

Town of Blowing Rock

Planning Board

Agenda

Thursday, December 17, 2015

5:30 p.m.

Call to Order

Approval of Agenda

Approval of Minutes

Business

1. CUP 2009-01 Holiday Inn Express Amendment to CUP

Other Business

Adjournment

Draft

Planning and Zoning Board

Minutes

Thursday, November 19, 2015

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, November 19, 2015 for their regularly scheduled meeting. Chairman Harwood called the meeting to order at 5:30 pm. Members present were David Laughter, Lisa Stripling, Kim Hartley, Wes Carter, Genie Starnes, Joe Papa, Natalie Bovino and Jim Steele. Staff members present were Planning Director Kevin Rothrock and Planning & Zoning Support Specialist Tammy Bentley.

Chairman Harwood congratulated Jim Steele on his successful campaign for the Town Council. All members agreed and the congratulations were unanimous.

Chairman Harwood asked if there were any changes to the agenda. There were none. *Ms. Starnes made a motion to accept the agenda order, seconded by Mr. Laughter. All members were in favor of the motion.*

Chairman Harwood asked if there were any changes to the September 17, 2015 meeting minutes. There were none. *Mr. Steele made a motion to approve the minutes. The motion was seconded by Mr. Laughter. All members were in favor of the motion.*

Discussion – Landscape Ordinance Buffer Width Revisions

Mr. Rothrock gave the staff report and Powerpoint presentation. The Town Council suggested that staff and the Planning Board evaluate the landscape screening standards in the Land Use Code and how they apply to various projects. Recently there have been 2 requests for relief for side buffers, one being the Urgent Care/Clinic on Valley Boulevard and the other being the Townhomes on Ransom Street. Mr. Rothrock said that after further review of the ordinance, staff is recommending that the Planning Board consider amending the type of screening between classification II uses (duplexes, multi-family, recreation uses, churches, etc.) and classification I uses (single family homes) from 16 feet to 8 feet.

Chairman Harwood asked if the chart in the Land Use Code would have to change. Mr. Rothrock confirmed.

The Board discussed the proposed changes. Several members asked the benefit of this change versus the existing ordinance language and inquired about the use classifications. Mr. Rothrock indicated that if this is adopted future applicants can

design to this. Mr. Rothrock also said that the Town Council asked the Planning Board to look at this after the R&R Builders CUP for Townhomes on Ransom Street was granted.

Mr. Rothrock reminded the Board that BR MOB LLC (applicant for the Urgent Care/Clinic on Valley Boulevard) and R&R Builders (applicant for the Townhomes on Ransom Street) asked for relief on side setbacks.

Mr. Carter said he thought that if a 16' buffer can be accommodated that it should be. Ms. Bovino concurred. Mr. Laughter said that he thought that applicants would opt for the lesser buffer if it is available. Ms. Starnes agreed with Mr. Laughter.

Mr. Carter asked if there were any pending applications that would benefit from this change. Mr. Rothrock told him no.

Mr. Steele commented that there is land available on Ransom Street that may use this, if amended.

Chairman Harwood pointed out that Mr. Rothrock is referring to the type of screening and the Board is referring to the width. Mr. Steele agreed. Chairman Harwood said the use classifications were a completely separate issue.

The Board further discussed the proposed changes. Mr. Carter said that he likes the existing wording. Mr. Papa agreed and added the existing wording should be left alone.

It was the consensus of the Board to leave the ordinance as written and to take no action.

Other Business

Mr. Rothrock told the Board there would be a conditional use permit on the December agenda. The Holiday Inn is requesting access from their parking lot onto Ransom Street. He reminded all Board members that they should not discuss this with anyone outside the Planning Board meeting. Chairman Harwood asked that the history of previous Conditional Use Permits for this property be provided to the Board.

*Mr. Steele made a motion to adjourn the meeting, seconded by Mr. Laughter. **All members were in favor of the motion.***

Chairman Harwood adjourned the meeting at 6:35 pm.

Chairman David Harwood

Tammy Bentley
Planning & Zoning Support Specialist

Blowing Rock Planning Board

STAFF REPORT

Project: CUP 2009-01 Holiday Inn Express – Major Amendment
Meeting Date: December 17, 2015
Applicant: Milan, Inc.
Staff: Kevin Rothrock, Planning Director

REQUEST

Milan, Inc. is requesting a major amendment to conditional use permit No. 2009-01 to construct a limited access driveway access from Ransom Street into the existing parking lot. The request is due to the improvements on US 321 which have altered access to the site. The proposed entrance has been designed to only allow vehicles to enter from Ransom Street. No exits will be permitted onto Ransom Street as currently designed. The subject property is zoned GB, General Business and is further identified by Watauga County PIN 2817-04-9891-000.

HISTORY

A conditional use permit was approved in 1985 for construction of a Ramada Inn on this site. The permit was approved by the Planning Board and Town Council subject to the condition that no ingress and egress be allowed to Ransom Street.

A new conditional use permit was issued in 2009 for construction of a porte cochere and other improvements at Holiday Inn Express (formerly Ramada Inn and then Days Inn). The permit was approved with a condition that if Holiday Inn were to request a future driveway connection to Ransom Street, that it must be reviewed and approved by Planning Board and Town Council.

On November 9, 2015, a zoning permit was issued to Holiday Inn Express for a driveway connection to Ransom Street. This permit was issued in error since the CUP from 2009 required Planning Board and Town Council approval. This zoning permit was rescinded on November 18, 2015.

On December 1, 2015, an application for an amendment to CUP 2009-01 was filed to request a driveway connection to Ransom Street.

On December 2, 2015, Holiday Inn Express representatives met with several neighbors and Town staff to discuss potential issues and possible options related to a driveway connection to Ransom Street. Some of the issues identified at that meeting included:

- A. The existing situation causes vehicles to have to turn around in neighbors' driveways and Grove Way. While it is not confirmed, the theory is that people erroneously think they can get to the Holiday Inn from Ransom Street.

- B. The possibility of having right-in only driveway configuration instead of two-way access.
- C. Trees for screening had been removed already.
- D. Any entrance sign, if allowed, being non-lighted.

SITE PLAN

The original plan that was approved with the zoning permit on November 9, 2015 showed an ingress and egress driveway onto Ransom Street with a restricted right turn from the hotel rear parking lot to limit turns toward the neighboring properties. Conditions of the zoning permit included:

1. Add arrows to pavement indicating in and out traffic with a left curving arrow out to direct traffic left.
2. Shape the right side curb to direct cars to turn left out of the lot.
3. Add a sign to the stop sign that indicates no right turn. Local traffic only.
4. A final inspection.

After the discussions at the neighborhood meeting, the hotel owner agreed to modify the driveway design to a one-way, right turn into the lot. No exits onto Ransom Street will be allowed at the proposed driveway location. This decision was made because it was viewed much more favorably by the residents in attendance than the original design.

Pine trees of similar size will be planted to replace those that were lost during the initial demolition of the curb and sidewalk.

ATTACHMENTS

1. CUP application for WON, Inc. (Ramada Inn) from 1985
2. Minutes from June 20, 1985 Planning Board meeting
3. Minutes from July 9, 1985 Town Council meeting
4. CUP 2009-01 Holiday Inn Express approved by Town Council on May 12, 2009
5. Minutes from April 16, 2009 Planning Board meeting
6. Minutes from May 12, 2009 Town Council meeting
7. Originally proposed site plan showing driveway with two-way traffic
8. Proposed site plan showing the "right entrance only" driveway connection
9. Aerial map of site
10. Letters/emails submitted to staff

Exhibit 7

Town Of Blowing Rock

Blowing Rock, North Carolina 28605
Post Office Box 47
704 295 3104

P. 70
COPY

PERMIT REQUESTED Conditional Use

APPLICANT WON, Inc.

OWNER WON, Inc.

ADDRESS PO Box 1178

ADDRESS PO Box 1178

Blowing Rock, NC 28605

Blowing Rock, NC 28605

TELEPHONE 1-704-295-3100

TELEPHONE 1-704-295-3100

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER Same

PURPOSE OF PERMIT To build a motel in general business district and to exceed the 35' height limit on rear of building.

PROPERTY LOCATION US 321 By-Pass at Ransom Street.
STREET ADDRESS

TAX MAP 254

BLOCK N/A

LOT 201 & 202

LOT SIZE 148,191.12 SQUARE FEET

ZONING DISTRICT General Business

NO. OF BUILDINGS TO REMAIN None

GROSS FLOOR AREA TO REMAIN None

NO. OF BUILDINGS PROPOSED One

GROSS FLOOR AREA OF PROPOSED BUILDINGS 58,000 sq.

IF SITE PLAN IS NOT ATTACHED, GIVE SETBACK DISTANCES:

EXISTING BUILDINGS TO REMAIN

PROPOSED BUILDINGS

1. FRONT _____ REAR _____ SIDE _____ SIDE _____

1. FRONT _____ REAR _____ SIDE _____ SIDE _____

2. FRONT _____ REAR _____ SIDE _____ SIDE _____

2. FRONT _____ REAR _____ SIDE _____ SIDE _____

IF MULTI-FAMILY USE, LIST NUMBER OF 1, 2, 3, OR 4-BEDROOM UNITS PROPOSED:

1 BEDROOM _____ 2 BEDROOM _____ 3 BEDROOM _____ 4 BEDROOM _____

TOTAL SQUARE FOOTAGE OF LAND TO BE DISTURBED 140,000 SQUARE FEET

ESTIMATED COST OF PROJECT: \$ 3,200,000

BLOWING ROCK PLANNING/ZONING BOARD
MINUTES
June 20, 1985

Members Present: Scott, Hunt, Burns, Reck, Davant, Lentz, Green, Kimard
Tarr, Hallmark

Members Absent: None

Other Present: Allen Sharpe, his Attorney Rick Mattar, Town Attorney Charles
Clement, representatives of Ramade Inn, 20-30 town citizens

1. Allen Sharpe, who developed Royal Oaks Condos on old P. B. Scott's site, requested information on how he was to proceed to be able to use condo's as a condo/motel. Town Attorney Clement addressed process that Sharpe should go through. Motion was made to table Sharpe's request until later in meeting. Motion passed.

Lady requested that Sharpe place a STOP sign at entrance to Ransom. He agreed to do so.

2. Larry Green with Ray Howell Associates spoke regarding a Remada Inn on the old Villa Maria site. He requested a conditional use permit to "construct a small Ramade Inn and a slight variation in height requirement". Mr. Green stated that the new building to be constructed would be lower than the existing structure, though over 35'. (See attached permit for details - Exhibit A)

Davant moved we recommend to Council that conditional use permit and height variance be approved subject to no ingress and egress off Ransom Street.

Motion was amended to permit no "construction" access to Ransom Street in Northbound direction. Burns seconded and motion passed 7 - 2.

- 3. Allen Sharpe returned to request (as instructed by Town Attorney):
 - a. conditional use permit to be able to use condo's as condo/motel
 - b. special use permit to be able to use amenities center as athletic, exercise and similar facility.

Discussion followed regarding signs that could be allowed on Ransom entrance. Also question arose as to whether Sharpe could sign documents to preclude future use of property for a bar or restaurant.

Discussion on amenities center involved traffic and parking, especially if amenities center is used by the general public. Sharpe stated that no more than seventy-two memberships total would be issued (total proposed number of condo units) and that when seventy-two units are sold out there would be no more general public memberships available.

Special meeting was called for June 27, 1985.

Meeting Adjourned

Respectfully Submitted

Judy Hunt

July 9, 1985

(2)

REGULAR MEETING:

The following action was taken relative to the preceding Public Hearings:

1. Gilleland Enterprises

Mr. diSanti moved that, having found the application to be in order and in compliance with the Land Use Ordinance, Section 16-185, this Conditional Use and Variance as amended, that is the requirement that the developer will provide a liability insurance policy in the minimum amount of \$1,000,000 (one million dollars), be approved. Mrs. Hartley seconded.

Voting FOR the motion: Coffey, diSanti, Hartley

Voting AGAINST the motion: Absher, Craig

The motion passed

2. Won, Inc.

Mr. diSanti moved that, having found the application to be in order and in compliance with the Land Use Ordinance, Section 16-185, this Conditional Use and Variance be approved including the elimination of ingress and egress of either commercial or construction traffic on Ransom Street. Mrs. Hartley seconded.

Voting FOR the motion: Coffey, diSanti, Hartley

Voting AGAINST the motion: Absher, Craig

The motion passed

*North Board 1989 - Cancelled
12/17/85 from transcript*

3. Code Amendment

Mrs. Absher moved that the following Code Amendment be approved. Mr. diSanti seconded the motion which was unanimously approved.

THE BOARD OF COMMISSIONERS OF THE TOWN OF BLOWING ROCK ORDAINS:

Section 1. Article III, Administrative Mechanisms - Part I. Planning Board is amended by replacing Section 16-21 (a), (b) and Section 16-23 (a) with:

(a) There shall be a planning board consisting of eleven members. Ten members, appointed by the Town Board, shall reside within the town limits. One member, appointed by the Watauga County Board of Commissioners, shall reside within that portion of the town's extraterritorial planning area that lies within Watauga County. If, despite good faith efforts, a resident of the extraterritorial planning area within the county cannot be found to fill the seat reserved for residents of such area, then the county board of commissioners may appoint any other resident of the county (including residents of the Town of Blowing Rock) to fill such seat. If the county board fails to make an appointment within ninety days after receiving a resolution from the Town Board requesting that an appointment be made, the Board may make the appointment.

(b) Planning board members shall be appointed for three year staggered terms, but members may continue to serve until their successors have been appointed. Initially, four in-town residents and the Watauga County extraterritorial area resident shall be appointed for three year terms, three in-town residents shall be appointed for two year terms, and three in-town residents shall be appointed for one year terms. Vacancies may be filled for the unexpired terms only.

FILED JoAnn Townsend
Register of Deeds, Watauga Co, NC
Recording Fee: \$23.00
NC Real Estate TX: \$.00

20090917000096900 PRMIT
Bk: BR1472 Pg: 95
09/17/2009 10:31:03 AM 1/4



TOWN OF BLOWING ROCK
PO BOX 47
BLOWING ROCK, NC 28605

Exhibit A

Holiday Inn

CUP No. 2009-01

TOWN OF BLOWING ROCK CONDITIONAL USE PERMIT
Holiday Inn
CUP No. 2009-01

On the date listed below, the Board of Commissioners of the Town of Blowing Rock met and held a public hearing to consider the following application:

Applicant: Milan, Inc.

Project Name: Holiday Inn

Property Location: 8412 Valley Blvd.

Tax Parcel Nos.: 2817-04-9891-000

Property Owners of Record: Milan, Inc.

Proposed Use of Property: Exterior Modifications including new porte cochere

Current Zoning Classification of Property: GB, General Business

Meeting Date: May 12, 2009

Having heard all of the evidence and arguments presented at the above-referenced meeting, the Board finds that the application complies with all applicable requirements of the Code of Ordinances of the Town of Blowing Rock, and that, therefore, the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable conditions of the Land Use Code and the following additional conditions:

1. The Applicant shall complete the development of the subject property in accordance with the architectural plans submitted (dated 2/28/09, revised 4/3/09) and approved by the Board, except as amended by the following conditions. Where said plans are in conflict with the provisions of the Land Use Code, the provisions of the Land Use Code shall prevail, except as specifically provided herein.



Copies of said plans are made a part hereof as if fully rewritten herein, and shall be maintained in the Conditional Use Permit file in the Town Clerk's office. Any deviations from or changes in the plans must be pointed out to the Administrator in writing and specific written approval must be obtained as provided in the Blowing Rock Land Use Code.

2. All building materials and colors shall be approved by the Zoning Administrator. The planned exterior modifications include:
 - A new porte cochere is proposed at the main building entry. The new entry will have a pitched roof and the appearance of a heavy wood beam structure. The base of the support columns will be stone to match the existing stone columns.
 - A new covered entry at the rear entrance.
 - A new paint scheme for the building.
 - New roof shingles on entire building.
3. The metal antenna tower in front of the building shall be removed.
4. The large satellite dish behind the building should be removed when no longer in use.
5. The juniper bushes along both driveways at Hwy 321 must be cut back for sight triangle purposes.
6. The maintenance shed exterior shall be improved and must match hotel colors and materials.
7. Exposed HVAC equipment and vents on the hotel roof should be of a color to match the roof or building paint and be perpetually maintained.
8. Dumpster screening shall be opaque and improved to meet the Land Use Code.
9. An opaque buffer shall be installed along Ransom Street consisting of large evergreen trees planted 8 feet on center in two staggered rows where space allows. Minimum height of trees at planting shall be 8 feet.
10. A five-foot sidewalk shall be installed along Ransom Street. The applicant shall also install a five-foot sidewalk along Hwy 321 if NCDOT fails to install a sidewalk during the Hwy 321 widening project.
11. All drainage maintenance problems shall be corrected to the satisfaction of the Town Engineer and Zoning Administrator prior to a final approval and Certificate of Occupancy.
12. If the applicant desires a driveway connection to Ransom Street in the future it must be reviewed and approved by the Planning Board and Town Council.
13. All overhead utility service lines shall be removed or buried. The existing overhead utility lines cutting through the property may remain above ground
14. All handicap-accessible parking spaces shall be striped and signed according to the NC Building Code.



Exhibit A

Holiday Inn

CUP No. 2009-01

- 15. Prior to construction activity, the Applicant shall submit a revised site plan, if required, in such form as shall be required by the Zoning Administrator, that incorporates the terms and conditions of this Conditional Use Permit.
- 16. Failure to comply with any provision herein shall subject the Applicant to forfeiture of the Permit and a stop work order on any further construction.
- 17. The Applicant shall reimburse the Town for all required legal advertising and the cost of mailing notices to all adjoining property owners. Two site plan reviews are included in the basic permit fees. An additional amount of \$100.00 will be charged for each additional review of the same site plan.
- 18. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this Permit shall be void and of no effect.

IN WITNESS WHEREOF, the Town of Blowing Rock has caused this Permit to be issued in its name and the undersigned being property owner(s) and/or agent(s) of the property owner(s) does hereby accept this Conditional Use Permit, together with all of its conditions as binding upon them and their successors in interest.

TOWN OF BLOWING ROCK

By: J.B. Lawrence
 J.B. Lawrence, Mayor

ATTEST: Sharon H. Greene
 Sharon H. Greene, Town Clerk



OWNER/APPLICANT:
 Milan, Inc.

BY: Mantubhai C. Patel
 Mantubhai C. Patel, President

ATTEST: Rupal Patel
 Rupal Patel, Secretary



STATE OF NORTH CAROLINA

COUNTY OF WATAUGA



I, a Notary Public of said County and State, do hereby certify that Sharon H. Greene personally appeared before me and acknowledged that she is Town Clerk of the Town of Blowing Rock and that by authority duly given and as the act of the Corporation the foregoing instrument was signed in its name by its Mayor and sealed with its corporate seal, and attested by its Town Clerk.

WITNESS my hand and official seal this, the 2nd day of September, 2009.

Sharon H. Greene
Notary Public

My commission expires:

9.20.2009

NOTARIAL SEAL:



STATE OF NORTH CAROLINA

Mecklenburg

COUNTY OF WATAUGA

I, a Notary Public of said County and State, do hereby certify that Rupal Patel personally appeared before me this day and acknowledged that he/she is the secretary of Milan, Inc., a Virginia Corporation, and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by its Secretary.

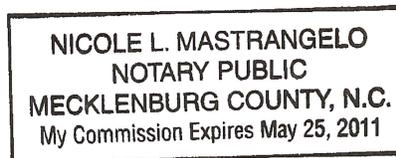
WITNESS my hand and official seal, this the 18th day of August, 2009.

Nicole L. Mastrangelo
Notary Public
Nicole L. Mastrangelo

My commission expires:

May 25, 2011

NOTARIAL SEAL:



Planning and Zoning Board

Minutes

Thursday, April 16, 2009

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, April 16, 2009 for their regular scheduled meeting. Chairman West called the meeting to order at 7:00 p.m. Members present were Debbie diSanti, Ada Webster, Brenda Fairbetter, Greg Grana, Nelda Miller, Sue Sweeting and Web Alexander. Staff members present were Planning Director Kevin Rothrock, Town Engineer Chris Brown and Administrative Assistant Sherrie Pitts.

Chairman West commented that he had been absent from the last meeting and abstained from voting on the minutes.

Ms. diSanti commented that on page two of the minutes in the voting issues of banners there had been more discussion than was noted. She stated that the Board was sensitive to businesses but felt that signage should be inside stores rather than outside.

Ms diSanti made a motion to accept minutes with an amendment to address signage items discussed in regard to allowable indoor/outdoor signs. Mr. Grana seconded the motion. All members were in favor of the motion. Chairman West abstained from voting on the minutes.

Chairman West asked for nominations and discussion on officers for this year. With no other comments, Ms. Sweeting stated that she was willing to serve again as vice-chair. Chairman West stated that he also was willing to serve again as chair.

Ms. Sweeting nominated Mr. West to continue as chairman of the board. Ms. Fairbetter seconded the motion. All members voted in favor of the motion.

Chairman West nominated Ms. Sweeting to continue as vice-chair. Mr. Alexander seconded the motion. All members voted in favor of the motion.

Items of Business

CUP 2009-01 Holiday Inn Express

Mr. Rothrock gave the staff report to the board in reference to Milan, Inc. requesting a conditional use permit to renovate the exterior of the Days Inn building and construct a new covered entry. The proposed renovations are in anticipation of the conversion from Days Inn to Holiday Inn Express that will take place over the next few months. The permit process will require some upgrades to some existing elements of the site including sidewalks, dumpster screening, landscaping, ADA requirements, and improvements of the maintenance building. The subject property is located in the WS-IV-PA watershed.

The following issues that need to be addressed as part of the CUP application:

1. The antenna the front of the building should be removed if no longer in use.

2. The large satellite dish behind the building should be removed if no longer in use.
3. Dumpster screening is required for both dumpsters. Dumpsters shall be placed within the screen area. The dumpster screening behind the building will need to be extended to hide the sides of the containment area.
4. The juniper bushes along both sides of both driveways will need to be cut back from the edge of the road for sight triangle purposes.
5. Handicap signs that meet the NC State Building Code are required to be in place at all designated spaces.
6. The maintenance shed needs improvements and should match the hotel building colors and materials.
7. Exposed HVAC equipment and vents on the hotel roof shall be painted to match the roof color.
8. Additional landscaping/screening will need to be installed along Ransom Street.
9. A five foot wide sidewalk will need to be installed along the full length of Hwy 321 and the section of property along Ransom Street. The sidewalk along Hwy 321 can be deferred until the widening project is underway.

The following exterior changes are proposed:

1. A new porte cochere is proposed at the main building entry. The new entry will have a pitched roof and the appearance of a heavy beam structure. The base of the support columns will be stone to match the existing stone columns.
2. A new covered entry at the rear entrance.
3. A new paint scheme for the building.
4. New roof shingles on the entire building.

Ms. Sweeting asked about the utility lines in back of the building and if they could be put underground. Mr. Rothrock commented that if it was a large cable it could be a 3 phase power line and cable and phone attached also. He stated that the lines were behind the building not required to go underground.

Ms. Sweeting wanted to know if DOT or Holiday Inn was responsible for the storm water. Mr. Rothrock said that DOT was responsible for water within their right-of-way. Holiday Inn would be responsible for the runoff that comes outside the DOT right-of-way.

Ms. diSanti questioned issues involved with the US 321 widening. Mr. Rothrock explained that most of the project would be expanded on the opposite side of 321 from the hotel.

Mr. Grana asked if the crosswalk that had been discussed between the proposed retail/office building on the neighboring property and the Holiday Inn to allow pedestrian traffic from the hotel to the restaurant was still planned for construction.

There was some discussion on no left turns out of the Holiday Inn after the 321 widening.

Chairman West commented on the painting of the roof vents and asked if paint material had become more durable.

Mr. Grana wanted to add maintenance of the painted roof fixtures to the CUP.

With no other questions or comments of staff the floor was opened to the applicant.

Mr. William Robinson, architect for the project, opened discussion on questions from the board. In reference to the roof fixtures there is a plastic material that fits over existing vents that can be colored which would last longer without required maintenance.

Mr. Robinson displayed a model and discussed the cantilevered roof over the main entrance doors that would be replacing the flat porte cochere. He explained that Holiday Inn wants to create an ambiance using blue and green lighting inside the roof line of the porte cochere. They propose to add an exit driveway in back of the building onto Ransom St.

Ms. Sweeting commented that she did not believe it was allowable to add a driveway onto Ransom St.

Days Inn owner Mr. Manu Patel commented on the antennas and dishes on the building most of which are still in use. The dish on top of the porte cochere was for Days Inn and can be removed. The tall metal antenna out front is still in use and under contract until 2013.

Mr. Robinson passed around a photo of a sign depicting the standard theme that Holiday Inn uses.

Mr. Grana asked if the photo was like the sign they planned to use. Chairman West discussed town approved colors and requirements for signs.

There was discussion on an alternate exit onto Ransom St. Mr. Rothrock advised that the Board could recommend that if Holiday Inn wanted an exit onto Ransom Street such approval would require a Planning Board approval.

Ms. Sweeting asked about a timeline. Mr. Robinson advised that he would have construction drawings ready within about two weeks of Town Council approval and should have the project complete within three months.

Ms. Sweeting asked about the drainage on the right of the property and the standing water near the shed. She also wanted to know if the dumpster screening would be brought to code. Ms. Sweeting commented on the doors under the front side fire exit and asked if they were to remain working doors because one was damaged and there were mops and brooms standing in that area. In the front of the building there is a rock wall. Ms. Sweeting wanted to know if rockwork would be extended in the back of the building.

Mr. Robinson said that there was a wooden fence in the front that would be extended. The fence in the back would be removed.

With no other questions or comments of applicant the floor was opened and closed with no comment from the public.

Ms. Sweeting made a motion to recommend approval of the CUP application as follows:

- 1. The metal antenna in front be removed*
- 2. The large satellite dish behind the building be removed if no longer in use (as written)*
- 3. Dumpster screening should be opaque*
- 4. The juniper bushes along both driveways should be cut back for sight triangle (as written)*
- 5. Handicap signs should meet NC State Building Code in all designated spaces (as written)*

6. *Maintenance shed needs improvements and should match hotel colors and materials (as written)*
7. *Exposed HVAC equipment and vents on hotel roof should color match and be maintained*
8. *An opaque screen buffer along Ransom Street*
9. *Ransom Street sidewalk should be installed – Hwy 321 sidewalk to wait for widening of the Highway*
10. *Request Town staff to address the sink hole, the poles and water issues on site.*
11. *If the applicant desires a driveway connection with Ransom Street a CUP amendment must come back before Planning Board.*

Mr. Rothrock asked if the antenna could be removed and an alternate device be used for movies. Mr. Patel advised he would check to see if another device could be substituted for the antenna tower.

Chairman West commented that the board strongly recommends the applicant get information on antenna options before the Town Council meeting.

Mr. Grana seconded the motion. All members were in favor of the motion.

Discussion of Town Center District

Mr. Rothrock opened discussion on a potential Town Center District with a preliminary map enclosed in board packets. There was general discussion about possibly changing building heights and other flexibility with code issues.

Chairman West talked about how and when downtown could become retail only that encouraged more tourist traffic.

Mr. Rothrock advised the subcommittee might look at options and changes including no office on the first floors of buildings, allow restaurants, etc.

Chairman West commented the board should not be in a hurry to recommend use changes on Main Street. The board needs to study options for a special downtown center district and decide on requirements and limitations for the district.

Mr. Grana made a motion to refer a study and discussion to the zoning subcommittee. Ms. Sweeting seconded the motion. All members voted in favor of the motion.

The zoning subcommittee members are Ms. diSanti, Mr. Grana, Chairman West and Mr. Steele.

Loading Zones and Delivery in Downtown

Mr. Rothrock commented on loading zones and deliveries in downtown and mentioned the photo that was included in the board packets.

Ms. Sweeting made a motion to refer loading zone/delivery items to the planning subcommittee, along with streetscape issues. Mr. Grana seconded the motion. All members were in favor of the motion.

Other Business

Mr. Rothrock talked about banners and advised Town Council wanted the Planning Board to look at it again.

Mr. Grana made a motion to postpone discussion and deliberation to the May meeting. Mr. Alexander seconded the motion. All members were in favor of the motion.

Adjourn

Mr. Grana made a motion to adjourn. Ms. Sweeting seconded the motion. All members were in favor of the motion.

With no further business the Planning Board adjourned at 9:34 PM.

Jim West, Chairman

Sherrie Pitts, Administrative Assistant

MINUTES
Town of Blowing Rock
Board of Commissioners
May 12, 2009

The Town of Blowing Rock Board of Commissioners held their regular meeting on Tuesday, May 12, 2009 at 7:00 p.m. The meeting took place in the Council Chambers located at 1036 Main Street, Blowing Rock. Present were Mayor J.B. Lawrence, Commissioners Bobby Ball, Keith Tester, Phillip Pickett, Albert Yount, and Tommy Klutz. Others in attendance were Town Manager Scott Hildebran, Town Attorney Allen Moseley, Town Engineer Doug Chapman, Planning Director Kevin Rothrock, Public Works Director Johnny Lentz, Building Inspector Jessie Horner, Finance Director Nicole Norman, Emergency Services Director Kent Graham, Parks & Recreation Director Jennifer Brown, Police Chief Eric Brown, and Town Clerk Sharon Greene.

CALL TO ORDER

Mayor Lawrence called the meeting to order at 7:00 p.m. and welcomed everyone.

APPROVAL OF MINUTES

Commissioner Pickett made a motion to approve minutes for meetings held on April 13 & 14, 2009. Commissioner Klutz requested the following change to the April 14 minutes: Omit the words "*unanimously approved*" from paragraph 5. Commissioner Tester also suggested a minor change regarding *the placement of paragraph seven on page 6* of the April 14, 2009 minutes. Commissioner Tester seconded the motion with the incorporation of these changes. Unanimously approved.

PUBLIC HEARINGS

1. CUP #2009-01 Holiday Inn Express (former Days Inn)

Mayor Lawrence requested those wishing to speak during the public hearing be sworn by the clerk. Planning Director Kevin Rothrock and Applicant Architect Bill Robinson were duly sworn.

Planning Director Rothrock presented a request from Milan, Inc. for a conditional use permit for renovations to the exterior of the Days Inn building and construction of a new covered entry. The proposed renovations were in anticipation of the planned conversion from Days Inn to Holiday Inn Express. According to Mr. Rothrock, the permit process would require some upgrades to existing elements of the site including sidewalks, dumpster screening, landscaping, ADA requirements, and improvements to the maintenance building.

Mr. Rothrock stated the following issues needed to be addressed as part of the CUP application:

1. The antenna at the front of the building should be removed if no longer in use.
2. The large satellite dish behind the building should be removed if no longer in use.
3. Dumpster screening dish behind the building should be removed if no longer in use.
4. The juniper bushes along both sides of both driveways will need to be cut back from the edge of the road for sight triangle purposes.
5. Handicap signs that meet the NC State Building Code are required to be in place at all designated spaces.
6. The maintenance shed needs improvements and should match the hotel building colors and materials.
7. Exposed HVAC equipment and vents on the hotel roof shall be painted to match the roof colors.
8. Additional landscaping/screening is required along Ransom Street.
9. A five-foot wide sidewalk will need to be installed along the full length of Hwy. 321 and the section of property along Ransom Street. The sidewalk along Hwy. 321 can be deferred until the widening project is underway.

Mr. Rothrock also addressed the following proposed architectural modifications:

- A new porte cochere is proposed at the main building entry. The new entry would have a pitched roof and the appearance of a heavy wood beam structure. The base of the support would be stone columns to match the existing columns.
- A new covered entry at the rear entrance.
- A new paint scheme for the entire building.
- New roof shingles on the entire building.

During the April 16, 2009 meeting of the Planning Board, the following recommendations were made:

1. The metal antenna in front of the building should be removed.
2. The large satellite dish located behind the building should be removed if no longer in use.
3. Dumpster screening should be opaque.
4. The juniper bushes along both driveways should be cut back for sight triangle.
5. Handicap signs should meet NC State Building Code in all designated spaces.
6. Exposed HVAC equipment and vents on hotel roof should color match and be maintained.
7. An opaque screen buffer along Ransom Street.
8. Ransom Street sidewalk should be installed – Hwy. 321 sidewalk would wait for widening of the highway.
9. Town staff to address the sink hole, the excess metal poles and water issue on site.
10. If the applicant desires a driveway connection with Ransom Street a CUP

amendment must come back before the Planning Board.

Council had several questions regarding the sidewalk for this project. Mr. Rothrock explained it was staff's recommendation that the applicant cooperate with NCDOT by reserving a five foot right-of-way for the proposed sidewalk due to the widening of Hwy. 321. Mr. Rothrock stated it would be ineffective to construct the sidewalk at the present time.

Other issues discussed were, dumpster sites, antennas, and the satellite dish. Mr. Robinson conveyed with technology changes, the antennas in question would be removed because they were now obsolete. Commissioner Ball requested the satellite dish be painted a different color and suggested more shrubbery be planted in front of it. Mr. Robinson explained when the contract was up, it would be removed also. Mr. Robinson addressed the dumpster site near the front of the building. He advised that Holiday Inn Express would no longer have a restaurant on the premises. They would only be serving a continental breakfast to their guests and the dumpster would have an opaque screen in front of it.

Commissioner Klutz had concerns regarding traffic control on Ransom Street. He felt that proper signage needed to be installed deterring traffic from Ransom Street.

With no further discussion, a motion to close the public hearing was made by Commissioner Tester, seconded by Commissioner Ball. Commissioner Tester then made a motion to approve CUP #2009-01 with the following modifications:

- The second sentence be omitted from Item #3
- The last sentence be omitted from Item #10
- Wording changed in Item #4 stating "*when no longer in use*" instead of "*if no longer in use.*"
- Item #4 should read the juniper bushes "*shall*" be cut back.
- Change the word "*should*" to "*shall*" in Item #6 and #7.

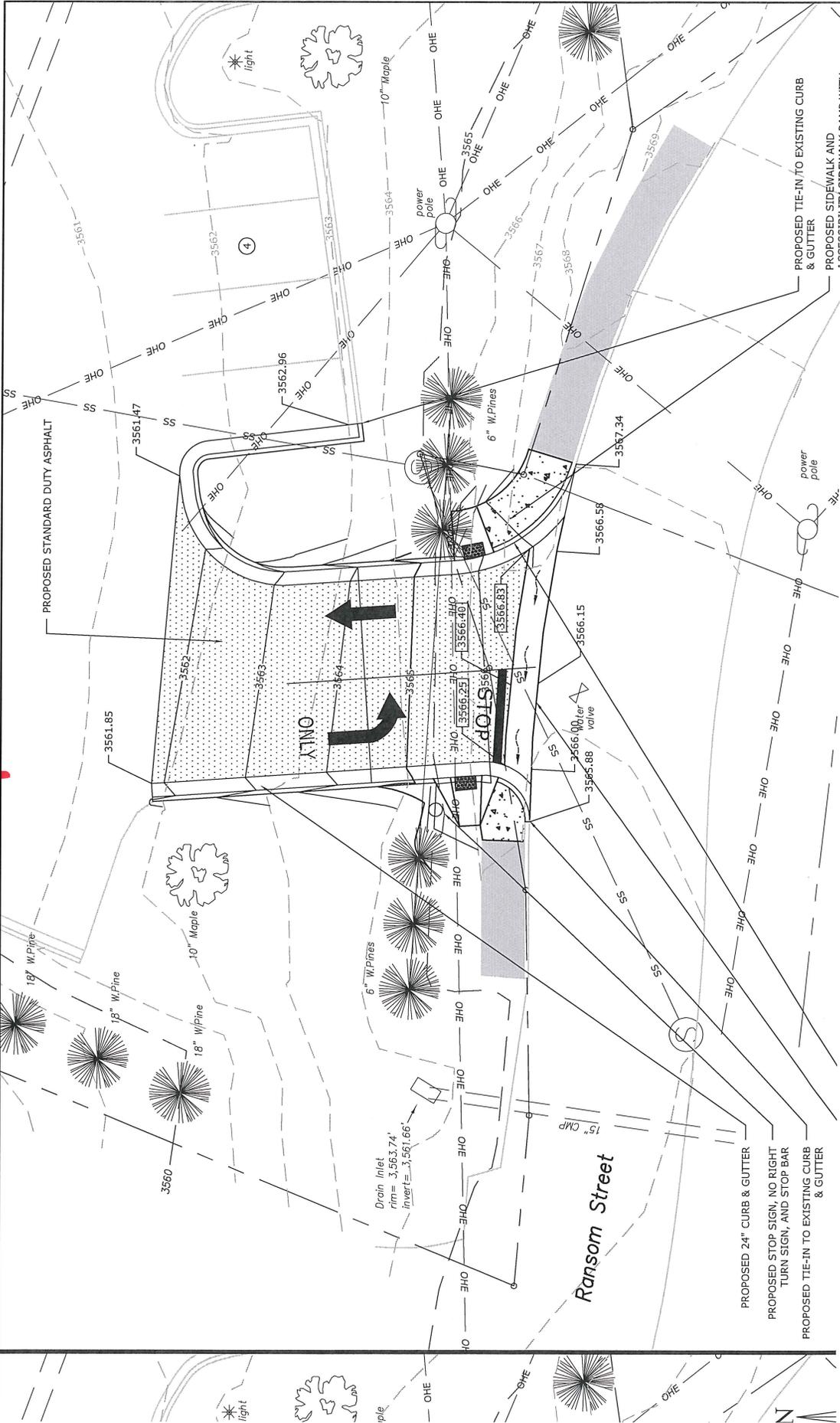
Mr. Tester's motion received a second from Commissioner Ball. Unanimously approved

CUP #2009-01 – Exhibit A

2. Dogs in the Park – Code Amendment (#2009-02)

Planning Director Rothrock explained after the April Council meeting and discussion regarding dogs in Town parks, staff had revised the draft ordinance. The revised language allowed dogs at the Glen Burney Trail, the perimeter of Davant Field, Annie Cannon Gardens, and Broyhill Park if the dogs were on leashes. He advised that dogs would be restricted from all of Memorial Park and the Robbins Pool area as stated in the previous draft ordinance.

Holiday Inn



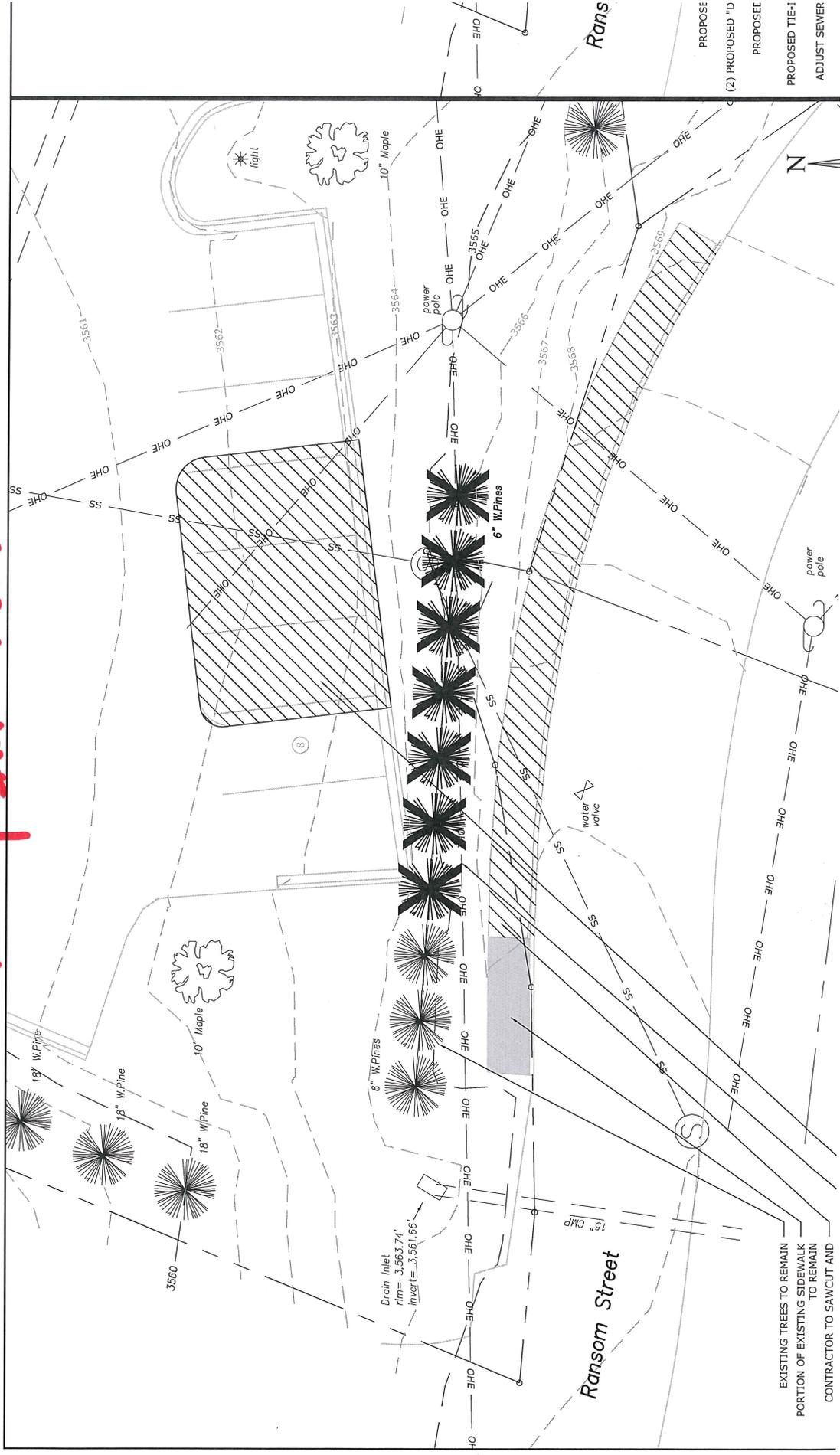
Originally proposed site plan - 2-way traffic

PROJECT: H C J F
 ADDRESS: Blow

DEVELOPER:  Blow

CONTACT:  ENGINEER:

Holiday Inn - Revised



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EXISTING TREES TO REMAIN
PORTION OF EXISTING SIDEWALK
TO REMAIN
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Holiday Inn - Revised



AFTER - (1-way Traffic)

PROJECT: H

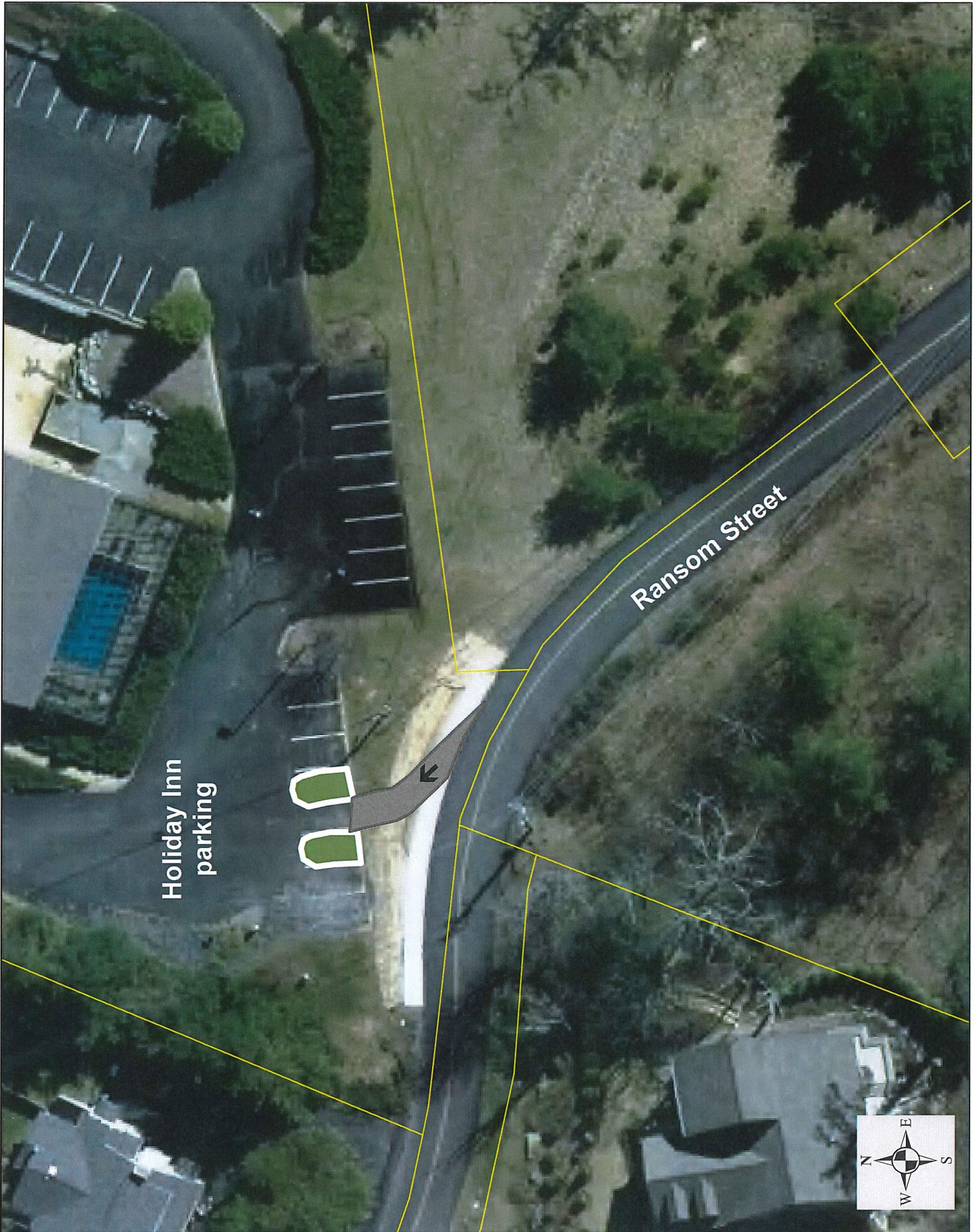
ADDRESS: B1

DEVELOPER:

B

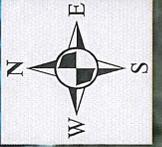
CONTACT:

ENGINEER:



Holiday Inn parking

Ransom Street



Kevin Rothrock

From: Tammy Bentley <planning@townofblowingrock.com>
Sent: Thursday, November 19, 2015 12:02 PM
To: krothrock@townofblowingrock.com
Subject: FW: 869 Ransom St. Vs. Holiday Inn egress

Importance: High

The email address is: Dufferone@verizon.net

From: Jane.and.Alan.Sorrick@townofblowingrock.com [mailto:Jane.and.Alan.Sorrick@townofblowingrock.com]
Sent: Wednesday, November 18, 2015 9:34 PM
To: planning@townofblowingrock.com
Subject: 869 Ransom St. Vs. Holiday Inn egress
Importance: High

As home owners on RansomSt., we would like to see you veto the permit request for the Holiday Inn to put any kind of egress on Ransom St. With the lack of the replacement of the speed bumps, the traffic speeds down the street. Any access from Ransom to the Holiday Inn could be the first of future requests to enlarge it and allow it as an entrance and an exit. Thank you!

12/07/15

Dear Planning and Zoning Board:

We are writing to express our opposition to the access driveway proposal for the Holiday Inn Express.

Our home at 869 Ransom is the second house down from the top of Ransom Street and there is already a lot of cut through traffic from 321, mostly flying by well over the 20mph speed limit, especially now that the speed bumps have been removed. This poses a dangerous situation for foot traffic, much of it from the Holiday Inn, and anyone trying to come out of their driveway, especially near a bend in the road as in the case of our home.

Even though the proposed entrance will be designed for a left turn only, people will no doubt be turning right, perhaps even swinging out into the oncoming traffic lane to make that turn.

The area was not designed for a jury-rigged driveway and we cannot see a benefit for anyone, only problems.

Sincerely



Alan & Jane Sorrick