

Draft

Planning and Zoning Board

Minutes

Thursday, November 17, 2016

5:30 p.m.

The Blowing Rock Planning and Zoning Board met on Thursday, November 17, 2016 for their regularly scheduled meeting. Vice-Chairman Carter called the meeting to order at 5:30 pm. Members present were Kim Hartley, Genie Starnes, Joe Papa, George Ellis, Natalie Bovino and Lisa Stripling. Members David Harwood and Mike Page were absent. Staff members present were Planning Director Kevin Rothrock and Planning & Zoning Support Specialist Tammy Bentley.

Vice-Chairman Carter asked if there were changes to the agenda. There were none. *Mr. Ellis made a motion to accept the agenda as presented, seconded by Ms. Starnes.* **All members were in favor of the motion.**

Vice-Chairman Carter asked if there were any changes to the October 20, 2016 meeting minutes. There were none. *Mr. Ellis made a motion to approve the minutes, seconded by Ms. Hartley.* **All members were in favor of the motion.**

CUP 2014-02 – Tussell Land Company - amendment

Mr. Rothrock gave the staff report and Powerpoint presentation to the Board. Tussell Land Company is requesting an amendment to conditional use permit No. 2014-02 to construct an additional 2592 square foot storage building at 176 W. Cornish Rd. The property is zoned GB, General Business and is located in the WS-IV-PA water supply watershed, and the regulated floodplain and floodway. The property is further identified by Watauga County PIN 2817-08-9036-000.

This additional storage building is planned on the northeast corner of the property and will match the existing building on the site. Additionally this building will be constructed within the floodplain, but will meet the elevation requirements in that the finished floor will be at least one (1) foot above the base flood elevation as required by Town's Floodplain Ordinance and the National Flood Insurance Program.

There is sufficient room for customer parking and turn around areas for customers for drop-off and pick-up with the additional building.

Some landscape screening will be required along Cornish Road and along the property line adjacent to Blowing Rock Service Station.

Mr. Tom Enterline, principal of Tussell Land Company, told the Board that their intent is to plant burning bushes along Cornish Road due to the steepness of the bank.

Mr. Rothrock asked Mr. Enterline if the garage doors along Cornish Road were simulated. Mr. Enterline confirmed they were made to look like doors similar to the current building, and he added that they may convert the units to smaller units if the larger units do not rent.

Vice-Chairman Carter asked if staff had received any comments from neighbors. Staff reported they had not received any comments.

Ms. Stripling asked Mr. Enterline what roofing material would be used on the new building. Mr. Enterline said the roof would be metal.

Vice-Chairman Carter opened the meeting to public comment. There were no public comments.

*Mr. Ellis made a motion close the public comment, seconded by Ms. Starnes. **All members were in favor of the motion.***

*Mr. Papa made a motion to approve the request as presented and forward to the Town Council, seconded by Ms. Hartley. **All members were in favor of the motion.***

Other Business

Mr. Rothrock told the Board that he is working on the sign ordinance and cluster subdivisions. Vice-Chairman Carter asked Mr. Rothrock if he would schedule a time for the subcommittees to meet. Mr. Rothrock said the first meeting may be via email, then subsequently meet to discuss.

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

Vice-Chairman Carter adjourned the meeting at 5:45 pm.

Vice-Chairman Carter

Tammy Bentley
Planning & Zoning Support Specialist