representatives advised me that such rentals were no longer permitted. The cessation was not voluntary, and it has always been my intention that the short-term rental use would continue or resume once permitted.
5. The use of the property for short-term vacation rentals was therefore not voluntarily abandoned.
6. This affidavit is made to confirm that the property's short-term rental use lawfully existed prior to the Town's 2019 zoning amendment adopted on August 13, 2019, and that such use was discontinued only at the direction of the Town.

George Collis

George Collis

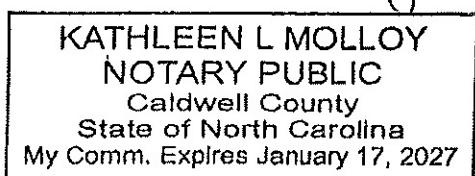
Subscribed and sworn to before me this 31 day of October 2025.

Kathleen L Molloy

Notary Public

My commission expires:

January 17, 2027



Ex. B

Application #: 25-01 Fee paid 400.00

11-21-25

**TOWN OF BLOWING ROCK
PLANNING AND INSPECTIONS DEPARTMENT**

Appeal from an action of the Zoning Enforcement Officer and/or Petition for an
Interpretation of the Zoning Ordinance

Permit or Relief Requested: Appeal Petition

Applicant: Rock Pine Rentals LLC Authorized Representative Chad Hollister

Address: 307 Scene A Rama Drive Baine NC 28607

Phone: 252 414 0875

Owner of Property/Project: Rock Pine Rentals LLC

Address: 307 Scene A Rama Drive Baine NC 28607

Phone: 252 414 0875

Tax Parcel Number: 2807-96-5192-000 Zoning District: R-6M

Location of Property: 439 Chestnut Drive Units A-D Blowing Rock NC 28605

APPEAL

To the Blowing Rock Board of Adjustment

I, Chad Hollister hereby appeal to the Board of Adjustment from the following adverse decision of a Zoning Enforcement Officer of the Planning Department: (If more space is needed, please attach a separate sheet).

See attached appeal packet for full grounds and supporting evidence.

This adverse decision was made with respect to property described above.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

CH Authorized Representative of
Signature of Applicant Rock Pine Rentals LLC

11/20/25
Date

Ex. C

APPEAL PACKET

Rock Pine Rentals, LLC
439 Chestnut Drive, Units A-D
Appeal to the Blowing Rock Board of Adjustment

1. Notice of Appeal

Rock Pine Rentals, LLC appeals the November 13, 2025 administrative decision of the Planning Director denying continuation of the property's nonconforming short-term rental use. This appeal is timely filed under the Town's Land Use Code.

2. Statement of Facts

- The property at 439 Chestnut Drive, Units A-D, was used for short-term rentals prior to August 13, 2019, when such use was lawful.
- In the November 13, 2025 denial letter, the Planning Director stated that the property "had a nonconforming use that could have continued after the Town's August 13, 2019 amendment," which confirms that the short-term rental use was legally established and vested as of 2019.
- After the 2019 ordinance change, the prior owners stopped short-term rental activity only because Town staff told them the use was no longer allowed. This cessation was not voluntary.
- No notice of abandonment, violation, or revocation of the nonconforming use was ever issued.
- Rock Pine Rentals, LLC now seeks confirmation that the vested short-term rental use was not abandoned.

3. Issue Before the Board

Because the Town acknowledges that the short-term rental use vested prior to the 2019 ordinance change, the Board must determine whether the use was abandoned under Section 16-8.6 of the Land Use Code.

Section 16-8.6 states that a nonconforming use is lost if it is discontinued for 180 consecutive days, or discontinued for any period of time without a present intention to reinstate the use.

Under North Carolina appellate decisions, including *Frazier v. Town of Blowing Rock*, a discontinuance must be voluntary to qualify as abandonment. A cessation caused by Town instruction does not qualify as a true discontinuance under either clause of the ordinance.

4. Why No Abandonment Occurred

- The cessation of short-term rental activity was not voluntary. The owners stopped only because Town staff instructed them to. A government-induced cessation does not constitute a "discontinuance" for purposes of abandonment.
- Under *Frazier v. Town of Blowing Rock*, a lapse in short-term rental use caused by Town direction cannot be used to establish abandonment under the 180-day clause.
- Under the second clause of Section 16-8.6, abandonment requires a discontinuance combined with a lack of present intention to reinstate. There is no evidence that the owners intended to abandon the short-term rental use.
- Because the cessation was involuntary, and because there is no evidence of any intent to abandon, neither clause of Section 16-8.6 is satisfied.
- The Planning Director relied solely on the 180-day lapse and did not determine whether the cessation was voluntary or whether there was any intent to abandon. Both are required under controlling law.
- As a matter of law, the nonconforming short-term rental use was not abandoned.

5. Requested Decision

Rock Pine Rentals, LLC respectfully requests that the Board of Adjustment reverse the November 13, 2025 administrative decision and confirm that the vested nonconforming short-term rental use for Units A–D was not abandoned and continues to exist.

6. Exhibits

Exhibit A: Owner Authorization Letter

Exhibit B: Prior Owner Affidavit

Exhibit C: Planning Director's Denial Letter

Exhibit D: Land Use Code Section 16-8.6

Exhibit E: Excerpt from *Frazier v. Town of Blowing Rock*

Rock Pine Rentals, LLC

By: Chad Hollister, Authorized Representative

Date: November 17, 2025

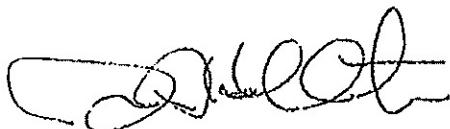
Exhibit A – Owner Authorization Letter

To Whom It May Concern:

I, James J. Hollister, as owner of Rock Pine Rentals, LLC, which owns the property located at 439 Chestnut Drive, Units A-D, Blowing Rock, NC (PIN 2807-96-5192-000), hereby authorize Charles (Chad) Hollister to act as my authorized agent in all matters related to the appeal of the Planning Director's November 13, 2025 determination regarding short-term rental nonconforming use status.

This authorization includes, without limitation, the authority to prepare and file the Notice of Appeal, submit evidence and documentation, communicate with Town staff and the Town Attorney, appear before and speak to the Board of Adjustment, and take any actions reasonably necessary to pursue the appeal. This authorization shall remain valid until the appeal is fully resolved.

Signed this 17th day of November 2025.



James J. Hollister
Owner, Rock Pine Rentals, LLC

Exhibit B – Affidavit of Prior Owner (George Collis)

AFFIDAVIT OF GEORGE COLLIS

**STATE OF NORTH CAROLINA
COUNTY OF WATAUGA**

I, George Collis, being duly sworn, depose and state as follows:

1. I am over eighteen (18) years of age and competent to make this statement.
2. I have owned and managed certain condominium units located at 439 Chestnut Drive in Blowing Rock, North Carolina, for many years.
3. Based on my personal knowledge and long-term ownership, the condominium units located at 439 Chestnut Drive were rented to short-term vacation guests for many years prior to August 13, 2019, the date when the Town of Blowing Rock adopted its amendment restricting such rentals.
4. Short-term rental activity ceased only after Town representatives advised me that such rentals were no longer permitted. The cessation was not voluntary, and it has always been my intention that the short-term rental use would continue or resume once permitted.
5. The use of the property for short-term vacation rentals was therefore not voluntarily abandoned.
6. This affidavit is made to confirm that the property's short-term rental use lawfully existed prior to the Town's 2019 zoning amendment adopted on August 13, 2019, and that such use was discontinued only at the direction of the Town.

George Collis

George Collis

Subscribed and sworn to before me this 31 day of October 2025.

Kathleen L Molloy

Notary Public

My commission expires:

January 17, 2028

KATHLEEN L MOLLOY
NOTARY PUBLIC
Caldwell County
State of North Carolina
My Comm. Expires January 17, 2027

Exhibit C – Planning Director’s Denial Letter



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

November 13, 2025

Mr. Chad Hollister
307 Scene A Rama Dr
Boone, NC 28607

Dear Mr. Hollister:

Please let this letter serve as response to your correspondence dated October 31, 2025 ("your Letter"), in which you requested a confirmation of the nonconforming use status as to short-term rentals on your property located at 439 Chestnut Drive, Units A-D ("your Property").

As mentioned in your Letter, on August 13, 2019, the Town amended its zoning ordinance to regulate short-term rentals in the Town, including your Property. Any nonconforming uses that were otherwise lawful on your Property were allowed to continue, provided that the nonconforming use was not discontinued for a consecutive period of 180 days, at which time the nonconforming use would become abandoned, pursuant to Section 16-8.6 of the Town Code.

I have reviewed the Affidavit of George Collis, which you submitted along with your Letter. In Paragraph 4 of that affidavit, George Collis, the previous owner of your Property, stated that he ceased short-term rental activity at the time of the zoning ordinance amendment, in 2019.

Additionally, the Town Attorney, Joey Petrack, forwarded me an e-mail dated November 3, 2025, where you stated that the short-term rentals were discontinued prior to your purchase of the Property.

Based on the information you have presented there is no evidence that your Property has had short-term rental activity since 2019. While your Property had a nonconforming use that could have continued after the Town's August 13, 2019 amendment to the zoning ordinance, that nonconforming use has been abandoned, pursuant to Section 16-8.6 of the Town's Land Use Code, because the nonconforming use has been discontinued for a consecutive period of 180 days, starting in 2019. Accordingly, I deny your administrative request to allow short-term rental activity on your Property.

Should you disagree with my decision in this matter, you may appeal this administrative decision to the Town of Blowing Rock Board of Adjustment within thirty (30) days of the date of this letter as specified in Section 16-5.1 of the Town Code.

If you have any questions, please give me a call at (828) 295-5240. Thank you.

Sincerely,


Kevin Rothrock, AICP
Planning Director

Exhibit D – Land Use Cod Section 16-8.6

Section 16-8.6. Abandonment and Discontinuance of Nonconforming Situations. When a nonconforming use is (a) discontinued for a consecutive period of 180 days, or (b) discontinued for any period of time without a present intention to reinstate the nonconforming use, the property involved may thereafter be used only for conforming purposes.

16-8.6.1. If the principal activity on property where a nonconforming situation other than a nonconforming use exists is (a) discontinued for a consecutive period of 180 days, or (b) discontinued for any period of time without a present intention of resuming that activity, then that property may thereafter be used only in conformity with all of the regulations applicable to the preexisting use unless the entity with authority to issue a permit for the intended use issues a permit to allow the property to be used for this purpose without correcting the nonconforming situations. This permit may be issued if the permit-issuing authority finds that eliminating a particular nonconformity is not reasonably possible (i.e., cannot be accomplished without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure that is on a permanent foundation). The permit shall specify which nonconformities need not be corrected.

16-8.6.2. For purposes of determining whether a right to continue a nonconforming situation is lost pursuant to this section, all of the buildings, activities, and operations maintained on a lot are generally to be considered as a whole. For example, the failure to rent one apartment in a nonconforming apartment building for 180 days shall not result in a loss of the right to rent that apartment or space thereafter so long as the apartment building as a whole is continuously maintained. But if a nonconforming use is maintained in conjunction with a conforming use, discontinuance of a nonconforming use for the required period shall terminate the right to maintain it thereafter.

16-8.6.3. When a structure or operation made nonconforming by this chapter is vacant or discontinued at the effective date of this chapter, the 180-day period for purposes of this section begins to run at the effective date of this chapter.

Exhibit E – Excerpt from Frazier v. Town of Blowing Rock

Section 16-2.2 of the Town's Land Use Ordinances defines a "Nonconforming Use" as, "[a] nonconforming situation that occurs when the property is used for a purpose or in a manner made unlawful by the use regulations applicable to district in which the property is located." "[N]onconforming situations that were otherwise lawful on the effective date of this chapter may be continued[,] provided the grandfathered nonconforming use is not "discontinued for a consecutive period of 180 days" or "discontinued for any period of time without a present intention to reinstate the nonconforming use[.]" Sections 16-8.1, 16-8.6.

EX.D.



Town of Blowing Rock

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

PUBLIC NOTICE

The Blowing Rock Board of Adjustment will hold a Public Hearing on Thursday, January 29, 2026 at 5:30 PM to consider the following request(s):

Administrative Appeal # 2025-01

Rock Pine Rentals, LLC has appealed a final administrative decision sent to Chad Hollister on November 13, 2025. The administrative decision dated November 13, 2025 denied Mr. Hollister's request to allow short-term rental at his property at 439 Chestnut Drive in Blowing Rock, NC. The subject property is zoned R-6M, Multi-family where short-term rental is not permitted. The property is further identified by Watauga County PIN# 2807-96-5192-000.

This is an evidentiary meeting. Any person wishing to comment on the appeal case(s) may do so at the meeting in order to give sworn testimony. *Members of the Board of Adjustment are not permitted to discuss these cases outside of the public hearing.*

The Public Hearings will be held at the Blowing Rock Town Hall at 1036 Main Street, Blowing Rock. The Town Hall is ADA accessible.

Any questions regarding these case(s) may be directed to the Blowing Rock Planning and Inspections Department at (828) 295-5240.

Kevin Rothrock, AICP
Planning Director

RECEIPT/ORDER CONFIRMATION

Watauga Herald
Ashe Post & Times



J^{rn} Avery Journal
Times

WOMEN The Mountain Times *The Blowing Rocket*

P. O. Box 1630
Greeneville, TN 37744
Phone: 828-264-3612

BILLING DATE:	ACCOUNT NO:
1/9/2026	HCM105366

AMOUNT DUE UPON RECEIPT

TOWN OF BLOWING ROCK
PO Box 47
Blowing Rock, NC 28605-0047

AD#	DESCRIPTION	START	STOP	PUBS	TIMES	AMOUNT
301369	PUBLIC NOTICE The Blowing Rock Board of	1/14/2026	1/21/2026	HCWD, WDI	4.00	\$140.86

Discount:	\$0.00	Gross:	\$140.86
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00	Amount Due:	<hr/> \$140.86

PUBLIC NOTICE

The Blowing Rock Board of Adjustment will hold a Public Hearing on Thursday, January 22, 2026 at 5:30 PM to consider the following request(s):

**Administrative Appeal #
2025-01**

Rock Pine Rentals, LLC has appealed a final administrative decision sent to Chad Hollister on November 13, 2025. The administrative decision dated November 13, 2025 denied Mr. Hollister's request to allow short-term rental at his property at 439 Chestnut Drive in Blowing Rock, NC. The subject property is zoned R-6M, Multi-family where short-term rental is not permitted. The property is further identified by Watauga County PIN# 2807-96-5192-000.

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Kevin Rothrock, AICP
Planning Director

2807-96-5192-000 STEVEN BUCHANAN & GEORGE COLLIS PO BOX 763 BLOWING ROCK, NC 28605	2807-96-7276-000 PERRY NICHOLAS 509 TRUITT DRIVE ELON, NC 27244	2807-95-8738-000 LORRAINE & BOBBY CHANDLER 1520 CAMDEN RD MARSHVILLE, NC 28103-8057
2807-96-5053-000 WILLIAM & LYNN BEELER 2813 MARKET BRIDGE LANE UNIT 101 RALIEGH, NC 27608	2807-96-7275-000 CHESTNUT DRIVE PARTNERS, LLC 9872 NC HWY 105 S SUITE 1 BANNER ELK, NC 28604	2807-96-4357-000 CHESTNUT INVEST. PARTNERS, LLC 800 HICKORY BLVD SW LENOIR, NC 28645
2807-95-5910-000 CANDICE SIMMONS 905 30 TH AVE DR NW HICKORY, NC 28601	2807-96-7018-000 MARY LEIGH HOWELL 907 OLIVE STREET GREENSBORO, NC 27401	2807-96-4643-000 S AND A ACQUISITIONS, LLC 5126 CHILLMARK ROAD CHARLOTTE, NC 28226
2807-95-4903-000 KATHEY CROWELL PO BOX 2406 BLOWING ROCK, NC 28605	2807-96-6083-000 JANET & KENNETH FUNDERBURK 3437 BEECH MINT DRIVE CHARLOTTE, NC 28227	2807-96-4103-000 SUZANNE BEUSSE C/O CAROL SCARBOROUGH 636 W LYNCHES RIVER ROAD LAMAR, SC 29069
2807-95-5965-000 KENT & SARAH FRERICHS 951 SAINT JOHNS CHURCH ROAD CONCORD, NC 28025	2807-96-6060-000 JANET & KENNETH FUNDERBURK 3437 BEECH MINT DRIVE CHARLOTTE, NC 28227	2807-96-5211-000 S AND A ACQUISITIONS NO 2, LLC 5126 CHILLMARK ROAD CHARLOTTE, NC 28226
2807-95-5899-000 HENRY & JORGANN ROGERS PO BOX 2487 BLOWING ROCK, NC 28605	2807-95-7907-000 MARY & WILLIAM BRADLEY 11506 JAMES JACK LANE CHARLOTTE, NC 28277	2807-96-7517-001 DIETER & KARYN HERTERICH PO BOX 689 BLOWING ROCK, NC 28605
2807-96-8316-000 POLLY ANN WALKER ARNOLD 9212 CLUB HILL DRIVE RALEIGH, NC 27617	2807-95-7942-000 MARY & WILLIAM BRADLEY 11506 JAMES JACK LANE CHARLOTTE, NC 28277	2807-96-6524-001 STEVEN SHELL 1587 PARADISE LAKE DR MOUNT PLEASANT, SC 29464
2807-96-8315-000 EDITH WALKER 509 ARMISTEAD PLACE NASHVILLE, TN 37215	2807-95-9958-000 MILES KUCERA 6308 GOLD WAGON LANE CHARLOTTE, NC 28227	2807-96-5456-001 KATS ON CHESTNUT, LLC 1234 EASTON DRIVE LAKELAND, FL 33803
2807-96-8314-000 CHESTNUT DRIVE PARTNERS, LLC 9872 NC HWY 105 S SUITE 1 BANNER ELK, NC 28604	2807-95-7878-000 ASHLEY & JOHN CANTRELL 1501 E SEVENTH STREET CHARLOTTE, NC 28211	2807-96-4465-001 JENNIFER BALTZ & MICHAEL HUI 207 CLEARPORT DRIVE CARY, NC 27519
2807-96-7277-000 WIP11, LLC PO BOX 905 BLOWING ROCK, NC 28605	2807-95-8802-000 LORRAINE & BOBBY CHANDLER 1520 CAMDEN RD MARSHVILLE, NC 28103-8057	2807-96-3467-001 DENTON FAMILY TRUST C/O WILLIAM LUNSFORD 3950 ABINGTON ROAD CHARLOTTE, NC 28211

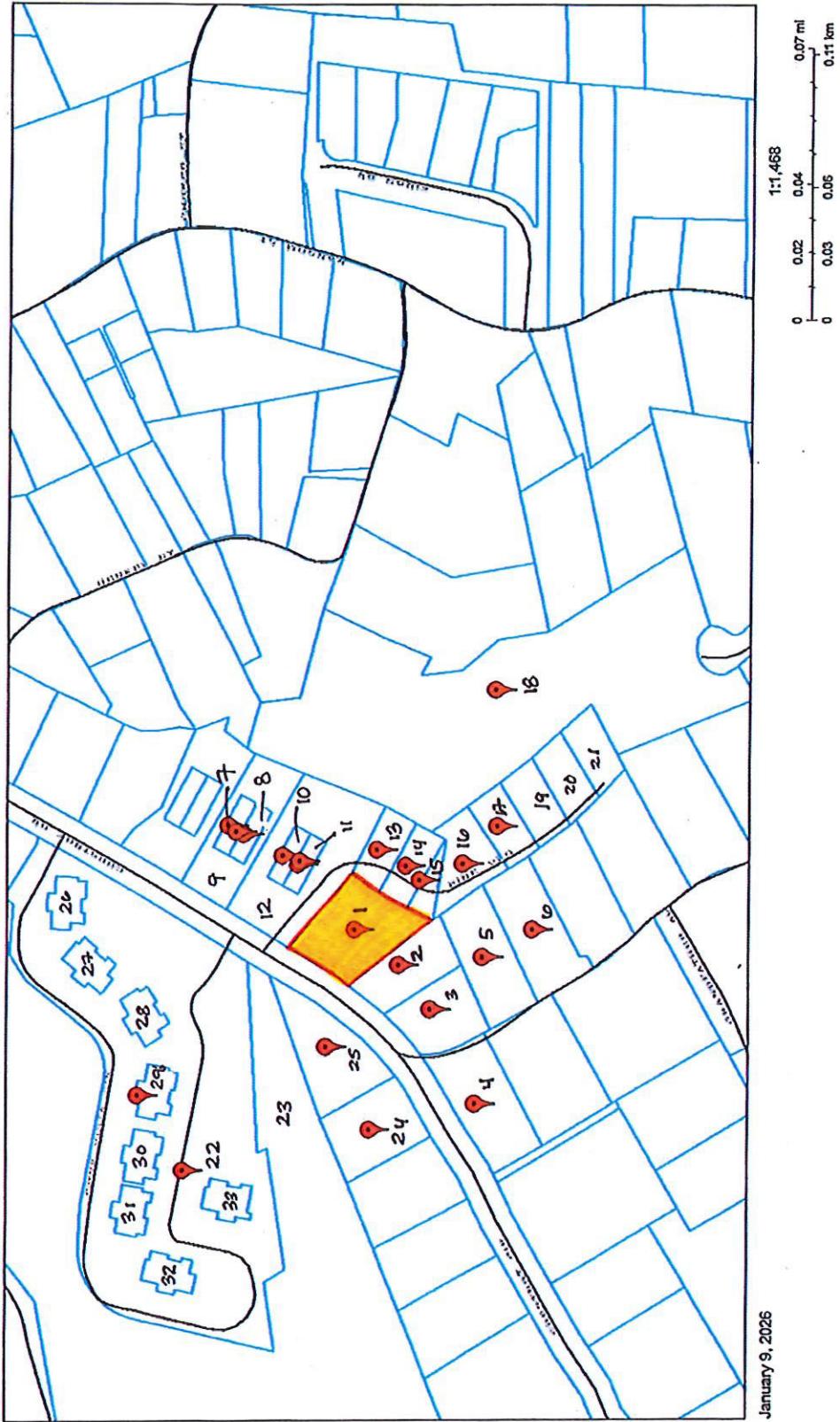
2807-96-2488-001
LEANNE BROYHILL
1870 9TH STREET CT NW 31
HICKORY, NC 28601

2807-96-2403-001
ALICE MATTHEWS
3500 BRENTWOOD DRIVE 32
GASTONIA, NC 28056

2807-96-3334-001
ROBERT & MARY WHITLEY
PO BOX 5309 33
KINSTON, NC 28503

Rock Pine Rentals, LLC 34
c/o chad Hollister
307 Scene A Rama Dr
Bounce NC 28607

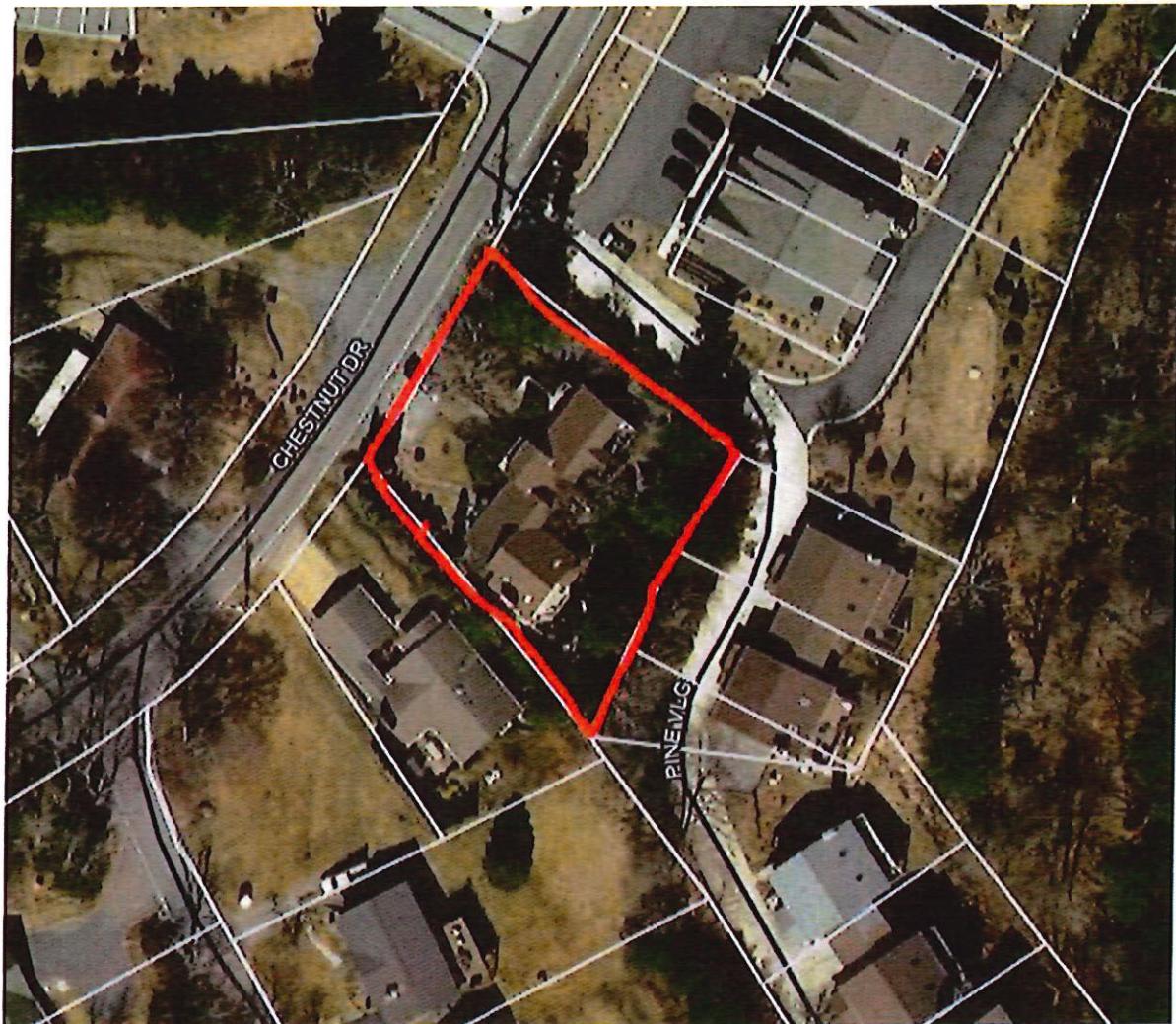
Watauga County Auditor



Ex. E

Rock Pine Rentals, LLC

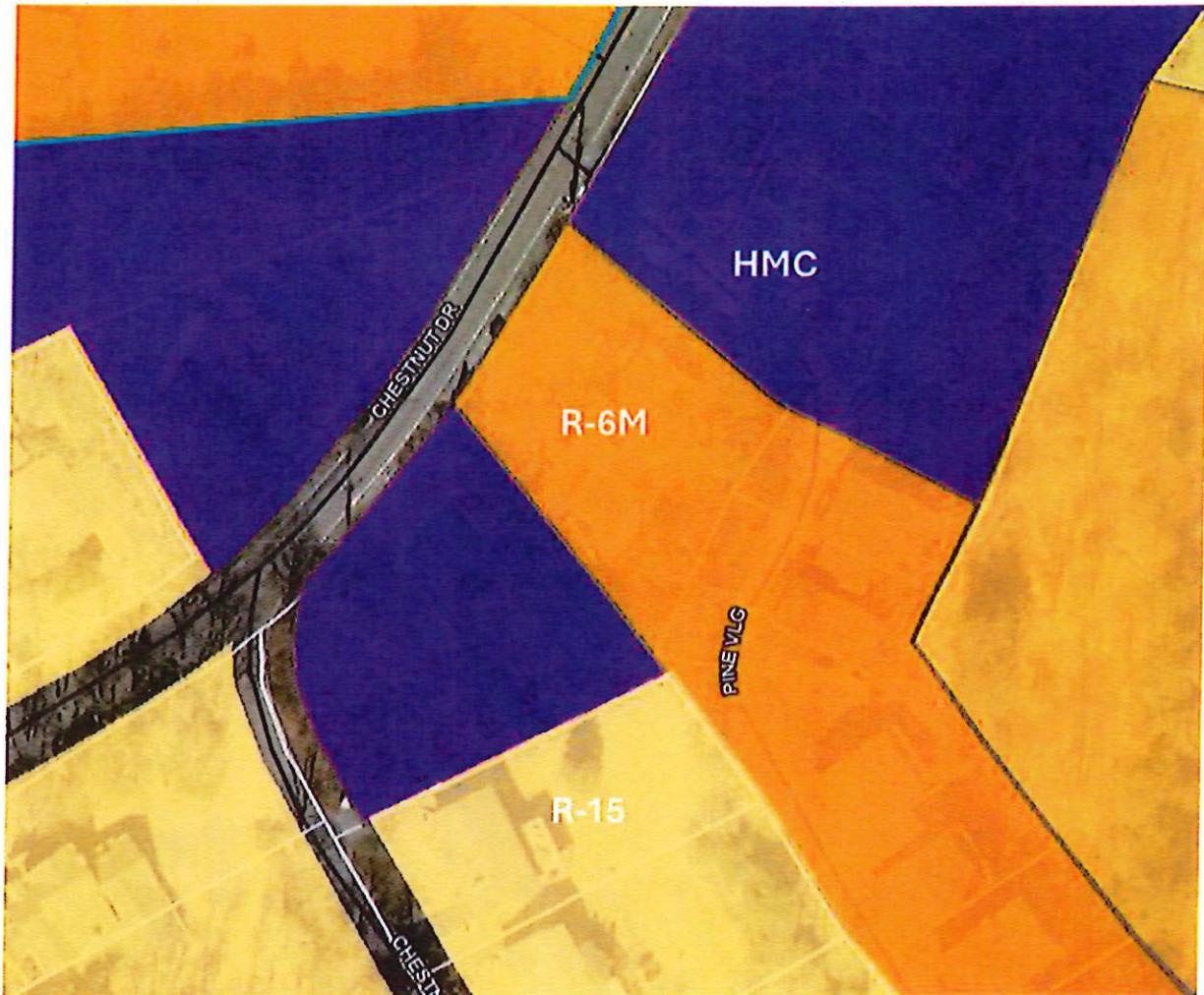
BOA Appeal 2025-01



Ex. F

Rock Pine Rentals, LLC

BOA Appeal 2025-01



Short-Term Rental in Land Use Code

Short-Term Rental. The rental, lease, or offer to make available, any attached or detached residential dwelling unit, or portion thereof, by way of a rental agreement, lease, license, or any other means, (whether oral or written) for compensation or consideration, for a duration that is less than 28 consecutive days.

Section 16-10.12. Short-Term Rentals. The Board finds that short-term rentals (STRs) are an appropriate use given the residential/resort character of Blowing Rock's planning jurisdiction, provided that specific controls are in place to regulate parking, trash, noise, tenant safety, and other related effects thereby protecting neighborhood property values, and the health, safety, and the general welfare of Town citizens and visitors.

Short-term rentals are defined as the rental, lease, or offer to make available, any attached or detached residential dwelling unit, or portion thereof, by way of a rental agreement, lease, license, or any other means, (whether oral or written) for compensation or consideration, for a duration that is less than 28 consecutive days. The following standards shall apply to all short-term rentals with the Town's planning jurisdiction:

- a) A zoning permit must be initially obtained for a change in use for each dwelling unit that is to be rented for a period of less than 28 days. The permit is not valid until a satisfactory inspection is completed.
- b) A local contact person or management company contact information must be clearly posted on the interior of the dwelling unit, and the person/company shall be available to respond to complaints or emergencies within one (1) hour.
- c) Sufficient off-street parking must be provided for each bedroom to be rented. The parking space must meet the minimum dimensional requirements in Section 16-20.6. Short-term rental units that exist on July 1, 2018, are grandfathered with respect to parking, but each bedroom added after this date requires an additional parking space.
- d) Adequate trash and recycling containers must be provided. If collection containers are kept in an enclosure bin, the bin must meet minimum design standards defined in the Town Code (ex. Placed within 6 to 12 feet of the edge of the street, opaque screening at least four feet high, etc.).
- e) The dwelling unit must be equipped with operable smoke detectors and carbon monoxide detectors consistent with the NC Building Code.
- f) The 911 address must be posted on the front of the house or dwelling unit with 3.5-inch reflective numbers (6-inch reflective number if commercial or multi-family) or on the property according to Section 7-17 of the Town Code. The 911 address must be clearly posted on the interior of the dwelling unit to notify tenants in case of emergency.

16-10.12.1. In addition to those areas zoned to allow short-term rentals (CB, TC, GB, OI), there are other areas where short-term rentals are permissible including Chetola Resort and Royals Oaks Condominiums (Overlay District). There are other properties that were previously operating short-term rentals or had permitted vested rights through Watauga or Caldwell County prior to being annexed or added to the Extraterritorial Jurisdiction. These properties have a legal nonconforming status that provides the opportunity for short-term rental. Each property owner that applies for a zoning permit for short-term rental use in areas not permitted by right or listed herein must provide historical documentation that the nonconformity has been legally obtained or a vested right has been legally established under NCGS 160D-108.

Uses Description	R-A	R-15	R-10S	R-10D	R-10M	R-6S	R-6M	R-MH	CB	TCE	TCW	TCS	GB	DI	HMC	HSG	PGS
1.450 Facilities that are designed to provide a continuum of care, including independent living, assisted living/CCRC, home health care, adult day care, intermediate care, skilled nursing care, and acute care; provided, however, that residential living units shall be limited to no more than seven units per acre.															S		
1.500 Miscellaneous long-term rooms for rent situations																	
1.510 Rooming houses, boarding houses	Z		Z	Z	Z	Z	Z		S	S	S	S	S	S	Z		
1.520 Fraternities, sororities, and similar housing with ten beds or less																	
1.530 Dormitories, fraternities and sororities with more than ten beds, and similar housing																	
1.600 Temporary Residences																	
1.610 Temporary emergency construction and repair residences	Z	Z	Z	Z	Z	Z	Z	Z						Z	Z	Z	
1.620 Short-term rental of a residential dwelling unit									Z	Z	Z	Z	Z	Z			
1.630 Hotels, motels, similar businesses or institutions providing overnight accommodations									S	S	S	S	S				
1.640 Bed and Breakfast establishments									S	S	S	S	S	S			
1.700 Home Occupations	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	

Z = Zoning Permit required; S=Special Use Permit required;

Z/S = Zoning permit if lot less than 1 acre, SUP if lot 1 acre and greater; Blank = Use not permitted.