

Planning and Zoning Board

Minutes

Thursday, February 21, 2008

7:00 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, February 21, 2008 for their regular scheduled meeting. Chairman West called the meeting to order at 7:00 p.m. Members present were Ron Mace, Ada Webster, Sue Sweeting, Web Alexander and Jim Steele. Staff members present were Planning Director Kevin Rothrock, Town Manager Scott Hildebran and Administrative Assistant Sherrie Pitts.

Ms. Sweeting made a motion to approve the minutes and was seconded by Mr. Alexander. All members were in favor of the motion.

Items of Business

CUP 2008-01 Kilwin's

Mr. Rothrock gave the staff report to the board in reference to CUP # 2008-01. Bill Williamson is requesting a conditional use permit to make significant exterior changes to the Kilwin's building located at 1103 Main Street. The modifications include a new door and windows, replacement of false brick veneer with cultured stone and new paint. The property is zoned CB, Central Business.

With no questions of staff the floor was open to the applicant.

Chairman West asked if the web cam would remain.

Bill Williamson, applicant, explained the existence of the web cam and said that if it was to stay it would be painted to better blend with the building. Mr. Williamson discussed the building's appearance and the requested changes he wanted to make to the exterior.

Mr. Steele asked if the applicant had thought about wood frames instead of aluminum. Mr. Williamson commented that he had not. The glass company had recommended aluminum and the buildings on either side of Kilwin's had aluminum frames.

Ms. Sweeting inquired to the color of the gooseneck light fixtures. Mr. Williamson advised he had planned on black.

With no other questions of the applicant the floor was opened to the public and closed with no question of comment.

Mr. Steele made a motion to approve the CUP 2008-01 as presented. Mr. Alexander seconded the motion. All members were in favor of the motion.

Gideon Ridge Area Zoning Designations

Mr. Rothrock gave the staff report to the board in reference to Gideon Ridge Area that was adopted for annexation in 2007. This area will be effectively included in the corporate limits on June 30, 2008. Prior to the annexation effective date, zoning designations need to be established for the properties. All of the residential properties will likely be zoned R-15, single-family since R-15 zoning is immediately adjacent to these properties.

Two properties in the Gideon Ridge Area will require some thought as to proper zoning classification. The Blowing Rock visitor attraction within Town limits is currently zoned R-15, but the remainder of the property that is included as part of the annexation will need proper zoning applied. The Gideon Ridge Inn is another property where if residential zoning is applied, expansion would not be possible. Early in the annexation process, the owners of Gideon Ridge Inn expressed their desire to eventually expand the inn and restaurant. These zoning issues will take some research and experience. Staff recommends utilizing consultant Michael Egan for these discussions in addition to his Land Use Code review assignments.

The zoning subcommittee should plan to meet within the next month to discuss options on zoning for the Gideon Ridge Area. Zoning designations should take place no later than the April Planning Board meeting.

Land Use Code Revision Update

Michael Egan was hired by the Town to assist with a major overhaul of the Land Use Code. The subcommittee met last fall and asked that Mr. Egan prepare his initial analysis of the code without guidance from the Town. This would be a "blind" review of our code based on Mr. Egan's experience. A copy of the first review analysis was included in the board packet for review and comment from the Planning Board. Staff would like the subcommittee to set a time to meet with Mr. Egan to discuss their review comments and go over any other items of concern.

The board members had some comments on the review analysis, but most comments will be addressed when Mr. Egan has a chance to comment and respond.

Other Business

CUP 2007-06 La Montagne

Ms Sweeting made a motion to deny CUP 2007-06 for not responding in a timely manner. Mr. Alexander seconded the motion. All members voted in favor of the motion.

Adjourn

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

With no further business the Planning Board adjourned at 8:23 PM.

Jim West, Chairman

Sherrie Pitts, Administrative Assistant