

**MEMORANDUM**

To: Mayor J.B. Lawrence and Blowing Rock Town Council

From: Kevin Rothrock, Planning Director

Subject: Proposed Town Center District Rezoning

Date: June 30, 2010

The second phase of the Town Center District rezoning is to adopt an ordinance to rezone the selected properties from Central Business to Town Center and cause the Official Zoning Map to be amended.

As mentioned in the staff report on creating a Town Center District, the 2004 Comprehensive Plan lists several policy statements that indicate that the proposed Town Center District and rezoning of various downtown properties is consistent with the plan. The Mission Statement of Chapter 1-D reads, *“To maintain the quality, character, and economic vitality of the Town Center through appropriate land use controls, parking improvements, sidewalk improvements, landscaping improvements, and park improvements.*

According to NC General Statues, a general statement must be made in the rezoning ordinance that the rezoning is consistent with the Comprehensive Plan. Such a statement is included in the draft ordinance.

In October 2009, the Planning Board recommended a designation of Town Center and assignment of Town Center district zoning is consistent with the 2004 Comprehensive Plan. The properties listed in the table below were recommended for rezoning from Central Business to Town Center. These properties are included in the proposed rezoning as shown on the attached map as well.

	<b>Parcel PIN</b>	<b>Owner</b>
1	2807-87-8057-000	Rumple Memorial Presby Church
2	2807-87-8261-000	Rumple Memorial Presby Church
3	2807-87-7140-000	Rumple Memorial Presby Church
4	2807-87-8390-000	Billandal LLC
5	2807-87-9410-000	Kenneth & Faith Barnebey
6	2807-87-9515-000	Hayes Development Joint Venture
7	2807-87-9640-000	HAFAM NC 1128 LLC
8	2807-87-9754-000	Martin House Properties LLC
9	2807-98-1314-000	Grandfather Corp
10	2807-98-0466-000	J & R Robertson LLC
11	2807-97-1647-000	Jack & Rebecca Hall
12	2807-97-1635-000	Loren & Lillian Imeson
13	2807-97-1511-000	Main Street Properties Blowing Rock
14	2807-97-1406-000	Michael & Shelby Sink
15	2807-97-1315-000	Mark S. Crumpler
16	2807-98-1574-000	Virginia Stacks
17	2807-98-1579-000	TMV PTNR on Main Street LLC

18	2807-98-1643-000	Charming Inns of Blowing Rock
19	2807-98-3546-000	Stephen Thomas
20	2807-98-4435-000	First States Investors 4000C LLC
21	2807-98-3372-000	Bellsouth Telecommunications
22	2807-98-2385-000	L & J Mountain Properties LLC
23	2807-98-2371-000	Carlos Hernandez
24	2807-98-2234-000	Stephen Wilkinson
25	2807-98-3210-000	First Citizens Bank
26	2807-97-1672-000	Marand Properties
27	2807-97-1529-000	Main Street Properties Blowing Rock
28	2807-97-1409-000	William Hansel & Judy Kohler
29	2807-97-1433-000	Mark S. Crumpler
30	2807-97-1301-000	Normand Burriss- Keele, LLC
31	2807-98-2140-000	James & Marlene Brown
32	2807-98-2043-000	Capel Blowing Rock LLC
33	2807-97-2928-000	Paul & Louise Caruso
34	2807-97-1990-000	EJ & Iris Thirtle
35	2807-97-1877-000	Bruce Robertson Enterprises
36	2807-97-1866-000	Le Batiment De Neaco, LLC
37	2807-97-1788-000	Thomas & Bethy Gruber
38	2807-97-2705-000	William Williamson III
39	2807-97-2614-000	Ann Esposito
40	2807-97-1761-000	HAFAM NC 176 LLC
41	2807-97-1526-000	Thamena Hanna
42	2807-97-1523-000	Thamena Hanna
43	2807-97-1407-000	Nancy B. Napier
44	2807-97-1319-000	Main Street Properties Blowing Rock
45	2807-97-1271-000	Montsol, Inc.
46	2807-98-3653-000	Rita Wiseman
47	2807-98-2852-000	Paul D Coffey
48	2807-98-3679-000	Louise Caruso
49	2807-98-3857-000	Gwyn & Clara Hartley
50	2807-98-2723-000	John Lett

A map of the proposed Town Center District and draft rezoning ordinance has been enclosed for your review.

All property owners and those adjacent to the selected properties were mailed a public notice, and a public notice was published in the newspaper.