

## Planning and Zoning Board

### Minutes

**Thursday, January 30, 2003**

The Blowing Rock Planning and Zoning Board met on Thursday, January 30, 2003. Due to weather, the Board did not meet on their regularly scheduled day. Chairman Susie Greene called the meeting to order at 7:00 p.m. Members present were Cobb Milner, Albert Yount, Bill Parker, Ron Oberle, George Snyder, Paul Peterson and Jim West. Members absent were David Cox and Dennis Quinn. Staff present were Scott Hildebran, Town Manager, Kevin Rothrock, Planning Director and Sonya Long, Administrative Assistant.

Chairman Greene welcomed the new Town Manager, Scott Hildebran. She also congratulated Kevin Rothrock for receiving top honors in the Zoning Certification school.

*Mr. Peterson made a motion to approve the minutes as submitted, seconded by Mr. Parker. All were in favor of the motion.*

#### **Business**

#### **Page Place Condominiums – Conditional Use Permit #2202-10**

Mr. Rothrock reported that Mr. Thomas Banks is requesting a conditional use permit to construct a ten-unit condo building just off Little Springs Road across from the Best Cellar Restaurant. All of the condos units will have two (2) bedrooms. The property is zoned General Business. Mr. Rothrock explained that this project had been approved under the name Little Springs Condominiums but that it now had a new developer and some changes had been made to the project.

Mr. Rothrock stated that Mr. Banks has requested a waiver from the 16 foot required opaque vegetative buffer along the southern property line to be reduced to 8 feet. He explained that the applicant did meet the parking requirements and that no watershed waiver would be necessary for the project as the site plan showed an impervious area of 22%.

Mr. Banks has requested that the proposed cupola on the top of the building have a standing seam copper roof.

Mr. Snyder had questions regarding the height of the building. Mr. Rothrock explained that it did meet the Town Code and was lower than the first proposal.

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Chairman Greene asked that something be included in the Conditional Use Permit regarding the landscaping around the dumpster area. Mr. Rothrock assured Chairman Greene that it would be in the Conditional Use Permit.

Chairman Greene also pointed out that one of the issues with Little Springs was the adjoining neighbor wanted to make sure her property would be heavily landscaped from the development. Mr. Banks explained that the development was already heavily landscaped and that any trees that are disturbed would be replaced.

Mr. West pointed out that the west elevation did show the western end of the building to be about one and a half stories above ground. He was concerned about how this would look, as it was with Little Springs. Mr. Banks stated that he thought it was 10-11 feet from the ground to the first floor. Mr. West stated that as long as there is taller screening in this area it would take care of the foundation being seen and would take care of the problem. He suggested that a minimum height of 6 feet with the foundation screening be added to the motion. Mr. Rothrock stated that with the existing buffer it shouldn't be a problem.

Mr. Yount stated that with the Town Council removing standing seam metal from an allowable material, he could not support something that the Town Council didn't allow. Mr. Peterson stated that if they are not allowed to use standing seam, it takes away from the building. He also pointed out that in unique situations and since it is such a small area, they should be allowed to use it. Mr. Snyder pointed out that when the Town Council did get rid of standing seam, they were looking at a project that wanted to do an entire roof. Some board members thought the cupola could be considered an accent to the building therefore allowing the standing seam copper roof.

*With no further discussion, Mr. Peterson made a motion to recommend approval of the conditional use permit with the screening on the west end of the building facing Hwy. 321 to be at a minimum of 6 feet, the waiver to use the standing seam copper roof be granted (any other type of roof would be difficult to maintain), and the waiver be granted to reduce the 16 foot opaque buffer to 8 feet near the dumpster area. seconded by Mr. Parker. All were in favor of the motion.*

## **Comprehensive Plan**

Chairman Greene discussed with the Board a timeline on finishing the remainder of the comprehensive plan. Mr. Rothrock stated that there were only a few items left for the Board to review. He stated that the next item would be on the February agenda. Chairman Greene reiterated the importance of completing the Comprehensive Plan soon.

## **Blowing Rock Appearance Advisory Commission Letter**

Chairman Greene reported to the Board that she received a letter from Linda Campbell, who is a member of the Blowing Rock Appearance Advisory Commission. She asked that the Planning

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Board review a list of names that would be serving on a Tree Committee to look over the town's tree ordinance. The Board stated they would like to see this committee look at some way of reducing the number of White Pines in Blowing Rock. With the recent ice and snow storms those trees had caused a lot of damage.

Mr. Peterson, Mr. Oberle and Mr. West all agreed to serve on this committee as representatives of the Planning Board.

Town Council member Mr. Wray spoke to the Planning Board about this committee. He stated that it was his understanding that the Town Council had explained to Ms. Campbell at the last Town Council meeting that they would like for the Planning Board to first look over the existing ordinance and then decide if a committee would be necessary. Mr. Tester agreed. Mr. Tester also suggested that the Planning Board look at other towns to see how their tree ordinances are written.

Mr. West suggested that the three Board members that volunteered to be on the committee review the existing ordinance and then report back to the Planning Board at the February meeting. Mr. West also agreed to contact Ms. Campbell and to work with BRAAC to understand their concerns with the existing ordinance. Chairman Greene stated that this part of the code was very weak and would like to see some improvements to it.

## **Other Business**

Chairman Greene reported that she had spoken with Mr. West, Mr. Parker and Mr. Quinn about their terms expiring. They all agreed to serve again. Chairman Greene reported to the Board that the Town Council retreat is scheduled for the end of February in which they will decide on the names submitted for the Board. The Planning Board will then vote on the chair and vice chair at the March meeting.

Chairman Greene asked each board member to introduce himself or herself to Mr. Hildebran and tell about their experiences in Planning.

Mr. Rothrock reported that Town Council passed the Extraterritorial Jurisdiction area. Property owners have been notified and have been asked if they would like to serve on the Planning Board as the ETJ representative. He explained that they have until mid February to submit their names. If no one submits their name, we will continue to leave David Cox on the Board as that representative.

Mr. West reported that the Department of Transportation had decided on the widening of Highway 321 by-pass. Mr. West asked that the Planning Board review the issue of the design details. Chairman Greene stated that at one point there was a plan. Mr. Rothrock stated that they were in the office. Chairman Greene asked that those plans be brought to the next meeting so that the Board could begin reviewing those plans.

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Mr. Yount received two telephone calls of people that attended the Planning Board meeting and then the Town Council meeting and said that what went to the Town Council was not what came from Planning Board with regards to the Town Center District.

Mr. Rothrock stated he had consulted the Town Attorney and did make some changes to the draft ordinance that went to the Town Council. Chairman Greene stated that if any changes are made to a recommendation from the Planning Board, she would like to see that issue come back to the Board. She also suggested that if the Town Attorney wanted to make changes, send to the Town Council the Planning Board's recommendation and then also a legal recommendation from the Town Attorney.

## **Adjourn**

With no further business, Mr. West made a motion to adjourn at 7:55 p.m., seconded by Mr. Oberle. All were in favor of the motion.

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Susie Greene, Chairman Sonya Long, Administrative Assist.