

Tryon Board of Planning and Adjustment
Minutes
August 10, 2023
3:00 P.M.

Chairman John Walters called the meeting to order at 3:00 pm at the Tryon Town Hall with three other members present.

MEMBERS PRESENT: John Walters, Warren Carson, Wanda May, Daniel Gerst

STAFF PRESENT: Tim Daniels and Jordan McKeown

75 South Trade St Parking and Patio Rework Request

Tim Daniels explained to the board that Alan Casavant has applied to reconfigure the parking lot at 75 South Trade St. Tax parcel T8-F18. The board was given a drawing of the plans. Daniels explained that Casavant plans to bring the existing park out and add some more parking, this would mean he would be pushing out onto DOT property. Daniels and Casavant have spoken with DOT and have gotten initial approval. There have been one or two minor changes to the plans, like adding a tree, so they are waiting to hear back from DOT approving those changes. Daniels stated that everything else looks like it follows the ordinances. The original plan that Daniels had sent the board members said that the parking spots were 18ft long, since, Daniels has spoken with Casavant and Casavant has agreed to make them 20ft long to conform to the ordinance. Casavant plans to go the additional 2ft (from 18 to 20ft) onto his property. Daniels stated that the widths are correct, they are 9ft on his plans, the ordinance calls for 8ft 6 in. This permit request has come to the board because it creates more than 5 parking spaces and anything above that comes to the board.

Alan Casavant of 671 n Main St & 80 Country Club Rd is sworn in. Casavant explains that they want to reconfigure the parking to look like the rest of the downtown parking. There is one spot that may end up not being a spot and if that is the case, he would like to put a tree there, so he is waiting to hear back if that is approved by DOT.

Wanda May asked if the original sidewalk will be removed. Casavant replies that yes, it will be removed and the new sidewalk will align with the rest of the sidewalk that already exists downtown.

John Walters asked what the 14.5ft dimension on the drawing represents. Casavant replied that it represents the current

distance of the sidewalk to the center line.

Warren Carson asked if the red lines on the drawing represent where the parking spaces will be. Carson asked if the new parking spots will take up or make the DOT lane smaller.

Casavant replied that DOT has a minimum lane width and the DOT engineer has approved this change, there is enough room that it does not encroach into the traffic pattern.

Daniel Gerst asked if this change increases the number of parking spaces. Daniels replies it would add one more space than what is there currently

Walters stated that he still needed clarification on the 20ft because based off of the ordinance and the parking diagrams the dimension given for diagonal parking doesn't equal. Walters states the parking spaces would need to be 22ft long. Casavant agrees that he will need to go two more feet onto his property, which he stated he has room for. Casavant is going to get the surveyor to draw up a plan with the addition of two more feet required for the parking space length.

Walters asked if there is a need for a handicap space. Casavant replied that he does not intend to make any of the spaces handicap spaces. Daniels mentioned that DOT would have told him if it was a requirement.

Daniel Gerst accepted request with parking space length change from 20ft to 22ft. Wanda May seconded the motion. All in favor.

Historical Preservation Committee meeting follow up

Daniels stated that the Historical Preservation Committee met on Wednesday August 9th. During that meeting the process was started to designate Spanish Courts and the Hidden house area historical. Nancy Gray, a Historical Preservation committee board member explained that there are multiple structures on the property. The committee is trying to get the whole property designated historical but the state may come back and say that all the structures don't meet the criteria. Gray is not sure that they will have everything they need ready to present to town council in August but will likely be on the agenda in September. The primary goal is to look at the architectural significance of the site but will also mention the cultural significance. They are only trying to get the exterior designated historical, not interior.

Walters asked if this will be taken to the state. Gray responded that it goes to the town first, then to the state. The state, department of cultural resources, will have 30 days to comment or deny, if they do not comment it is approved. Once approved by the state it comes back to the town to pass an ordinance that designates it a local landmark.

Walters asked if that would prevent someone from bulldozing and

developing the property. Gray responded that the unique zoning of the property would eliminate the option to develop the property. Daniels stated the front half of the property is zoned multifamily and the back is R4, if they were to demolish anything they would have a hard time putting something in its place because it is grandfathered in with setbacks. Gray adds the goal is to protect at least two of the structures on the property due to their architectural significance.

Minutes from June 2023 meeting

Chairman John Walters motioned to approve minutes from the June 2023 meeting.

All in Favor.

Meeting Adjourned

Meeting was adjourned at 3:35 PM.

Prepared by:

Approved by:

Jordan McKeown
Billing Clerk

John Walters
Chairman