

Draft

Planning and Zoning Board

Minutes

Thursday, June 16, 2016

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, June 16, 2016 for their regularly scheduled meeting. Vice-Chairman Harwood called the meeting to order at 5:30 pm. Members present were Kim Hartley, Natalie Bovino, Lisa Stripling, Genie Starnes, Mike Page, George Ellis and Joe Papa. Staff members present were Town Manager Scott Fogleman, Planning Director Kevin Rothrock, Planning & Zoning Support Specialist Tammy Bentley, Town Engineer Doug Chapman and Intern Adam Murr.

Chairman Harwood asked if there were changes to the agenda. *Ms. Starnes made a motion to accept the agenda as presented, seconded by Ms. Hartley.* **All members were in favor of the motion.**

Chairman Harwood asked if there were any changes to the May 19, 2016 meeting minutes. There were none. *Mr. Ellis made a motion to approve the minutes, seconded by Mr. Page.* **All members were in favor of the motion.**

CZ 2016-02 Chestnut Development Partners, LLC (HMC to CZ-R-6M, Multi-family)

Mr. Rothrock gave the staff report and PowerPoint presentation. Chestnut Development Partners, LLC is requesting a conditional rezoning of the current Blowing Rock Hospital and Davant Medical Clinic property from HMC, Hospital Medical Complex to Conditional Zoning - R-6M, Multi-family (CZ-R-6M). The 3.61 acre property is located at 364 and 420 Chestnut Drive. Chestnut Development Partners is proposing to demolish the hospital and clinic and construct 23 or 24 condominium units.

Proposed parking is 76 spaces, 10 more than required. There are currently 3 driveways into the property. The proposed project will have two. Storm water runoff will follow current drainage patterns. The impervious surface will be reduced by 15%, lessening runoff from storm events. The current water and sewer systems will be adequate for the proposed development. Upon recommendation from the Fire Marshal and Public Works Director, the Applicant has agreed to loop the existing water main through the entire site for improved fire flow.

Mr. Papa asked if there will be storm water holding areas with per hour rates. Mr. Rothrock said that should be addressed by the Applicant's engineer.

Project Team member Mr. Jerry Hutchens addressed the Board. He said that these plans have been in process for more than a year. He added that they have a great project leader and savvy investors.

Mr. Charles Campbell, Managing Partner, told the Board that this is a hallmark project for the community, which has been 12 months in the planning stage. He thanked the Board for this opportunity and added that they are excited to be here. Mr. Campbell then introduced team members Mr. Jerry Hutchens, Ms. Ashley Hutchens, Mr. David Moses, Ms. Elaine Sweeter, Mr. Mike Trew, Mr. Roger Young and Mr. Cliff Minor.

Mr. Mike Trew with Municipal Engineering thanked the Board members and the public for their consideration and interest. Mr. Trew told the Board that he had tried to match the new development with the existing footprint. He added that there is one less driveway, impervious is reduced by 20,000 feet which should help with storm water runoff. He said that traffic to the proposed development should be less than traffic to the current use.

Mr. Trew said that he, Doug Chapman and Kevin Rothrock had mapped the drainage and they are happy to have matched existing drainage patterns and also reduced runoff for the new development. Mr. Trew also said they heeded concerns voiced at the neighborhood meeting, held on June 2, 2016, regarding runoff and will detain runoff in pipes to release slowly. He added that they are looping the water for improved flow, although it will increase costs.

Mr. Trew went over the conditions proposed by the Applicant and added that they feel good about the site.

Chairman Harwood asked what materials the retaining walls will be. Mr. Trew said the retaining walls will be a nicer quality segmental block that mimics rock. He added that the 12' retaining wall will not be very visible from the front of the project.

Mr. Ellis asked if locating the sanitary sewer line between pads 6 and 7 will increase runoff towards Laurel Park. Mr. Trew said that the runoff will be the same or very close to the current runoff.

Mr. Carter asked if all storm water off the impervious surfaces will be controlled. Mr. Trew confirmed. Mr. Carter asked if that included roof runoff. Mr. Trew confirmed.

Mr. Carter asked the width of the road in front of the project. Mr. Trew said that is unchanged and that the road side parking will be converted to green space. Mr. Trew said he thinks width is 18'. Mr. Carter asked if that met code. Mr. Trew was not sure. Mr. Rothrock said it does meet code. Mr. Carter said he wants to ensure that the road and all infrastructure meets standards for new construction. Mr. Trew measured the road width from the site plan and said it is now 20' wide; that the project will not affect the width at all. Mr. Campbell asked Mr. Rothrock if this was a problem. Mr. Rothrock said no and that the Town will be sure it meets the new standards.

Chairman Harwood noted that there are no dumpsters and asked how trash will be handled. Mr. Trew said that they are trying not to use dumpsters and prefer roll-out cans. Chairman Harwood asked if this was discussed with the Town. Mr. Trew said he had not discussed it with the Town. Mr. Rothrock said he discussed it with Public Works and that roll-outs will work well. Mr. Carter asked if this this can be a condition of the request. Mr. Campbell said yes.

Mr. Carter asked if the water usage for this project will be the same as the current usage. Mr. Trew said he did not know, but felt the proposed use would be less. Mr. Rothrock said usage specifics were not discussed, but the current hospital would use much more. Mr. Chapman said that based on state calculations the proposed use is 9600 gallons per day and the hospital use is 12,000 gallons per day. He added that 24 units would use less than the hospital.

Mr. Carter asked if the 6 inch water line is sufficient. Mr. Chapman said yes for the water supply but that he is not sure about fire. Mr. Carter asked about fire hydrants. Mr. Trew said there is 1 existing and 3 will be added. Mr. Carter asked for confirmation that the 6 inch line is adequate. Mr. Rothrock said that the hospital is sprinkled and the line should be sufficient.

Mr. David Moses, Architect for the project, addressed the Board. He said that this project is special to him because his mother was there for 2 years, and as he spent time with her he tried to determine the best use for that property and the views that it offers. He added that the project must be special for residents, the Town and the neighbors and that he is excited to be part of this. Mr. Moses said that once the number of units was determined the footprint of the existing hospital was perfect and the project closely follows it. Mr. Moses added that these will be very nice units.

Chairman Harwood asked if the project will be phased. Mr. Moses said that they will start with 2 or 3 buildings, but they had not determined which buildings. Chairman Harwood asked if all site work will be done. Mr. Moses said as much as needed to get to the units. Mr. Campbell said that all site work will be done and the infrastructure will be in from the beginning. He added that there will be a final coat of paving once everything is finished.

Mr. Carter asked the timeframe for completion. Mr. Campbell said 20 to 24 months from start to finish. Mr. Carter asked what happens if the first buildings don't sell. Mr. Rothrock said that site work will be done as long as the plan is followed and that no certificates of occupancy would be issued if his department is not satisfied. He added that the water and sewer availability fees would be assessed and collected when the building permit application is submitted.

Mr. Carter asked if the project will be like the site plan. Mr. Rothrock confirmed and added that some work will be completed in stages and that there is some flexibility with landscaping.

Mr. Page asked the contingency plan if things go askew and it does not make economic sense to complete the project. Mr. Campbell said that if a catastrophe were

to happen the plans can't be changed without seeking the Town's approval. Mr. Page asked if it is partially built that all areas be kept landscaped and maintained.

Mr. Carter wanted confirmation that certain things must be done in order to get a certificate of occupancy. Mr. Campbell said yes and added that the road, curb and gutter, retaining walls and that some infrastructure must be in place before the first pad is installed. Mr. Campbell said the worst case scenario is that some pads will be grassed over. Mr. Carter asked if this could be a condition. Mr. Page asked if all pads would be poured at once. Mr. Young, with Looper Construction said no. Mr. Rothrock said that there would be progression much like Chetola, where the infrastructure was in place before the project was finished.

Mr. Carter said that some neighbors told him about their concerns with traffic and he wants to be sure that the infrastructure would be done quickly and not drawn out. Mr. Young said that most traffic would be during the demo of the hospital and bringing in fill and that this would be in the first 4 to 6 weeks for the demo, then 6 to 8 weeks for the fill. He added that they have done many projects in residential neighborhoods with scheduled inconveniences and kept the neighbors informed.

Mr. Ellis asked if the Board could grant both option A and B. Mr. Rothrock said they want to build 24 units, but would like to reserve the right to build 23. Mr. Page asked if the applicant is asking for approval of both options. Mr. Rothrock confirmed.

Chairman Harwood opened public comment.

Mr. John Aldridge, who resides at the corner of Morris and Chestnut, said that he thinks this is a great project. Mr. Aldridge said that he is concerned about the routes presented for construction traffic. He said the red route concerns him due to the grade and path of the road. He said that in the 12 years he has lived there numerous trucks have been stuck in the corner at 281 Chestnut Street. He said that a construction traffic plan needs to be added as a condition and he will be glad to act as liaison to devise a plan. Mr. Aldridge noted the school traffic in this area and said that he has worked closely with Blowing Rock Elementary Principal Patrick Sukow to get that traffic flow balanced and working. Mr. Aldridge said he can't imagine using the red route as a primary route as many more residents are affected by this route than by the yellow route. He urged developing a smart plan that is not dangerous.

With no further public comment *Mr. Ellis made a motion to close the public comment, seconded by Ms. Stripling. All members were in favor of the motion.*

Mr. Page suggested using the yellow route for initial construction traffic and having someone stationed at the intersection of Chestnut Drive and Main Street to direct traffic. Chairman Harwood said that traffic is outside this Board's purview and recommended that the Applicant include a provision that they will work with the Blowing Rock Police Department, appropriate Town Department Supervisors and the neighborhood in developing a traffic plan.

Mr. Ellis commended the developers on their project. Ms. Starnes said that she had spent 4 ½ years at the hospital with her mother, and she appreciated the views from the property and knows exactly how Mr. Moses feels.

Mr. Carter wanted to add a condition the width of Chestnut Drive, in front of the project, meet current code and that no certificate of occupancies be issued until this and all infrastructure is completed. The Board discussed this. Mr. Rothrock said that the road is currently wide enough and that removing the parking spaces along Chestnut Drive will add more width. Mr. Rothrock asked if the road width needs to be a condition. Mr. Carter said not if the Town will ensure it meets current code.

Chairman Harwood recommended adding these conditions:

1. Roll-out cans will be used for trash collection,
2. All infrastructure will be complete prior to issuance of any certificates of occupancy, and
3. The Applicant work with the Blowing Rock Police Department, appropriate Town Department Supervisors and the neighborhood in developing a construction traffic plan.

*Mr. Ellis made a motion to approve and forward the request, amended to include the above conditions, to the Town Council. Seconded by Ms. Starnes. **All members were in favor of the motion.***

Other Business

*With no further business, Ms. Hartley made a motion to adjourn the meeting, seconded by Ms. Stripling. **All members were in favor of the motion.***

Chairman Harwood adjourned the meeting at 7:00 pm.

Chairman David Harwood

Tammy Bentley
Planning & Zoning Support Specialist