

## **Planning and Zoning Board**

### **Minutes**

**Thursday, February 20, 2014**

**5:30 p.m.**

The Blowing Rock Planning and Zoning Board met on Thursday, February 20, 2014 for their regularly scheduled meeting. Chairman West called the meeting to order at 5:30 pm. Members present were David Laughter, Alice Roess, David Harwood and Natalie Bovino. Members Doug Pegram and Debbie di Santi were absent. Staff members present were Planning Director Kevin Rothrock and Administrative Assistant Tammy Bentley.

Chairman West asked if there were any changes to the agenda. There were none. Chairman West asked if there were any changes to the minutes from the November 21, 2013 meeting. There were none.

*Ms. Roess made a motion to approve the minutes. The motion was seconded by Mr. Laughter.*  
**All members were in favor of the motion.**

### **CUP 2014 – 01 Martin House Cottage Renovations**

Mr. Rothrock gave the staff report. Blowing Rock Resort Ventures, LLC is requesting a conditional use permit to construct a small addition and make exterior changes to the cottage units at Martin House Properties. The property is zoned TC, Town Center, and is located at the corner of Main Street and Laurel Lane. The current and past use of the building has been office and retail. The proposed use is for office space.

Chairman West asked if there were any question for staff. Chairman West asked if the applicant had reviewed staff's recommendations regarding placing current overhead utilities underground and upgrading the current dumpster site to meet the current Land Use Code requirements. Mr. Rothrock confirmed that the applicant will relocate the overhead utilities and that they are currently trying to locate the property line for the dumpster.

Ms. Roess asked if the colors depicted were the colors to be used. Mr. Rothrock confirmed.

Chairman West opened the meeting to the applicant. Patrick Warren spoke for the applicant. Mr. Warren said that they wanted to move the sales office for Blue Ridge Mountain Club, currently located next to Windwood Antiques, to the Martin House to be closer to the administrative office currently located in the Martin House. Chairman West asked Larry Greene, Architect for the project, if the colors will be the same. Mr. Greene confirmed this and Mr. Warren added that the

green was added to break-up the yellow expanse. He also said that all shingles will be replaced and will match. Ms. Roess asked when they plan to complete the project and open. Mr. Warren responded that they want to start immediately and be open before the season starts. Ms. Roess asked if there were any plans to screen the side of the building that backs up to Laurel Lane. Mr. Warren replied no, but that it would be repainted. Ms. Roess asked for a few additional rhododendrons to be added on that side. Mr. Warren agreed to her request.

Chairman West closed the public comment period.

*Mr. Laughter made a motion to approve the request with the addition of 3 to 5 rhododendrons, to be planted on the south side of the building facing Laurel Lane, seconded by Ms. Bovino. All members were in favor of the motion.*

### **CUP 2014 – 02 Tussell Land Company**

Mr. Rothrock gave the staff report. Tussell Land Company is requesting a conditional use permit to make substantial exterior changes to the former Goodwin Weavers building located at 176 West Cornish Road. The property is zoned GB, General Business.

Chairman West asked if there were any questions for staff. Ms. Roess asked what the colors for the completed building will be. Mr. Rothrock responded that he did not know.

Chairman West opened the meeting to the applicant. Mr. Tom Enterline, representing the applicant, told the Board that he and Raeford Russell own Enterline and Russell Builders. He added that they bought the building at auction and their immediate goal is to remove the mold and rot in the building, and they have secured a demolition permit from the Town for this work. He added that they had already removed several truck loads of debris located on the property adjacent to the subject property. He said the footprint of the building will shrink slightly when the existing log structure is removed and that their immediate plans are to renovate the space and have office space and storage space available for lease, as well as storage and work space for their business. Chairman West confirmed with Mr. Rothrock that the current zoning allows such uses.

Mr. Enterline stated that they have not thought of exterior colors yet, but that they are thinking of using lap siding and vertical board and batten siding on the exterior. He added that they want to clean up the building as it looks like a dump. Chairman West asked Mr. Enterline if he was aware of the exterior color charts for the Town. Mr. Enterline responded yes. Chairman West then asked Mr. Rothrock how commonly the Town Council stipulates colors. Mr. Rothrock responded not very commonly and that the applicant applies for the colors and the staff approves the selections. Mr. Enterline asked the Board if having the colors decided upon before the Town Council meeting was a good idea. Chairman West confirmed and added that the more information provided at the Town Council meeting, the better. Mr. Enterline asked the Board if beige, taupe and white trim would be good. Ms. Roess responded yes.

*Mr. Harwood made a motion to approve the request as presented, seconded by Ms. Roess. All members were in favor of the motion.*

**Other Business**

Mr. Rothrock gave the staff report for the right-of-way issues that arose during The Ridge at Blowing Rock Subdivision, CUP# 2013 – 003, meeting held on October 17, 2013.

Chairman West stated that he thought it appropriate that the new Board members be included in this discussion during the next meeting and asked that they be sent the memorandum.

*Ms. Roess made a motion to adjourn the meeting, seconded by Ms. Bovino. All members were in favor of the motion.*

Mr. Rothrock thanked the Board for their attendance at the meeting as both applicants wanted to move forward as quickly as possible.

Chairman West ended the meeting at 6:10 pm.

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Chairman Jim West

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Tammy Bentley, Administrative Assistant