TOWN COUNCIL AND PUBLIC HEARING MINUTES
MONDAY, SEPTEMBER 26, 2022, 6:00 PM
1500 BLOWING ROCK ROAD AND VIA WEBEX SOFTWARE

COUNCIL MEMBERS: Mayor Tim Futrelle, Mayor Pro Tem Edie Tugman, Todd Carter, Dalton George, Becca Nenow, and Virginia Roseman

PLANNING COMMISSION MEMBERS: Elizabeth Shay-Chair, Eric Plaag-Vice-Chair, Chris Behrend, Scott Boyd, John Tippett, Frank Veno, and Smith Warren

PLANNING STAFF PRESENT: Jane Shook-Director of Planning and Inspections, Mike James-Senior Planner, Christy Turner-Senior Planner, Brandon Wise-Environmental Planner, Jessica Mitchell-Long Range/Special Projects Planner, and Brenda Henson-Board Secretary

OTHER TOWN STAFF AND REPRESENTATIVES PRESENT: Amy Davis-Town Manager, Allison Meade-Town Attorney, Jimmy Isaacs-Fire Chief, Rick Miller-Public Works Director, and Andy LeBeau-Police Chief

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Call to Order

Mayor Futrelle called the Town Council to order at 6:02 p.m. to conduct a brief Town Council meeting prior to the start of the Public Hearing.

Moment of Silence

A moment of silence was observed.

Proclamation in Honor of Hispanic Heritage Month

TOWN OF BOONE PROCLAMATION IN HONOR OF HISPANIC HERITAGE MONTH

WHEREAS, each year, the United States observes National Hispanic Heritage Month by celebrating the culture, heritage, and countless contributions of those whose ancestors were indigenous to North America as well as those who came from Spain, Mexico, the Caribbean, Central America, and South America; and

WHEREAS, what began in 1968 as Hispanic Heritage Week under President Lyndon Johnson was expanded by President Ronald Reagan in 1988 to cover a 30-day period starting on September 15 and ending on October 15; and

WHEREAS, the date September 15 is significant because it is the anniversary of independence for the Latin American countries of Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua. Additionally, Mexico and Chile celebrate their independence days on September 16 and September 18, respectively; and

WHEREAS, this year's theme, "Unidos: Inclusivity for a Stronger Nation" encourages all voices to be represented and reinforces the need to ensure diverse voices and perspectives are welcomed in decision-making processes, thereby helping to build stronger communities and a stronger nation; and WHEREAS, the Mayor and Town of Boone Council recognizes and honors the many ways that Hispanic Americans, Latinos, Latinas, and Latinx-identifying people enrich the fabric of our town and strengthen Boone's culture while also rededicating ourselves to address the lack of equal access to opportunity that many still face; and

WHEREAS, we celebrate the advocacy and outreach of Q'Pasa Appalachia and Immigrant Justice Coalition (Coalición de Justicia para Inmigrantes) in promoting a visibly diverse, equitable and inclusive Boone community; and

WHEREAS, we reaffirm that diversity is one of our greatest strengths. We also acknowledge the Hispanic, Latino, Latina and Latinx leaders who have stayed in the struggle for equal justice to ensure that everyone can contribute their talents and have the opportunity to thrive; and

WHEREAS, Hispanics continue their rich tradition of significant and diverse contributions to the cultural, educational, economic and political vitality of the Town of Boone;

NOW, THEREFORE, BE IT RESOLVED, that on this 28th day of September 2022, the Town of Boone Mayor and Council do hereby proclaim September 15th – October 15th, 2022, as Hispanic Heritage Month and encourage all residents to celebrate our unique and vibrant history and recommit ourselves to a shared future of healthy, peaceful, safe, and sustainable communities for all.

Consideration of Purchase of Rescue Truck

Mr. Jimmy Isaacs presented a request for a waiver of bidding requirements in order to utilize terms and pricing of a contract between Four Guys Fire Trucks and the North Carolina Sheriffs' Association fire apparatus contract for the purchase of a rescue truck at a cost of $699,957. Mr. Isaacs noted that the price would increase by $24,000 on October 1, 2022.

Council Member Roseman made a motion to approve the waiver of bidding requirements. Mayor Pro Tem Tugman seconded the motion.

Vote: Aye – All
Nay – None

The motion passed.

At the conclusion of Town Council business, Chair Shay called the Planning Commission to order at 6:12 p.m. for the Public Hearing/Planning Commission meeting. Chair Shay recognized and welcomed new Planning Commission member Scott Boyd.

Approval of Meeting Minutes

Council Member Roseman made a motion to approve the August 22, 2022, Public Hearing minutes as written. The motion was seconded by Council Member Carter.

Vote: Aye – All
Nay – None

The motion passed.

Vice-Chair Plaag made a motion to approve the August 22, 2022, Public Hearing minutes as written. The motion was seconded by Commission Member Behrend.

Vote: Aye – All
Nay – None

The motion passed.

PUBLIC HEARING

Mayor Futrelle stated that, due to the number of requests for public comment, there would be a limit of two minutes per speaker. He asked that any prepared statements or handouts be provided to the board secretary.

Ms. Jane Shook, Director of Town of Boone Planning & Inspections, reviewed the guidelines for each case presented at the public hearing.

Case PL05995-081822 Hampton, Barney – General Use Zoning Map Amendment

The Town of Boone has initiated the zoning of property on West Donnie's Drive (Watauga County PIN: 2829-18-8754-000) owned by Barney and Delores Hampton to RA Residential Agricultural or R1 Single-Family Residential. Zoning is to coincide with the property owner's voluntary annexation of the property. A Voluntary Annexation Petition from Barney and Delores Hampton requesting the Town to annex 1.004 acres contiguous to the Town of Boone primary corporate limits has been submitted and processed. The parcel is currently vacant. By direction of Town Council during the consideration of the annexation petition, zoning of the property is to be either RA Residential Agriculture or R1 Single-Family Residential with WS-IV Watershed Areas Protected Area (WS-IV-PA).

Mr. Mike James, Senior Planner with Town of Boone Planning & Inspections, presented the request as it was outlined in the meeting packet.

Ms. Allison Meade, Town Attorney, noted that neighboring zoning was RA. She asked how those RA zoned properties were being used. Mr. James replied that they all appeared to be used as single-family dwellings.

Vice-Chair Plaag asked if there were any existing non-conformities on the subject property. Mr. James stated there no existing non-conformities and noted that the property was vacant. Vice-Chair Plaag stated that the GIS map seemed to indicate there was a section of asphalt road or driveway on Mr. Hampton's property. He questioned if there would be four houses served by a single driveway.

Mr. Barney Hampton stated he and his wife Delores owned the property and it was part of the Keller Acres Subdivision. Mr. Hampton's nephew, Mr. Terry Lentz, explained that West Donnie's Drive in front of Mr. Hampton's property was two lanes wide for about half the distance of the property. He stated that Mr. Hampton's driveway would come off of the area of road that was two lanes wide.

Council Member Roseman stated that GIS showed two driveways to the left of Mr. Hampton's property and two driveways to the right of his property. Mr. Lentz explained that West Donnie's Drive basically ended at the two lane portion of the road in front of Mr. Hampton's property and became a driveway for the two houses on the left.

Vice-Chair Plaag asked if Mr. Hampton was aware that it would be at his expense to extend water and sewer to his property. Mr. Lentz replied that Mr. Hampton was aware he would have to pay those costs.

Council Member Roseman noted that R1 was more restrictive than RA. She asked Mr. Hampton if he would be accepting of the more restrictive zoning should Town Council decide to zone the property R1 instead of RA. Mr. Hampton replied that he was fine with an R1 zoning designation, noting he just wanted to put his house on the property.

With no public comment, Mayor Futrelle closed the public hearing for this case at 6:36 p.m.

PL05764-060822 Yates Family Properties – Conditional District Zoning Map Amendment

Yates Family Properties LLC is requesting a Conditional District Zoning Map Amendment to rezone property located at the end of Chase Hill Drive (Watauga County PIN: 2920-00-9240-000) from R3 Multi-Family Residential to R1 Single Family Residential with a site-specific plan for a major architecturally integrated subdivision of 15 single-family lots (Use 1.01 – Single-family Residential). The applicant is proposing an architecturally-integrated major subdivision of 15 single-family home sites and accompanying amenities on an extension of Chase Hill Drive. The requested Conditional District Approval will also include subdivision plat approval.

Mr. Mike James, Senior Planner with Town of Boone Planning & Inspections, presented the request as it was outlined in the meeting packet. Mr. James noted that the requested 15 lot subdivision would have

to be decreased to 14 lots due to the fact that he had forgotten to include the impervious area in the calculations. He noted that roughly half of the property's 7.577 acres was located in the floodway and there would be no development there. Mr. James added that some of the property contained special flood hazard area and wetlands. He stated that, due to watershed regulations, there could be no more than two single-family dwelling units per acre.

Vice-Chair Plaag asked if the subdivision plat had been modified to reflect the decrease from 15 to 14 lots. Mr. James replied that it had not yet been modified and suggested that be a condition of approval.

Council Member George asked what could be built on the property under its current R3 zoning. Mr. James stated that a 30-bedroom apartment could be built without triggering transitional zone requirements. Mayor Pro Tem Tugman asked why there could only be 30 bedrooms for multi-family when there could be more like 45 bedrooms for single-family. Mr. James explained that more bedrooms could be allowed for multi-family with the approval of a special use permit.

Vice-Chair Plaag asked if Chase Hill Drive was 19' wide or 9' wide. Mr. James replied that the street was 19' wide. However, there was an area at the end of the street that was much more narrow. In order for the Town to take over the new portion of the street, Mr. James explained that Mr. Yates would be responsible for widening the 9' wide section and extending the street to meet Town standards. Vice-Chair Plaag asked if there was a deeded right-of-way for Chase Hill Drive to be a Town street. Mr. James deferred that question to the applicant.

Ms. Chelsea Garrett, attorney for the applicant, began by stating they had only learned of the decrease in the number of lots last week. Mr. Allen Yates, the property owner and applicant, stated he would rather have 15 lots, but indicated his willingness to reduce the number to 14, if necessary.

Ms. Garrett stated that this request would down-zone the property from R3 to R1, it would further the goals of the Comprehensive Plan, and it would place single-family homes near other single-family homes, townhomes, and condos. She added that the proposed development would create a much less negative impact than what could go there if the property remained zoned as R3.

Jason Gaston, civil engineer for the project, stated that due to the wetlands, streams, floodway, and floodplain, there would only be about 2.5 acres disturbed for the build-out.

Ms. Garrett noted that this would be an architecturally integrated subdivision that would have restrictions and a POA. She stated that the lot sizes and setbacks would be locked-in. Council Member Roseman asked if all of the houses would look the same or be cookie cutter. Ms. Garrett stated she would let Mr. Yates address that question.

Mr. Gaston explained that Mr. Yates could develop the architecturally integrated subdivision by grading only the road and have each individual lot owner grade their lot, or he could do mass grading, which would include grading the road and each lot. Mr. Gaston stated that he designed the plan to provide the largest design possible, which was the mass grading scenario. He explained that the road would be on fill dirt in the floodplain and the lots would be approximately 2.5' above base flood elevation so there would be no need for flood insurance. Mr. Gaston noted that a traffic impact analysis was not triggered with this development. He stated that traffic would increase by roughly 144 trips per day and 14 trips during peak hours. Mr. Gaston suggested the possibility of installing traffic humps and having a 20 mph speed limit on Chase Hill Drive. He noted that if the subject property was not located in a watershed protection area, there could be 40 lots on the property.

Adam Williams, environmental consultant with Brushy Fork Environmental Consulting, stated that all aquatic areas would be avoided, there would be no filling of the wetlands, and there would be no culvert

or stream extensions. Mr. Williams noted that there would be a small amount of disturbance in the stream buffer however, it would be well below the 10% allowed by the Town's ordinance.

Mr. Yates stated he had owned the subject property for over three years and it was not an easy property to develop. He noted that there was a need for residential housing in Boone and he would like to create a beautiful neighborhood with this subdivision.

Ms. Garrett asked Mr. Yates about the road and he replied that there was a 45' right-of-way for the road construction. She asked if the subdivision would be gated. Mr. Yates replied that it would not. Ms. Garrett asked if there would be a POA. Mr. Yates stated there would and added that there would be a lot of greenspace to maintain. Ms. Garrett asked Mr. Yates if he planned to sell the lots and he replied that he did plan to sell them.

Commission Member Behrend asked why the homes would not have to have flood insurance. Mr. Gaston replied that the homes would be raised above the base flood elevation.

Vice-Chair Plaag referred to the 500-year flood zone and noted that he had seen it flood several times in a 500-year flood area since he moved to Boone. He asked if it was correct the lots 1, 2, 3, 9, 10, 11, 12, 13, 14, and 15 would be located in some type of flood zone. Mr. Garrett stated that was correct. Vice-Chair Plaag asked if the developer would pay for search and rescue efforts when the land was flooded.

Vice-Chair Plaag felt there was a lack of detail in the neighborhood meeting summary. He asked if there had been any commitments made in the neighborhood meeting that were not included in the information contained in the meeting packet. Mr. Yates responded that there were not.

Council Member Roseman asked about water issues for abutting properties. Mr. Gaston replied that he had designed the stormwater system to take the development's water and the neighboring property's water to the river by utilizing diversion swales.

Council Member George asked who would maintain the swales. Mr. Gaston felt that would be the responsibility of the POA. Council Member George asked if there would be any impacts to the stream during construction. Mr. Williams replied that there would be temporary and minimal disturbance during construction, but there should be no permanent impact.

Council Member Carter asked about putting the houses on stilts instead of fill dirt. Mr. Gaston replied that neither one was good in the floodway, but noted that stilts created areas for obstructions.

Vice-Chair Plaag asked if the houses would have basements, in particular the house on lot 3. Mr. Gaston stated that due to the elevation of lot 3 there would have to be a crawl space wall. Vice-Chair Plaag suggested that lot 3 could be removed from the subdivision plat in the reduction to 14 lots due to the challenges it presented.

Mayor Futrelle called a break in the meeting from 8:09 p.m. until 8:25 p.m. Ms. Meade left the meeting during the break.

Ms. Garrett asked Mr. Williams if the proposed subdivision would be the least impactful proposal for the property. Mr. Williams replied that if everyone did their jobs there would be minimal impacts to the environment.

Ms. Garrett asked Mr. Yates what the neighbors had asked him to address. Mr. Yates stated the neighbors had gutters that were causing erosion on their bank that they wanted him to fix. He offered that the neighbors could extend their gutters down the slope to his swale so that it could collect their water. Mr. Yates stated there was also a request for a fence along one of the neighbor's property. He noted that he might possibly agree to help pay for the fence if the neighbor wanted to build one on their own property.

At 8:34 p.m. Mayor Futrelle invited public comment. He reminded everyone of the two-minute time limit for comments.

Mr. Chris Azar of 138 Village Drive requested additional time because he would be speaking for several others in the neighborhood. Mayor Futrelle allowed Mr. Azar five minutes. Mr. Azar presented several documents to Council and Commission members who were present containing concerns and photos **(on file)**. He also presented a petition signed by neighbors opposing the development **(on file)**. Mr. Azar expressed concern with increased traffic on a road that was not adequate to handle additional traffic due to the width and condition of the road. He noted that a much larger development had been proposed on this property in 2008 but it was denied because of the concerns of the neighborhood. Mr. Azar stated that the Village on the Green was 15' higher than Mr. Yates' property, their bank was deemed as a landslide hazard area by the Army Corp. He also expressed concern with flooding.

Mr. James Edwards of 327 Chase Hill Drive stated he supported rezoning the property from R3 to R1. He noted that Chase Hill Drive was only 9' wide in front of his property and it was very difficult to pass. Mr. Edwards expressed concern regarding flooding and drainage. He also expressed concern that individual builders for the individual lots would not build in the same fashion, which could cause problems. Mr. Edwards felt that an increase in the elevation of the property would alter the flow of the water and possibly cause the fill dirt to wash away.

Mr. Jim Lane of 268 Chase Hill Drive stated that the road was in disrepair, partly due to poor stormwater management. He felt that the increased traffic of construction vehicles would be dangerous to those traveling or walking along Chase Hill Drive. Mr. Lane asked who would pay for damages caused by the construction. He asked that the development be denied.

Ms. Rosie Bentley asked to give her time to speak to Mr. Azar. Mr. Azar stated that the goals of the ordinance should be met so that the concerns of the residents were met. He added that there would be noise and light impacts to the neighborhood, as well as water runoff. Mr. Azar stated that Chase Hill Drive needed to have waterproof manholes.

Mr. Jayjit Roy of 334 Chase Hill Drive asked if cars from the new development would park on Chase Hill Drive if there was flooding in their new subdivision. Mr. Roy stated that the neighborhood was not against all development.

Ms. Kelly Williams of 212 Carriage Lamp Court stated she had lived there since 2018 and there had been several flooding episodes. She expressed concern with additional flooding and additional traffic on a narrow road. Ms. Williams noted that a neighbor had recently counted cars on Chase Hill Drive and there were 100-150 cars during peak hours. She stated that the speed limit on Chase Hill Drive was 25 mph.

Ms. Rosie Bentley of 235 Kellwood Drive spoke for Ms. Lydia Bentley. She stated that traffic was a major concern. She noted that she also owned property on Carriage Lamp Court where she was experiencing erosion of the homes foundation.

Ms. Dacia Trethewey of 174 Carriage Lamp Court expressed concern with flooding. She felt that 14 homes on the subject property was too many. Ms. Trethewey noted that she had looked into streambank restoration near her home and it was going to cost $20,000.

Ms. Elizabeth Underwood, the Executive Director of the New River Conservancy, stated she appreciated the downzoning of the property from R3 to R1 and any efforts to mitigate impacts. She requested that the houses located in the floodplain be built on stilts, that best management practices be utilized, that there be a riparian buffer, and that there be minimal tree cutting in the floodplain.

Ms. Kayla Smith did not wish to speak.

Ms. Lisa Houser did not wish to speak.

Dinora or David Hernandez did not speak.

Mr. Sam Bergin of 180 Chase Hill Drive asked when the specs for the subdivision would be available. He stated he would like to know if there would be 800 square foot houses or 4,000 square foot houses. Mr. Bergin asked if Town Council took the size of the homes into consideration before approval of the Conditional District.

Mayor Futrelle stated he appreciated all of the comments.

Ms. Garrett wished to address some of the comments. She noted that Mr. Yates was willing to explore the idea of placing the houses located in the floodplain on stilts versus using fill dirt. Ms. Garrett stated there was also no objection to having a POA. She added that Mr. Yates was agreeable to a condition that there be a Best Management Practice (BMP) agreement. Ms. Garrett stated that covenants would be created. She asked everyone not to compare this development to previously proposed developments and cautioned everyone not to assign responsibility to Mr. Yates for existing issues in the neighborhood.

Council Member Carter noted that the subject property was located downstream from the properties in the flooding pictures that were presented by neighbors. He stated he was less concerned about flooding issues after hearing the information presented this evening. Council Member Carter expressed more concern with traffic and the widening of Chase Hill Drive.

Council Member George asked where the landslide hazard map came from that Mr. Azar spoke about. Mr. Brandon Wise, Environmental Planner with Town of Boone Planning & Inspections, replied that the map was done by NCDEQ using drones. He noted that development of the subdivision would not touch the bank that was deemed a landslide hazard, so there should be no effect or hazard.

Vice-Chair Plaag asked if the road into the development would be public or private. Ms. Garrett replied that the road would be dedicated to the Town so it would be public and would have to be constructed to meet Town standards. Vice-Chair Plaag stated he had been researching the property during the break and was unable to locate any type of easement or dedication of Chase Hill Drive to the Town.

Mr. Rick Miller, Public Works Director, explained that whether or not the road had been deeded to the Town, the Town had accepted the road as a Town road. He stated that Juniper was a private road, Kellwood was a State road, and Chase Hill was a Town road. Mr. Miller added that Chase Hill Drive met Town standards until you got to the end where the road narrowed and ended.

Vice-Chair Plaag felt that adding more water downstream would affect flooding upstream.

Mr. Roy stated he lived at the end of Chase Hill Drive and the road widening would directly affect his property. He asked who would be responsible for the cost of the widening. Ms. Garrett replied that the developer would be responsible for the costs.

Mayor Pro-Tem Tugman stated she understood Mr. Yates' desire to develop and utilize his property. She stated that she also understood the concerns of the neighborhood because this was a vulnerable area.

Council Member Roseman asked Mr. Yates if he would be willing to decrease the development from 14 lots to 10 lots. Mr. Yates replied that the loss of lot 15 would already cost him $200,000 - $300,000 so he would prefer to remain a 14-lot subdivision in order to be more monetarily feasible.

An audience member asked why the subdivision was not being built as affordable housing. Mayor Pro Tem Tugman replied that affordable housing in the Town was very difficult to develop. She noted that 44% of the land inside the Town of Boone was not taxable, so land was at a premium.

Council Member George stated that whether or not the development was affordable housing, the concerns of traffic and flooding would be the same.

Ms. Shook noted that, for the sake of time, Case PL05781-061322 Signs – UDO Text Amendment would be tabled until the November public hearing. She stated it was now 10:00 p.m., there was still one more case to be heard at the public hearing, and Planning Commission was still scheduled to meet after the hearing. Ms. Shook explained that the Barney Hampton zoning case was time sensitive as a decision on his annexation was scheduled for the first Town Council meeting in October. She asked if Planning Commission could consider making a recommendation on that case this evening and consider scheduling a special meeting to consider the remaining cases. There was discussion by Planning Commission members regarding dates to schedule a special meeting. It was decided to hold a special Planning Commission meeting on Wednesday, September 28, 2022 at 6:30 p.m. via WebEx to make recommendations on all of the cases presented at this public hearing.

With no further comments, Mayor Futrelle closed the public hearing for the Yates case at 10:11 p.m.

Case PL05979-081222 Portofino Hotel – Conditional District Zoning Map Amendment

River Street Ventures, LLC has submitted a Conditional District Zoning Map Amendment application for property located at 970 Rivers Street (Watauga County PINs: 2900-78-7965-000, 2900-78-6979-000, and 2900-79-7027-000) to rezone the property B1 Downtown Core with a site-specific development plan for a two story, 20 room hotel (Use 3.09 Hotel, Small) and Use 15.01 (Parking Lot).

Vice-Chair Plaag stated he would be recusing himself from this case because he had participated in quasi-judicial action on this project as a member of the Historic Preservation Commission.

Ms. Christy Turner, Senior Planner with Town of Boone Planning & Inspections, presented the case as it was outlined in the meeting packet.

Mr. Jim Deal, attorney for the applicant, noted that the height of the current Café Portofino building was 19' and they would like to build the new hotel building to 21.8' with a parapet. Because of the increase in building height, they were required to apply for a Conditional District.

Council Member Roseman asked if it was correct that the parking lot would not have access onto Howard Street. Mr. Deal stated that was correct. Council Member Roseman asked if the parking would be for hotel guests only. Mr. Gaston replied that there would be parking for the hotel as well as parking for some of Mr. Winkler's existing businesses. Council Member Roseman asked if there would be signage designating parking spaces. Mr. Deal stated there would be signage for hotel parking. He added that monitoring the parking would be challenging.

Mr. Deal stated that the maximum height allowed in the B1 Downtown Core was 33' and they were only proposing a height of 21.8'. He noted that this project had already been through numerous Town boards and meetings. Mr. Deal stated that, because of the trout buffer, they would not be able to demolish the Café Portofino building after October 15. If they were unable to meet that timeline, they would have to wait until after April 15, 2023 to take the building down.

It was noted that Town Council was not scheduled to make a final decision on this case until their next Town Council meeting on October 12, 2022, which would only leave a few days to demolish the building. Mr. Wise noted that they could remove the portions of the building that were located in the trout buffer before October 15 and then continue with the remainder of the building demolition afterwards.

Mr. Gaston stated that the building could not be removed until a no-rise certification was obtained, which was a process that had not been started because they were waiting to make sure the project was approved. Therefore, demolition of the building could not begin before October 15 regardless.

Mr. Brent Davis, architect for the project, explained the design of the building and materials that would be used. He noted the building would be a steel frame construction with a brick façade and white framed windows. Mr. Davis stated there may also be enough space for a small landscape strip along the front of the building. He added that the appearance of the building would be in keeping with the desires of the Historic Preservation Commission.

Council Member George asked what was being done to the stream. Mr. Deal replied that their intent was to get the building and any trash out of the stream and restore the streambank. Council Member George asked if the public parking would be paid parking. Mr. Deal stated they had not made any kind of determination on that yet.

Commission Member Veno asked how many parking spaces would be designated for the hotel. Mr. Gaston replied that the UDO required 1.25 parking spaces per room and they would be providing 25 hotel parking spaces.

Mr. John Winkler, property owner and applicant, stated he owned two small boutique hotels in Blowing Rock and they had found that the hotel parking spaces were only full on Friday, Saturday, and Sunday.

Chair Shay stated there was another case recently regarding hotel parking issues. She asked Ms. Shook to speak about parking. Ms. Shook stated that minimum or maximum parking was sometimes an issue, but noted that some hotels had demonstrated they did not have a need for as many parking spaces.

Chair Shay asked if there would be demolition and new construction in the floodway or the floodplain. Mr. Deal replied that there would be demolition but no new construction in the floodway. Chair Shay asked about the flood maps. Mr. Wise replied that the most current flood maps were from 2009. He stated they were scheduled to be updated soon but he was unsure when that would actually happen.

Mayor Pro Tem Tugman asked if there would be any work to the culverts. Mr. Gaston replied that they were not planning to replace or change the culverts with this project. Mayor Pro Tem Tugman asked about stormwater drains. Mr. Gaston stated there would be curb cuts to direct stormwater.

Mr. Gaston noted that there would be more greenspace with this development. He stated that a landscape strip along the front of the building would be anywhere from 1.3’ – 2.5’ wide and there would be a 5’ sidewalk.

Mr. Deal noted that no one showed up to their neighborhood meeting.

With no public comment, Mayor Futrelle closed the public hearing for this case at 10:53 p.m.

Council Member George made a motion to table the sign ordinance case until the November public hearing. Mayor Pro Tem Tugman seconded the motion.

Vote: Aye – All
Nay – None

The motion passed.

Adjournment of Town Council

Mayor Pro Tem Tugman made a motion to adjourn the Town Council at 10:55 p.m. The motion was seconded by Council Member Carter.

Vote: Aye – All
Nay – None

The motion passed.

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Tim Futrelle, Mayor **Brenda Henson, Board Secretary**

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Elizabeth Shay, Planning Commission Chair

Continuation of Planning Commission Meeting

At 11:03 p.m. Chair Shay announced that the Planning Commission meeting would be continued on Wednesday, September 28, 2022 at 6:30 p.m. via WebEx.

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Elizabeth Shay, Planning Commission Chair **Brenda Henson, Board Secretary**