



	<b>4. Town Manager</b>	
<b>VIII.</b>	<b>CLOSED SESSION – None</b>	
<b>IX.</b>	<i>ADJOURNMENT/RECESS...Mayor Charles Sellers entertains a motion and second to adjourn or recess the meeting.</i>	

**Draft**  
**MINUTES**  
**Town of Blowing Rock**  
**Town Council Meeting**  
**May 11, 2021**

The Town of Blowing Rock Town Council met for their regular monthly meeting on Tuesday, May 11, 2021 at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street Blowing Rock, NC. Present were Mayor Charlie Sellers, Mayor Pro-Tem Sue Sweeting and Council Members Albert Yount, David Harwood, Doug Matheson, Virginia Powell, Town Manager Shane Fox, Town Attorney Allen Moseley, Town Engineer Doug Chapman, Public Works and Utilities Director Matt Blackburn, Planning and Inspections Director Kevin Rothrock, Police Chief Aaron Miller, Parks and Recreation Director Jennifer Brown, Fire Chief Kent Graham and Town Clerk Hilari Hubner who recorded the minutes. Others in attendance via Zoom virtual/phone session were Finance Officer Nicole Norman.

**CALL TO ORDER**

Mayor Sellers called the meeting to order at 6:00 p.m. and welcomed everyone. Mayor Sellers verified attendance via roll call.

**THE PLEDGE OF ALLEGIANCE**

**MINUTE APPROVAL**

Mayor Pro-Tem Sweeting made a motion to approve the regular and closed session minutes from the April 13, 2021, seconded by Council Member Matheson. Unanimously approved.

**REGULAR AGENDA ADOPTION**

Mayor Sellers advised the Pine and Laurel Townhomes Public Hearing was pulled from the agenda per the applicant's request. He also advised there would be an addition to Business Matters, the Southern Gateway Greenhill Green Space group will present a proposal to Council. He further advised after the presentation Council will go into closed session to discuss and will come out of closed session with motion.

Council Member Harwood made a motion to approved regular agenda with the changes, seconded by Council Member Powell. Unanimously approved.

**CONSENT AGENDA**

**1. 2014 Bond Extension Resolution – Public Hearing Date – June 8, 2021**

Approve the resolution and set the Public Hearing date.

**2. Mayview Madness Date Approval –**

Parks and Recreation Director Jennifer Brown advised a request had been made from the Blue Ridge Conservancy to hold their annual Blowing Rock Mayview Madness 5K/Fun Run road race on Saturday, September 18, 2021.

The Fun Run will begin at 8:00 a.m. on Park Avenue and continue on Laurel Lane to Clark Street, loop around Davant Field and then return to the finish at the rear of Memorial Park.

The proposed route of the 5K Road Race will begin at 8:30 a.m. at the rear of Memorial Park, continue up to the Mayview area, follow Hwy 221 to Clark Street and finish at Bistro Roca.

The Blue Ridge Conservancy will coordinate activities with Parks and Recreation, Blowing Rock Fire and Rescue, and the Blowing Rock Police Department.

Council Member Powell made a motion to approve consent agenda as presented, seconded by Council Member Harwood. Unanimously approved.

### **SPEAKERS FROM THE FLOOR**

Annie Whatley 367 Spruce Road advised she, and her husband are the owners of the Blowing Rock Café which has been in Blowing Rock since 1990. She explained she relocated from her previous business location in Foscoe, and when she purchased the property, the property had been vacant for two years and was from a bank foreclosure. She further explained they renovated the property, opened in sixty (60) days and if it wouldn't have been for the kindness, help and encouragement from the Council, Town Manager and Building Inspector at the time that renovation wouldn't have been possible. Ms. Whatley advised she was here to talk about the "Kilwins thing" and stated her and her neighboring business really need Council's help. Ms. Whatley explained last year the Kilwin's lines were versions of a picket line that nobody wanted to cross, businesses couldn't be seen or accessed. She further stated one business owner advised regular customers wouldn't come to the businesses because they didn't want to get in the crowds. Another business owner stated his customers couldn't get out of his shop because of the lines. Ms. Whatley advised this is nothing personal with anyone, Kilwin's has the right to operate their business how they chose to, but when they changed their business model and how they operate their business and it's negatively affected other business owners it's not right. She explained she tried putting tape down every six (6) feet on the sidewalk, tried sandwich boards which she put out every morning and brought in every night in hopes one of the two would help. She explained when the wind is blowing the sandwich boards are a safety hazard and can't be used. She advised she would send staff up to try to get the line to not block her entrance and ten (10) minutes later it was blocked again. She suggested perhaps there was a legal way to make sure the rules were observed or perhaps an ordinance requiring take out only is not permitted in the downtown district except in the case of a pandemic or damage to the business that they cannot safely have patrons in the businesses until said repairs are made. Ms. Whatley advised neighbors and relatives didn't come tonight to speak because they didn't feel it would help, but she felt they were wrong. Ms. Whatley advised she did try to work with the owner of Kilwin's first, but to no avail. Ms. Whatley further advised her business has lost approximately \$78,000 in gross sales this past year due to this issue. She commented some of the businesses may be forced to move out of Blowing Rock if something isn't done about this

issue. Ms. Whatley stated she knows it's not easy, if it were something would already have been done, but further stated the bottom line is her job is to keep her guests and staff safe and it's hard to do that if you don't have the revenue to do so. She thanked Mayor and Council for their time.

Tom Kenney 204 Avery Avenue Morganton, NC, stated he works for Foothills Conservancy which is a non-profit land trust which does conservation work in the foothills and eastern Blue Ridge mountain region of NC. He advised Caldwell County is one of the counties they work with and included they work with local Governments as well as other State agencies. Mr. Kennedy advised he wanted to comment on the open space protection opportunity for the Hwy 321/Greenhill Southern Gateway. He explained he had been contacted by a few citizens to seek information and assistance to protect that significant space. Mr. Kenney advised he felt this area was a good place for the Town to consider preserving as it's very visible for residents and visitors as they come in and out of Town. He explained it's a portion of the Green Hill Park district and remains on the National Registry of historic places. He further explained it's a source of the Yadkin River and preserving would help the quality of water the river provides. Mr. Kenney advised he felt the proposal that will be presented tonight to preserve the green space would be a good for the town. He further advised he as well as Foothills Conservancy fully supports the proposal.

Mayor Sellers thanked both Ms. Whatley and Mr. Kenney for their comments and input.

## **BUSINESS MATTERS**

### **1. History Walk**

Tom O'Brien presented a power point presentation with the proposed history walk plan. He reviewed the original proposal from the December Council meeting. The proposal is for a private/public partnership for the Historical Society, Village Foundation and the Town. The Town would provide the property, Historical Society would provide the content for the history walk and the Village Foundation and Historical Society would provide the funding.

Council Members asked for some clarifications of two (2) of the ten (10) history marker locations. The two (2) locations were discussed, and Council Member Harwood agreed the Parks Strategy committee could look and those two (2) locations to make them fit.

Council Member Harwood asked how the fundraising cycle and potential start of construction would work. Village Foundation Member John Aldridge explained the whole amount of funding would be raised before construction would ever begin.

Council Member Harwood further asked for clarification what exactly was being asked of the Council. Village Foundation Member Jim Pitts advised they were asking for approval of the project to proceed, begin fundraising and thereafter build.

Council Member Matheson made a motion to approve and allow the Historical Society and Village Foundation to proceed, seconded by Council Member Yount.

Mayor Pro-Tem Sweeting advised there is some question about the current pavers from the Mayview Plaza project that have been damaged and who pays for that repair. She further explained Council needed clarification of who is expected to pay when the Town is taking on all these projects as there have been some question on who is responsible for repair. Mr. Pitts advised the maintenance would ultimately be the Town's responsibility, he further advised the problem occurring with the Mayview Plaza is a visual issue not a structural issue and should not take much time or money to repair. Mr. Pitts and Mr. O'Brien explained the walking pavers were "bullet proof" and the issues with the road pavers are esthetic.

Council Member Powell stated as with any project Council needs to be aware of the whole project to help promote it in a positive way. Mr. Pitts advised they had walked the proposed project with some of Town staff and would be glad to do so with any Council Members that wished to do so. He further advised they would keep staff and Council in the loop before construction begins.

With no further discussion, the motion stood; Council Member Matheson made a motion to approve and allow the Historical Society and Village Foundation to proceed, seconded by Council Member Yount. Unanimously approved.

## **2. Parks and Rec Advisory Committee – Citizen Member**

During the December Town Council Meeting, Town Council approved the creation of the Parks and Strategy Committee. Town Council encouraged having a Town resident reside on the board. The Parks Strategy Committee would like approval to add a Town resident.

Mayor Pro-Tem Sweeting made a motion to approve adding a new member, seconded by Council Member Matheson. Unanimously approved.

## **3. BRAHM – Special Event**

Parks and Recreation Director Jennifer Brown advised the Blowing Rock Art and History Museum is requesting to advertise their exhibit in the museum with a sign that replicates one of the photographer's pictures of the Brooklyn Bridge. The sign is 13' x 28" in size the sign and the length of time displayed exceeds the Town Code requirements.

The Blowing Rock Art and History Museum is requesting an exception to the size of the sign and timeframe allowed to be hung for this exhibit.

Executive Director of BRAHM Lee Carol Giduz advised the picture is time-lapse black and white and the picture is from the exhibit and they had to get permission from the artist to use the photo. Ms. Giduz explained the reason for the request is BRAHM was the only place in Blowing Rock totally closed for six (6) months and they are trying to get people back. She further explained since BRAHM is located at the end of Main Street it is constantly referred to as the third church. Ms. Giduz stated she knew it was a very

unusual request and explained they started with BRAAC and moved up trying to get to the correct department.

Mayor Pro-Tem Sweeting asked what it would be made of. Ms. Giduz explained one of the billboard companies would make it out of high-density vinyl with cuts in to keep the banner from blowing. Mayor Pro-Tem Sweeting further asked how it would hang. Ms. Giduz advised it would be hung with grommets. Ms. Giduz stated it would be hung for approximately two (2) months and they chose black and white to be very low impact.

Council Member Powell asked what the normal time frame was for signs of this nature. Town Manager Shane Fox read the code for Special Event Signage.

Council Member Harwood asked Ms. Giduz to enlighten Council on the significance of this exhibit. Ms. Giduz stated this is a pretty amazing exhibit which was created by three (3) collectors of contemporary photography. The exhibit contains photographers from all over the world with the top photographers in the field. She further stated the show may travel to several museums after it leaves here, but that hasn't been confirmed yet. Recently there was a show at The Whitney and many of the photographers currently at BRAHM were located in that show. Ms. Giduz explained this is an exceptional show for BRAHM as well as a unique show. She further explained this is BRAHM's 10<sup>th</sup> year and they really want people back.

Council Member Matheson asked with no wording on the banner why it was not considered a piece of art. Ms. Brown advised BRAAC had the discussion during their meeting and felt it was a very gray area and didn't want to step on Mr. Rothrock's toes or the sign ordinances that must enforce. BRACC ultimately felt this was a gray area, but felt it was more of a sign rather than piece of art.

Ms. Giduz stated for the record that because of it being a "gray area" BRAAC decided to neither approve nor disapprove the request.

Council Member Powell made a motion to approve, stating she really liked how Ms. Giduz respected the Town's ordinances, was only asking for the extra month, she did not feel it was a sign because there was no wording on the banner, she liked the color scheme, look and how it would have low impact on the Town, seconded by Council Member Harwood.

Council Member Yount stated as a veteran of the Council and the "battle" of building BRAHM he felt the contribution of BRAHM has far exceeded any doubt anyone ever had about the organization.

Mayor Pro-Tem Sweeting advised she felt Council needed to support Planning and Inspections, it looks like a banner, will be hung with grommets, the size usually allowed for a banner is sixteen (16) to thirty-two (32) square feet and this is three hundred sixty-four (364) square feet which is much larger than what is allowed. She restated she wanted to support Planning's decision that this didn't meet the Town guidelines.

Council Member Matheson stated he still hadn't come to the conclusion as to if Mr. Rothrock had made his determination before with the wording was included on the banner or after with the wording removed and asked for clarification. Mr. Rothrock advised he could not remember which he ruled on, but it did not matter, the banner was content natural and still a sign in his opinion.

Ms. Giduz clarified the banner would be up until the last day of the exhibit which is August 21<sup>st</sup>.

Council Member Harwood stated BRAHM is a wonderful cultural asset to the Town and any Town of any size would be proud to have it. He further stated they have been a fantastic corporate neighbor and the Town is literally "married at the hip" with the parking deck and use of the bathrooms. He advised the Council has turned a "blind eye" to lots of businesses during the pandemic to assist them during the difficult time. Council Member Harwood stated he would like to ask his fellow Council Members to vote yes for those reasons.

With no further discussion the motion stood; Council Member Powell made a motion to approve, seconded by Council Member Harwood. For the motion: Council Members Powell, Harwood and Yount. Against the motion: Mayor Pro-Tem Sweeting and Council Member Matheson. Motion passed.

#### **4. 4<sup>th</sup> of July Parade**

Parks and Recreation Director Jennifer Brown advised during the February 11, 2020 Town Council meeting, Town Council approved moving the 4<sup>th</sup> of July and Christmas parades to 10:00 a.m. and blocking parking along the parade route. Due to COVID all events including both parades were cancelled.

Ms. Brown advised staff is asking for direction as to whether to have the 4<sup>th</sup> of July Parade or not for 2021. She explained options and cost for a shuttle to provide additional parking have been explored for parades. Tanger Outlets have agreed to allow the Town to use their parking lot for additional parking. For 2021 Tanger will not charge a fee and the following years they will charge a fee of \$500.00. To contract a shuttle for the day from Tanger to Downtown for eight (8) hours for approximately would cost \$1,000.

Ms. Brown further noted the Blowing Rock Country Club has been contracted and they are having their own event without Town participation.

Council briefly discussed and consensus was for staff to start work planning like there would be a parade and will wait until the Governors orders on restrictions to see if the parade will be able to occur.

#### **5. 321 Landscape Contract**



Parks and Recreation Director Jennifer Brown advised currently, 321/Valley Boulevard landscaping is under contract with DOT and will be maintained until July 15, 2021, at which time the maintenance responsibility will be turned over to the Town.

Two options were presented to Town Council on the landscaping maintenance of 321/Valley Boulevard during the January 21 Town Council Retreat. One option would be to maintain the directed staff to bid out the landscaping maintenance with an RFQ (Request for Quote). The cemetery landscape maintenance was included as an alternate to the 321-landscaping maintenance.

On March 5, 2021, the RFQ was advertised, March 22, 2021 Landscape Director, Cory Cathcart, met with potential contractors in case there were questions, and on April 5, 2021 the bids were due. Staff received two quotes for the 321-landscaping maintenance and the cemetery maintenance and received one quote for just the maintenance of the cemetery. A scoring system was utilized, and each bid was scored by three Town employees, Landscape Director, Cory Cathcart, Finance Director, Nicole Norman, and Ms. Brown. Each company was scored based on the following factors:

- Contractor's experience, knowledge, and performance with similar landscape projects. 20 points
- The experience of the contractor's proposed staff to perform the type of work required. 20 points
- Contractor's understanding of the project scope and their responsibility in delivering the services for the advertised project. 20 points
- Contractor's ability to meet requirements and schedule in contract. 25 points
- Contractor's related experience with the Town of Blowing Rock review. 15 points

Ms. Brown advised staff's recommendation is to award 321/Valley Boulevard landscaping and cemetery maintenance to Estate Maintenance based on the scoring of the bids.

Mayor Pro-Tem Sweeting advised she was very impressed with the bid application and bid process and felt it was the most efficient way it had ever been done.

Manager Fox stated given the size of the project the bidder was asked to include the assets they own, years of experience etc. He further stated it was basically a resume of the individuals that will be working within the project.

Council Member Matheson asked for a quick highlight of the detail of what the bidders had to bid on. Ms. Brown reviewed the scope of work including approximately 624 trees, appx 7,000 shrubs, native grass and perennial varieties and 16 miles of turf maintenance. Ms. Brown advised the bidders had to break out between mowing, string trimming, edging, blowing, weeding and all work would be on a weekly occurrence.

Mayor Pro-Tem Sweeting made a motion to approve and award the Hwy 321 Landscaping contract to Estate Maintenance, seconded by Council Member Matheson. Unanimously approved. **Landscape Contract - Attachment A**

## **6. Greenhill Gateway Green Space Presentation**

Jimmy Addison stated he was speaking on behalf of a citizens group; including he and his wife Dinny, Lee and Wayne Vason, Sandy Burkes-Campbell, Betty Howe and Ann and Alex Bernhardt. He advised the proposal is for the Town to accept approximately a little over two (2) acres of property with rights to maintain and keep a space green at the southern entrance to Town. Mr. Addison further advised the group felt it would benefit the Town as it would benefit both tourism and neighborhoods.

Mr. Addison explained the property in detail and advised they had worked with the current property owner John Winkler who had agreed to work with the group. Mr. Addison stated his group had run into three (3) areas of contingency, time, money, and title. He explained the title would not do much good to be held with their group as eventually the members of the group will all be gone, time as Mr. Winkler needed to get started with his development as he had been very generous in deferring the start to try to help the group out and money which the group has raised since mid-February \$282,000 in pledges which is enough money to purchase the green space. Mr. Addison further stated they had been to numerous local groups and local conservancy agencies and all have been very helpful. Mr. Addison advised due to time and title constraints it makes the most sense all around and is in the Town's best interest for the Town to own it.

Mr. Addison referenced a second letter with the detailed proposal that had been sent to all of Town Council. He stated the group didn't feel this donation would cost the Town any money and would be a big \$282,000 gift to the Town, which the money was raised on short notice. Mr. Addison further listed the benefits their group felt this property would provide to the Town.

Council asked for some clarification to accessing the property and discussed the easement factors in accessing the property in detail.

Council Member Harwood advised Mr. Addison had stated this property would boost tourism, but by his calculations the Town would lose approximately \$80,000 to \$120,000 in ten years with the loss of property taxes. He asked Mr. Addison to explain his thoughts. Mr. Addison advised the group felt this property would help attract people to the Town as well as they felt it was hard to tax drainage property which is what the property is.

Council discussed further options and hypothetical scenarios for uses of the property with the stipulations provided by the Greenhill group.

Ms. Addison advised the whole groups mission and idea is to preserve this property.

At 8:20 p.m. Council recessed for fifteen minutes before going into closed session to discuss the Greenhill group's proposal.

## **OTHER BUSINESS**

NONE

- Mayor Sellers – Hoping this year the Town could get back to some sort of normal. His thoughts and prayers were with the families and friends of the Watauga County Sheriff Deputies that were killed in the line of duty on April 28<sup>th</sup> and well as the family of the family that was lost.
- Council Member Yount – Reminded of the Memorial Day service.
- Council Member Harwood – None
- Mayor Pro-Tem Sweeting – None
- Council Member Matheson – Asked the Manager to look into a ordinance for deliveries in Town. Along with business owners holding parking spaces on Main Street with chairs, cones etc. Advised there are some bills being introduced to the House/Senate regarding STR and Tree Ordinances. Asked Council to stay in touch with Senator Ballard and Representative Pickett.
- Council Member Powell – Advised her favorite thing is reading the Department Reports, loved seeing our Fire and Police Departments with the flag honoring the officers during the processional and funeral for the officers. She stated she will not be re-running for Council in the 2021 and wanted to thank everyone for the last four years. She further stated she is fully working hard and committed for the next seven months.
- Town Attorney Moseley – Gave an update on the status of the DOT property purchase. Within approximately 30 days of closing on the property.
- Manager Fox – Outpouring of support from the community to law enforcement and the families over the last few weeks has been unbelievable. As well as the internal support. Wanted to thank Cleveland County for sending support up to help cover our Police Department to allow all officers to attend the funerals. AppalCart will resume the weekend of Memorial Day weekend on May 28<sup>th</sup> and run through the end of October. ABC Store is up \$72,000 or 51% over the previous year. The TDA up 26% over last year. Budget is in balance and very close to being ready to be distributed to Council.

## **EXECUTIVE SESSION**

At 8:20 p.m. Council Member Harwood made a motion to go into executive session *NCGS 143-318.11. (a)(3) – Attorney/Client update on current litigation*, seconded by Mayor Pro-Tem Sweeting. Unanimously approved.

At 9:20 p.m. Council returned to open session. Council Member Matheson made a motion to accept the donation of the said property with this condition; that the Gateway Green Space shall be preserved and maintained in a natural state of vegetation provided that the natural state of vegetation may be enhanced by the removal, replacement, and addition of vegetation such as trees, plants and flowers along with an easement conveyed to the Town from Greenhill Road for the purpose of maintaining the donated property. Seconded by Council Member Powell. Unanimously approved.

Mr. Harwood thanked the group for all their hard work, time and effort they put into the project.

Mayor Sellers advised details and questions can be discussed with Manager Fox and Town Attorney Allen Moseley.

Mr. Addison advised he would have to go back to their donors to see how they wanted to proceed.

**ADJOURNMENT**

Council Member Matheson made a motion to adjourn at 9:45 p.m., seconded by Mayor Pro-Tem Sweeting. Unanimously approved.

**MAYOR** \_\_\_\_\_  
**Charlie Sellers**

**ATTEST** \_\_\_\_\_  
**Hilari Hubner, Town Clerk**

**Attachments**

**Landscape Contract - Attachment A**





# Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

To: Mr. Shane Fox, Mayor Sellers, and Members of Town Council  
From: Nicole Norman, Finance Officer  
Subject: Budget Amendment Ordinance to Account for Various Items  
(Ordinance #2021-05)  
Date: June 8, 2021

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Enclosed please find a Budget Amendment Ordinance for the fiscal year 2020-2021 for your consideration.

**Section 1 (General Fund)** Pulls loan funds (\$33,170) out of fund balance that were not expended at the end of FY 19-20 towards the purchase of a storage building for use by the Public Works Department. This section also allocated additional expected Occupancy Tax revenue based on revised projections in line with TDA board action taken at their May 2021 meeting. This will allow the Town budget authority to disburse the collected funds to the TDA upon collection.

Section 2 (General Capital Funds) reallocates funding for drainage improvements that were part of the repaving contract to match the contract breakout. This will condense the line items and simplify the breakdown of the project to match the contract.

*\*Several Internal Amendments were done this month among line items within departments. No additional funds were allocated and all amendments were submitted to and approved by the Town Manager.*

**Internal Amendment Summary:**

Parks & Rec.: Move Funds to 10-80-6100-016 Maint./Repair Office from 10-80-6100-251 Materials/Supplies- Town Rock Work \$350

Parks & Rec.: Move Funds to 10-80-6100-500 Capital Outlay from 10-80-6100-056 Special Events \$10,070 (Mini Truck Purchase)

Sanitation: Move Funds to 10-30-4700-017 Maint./Repair Vehicles from 10-30-4700-033 Materials/Supplies \$3,455

Please let me know if you need further details on the proposed amendment.

**2020-2021  
Budget Amendment Ordinance 2021-03**

Be it ordained by the Town Council of the Town of Blowing Rock, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021:

**Section 1. To amend the General Fund, the appropriations are to be changed as follows:**

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-20-4500-500	Capital Outlay (PW)	\$ -	\$ -	\$ 33,170	\$ 33,170
10-00-4200-326	Occupancy Tax Expense- To TDA	\$ 1,063,190	\$ -	\$ 316,178	\$ 1,379,368
			<u>\$ -</u>	<u>\$ 349,348</u>	

This will result in a net increase of \$349,348. in the appropriations of the General Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-3400-399	Appropriated Fund Balance	\$ 301,852	\$ -	\$ 33,170	\$ 335,022
10-00-3400-326	Occupancy Tax Revenue	\$ 1,392,765	\$ -	\$ 316,178	\$ 1,708,943
			<u>\$ -</u>	<u>\$ 349,348</u>	

**Section 2. To amend the General Capital Fund, the appropriations are to be changed as follows:**

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
20-20-5003-405	GO Repaving Town Streets- Iss 3 Construction	\$ 1,775,685	\$ -	\$ 312,560	\$ 2,088,245
10-20-5002-425	GO Iss 3- Chestnut Dr. Drainage- Construction	\$ 238,000	\$ 238,000	\$ -	\$ -
20-20-5003-409	GO Repaving of Town Streets- Iss 3 Drainage	\$ 74,560	\$ 74,560	\$ -	\$ -
20-20-5003-406	GO Repaving Town Streets- Iss 3 Engineering	\$ 81,600	\$ -	\$ 84,600	\$ 166,200
20-20-5003-407	GO Repaving Town Streets-Construction Enginee	\$ 84,600	\$ 84,600	\$ -	\$ -
20-20-5003-408	GO Repaving Streets- Iss. 3- Contingency	\$ 56,650	\$ -	\$ 45,000	\$ 101,650
20-20-5002-426	GO Iss. 3- Chestnut Drainage- Contingency	\$ 45,000	\$ 45,000	\$ -	\$ -
			<u>\$ 442,160</u>	<u>\$ 442,160</u>	

This will result in a net increase of \$0 in the appropriations of the General Capital Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
		\$ -	\$ -	\$ -	\$ -
			<u>\$ -</u>	<u>\$ -</u>	

**Section 3. Copies of this budget amendment shall be furnished to the Clerk to the Town Council and to the Finance Officer for their implementation.**

Adopted this 8th day of June, 2021.

Attested by:

\_\_\_\_\_  
Charles Sellers, Mayor

\_\_\_\_\_  
Hilari Hubner, Town Clerk

JECO Pyrotechnics, Inc  
195 Rodgers Ridge Rd  
Newland, NC 28657  
828-260-2619  
jecopyro@gmail.com

## Shot List

**Location:**

Blowing Rock Country Club/  
Town of Blowing Rock  
200 Country Club Dr..  
Blowing Rock, NC 28605

**Date:** 07/03/2021

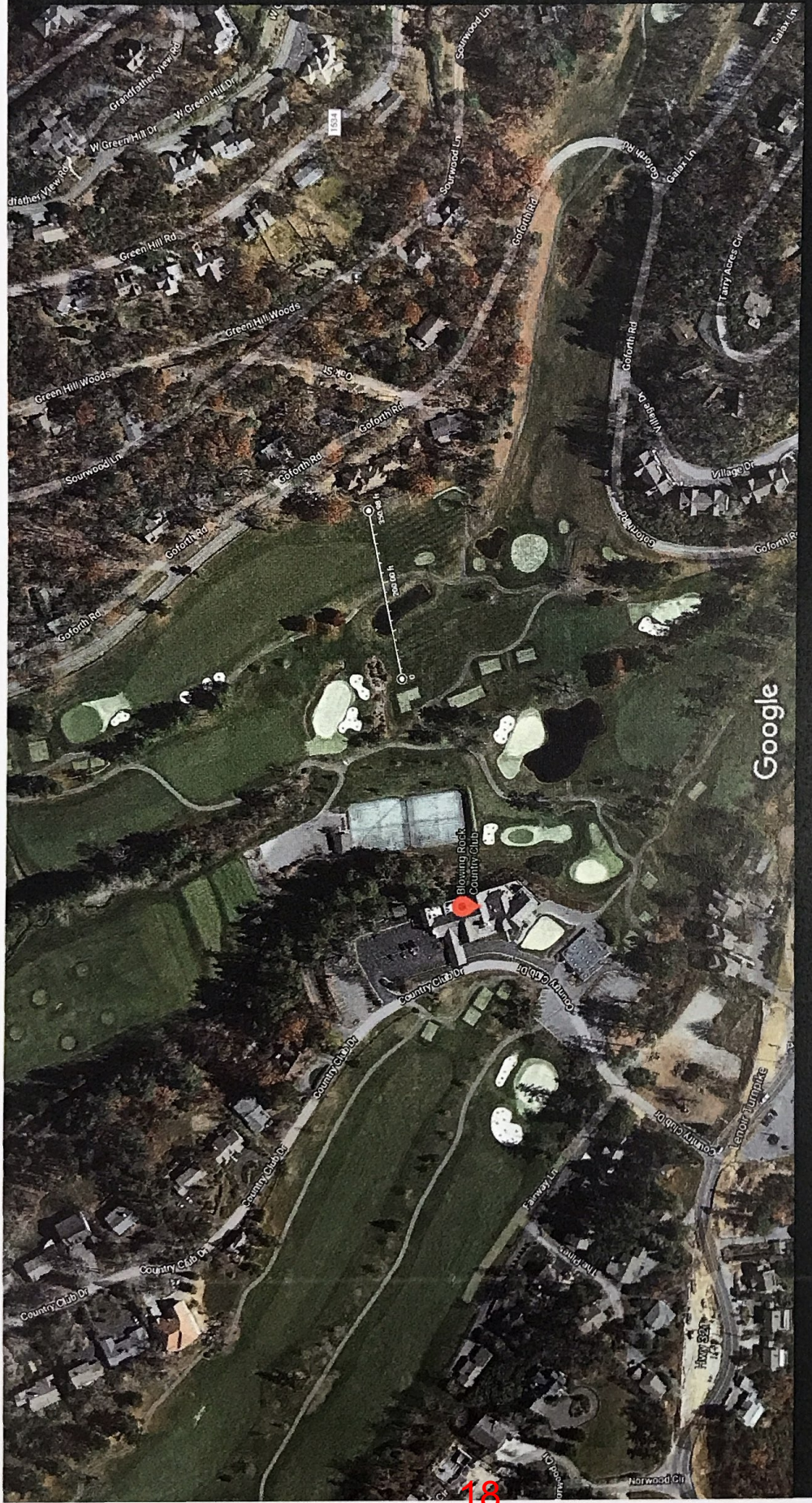
**Shots to be fired:**

<u>Number of shots</u>	<u>description of shot</u>
54	5" shell
204	4" shell
216	3" shell
96	2.5" shell
12	500 gram cakes
2	200 gram cakes









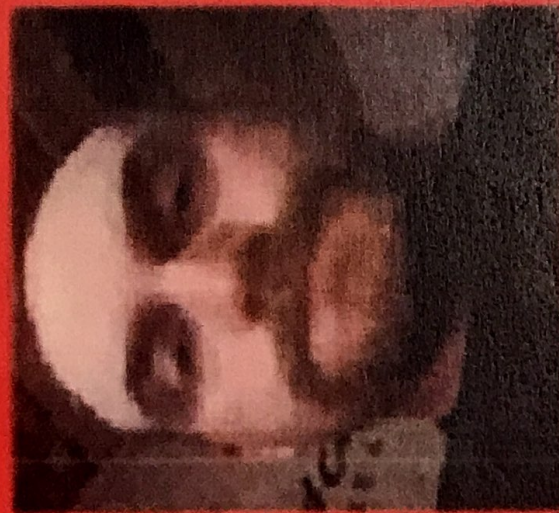
Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 100 ft



Outdoor Pyrotechnics  
Display

**OPERATORS  
LICENSE**

**M A Y**



Jason Sills  
License # 3081

**2 0 2 2**

## **Consent Agenda - Staff Report**

**To: Mayor Charlie Sellers and the Blowing Rock Town Council**

**From: Shane Fox, Town Manager**

**Subject: Republic Services – Recycling and Disposal Proposal**

**Date: June 8, 2021**

### **Information:**

As a part of the 2021-2022 Annual Budget process, Town Staff met and discussed the Town's current recycling contract with Republic Services set to expire September 20, 2021. From a series of meetings, Republic Services has offer to the Town a five-year contract beginning October 1, 2021 that includes recycling, disposal of town residential waste at the Foothills Landfill, and Republic Services to operate the commercial collection within the Town of Blowing Rock. Under the proposed contract, Republic would continue to collect the Town's recycling as normal, the Town would continue to collect residential waste as normal, and Republic Services would assume the commercial collection for the Town of Blowing Rock. Under this proposal we estimate no increase cost to the Town's residents for recycling or residential waste collection. Overall, the proposal if accepted, will result in significant savings to the Town. Town Staff has estimated that the Town will save approx. \$64,000 per year with these options, or \$320,000 over the five-year term. These savings include the reduction of one-full time position and the elimination of one garbage truck at a cost savings of approx. \$175,000.

### **Action:**

We request as a part of the approval of the 2021-2022 Annual Budget that the Town Council approves Option B within number #1 of the attached proposal along with the New Services proposed in #2 of the Republic Services Proposal.

### **Attachment:**

Republic Waste 5-year proposal

May 13th, 2021

Shane Fox  
 Town Manager  
 Town of Blowing Rock

Dear Shane, Staff and Council:

Republic Services has been providing sustainable recycling collection services to the Town of Blowing Rock since 2010. Over the years we have strived to provide exceptional collection services at a competitive price. This letter outlines the updated terms discussed and requested by Republic Services at our May 12th, meeting. Republic Services would like to renew the current recycling agreement, add a scope for MSW disposal, and provide collection service for all the commercial containers in Blowing Rock.

1. **Renewal Terms.** Five year term beginning on or before October 1, 2021.
  - a. The Charges for Recycling Service beginning 10/01/16 shall be \$4.69/cart/month. If the Town does not contract with Republic Services for MSW disposal.
  - b. The Charges for Recycling Service beginning 10/01/16 shall be \$4.04/cart/month. If the Town contracts with Republic Services for MSW disposal.

The reason for the increase is to overcome the shortfall in commodity value for recyclable material and make the recycle program sustainable.

Annual MSW tons	1200	
House Count	1601	
	<b>Option a</b>	<b>Option b</b>
Current Recycling rate	\$ 3.67	3.67
Recycling Processing charge	\$ 1.02	1.02
Discount if disposal contracted		-0.65
Annual cost	\$ 90,104.28	\$ 77,616.48
	Watauga County TS	Foothills Disposal
Disposal Cost per ton	\$ 59.99	\$ 39.99
	\$ 71,988.00	\$ 47,988.00
Annual Total	\$ 162,092.28	\$ 125,604.48

2. **New Services.** In an effort to provide the lowest cost for disposal and to streamline the Town's commercial collection program Republic Services offers the following.
- a. Republic Services will provide the Town of Blowing Rock a disposal rate of \$39.99/ton with a 1200 ton annual minimum. This will save the Town an estimated \$24,000 annually over the proposed rate at the Watauga County transfer station. \$120,000 savings over the five year term. Add the discounted recycling rate and the savings are \$36,400/year, \$182,440 over the term of the contract.
  - b. Republic Services will provide an exclusive commercial collection franchise based on the following rates. Republic Service will provide all containers, container maintenance and bill the customers individually every month.

<b>Container size</b>	<b>1x/wk/mo</b>	<b>2x/wk/mo</b>
2 CY Container	\$ 64.25	\$ 128.50
4 CY Container	\$ 128.50	\$ 257.00
6 CY Container	\$ 192.75	\$ 385.50
8 CY Container	\$ 257.00	\$ 514.00
Container rental	\$25	per month

The bottom line is that Republic Services can provide recycling and solid waste collection services in the most efficient, low cost and environmentally protective manner. Please let me know if there is any additional information, we can provide the Town of Blowing Rock regarding our proposal. We look forward to continue our mutually-beneficial partnership with the Town, its residents and the environment. Together we can deliver strategic sustainable solutions for the Town of Blowing Rock.

Warm Regards,

Dana Chapman  
 Municipal Services Manager  
 4062 Section House Road  
 Hickory, NC 28601  
[dchapman@republicservices.com](mailto:dchapman@republicservices.com)  
 336.817.8105

Tracy Nestor  
 Senior Area Municipal Services Manager  
 2440 Whitehall Park Drive  
 Charlotte, NC 28273  
[tnebor@republicservices.com](mailto:tnebor@republicservices.com)  
 828.217.8766



**Town of Blowing Rock**  
**Budget Ordinance**  
**For Fiscal Year 2021-22 Recommended Budget**  
**In Whole Dollars**

BE IT ORDAINED by the Town Council of the Town of Blowing Rock, North Carolina, that the following operating and capital revenues and appropriations are hereby adopted for the operation of the Town of Blowing Rock for the Fiscal Year beginning July 1, 2021 and ending on June 30, 2022:

**Section 1A. General Fund Revenue**

Property Taxes	5,198,450
Occupancy Tax	1,404,199
Sales Tax	2,058,880
State Collected: Franchise/Telecom/Beer & Wine/Video Programming	357,393
ABC Revenue	89,000
Solid Waste and Recycling	93,364
Powell Bill	70,000
Other Revenue	1,004,140
Fund Balance Appropriated	-
Interfund Transfers	253,928
<b>TOTAL GENERAL FUND REVENUES</b>	<b>10,529,354</b>

**Section 1B. General Fund Appropriations**

Governing Body	55,098
Administration and Finance	495,085
Central Government	3,046,621
Public Buildings & Grounds	607,574
Police Department	1,629,266
Fire Department	1,217,156
Planning and Inspections	389,499
Street Department	1,481,456
Sanitation & Recycling	382,657
Parks and Recreation	1,224,942
Transfer to General Capital Project Fund	-
Transfer to fund balance	(0)
<b>TOTAL GENERAL FUND APPROPRIATIONS</b>	<b>10,529,354</b>

**Town of Blowing Rock**  
**Budget Ordinance**  
**For Fiscal Year 2021-22 Recommended Budget**  
**In Whole Dollars**

**Section 2A. Blowing Rock Appearance Advisory Commission Fund Revenues**

Donations - General	26,020
Donations - Hanging Baskets	8,500
Donations - Cemetery	2,000
Appropriated Fund Balance	7,000
Miscellaneous Income	50
<b>TOTAL BRAAC FUND REVENUES</b>	<b>43,570</b>

**Section 2A. Blowing Rock Appearance Advisory Commission Appropriations**

Plant/Landscaping Materials	26,000
Contract Services/Labor	4,000
Other	5,570
Transfer to General Fund	8,000
<b>TOTAL BRAAC FUND APPROPRIATIONS</b>	<b>43,570</b>

**Section 3A. Water/Sewer Fund Revenues**

Interest Income	500
Miscellaneous Income	113,124
Charges for Water Service	1,135,734
Charges for Sewer Service	929,384
Interconnection Charge	13,000
Late Payment Fees	11,000
Taps and Connections	5,000
Water Impact Fee	15,000
Sewer Impact Fee	25,000
Transfer from Water/Sewer Fund Balance	-
<b>TOTAL WATER/SEWER FUND REVENUES</b>	<b>2,247,741</b>

**Section 3B. Water/Sewer Fund Appropriations**

Administrative/Engineering/Billing	787,535
Water and Sewer Plant Operations	824,194
Water and Sewer Field Operations	636,012
<b>TOTAL WATER/SEWER FUND APPROPRIATIONS</b>	<b>2,247,741</b>



**Town of Blowing Rock  
Budget Ordinance  
For Fiscal Year 2021-22 Recommended Budget  
In Whole Dollars**

**Section 4A. General Capital Fund Revenues**

ES Building- BR Fire Dist.	50,000
ES Building- Caldwell Fire Dist.	10,000
<b>TOTAL GENERAL CAPITAL REVENUES</b>	<b>60,000</b>

**Section 4B. General Capital Fund Appropriations**

Transfer to General Fund (For ES Building Debt Svs.)	60,000
<b>GENERAL CAPITAL APPROPRIATIONS</b>	<b>60,000</b>

**Section 5A. Water and Sewer Capital Fund Revenues**

Water General Obligation Bond Funding	-
Sewer General Obligation Bond Funding	-
<b>TOTAL WATER AND SEWER CAPITAL REVENUES</b>	<b>-</b>

**Section 5B. Water and Sewer Capital Fund Appropriations**

Transfer to Water/Sewer Fund	-
Interconnection- Reserve	-
<b>TOTAL WATER AND SEWER CAPITAL APPROPRIATIONS</b>	<b>-</b>

**Section 6. Levy of Taxes**

There is hereby levied, for Fiscal Year 2021-22, the ad valorem tax rate of 43 cents per one hundred dollars (\$100.00) of valuation on taxable property as listed for taxes as of January 1, 2022 for the purpose of revenue as set forth in the foregoing estimates of revenue and in order to finance the foregoing appropriations.

**Section 7. Fees and Charges**

There is hereby established, for Fiscal Year 2021-22, various fees and charges as contained in Attachment A.

**Town of Blowing Rock  
Budget Ordinance  
For Fiscal Year 2021-22 Recommended Budget  
In Whole Dollars**

**Section 8. Restrictions on Budget Officer**

Interfund and interdepartmental money transfers shall be accomplished only with specific advanced approval of the Blowing Rock Town Council.

**Section 9. Special Authorizations of the Budget Officer**

- A. The Budget Officer shall be authorized to reallocate any appropriations within departments.
- B. The Budget Officer shall be authorized to execute interfund and interdepartmental transfers in emergency situations. Notification of all such transfers shall be made to the Town Council at its next meeting following the transfer.

**Section 10. Utilization of Budget Ordinance/Distribution**

This ordinance shall be the basis of the financial plan for the Town of Blowing Rock municipal government during the 2021-22 fiscal year. The Budget Officer shall administer the Annual Operating Budget and shall ensure that operating officials are provided guidance and sufficient details to implement their appropriate portion of the budget.

The Finance Director shall establish and maintain all records, consistent with this ordinance, and the appropriate state statutes of the State of North Carolina.

A copy of this ordinance shall be furnished to the Town Manager and the Finance Director of the Town of Blowing Rock to be kept on file for direction in the disbursement of funds.

Adopted this 8th day of June, 2021.

\_\_\_\_\_  
Charles Sellers  
Mayor

ATTEST:

\_\_\_\_\_  
Hilari Hubner  
Town Clerk

TO: Mayor Charlie Sellers and the Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: SUP 2021-03 Heather Ridge Estates Subdivision

APPLICANT: K. West, LLC

DATE: June 2, 2021

## **REQUEST**

K. West, LLC is requesting a Special Use Permit for a 9-lot single-family subdivision on the corner of Heather Ridge Lane and Green Hill Rd. The 5.1-acre subject property is zoned R-15 single-family and is partially in the WS-IV water supply watershed. The property is further identified by Watauga PIN 2817-67-9106-000. No new roads are proposed for the subdivision as each lot will have direct access to a public street.

## **SITE PLAN**

The subject property is a 5-acre wooded tract between Green Hill Road and Heather Ridge Lane. Approximately 0.50 acre of the property is in the water supply watershed with the remainder outside of the watershed. Each proposed lot meets the minimum size requirement of 15,000 sq feet and minimum lot width of 100 feet.

Five (5) lots front Green Hill Road, three (3) lots front Heather Ridge Lane, and one lot is located on the corner of both streets. To minimize driveway access cuts onto Green Hill Road, staff recommends combining driveways on lots 6 and 7, and lots 4 and 5. Staff also recommends access for lots 1, 2, and 3 be provided/shared from Heather Ridge Lane.

The setback shown on lot # 1 should be 30 feet on one street and 20 feet on the other. The potential owner will have the option of determining which is the primary street.

No access is allowed to the lower gravel section of Heather Ridge Lane. This section of road is outside of Town limits and is private.

## **Storm Water Management**

Storm water detention is not required on this project as no new streets or roads are being proposed. However, as a result of discussions during the Planning Board meeting, neighboring property owners met with the Applicant, Applicant's engineer, and Town staff on June 2 to discuss solutions to limit negative storm water impacts as a result of

the development of the single-family lots. The draft SUP requires a comprehensive storm water management plan be submitted, reviewed, and approved by the Town Engineer to address specific goals discussed with the neighbors. No building permit for houses will be issued until the items recommended are completed.

### **Water and Sewer Utilities**

Lots (1-7) along Green Hill Road will be served by the existing gravity sewer in Green Hill. An extension to the existing 2-inch pressure sewer line is proposed along the lower, downhill section of Heather Ridge to account for lots 8 and 9. All sewer line improvements will be installed at the developer's expense. Staff and the Town Engineer will approve water and sewer systems to meet the Town Code.

### **PLANNING BOARD RECOMMENDATION**

At their May 20, 2021 meeting, the Planning Board recommended approval of the Special Use Permit with the following conditions:

1. That the requested storm water detention waiver be approved.
2. That the Applicant incorporate any conditions related to the NCDOT driveway review process.
3. That the driveway access onto Sunset Drive be moved away from the Hwy 321 intersection as far up the site as possible.

### **ATTACHMENTS**

1. Aerial vicinity map
2. Site plan/preliminary plat
3. Tree survey

NORTH CAROLINA

WATAUGA COUNTY

**TOWN OF BLOWING ROCK SPECIAL USE PERMIT**  
**Heather Ridge Estates**  
**SUP No. 2021-03**

On the date listed below, the Board of Commissioners of the Town of Blowing Rock met and held a public hearing to consider the following application:

Applicant: K. West, LLC

Project Name: Heather Ridge Estates Subdivision

Property Location: Corner of Green Hill Road and Heather Ridge Lane

Tax Parcel No.: 2817-67-9106-000

Property Owners of Record: ASM Investments, LLC

Proposed Use of Property: Single-Family Subdivision (9 Lots)

Current Zoning Classification of Property: R-15, Single Family Residential

Meeting Date: June 8, 2021

Having heard all of the evidence and arguments presented at the above-referenced hearing, the Board finds that the application complies with all applicable requirements of the Code of Ordinances of the Town of Blowing Rock, and that, therefore, the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable conditions of the Land Use Code and the following additional conditions:

1. The Applicant shall complete the development of the subject property in accordance with the plans submitted and approved by this Board, which plans are dated April 29, 2021, except as amended by the following conditions. Where said plans are in conflict with the provisions of the Land Use Code, the provisions of the Land Use Code shall prevail, except as specifically provided herein. Copies of said plans are made a part hereof as if fully rewritten herein, and shall be maintained in the Special Use Permit file in the Town Clerk's office. Any deviations from or changes in the plans must be pointed out to the Administrator in writing and specific written approval must be obtained as provided in the Blowing Rock Land Use Code.
2. Driveway access on Green Hill Road shall be limited to 2 driveways which may be shared. All driveway slopes shall be limited to 12% grade for the first 20 feet and not more than 20% for the remainder. All driveways of the subdivision shall be paved and shall be graded/crowned to direct storm water to flow to the ditch lines along Heather Ridge Lane or Green Hill Road and prevent flow from crossing the street to adjoining properties.
3. Access for Lots 1, 2, and 3 may be one single-shared driveway on Heather Ridge Lane, and a non-access easement shall be added to the Green Hill frontage of Lots 1 and 3
4. The Applicant shall install utilities in such locations as shall be specified and approved by the Town Engineer.

The Applicant shall provide easements, dedicated to the Town of Blowing Rock, for those utilities, with the widths of the easements to be specified and approved by the Town Engineer. The Applicant shall also provide easements, dedicated to the Town of Blowing Rock, within the setback areas along respective lot lines for the installation of public utilities, as deemed necessary. The Applicant shall also provide to the Town any necessary easements, as determined by the Town Engineer and Public Works Director, for any other existing or proposed Town utilities that may be located on or adjacent to the subject property.

5. Construction traffic must not use the private gravel portion of Heather Ridge Lane on the north side of Lots 7 and 9.
6. Water and sewer systems shall be designed and installed to meet the Town Code and NC DENR specifications.

The utilities shall be installed at the Applicant's expense and shall be underground utilities installed in accordance with the Land Use Code. Materials shall be subject to approval by the Town Engineer and the Director of Public Works.

7. All electric, phone, and cable utilities shall be placed underground. No building shall be constructed over any part of any utility easement.
8. In accordance with Section 16-263 of the Land Use Ordinance, the development must be constructed so that the surface waters from the development do not cause unreasonable damage or impact to lower adjacent properties. The storm water management plan shall include the design of a system that will minimize the impact of storm water from the developed site onto lower adjacent properties not owned or controlled by the Applicant.

Prior to the commencement of any land disturbing activity, the Applicant shall submit to the Town Engineer and receive approval of a storm water management plan. The storm water management plan shall specifically address the handling of roof gutters and drainage pipes as well as the storm water flowing from driveways and impervious areas. The goal is to spread out the storm water from each proposed home as to not concentrate flow into single locations wherever possible. The corrective measures required by the storm water management plan shall be completed before the first building permit is issued on any lots in the subdivision. Other specific goals of the storm water management plan include:

- a. Replacement of the 12-15 inch culvert at the end of the Town-maintained portion of Heather Ridge Lane with a HDPE or concrete pipe sized for the calculated drainage area considering the proposed impervious areas of the development. This will be completed by the Applicant and will include an adequate headwall to limit storm water flow from leaving the ditch line at the culvert crossing.
  - b. Evaluation of the existing culvert at the end of the gravel portion of Heather Ridge Lane at Green Hill Road. If needed the Applicant shall replace the culvert based on evaluation and calculation of the drainage area flowing to this location.
9. All subdivision signs and any non-standard street identification signs shall be approved by the Town staff.
  10. A Property Owner's Association (POA) must be established in order to perpetually maintain all landscape buffers (if any), street trees, common/reserved areas, and storm water detention basins and drainage. The POA shall be established prior to final plat approval and recording.
  11. The Applicant shall be responsible for the perpetual maintenance of all trees, plants, and landscaping required herein. Any dead, unhealthy, or missing vegetation, or any vegetation disfigured by severe pruning, shall be replaced with new vegetation.

12. Prior to the commencement of any earth disturbing activities or the issuance of any building permit, the Applicant shall provide the Town Attorney with a title opinion on the subject property that there are no easements, rights-of-way, restrictions, or any other matters of record that would prevent the Applicant from completing the project as proposed.
13. Before any building permit is issued, the Applicant shall submit a revised site plan, in such form as shall be required by the Zoning Officer, that incorporates the terms and conditions of this Special Use Permit. All utility easements shall be signed and recorded prior to final approval of the site and grading plan.
14. Failure to comply with any provision herein shall subject the Applicant to forfeiture of the Permit and a stop work order on any further construction.
15. The Applicant shall reimburse the Town for all required legal advertising and the cost of mailing notices to all adjoining property owners. Two site plan reviews are included in the basic permit fees. An additional amount of \$100.00 will be charged for each additional review of the same site plan. The review by the Town Engineer of the basic site plan is included in the basic permit fee structure. However, the Applicant shall reimburse the Town for the Engineer's design or review of storm water management plans, water supply plans, erosion control plans, grading plans, or other detailed plans. The Applicant shall also reimburse the Town for all on-site inspections conducted by the Town Engineer.
16. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this Permit shall be void and of no effect.

IN WITNESS WHEREOF, the Town of Blowing Rock has caused this Permit to be issued in its name and the undersigned being property owner(s) and/or agent(s) of the property owner(s) does hereby accept this Special Use Permit, together with all of its conditions as binding upon them and their successors in interest.

TOWN OF BLOWING ROCK

By: \_\_\_\_\_  
Charlie Sellers, Mayor

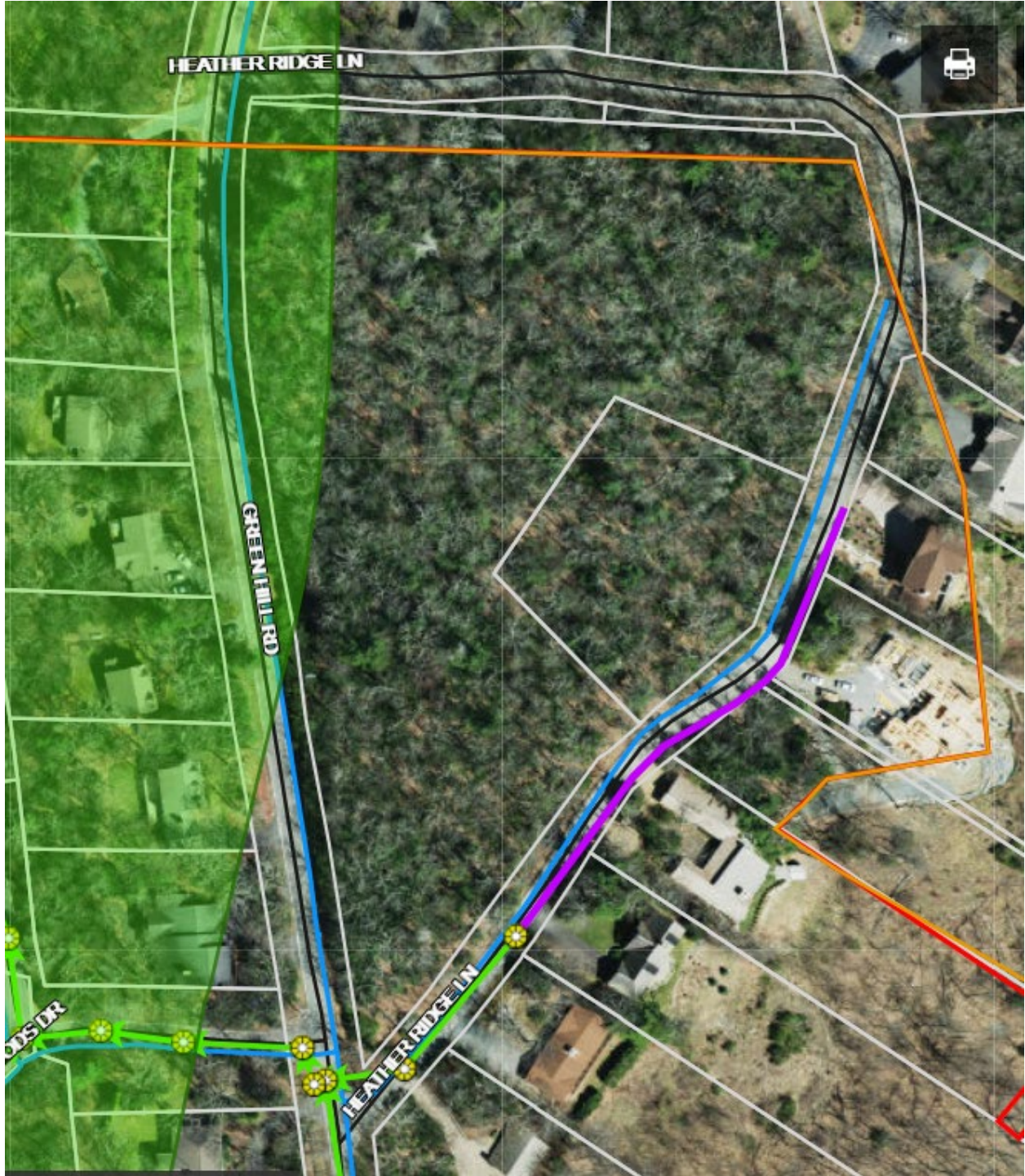
ATTEST: \_\_\_\_\_  
Hilari H. Hubner, Town Clerk

(CORPORATE SEAL)

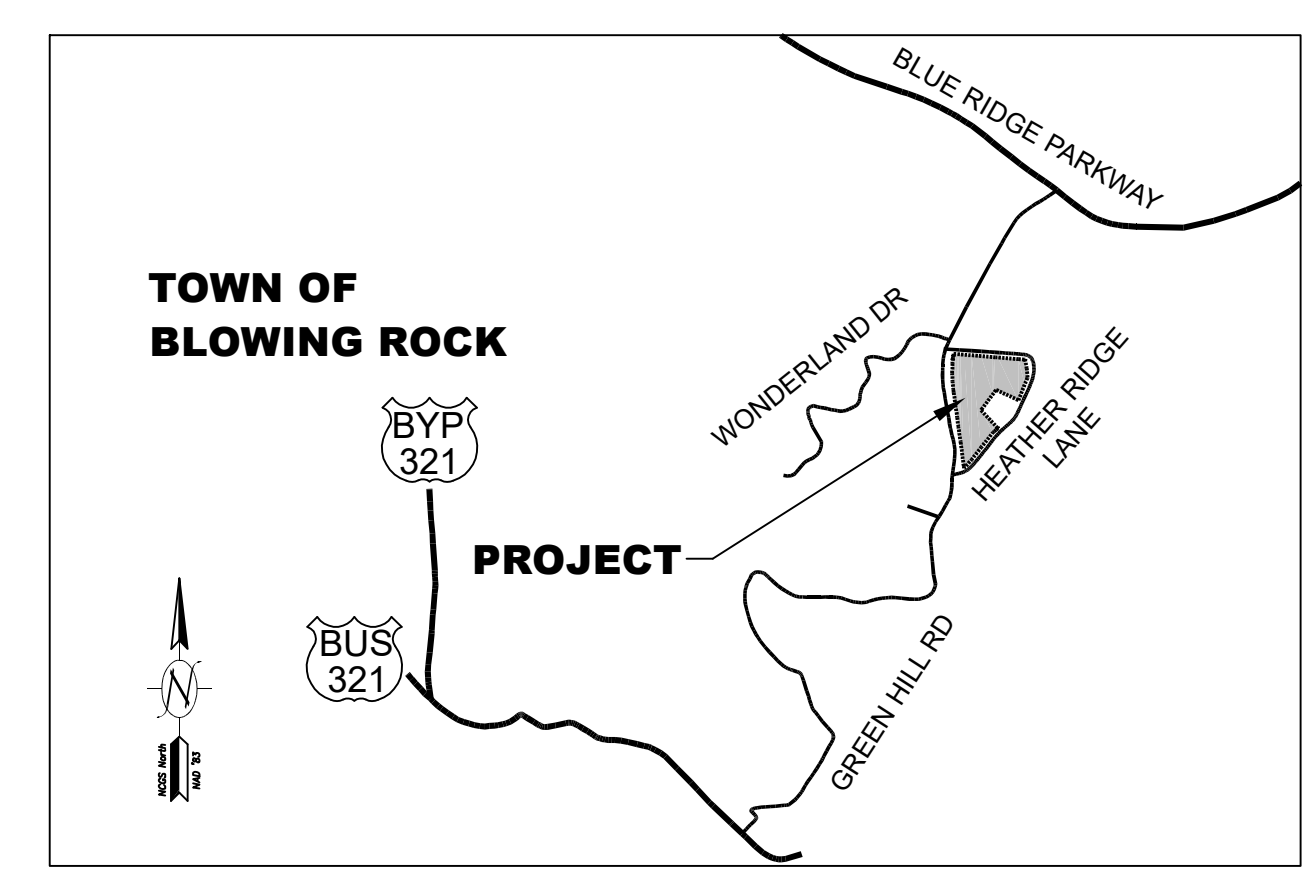
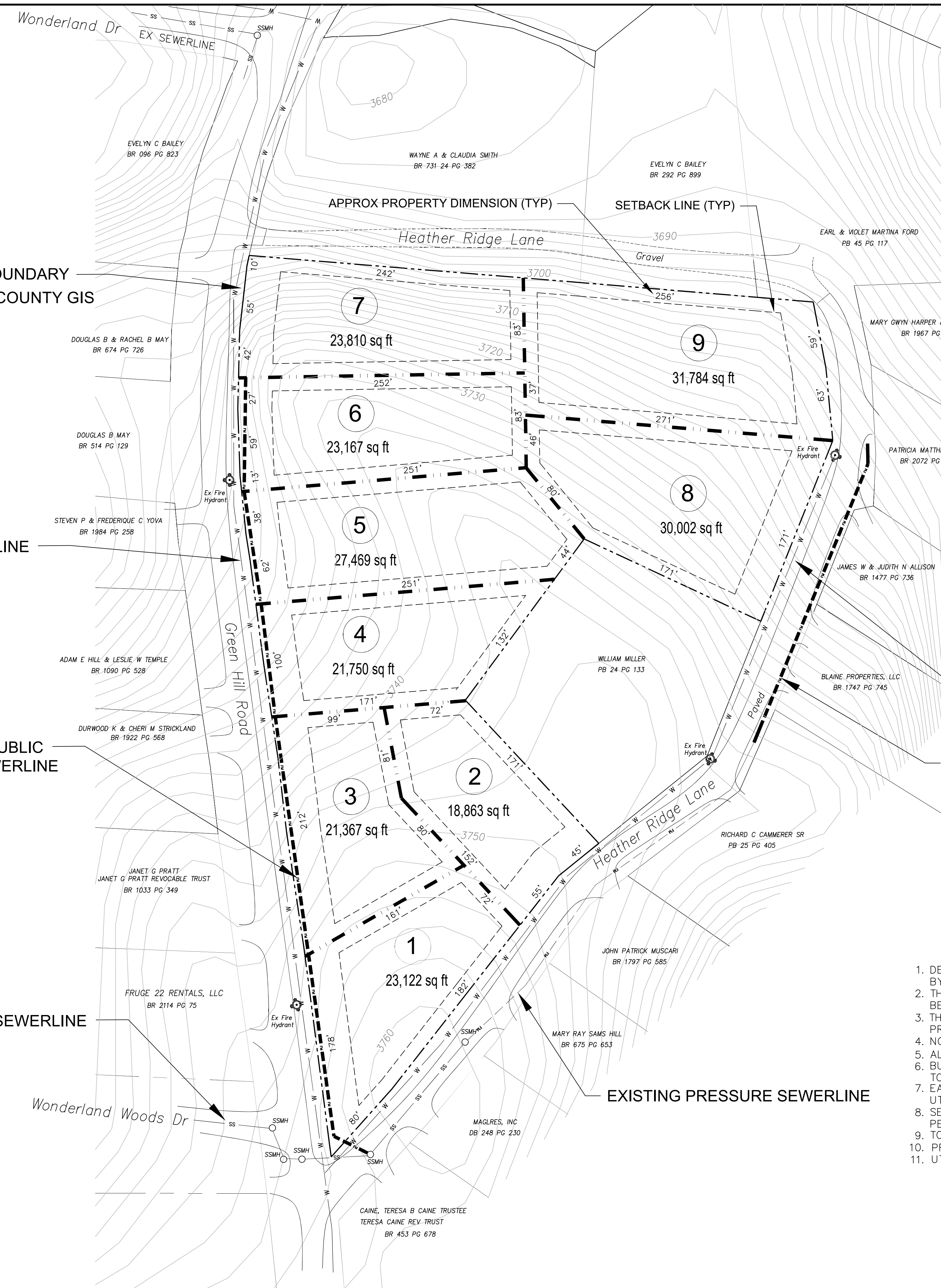


SUP 2021-03 Heather Ridge Estates

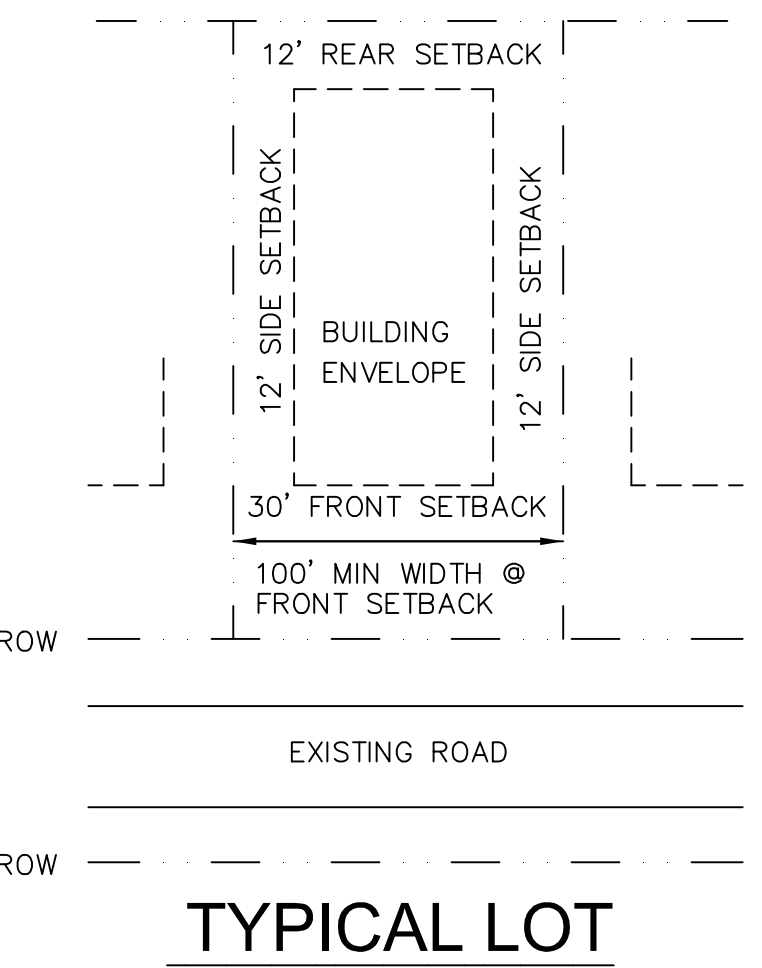
2817-67-9106-000







**VICINITY MAP**  
NOT TO SCALE



**TYPICAL LOT**

**LEGEND**

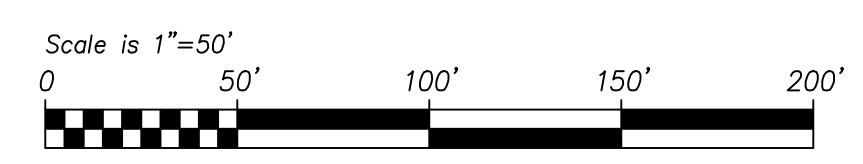
- PROPERTY LINE / ROW
- SS --- EX SEWERLINE
- SSMH EX MANHOLE
- W --- EX WATERLINE
- ⊕ EX FIRE HYDRANT
- 3750 --- EXISTING CONTOUR
- ① PROPOSED LOT NUMBER
- PROPOSED LOT LINE
- PROPOSED PRESSURE SEWERLINE

**SITE INFORMATION :**

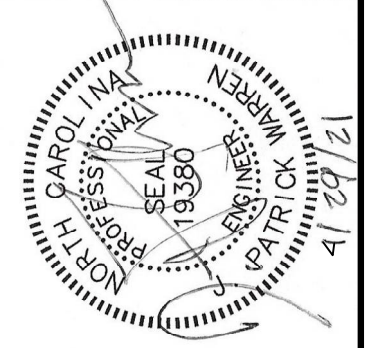
1. OWNER – ASM INVESTMENTS, LLC  
1 PAGE AVE 315  
ASHEVILLE, NC 28801
2. APPLICANT – K. WEST, LLC  
PO BOX 423236  
SUMMERLAND KEY, FL 33042
3. PARCEL ID – 2817679106000
4. TOTAL AREA = 5.189 AC
5. PROPOSED SINGLE FAMILY LOTS – 9
6. MINIMUM LOT SIZE – 15,000 SQ FT
7. PROPERTY IS ZONED R-15.

**GENERAL NOTES :**

1. DEVELOPMENT OF THE PROJECT SHALL BE AS INDICATED HEREON AND AS REQUIRED BY THE TOWN OF BLOWING ROCK.
2. THIS PROPERTY SHALL BE SUBJECT TO RESTRICTIVE COVENANTS AND DECLARATIONS WHICH WILL BE RECORDED IN THE WATAUGA COUNTY REGISTER OF DEEDS PRIOR TO FILING OF FINAL PLAT.
3. THE TOWN OF BLOWING ROCK WILL MAINTAIN ALL PUBLIC SEWER LINES. PROPERTY OWNER WILL MAINTAIN SERVICE CONNECTIONS.
4. NC DEQ WILL ISSUE SEWER PERMIT IN CONFORMANCE WITH THE TOWN OF BLOWING ROCK SPECIFICATIONS.
5. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
6. BUILDING, LOT LINES AND UTILITY LOCATIONS ARE APPROXIMATE AT THIS TIME. THE LOCATIONS ARE SUBJECT TO CHANGE WITH APPROVAL FROM THE TOWN OF BLOWING ROCK AND THE ENGINEER.
7. EACH LOT SHALL HAVE INDIVIDUAL WATER METER & SEWER TAP LOCATED WITHIN RIGHT-OF-WAY OR PERMANENT UTILITY EASEMENT.
8. SEWER AND POWER LINES ARE TO BE INSTALLED IN STREET RIGHT-OF-WAY OR PERMANENT UTILITY EASEMENT.
9. TOPOGRAPHY FROM NC LIDAR 2' CONTOURS.
10. PROPERTY LINE FROM WATAUGA COUNTY GIS,
11. UTILITY LINES FROM TOWN OF BLOWING ROCK GIS AND ONSITE OBSERVATIONS.



**WARREN**  
CONSULTING & DESIGN, PLLC  
P-1005  
800 9th Ave NW HICKORY, NC



HEATHER RIDGE ESTATES SUBDIVISION

FOR  
**K. WEST, LLC**

BLOWING ROCK, NORTH CAROLINA

DATE: APRIL 2021  
SCALE: 1" = 50'  
REVISIONS:

**PRELIMINARY PLAT**

**SHEET**  
**C1**





**DRAFT**

**Planning and Zoning Board**

**Minutes**

**Thursday, May 20, 2021**

**5:30 p.m.**

The Blowing Rock Planning and Zoning Board met on Thursday, May 20, 2021 for their regularly scheduled meeting in person and via Zoom. Chairman Gherini called the meeting to order at 5:30 pm. Members present were Harrison Herbst, Pete Page, Bill McCarter, Joe Papa, Sam Hess, Mike Page and Sam Glover. Staff members present were Planning Director Kevin Rothrock, Planning and Zoning Support Specialist Tammy Bentley and Town Engineer Doug Chapman.

Chairman Gherini asked if there were any changes to the agenda. *Mr. Herbst made a motion to approve the agenda, seconded by Mr. Mike Page. All members were in favor of the motion.*

Chairman Gherini asked if there were any changes to the March 2021 minutes. *Mr. Papa made a motion to approve the minutes, seconded by Mr. Herbst. All members were in favor of the motion.*

**1. Special Use Permit 2021 – 02 Viking Properties Coffee Shop**

Mr. Rothrock gave the staff report and Powerpoint presentation. Viking Properties is requesting a Special Use Permit to construct a drive-thru coffee shop on the former Cambria car lot property at 7855 Valley Blvd. The property is zoned GB, General Business and is located in the WS-IV water supply watershed. The property is further identified by Watauga County PIN 2817-17-3703-000.

The proposed site is a redevelopment of the former Cambria car lot, moped shop, and psychic palm reader. The small building will be removed, and a new 432 square foot building will be constructed for drive through and walk-up service. Employees will be the only ones in the building as it is designed for coffee service, equipment and storage only.

The applicant is providing eight (8) parking spaces with one being ADA accessible. Only 4 spaces are required. For the drive through, five (5) spaces in the queue line are required by Code and 6 are provided around the building.

Storm water detention is required due to the increased impervious area of just over 1000 square feet. However, the site has so many underground utilities and other obstacles, it would be impractical to construct an underground detention area for such a small increase. The Applicant is requesting a waiver of the storm water detention requirements otherwise required by the Land Use Code.

Access to the property will be through two existing driveways – one on Hwy 321 and one on Sunset. These driveways will allow for two-way traffic. Access to Maple Road will be eliminated. A small landscape wall will be installed with a landscape buffer to surround the east side of the property.

The building will be one level but will have a second level façade above the front service area. The design includes lap siding, Eldorado stone, and a gray metal roof.

The Applicant requests waiver of the storm water detention requirement due to the small increase in impervious area of 1001 sq feet.

Chairman Gherini asked if the existing catch basin can handle increased storm water. Mr. Rothrock said he would defer to Mr. Warren, the project engineer.

Mr. Hess asked about signage. Mr. Rothrock advised that is handled administratively. Mr. Hess asked about trash. Mr. Rothrock said a dumpster would not be required, that the business would not generate much trash. Mr. Rothrock said rollout cans can be used if needed.

Mr. Patrick Warren, Engineer for the project, said the existing catch basin will accommodate the additional runoff. Mr. Warren said there will be a trash receptacle at the walk-up window and a rollout bin. Mr. Warren said they would appreciate relief on the stormwater as there is so much going on underground on the site and there is no room for anything else.

Mr. Papa asked about ingress and egress onto 321. Mr. Warren said this has been submitted to NCDOT and is under review. Mr. Papa asked if they have a plan 'b'. Mr. Warren said not at this time. Mr. Hess asked about exiting onto Sunset. Mr. Warren said this is under review with NCDOT.

Mr. Glover asked if eliminating the walk-up would allow for more greenspace. Mr. Warren said this will not increase the greenspace.

Mr. Hess asked if traffic on 321 could be as congested as Come Back Shack in Boone and if there are any plans for a double drive-through. Mr. Warren said the site is too tight for a double drive-through. Mr. Warren added that they will have online ordering via an app.

Gaye, a neighbor who lives on White Pine, said she is concerned with the traffic pattern and greenspace. She added that Sunset is dangerous with curves and elevation. She asked about a tree plan for the site. Mr. Warren said the existing Hemlocks alongside My Mountain Home will be removed and replaced with a new Hemlock buffer.

Mr. Bill Dixon, Architect, advised that the second story will be used for cup and lid storage and accessed by a ship ladder.

*Mr. Glover made a motion to close the public comment, seconded by Mr. Hess. **All members were in favor of the motion.***

Mr. Herbst said he is concerned with traffic. Mr. Hess said he is concerned with the access onto Sunset and asked if that could be moved further up. Mr. Warren said the grade precludes moving it too far up. Mr. Warren said the Maple Road access would address this, but it was removed due to the neighbor's concerns. Mr. Rothrock asked how far it could be moved. Mr. Warren said maybe 20 feet, but it will be steep.

The Board discussed the traffic on 321 and access onto Sunset. Mr. Herbst suggested waiting until NCDOT approves the plan and Mr. Warren has the site plan showing the Sunset access moved. Mr. Rothrock said the Board can stipulate the NCDOT response as a condition.

Mr. Herbst made a motion to approve with hearing from NCDOT and getting the revised plans. The Board discussed the motion.

*Mr. Mike Page made a motion to approve as presented with the proviso that the Sunset entrance be moved as far east as possible and that no new stormwater detention be required, that the existing can be used. Mr. Glover seconded the motion. **All members were in favor of the motion.***

## **2. Special Use Permit 2021 – 03 Heather Ridge Estates**

K. West, LLC is requesting a Special Use Permit for a 9-lot single-family subdivision on the corner of Heather Ridge Lane and Green Hill Rd. The 5.1-acre subject property is zoned R-15 single-family and is partially in the WS-IV water supply watershed. The property is further identified by Watauga PIN 2817-67-9106-000. No new roads are proposed for the subdivision as each lot will have direct access to a public street.

The subject property is a 5-acre wooded tract between Green Hill Road and Heather Ridge Lane. Approximately 0.50 acre of the property is in the water supply watershed with the remainder outside of the watershed. Each proposed lot meets the minimum size requirement of 15,000 sq feet and minimum lot width of 100 feet.

Five (5) lots front Green Hill Road, three (3) lots front Heather Ridge Lane, and one lot is located on the corner of both streets. To minimize driveway access cuts onto Green Hill Road, staff recommends combining driveways on lots 6 and 7, and lots 4 and 5. Staff also recommends access for lots 1 and 3 be provided/shared from Heather Ridge Lane.

The setback shown on lot # 1 should be 30 feet on one street and 20 feet on the other. The potential owner will have the option of determining which is the primary street. No access is allowed to the lower gravel section of Heather Ridge Lane. This section of road is outside of Town limits and is private.

Storm water detention is not required on this project as no new streets or roads are being proposed. The proposed sewer will be a low-pressure sewer system along Green Hill Road to capture sewer from lot 7 and pump up to the manhole on Heather Ridge Lane. An extension to the existing 2-inch pressure sewer line is proposed along the lower, downhill section of Heather Ridge to account for lots 8 and 9. All sewer line improvements will be installed at the developer's expense. Staff and the Town Engineer will approve water and sewer systems to meet the Town Code.

Mr. Rothrock said Eric and Earl Ford are concerned with construction traffic on the private portion of Heather Ridge Lane and they want help in maintaining the road.

Mr. Chuck Phillips said he has been a licensed NC General Contractor since 1986 and that his partner has been coming to Blowing Rock for many years and they are very sensitive to the area. Mr. Glover asked if they plan to build spec houses. Mr. Phillips confirmed.



Mr. Phillips said they want to preserve as many mature trees as possible and keep the natural buffer. Mr. Phillips said they agree with limiting access onto Green Hill Road by having shared driveways for lots four and five, and lots six and seven. Chairman Gherini asked if they could make that work. Mr. Phillips confirmed. Chairman Gherini asked about fire department access. Mr. Phillips advised there are hydrants on Green Hill Road and Heather Ridge Lane.

Ms. Mary Hill of 140 Heather Ridge Lane said it is upsetting to see this and it looks like it will be cheap. Ms. Hill asked who owns the Miller lot. Mr. Rothrock said that property is not part of this. Ms. Hill asked the price of homes and cutting all the trees. Mr. Phillips said the houses will be in the \$800,000 to \$900,000 range and they do not plan to cut all the trees.

Mr. Wayne Smith of 338 Heather Ridge Lane said he has spent \$15,000 in mitigating stormwater runoff on his property, and he is concerned about more runoff. Mr. Smith said the current area is overgrown, not maintained and that development would move the water to Green Hill Road and his low-lying lot. Mr. Smith asked that the developer's construction group not use the private section of Heather Ridge Lane. Chairman Gherini asked if other people have drainage issues. Mr. Smith confirmed and stated that water off Green Hill Road runs on the private section of Heather Ridge Lane.

Mr. Patricia Aiken of 256 Heather Ridge Lane said that all the existing lots are lower and that water from lots eight and nine could flow onto her property. Ms. Aiken added that it is hard to know how the topography will change without having the final site plan. Mr. Rothrock advised that if a street were built, detention would be required for the street portion, but not for the houses.

Mr. Ric Parsons of 1577 Green Hill Road said there needs to be a holistic approach to the traffic issues on Green Hill Road. Mr. Parsons said that density increases without regard to future speeding which is everyone's problem. Mr. Parsons said that Mr. Phillips should be advocating for a resolution for the speeding as it will impact the owners in this development. Mr. Parsons said he hoped the Board members had time to look at his presentation and that the traffic study needs to include this development.

Mr. Smith reiterated the drainage issue on Green Hill Road onto Heather Ridge Lane and asked to be included in the meeting with Mr. Phillips and Mr. Warren.

Dr. Adam Hill of 1663 Green Hill Road reiterated what has been said, that stormwater is an issue. Dr. Hill said the house next to his has sandbags in their drive to divert the runoff. Dr. Hill said he has lot pets on Green Hill Road and was very worried about his children due to the speeding. Dr. Hill said Green Hill Road has poor visibility and is very narrow with significant gullies on both sides.

Mr. Margaret Lawrence, current owner of the subject property, said they considered their options and wanted a developer who would develop the entire property and not just sell lots.

*Mr. Herbst made a motion to close the public comment, seconded by Mr. Page. **All members were in favor of the motion.***

The Board discussed the issues surfaced by the public. Mr. Herbst said the speeding needs to be addressed but it is not the developer's problem. Mr. Rothrock said that the Planning Board does not have authority to effect traffic control measure such as stop signs and

speed humps. Mr. Rothrock advised the Planning Board's advisory capacity is very valuable to the community.

Mr. Doug Chapman, Town Engineer, said that stormwater is not typically addressed on single family residential. Mr. Chapman said it is very hard to diffuse water flow to minimize runoff concentration. Mr. Chapman said that stormwater in Blowing Rock will always be an issue, that one house will increase runoff.

Mr. McCarter made a motion to approve as presented with these conditions:

1. Limiting driveway access with a 10-foot non-access easement to Green Hill Road along lots one and three, and shared driveways on lots four and five, and on lots six and seven,
2. The developer shall endeavor to minimize the concentration of stormwater on each lot,
3. Encourage the developer to meet with neighbors to address stormwater concerns.

Mr. Herbst seconded the motion. **All members were in favor of the motion.**

### **Other Business**

Chairman Gherini said he spoke with Mr. Rothrock, and they agreed that a subcommittee should be formed to address residential density in the Central Business zoning district. Chairman Gherini suggested that Mr. Glover, Mr. Hess, Mr. McCarter, and himself comprise the committee.

Mr. Hess made a motion to approve the subcommittee, seconded by Mr. Mike Page. **All members were favor of the motion.**

Mr. Rothrock advised that the Town Council wants the Planning Board to research how to limit deliveries where trucks stop in the middle of Town streets. Chairman Gherini asked if a subcommittee should be formed, then asked if it could be part of the residential density in Central Business subcommittee. Mr. Rothrock said that was fine. The Board agreed to have the same subcommittee look at deliveries.

Chairman Gherini asked for an update on prohibited uses on Highway 321. Mr. Rothrock said that some uses, such as arcades, tattooists and palmists were listed in the study. Mr. Rothrock said he does not have any language for the Board. Mr. Rothrock said that he will get back to the Board on this.

Having no further business Mr. Herbst made a motion to adjourn, seconded by Mr. Mike Page. **All members were in favor of the motion.**

Chairman Gherini adjourned the meeting at 7:52 p.m.

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Chairman Gherini

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Tammy Bentley  
Planning & Zoning Support Specialist

TO: Mayor Charlie Sellers and the Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: SUP 2021-02 Viking Properties

APPLICANT: Viking Properties – Britt Medley

DATE: June 2, 2021

### **REQUEST**

Viking Properties is requesting a Special Use Permit to construct a drive-thru coffee shop on the former Cambria car lot property at 7855 Valley Blvd. The property is zoned GB, General Business and is located in the WS-IV water supply watershed. The property is further identified by Watauga County PIN 2817-17-3703-000.

### **SITE PLAN**

The proposed site is a redevelopment of the former Cambria car lot, moped shop, and psychic palm reader. The small building will be removed, and a new 432 square foot building will be constructed for drive through and walk-up service. Employees will be the only ones in the building as it is designed for coffee service, equipment and storage only.

The applicant is providing eight (8) parking spaces with one being ADA accessible. Only 4 spaces are required. For the drive through, five (5) spaces in the queue line are required by Code and 6 are provided around the building.

### **Storm Water Management**

Storm water detention is required due to the increased impervious area of just over 1000 square feet. However, the site has so many underground utilities and other obstacles, it would be impractical to construct an underground detention area for such a small increase. The Applicant is requesting a waiver of the storm water detention requirements otherwise required by the Land Use Code.

### **Access**

Access to the property will be through two existing driveways – one on Hwy 321 and one on Sunset. These driveways will allow for two-way traffic. Access to Maple Road will be eliminated. A small landscape wall will be installed with a landscape buffer to surround the east side of the property.



## **ARCHITECTURAL**

The building will be one level but will have a second level façade above the front service area. The design includes lap siding, Eldorado stone, and a gray metal roof.

## **WAIVERS**

The Applicant requests waiver of the storm water detention requirement due to the small increase in impervious area of 1001 sq feet.

## **PLANNING BOARD RECOMMENDATION**

At their May 20, 2021 meeting, the Planning Board recommended approval of the the Special Use Permit with the following waivers and conditions:

1. That the requested storm water detention waiver be approved.
2. That the Applicant incorporate any conditions related to the NCDOT driveway review process.
3. That the driveway access onto Sunset Drive be moved away from the Hwy 321 intersection as far up the site as possible.

## **ATTACHMENTS**

1. Special Use Permit 2021-02 - draft
2. Site plan
3. Architectural schematic plans

NORTH CAROLINA

WATAUGA COUNTY

**TOWN OF BLOWING ROCK SPECIAL USE PERMIT**  
**Viking Properties – Coffee Shop**  
**SUP No. 2021-02**

On the date listed below, the Board of Commissioners of the Town of Blowing Rock met and held a public hearing to consider the following application:

Applicant: Viking Properties of Blowing Rock, LLC

Project Name: Viking Properties – Coffee Shop

Property Location: 7855 Valley Blvd

Tax Parcel No.: 2817-17-3703-000.

Property Owners of Record: John and Paula Medley

Proposed Use of Property: Drive-thru coffee shop

Current Zoning Classification of Property: GB, General Business

Meeting Date: June 8, 2021

Having heard all of the evidence and arguments presented at the above-referenced hearing, the Board finds that the application complies with all applicable requirements of the Code of Ordinances of the Town of Blowing Rock, and that, therefore, the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable conditions of the Land Use Code and the following additional conditions:

1. The Applicant shall complete the development of the subject property in accordance with the plans submitted and approved by this Board, which plans are dated (site: April 19, 2021, arch: April 20, 2021), except as amended by the following conditions. Where said plans are in conflict with the provisions of the Land Use Code, the provisions of the Land Use Code shall prevail, except as specifically provided herein. Copies of said plans are made a part hereof as if fully rewritten herein, and shall be maintained in the Special Use Permit file in the Town Clerk's office. Any deviations from or changes in the plans must be pointed out to the Administrator in writing and specific written approval must be obtained as provided in the Blowing Rock Land Use Code.
2. The building shall be constructed according to the designs submitted and dated April 20, 2021, except as amended herein. Specific materials and colors shall be submitted to the Planning Director for approval before construction.
3. No outdoor dining tables or chairs are permitted on site.
4. All electric, phone, and cable utilities shall be placed underground. No building shall be constructed over any part of any utility easement.

5. The sewer line from the My Mountain Home building shall be connected to the 8 inch ductile iron public sewer along Hwy 321.
6. Prior to the commencement of any land disturbing activity, the Applicant shall be required to submit to the Town Engineer and receive approval of a grading plan and storm water management plan. The storm water management plan shall specifically address the handling of any on-site storm water as well as the off-site storm water that currently drains across the property.
7. The driveway configurations shall be designed to meet any criteria set forth by NCDOT after their final review.
8. The Town Engineer and/or his designee shall inspect and test the installation of all public utilities and public streets to determine that the utilities and streets meet the standards established by the Town. The Applicant shall be obligated to reimburse the Town for the costs associated with said inspection and testing.
9. Due to the increased site impervious area being just over 1000 square feet and an adequate drainage system conveying directly to the stream, the storm water detention requirements are hereby waived.
10. An eight (8) foot wide semi-opaque buffer shall be planted along the rear property line adjacent to Maple Road. The plantings shall consist of shrubbery planted on an average of 4 feet apart and evergreen trees (Canadian Hemlock or Arborvitae) planted on average of 8 feet on center.

An eight (8) foot wide broken screen is required along the southern property line.

At least 3 shade trees shall be added to the site. The minimum caliper at planting shall be 3 inches.

11. The Applicant shall be responsible for the perpetual maintenance of all trees, plants, and landscaping required herein. Any dead, unhealthy, or missing vegetation, or any vegetation disfigured by severe pruning, shall be replaced with new vegetation.
12. Prior to the commencement of any earth disturbing activities or the issuance of any building permit, the Applicant shall provide the Town Attorney with a title opinion on the subject property that there are no easements, rights-of-way, restrictions, or any other matters of record that would prevent the Applicant from completing the project as proposed.
13. Before any building permit is issued, the Applicant shall submit a revised site plan, in such form as shall be required by the Zoning Officer, that incorporates the terms and conditions of this Special Use Permit. All utility easements shall be signed and recorded prior to final approval of the site and grading plan.
14. Failure to comply with any provision herein shall subject the Applicant to forfeiture of the Permit and a stop work order on any further construction.
15. The Applicant shall reimburse the Town for all required legal advertising and the cost of mailing notices to all adjoining property owners. Two site plan reviews are included in the basic permit fees. An additional amount of \$100.00 will be charged for each additional review of the same site plan. The review by the Town Engineer of the basic site plan is included in the basic permit fee structure. However, the Applicant shall reimburse the Town for the Engineer's design or review of storm water management plans, water supply plans, erosion control plans, grading plans, or other detailed plans. The Applicant shall also reimburse the Town for all on-site inspections conducted by the Town Engineer.
16. In the event it is determined by the Town that the Applicant is in violation of its erosion control plan or any other condition of this Permit, thereby causing the Town to employ the Town Engineer to review and inspect

the project, the Applicant shall be obligated to pay the Town Engineer for all time associated with his work on the project.

17. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this Permit shall be void and of no effect.

IN WITNESS WHEREOF, the Town of Blowing Rock has caused this Permit to be issued in its name and the undersigned being property owner(s) and/or agent(s) of the property owner(s) does hereby accept this Special Use Permit, together with all of its conditions as binding upon them and their successors in interest.

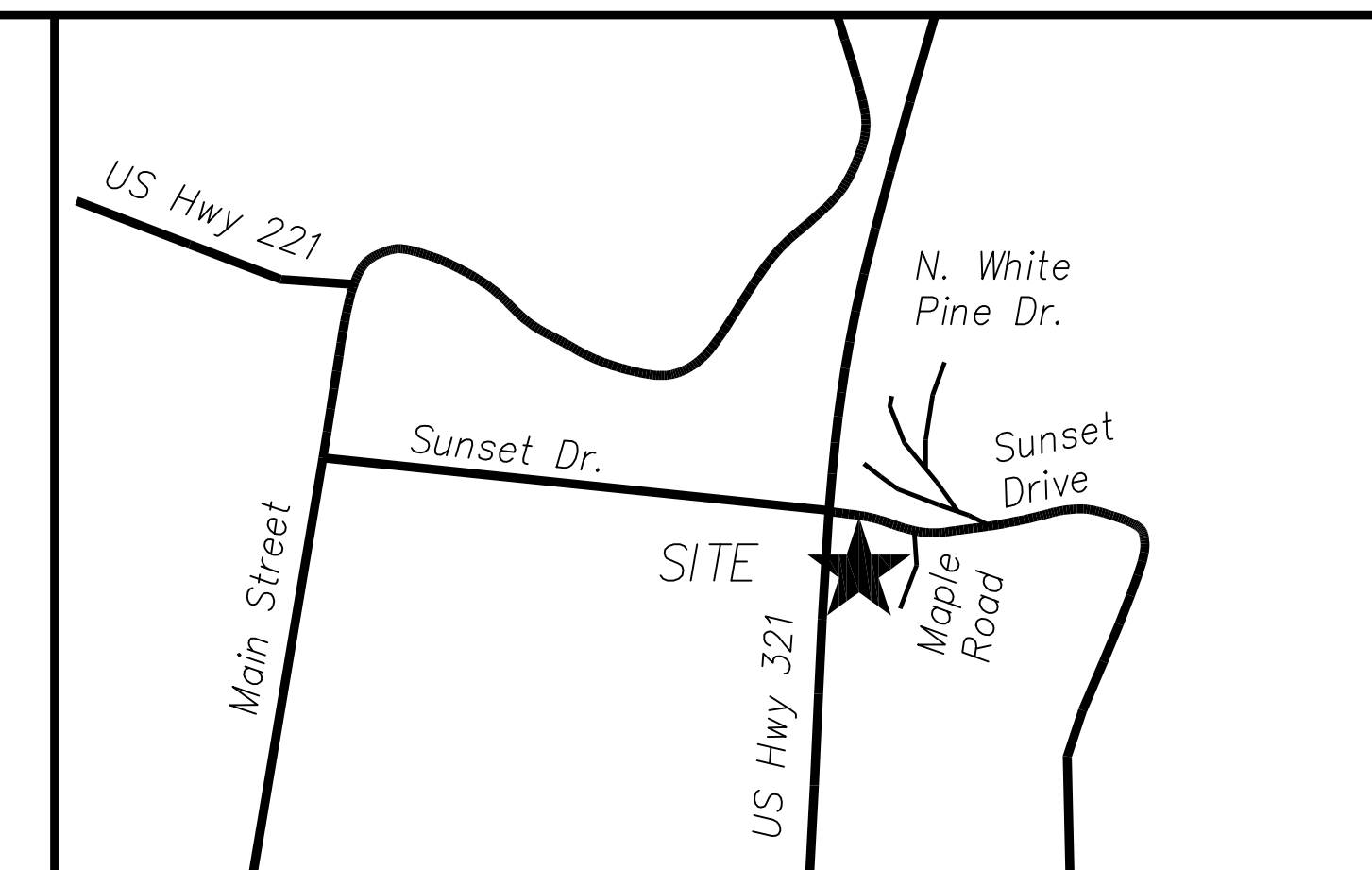
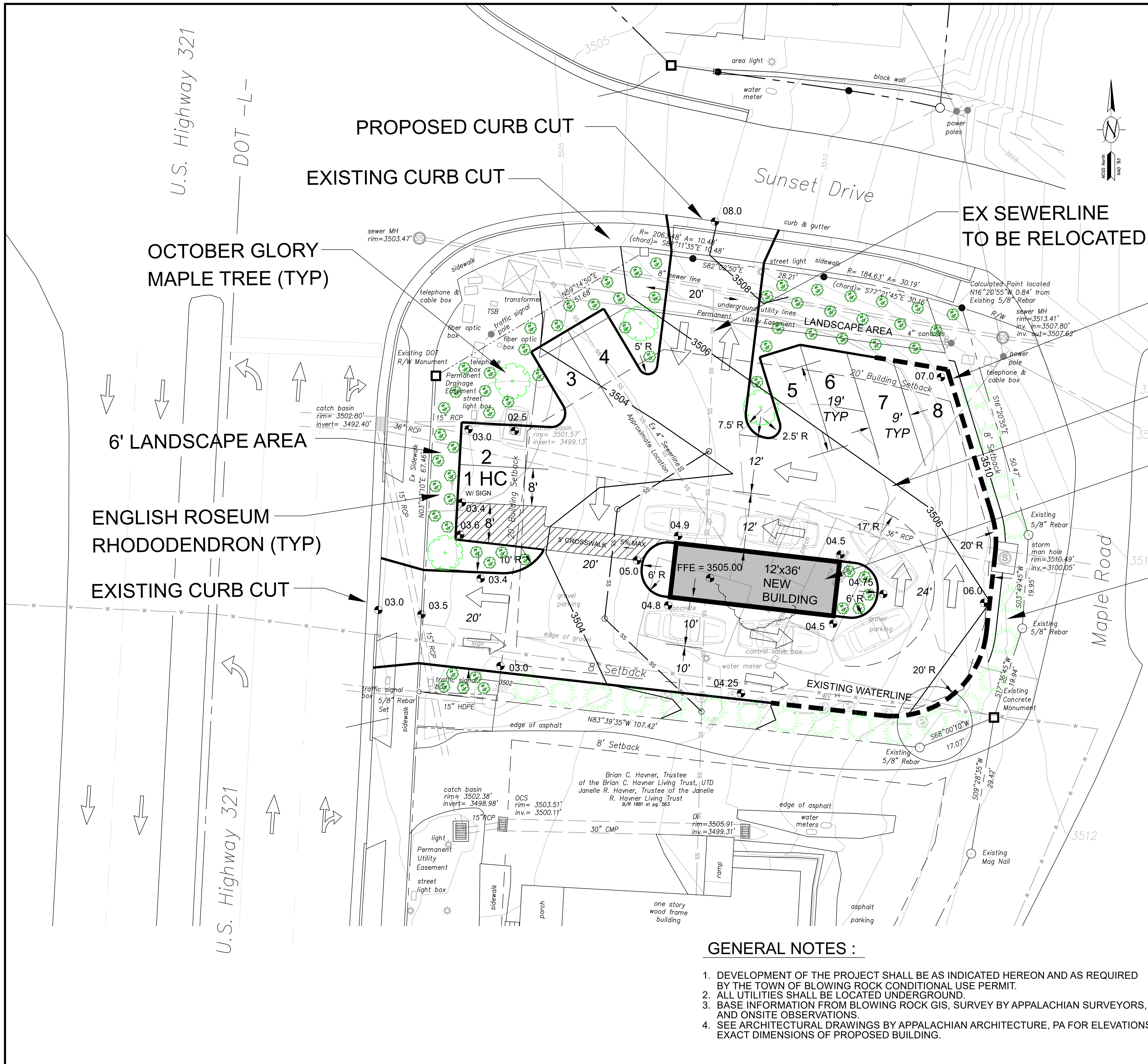
TOWN OF BLOWING ROCK

By: \_\_\_\_\_  
Charlie Sellers, Mayor

ATTEST: \_\_\_\_\_  
Hilari H. Hubner, Town Clerk

(CORPORATE SEAL)





VICINITY MAP  
NOT TO SCALE

2' LANDSCAPE WALL

PAVED PARKING AREA

PROPOSED DRIVE THRU COFFEE SHOP

6' LANDSCAPE BUFFER W/ CANADIAN HEMLOCK @ 8'OC

**SITE INFORMATION :**

1. PARCEL ID 2817-17-3703-000
2. TOTAL AREA = 0.258 AC
3. PROPERTY IS ZONED BR-GB
4. EXISTING IMPERVIOUS AREA = 6,988 SQ FT
5. PROPOSED IMPERVIOUS AREA = 7,989 SQ FT
6. REQUIRED PARKING = 432 SQ FT/100 SQ FT/SPACE = 5 SPACES < 8 PROVIDED

**OWNER :**  
JOHN B & PAULA E MEDLEY  
2015 GEORGE HAYES RD  
BOONE, NC 28607  
TELE. 252-885-2760

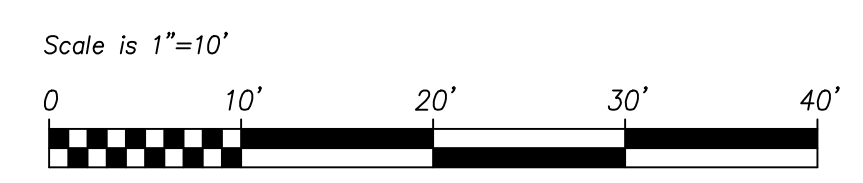
**DEVELOPER :**  
VIKING PROPERTIES OF BLOWING ROCK, LLC  
2015 GEORGE HAYES RD  
BOONE, NC 28607  
TELE. 252-885-2760

**ENGINEER :**  
WARREN CONSULTING & DESIGN, PLLC  
850 9TH AVE NW  
HICKORY, NC 28601  
TELE. 828-493-6988

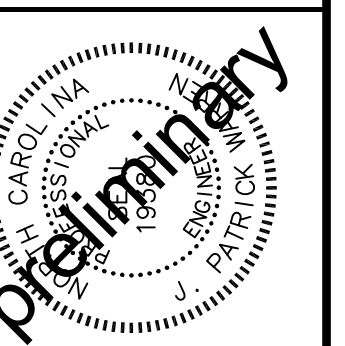
**ARCHITECT :**  
APPALACHIAN ARCHITECTURE, PA  
703 W KING ST #201  
BOONE, NC 28607  
TELE. 828-265-2405

**GENERAL NOTES :**

1. DEVELOPMENT OF THE PROJECT SHALL BE AS INDICATED HEREON AND AS REQUIRED BY THE TOWN OF BLOWING ROCK CONDITIONAL USE PERMIT.
2. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
3. BASE INFORMATION FROM BLOWING ROCK GIS, SURVEY BY APPALACHIAN SURVEYORS, PA AND ONSITE OBSERVATIONS.
4. SEE ARCHITECTURAL DRAWINGS BY APPALACHIAN ARCHITECTURE, PA FOR ELEVATIONS & EXACT DIMENSIONS OF PROPOSED BUILDING.



**WARREN CONSULTING & DESIGN, PLLC**  
P-1005  
850 9TH AVE NW HICKORY, NC



SUNSET DRIVE COFFEE SHOP FOR VIKING PROPERTIES OF BLOWING ROCK, LLC BLOWING ROCK, NORTH CAROLINA

DATE: MARCH, 2021  
SCALE: 1"=10'

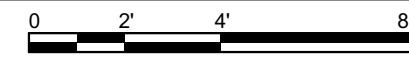
SITE PLAN

SHEET  
**C1**

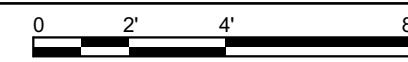




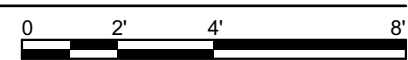
1 Left Perspective  
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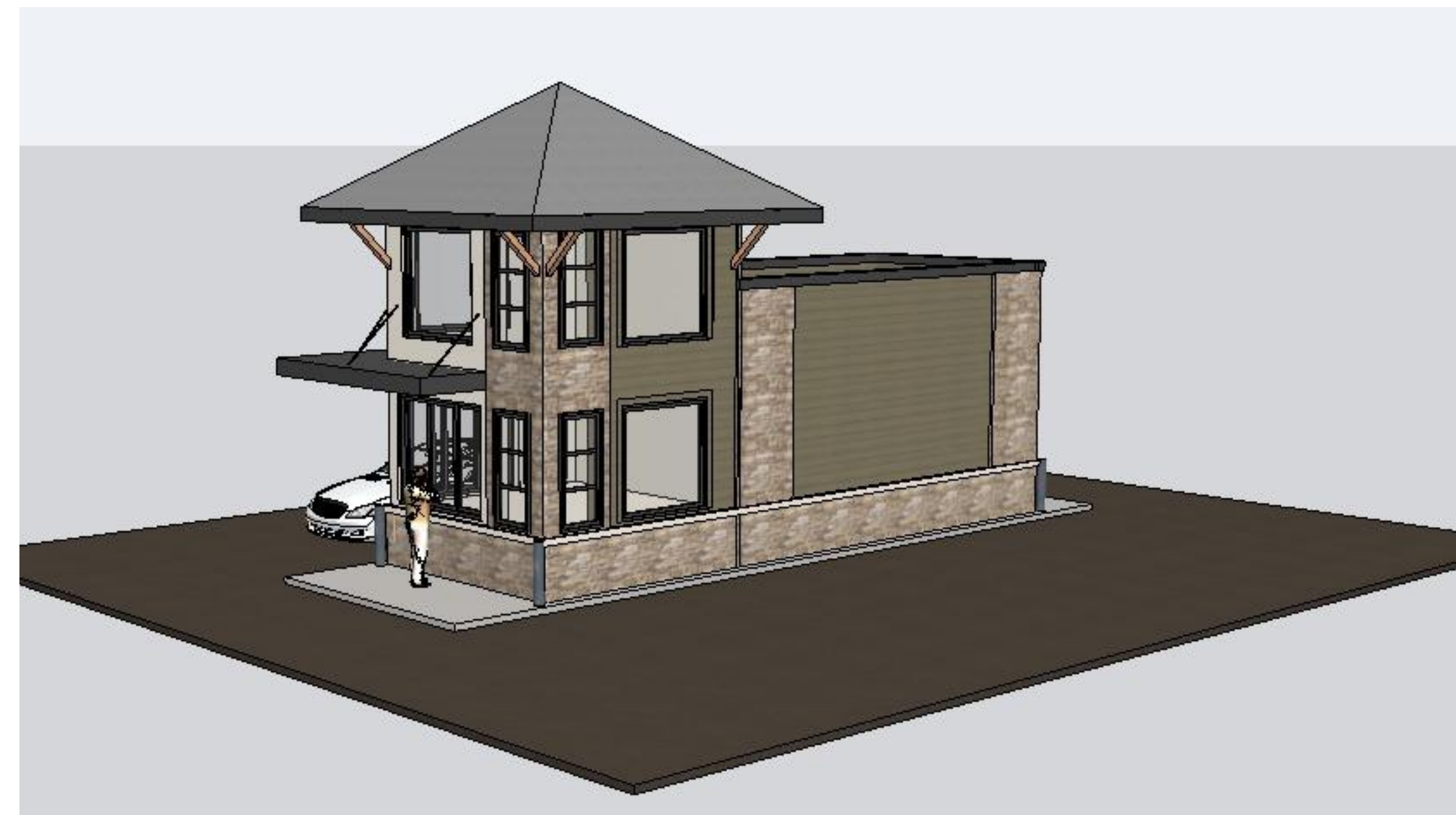
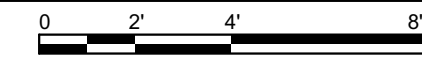
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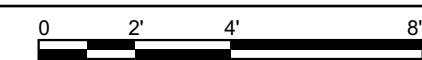
3 Left Rear Perspective  
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4 Left Perspective - Parapet Roof  
SCALE: 1/4" = 1'-0"



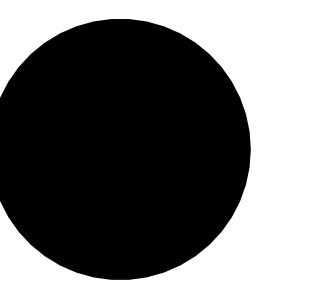
5 Right Perspective - Parapet Roof  
SCALE: 1/4" = 1'-0"



APPALACHIAN  
ARCHITECTURE, PA  
BILL DIXON, NCARB  
703 W. KING ST.  
SUITE 201  
BOONE, NC 28607  
828 265 2405  
FAX: 828 265 2406  
E-MAIL: APPALARCH@SKYBEST.COM

DATE: 3/26/2021

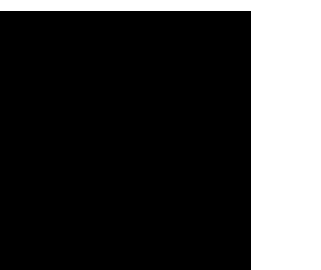
REVISIONS:	DATE:	REV#:	BY:



ELEVATIONS  
#Project Name  
#Site Full Address

DRAWN BY: KC  
CHECKED BY:

SHEET TITLE  
A-6  
OF





**DRAFT**

**Planning and Zoning Board**

**Minutes**

**Thursday, May 20, 2021**

**5:30 p.m.**

The Blowing Rock Planning and Zoning Board met on Thursday, May 20, 2021 for their regularly scheduled meeting in person and via Zoom. Chairman Gherini called the meeting to order at 5:30 pm. Members present were Harrison Herbst, Pete Page, Bill McCarter, Joe Papa, Sam Hess, Mike Page and Sam Glover. Staff members present were Planning Director Kevin Rothrock, Planning and Zoning Support Specialist Tammy Bentley and Town Engineer Doug Chapman.

Chairman Gherini asked if there were any changes to the agenda. *Mr. Herbst made a motion to approve the agenda, seconded by Mr. Mike Page. All members were in favor of the motion.*

Chairman Gherini asked if there were any changes to the March 2021 minutes. *Mr. Papa made a motion to approve the minutes, seconded by Mr. Herbst. All members were in favor of the motion.*

**1. Special Use Permit 2021 – 02 Viking Properties Coffee Shop**

Mr. Rothrock gave the staff report and Powerpoint presentation. Viking Properties is requesting a Special Use Permit to construct a drive-thru coffee shop on the former Cambria car lot property at 7855 Valley Blvd. The property is zoned GB, General Business and is located in the WS-IV water supply watershed. The property is further identified by Watauga County PIN 2817-17-3703-000.

The proposed site is a redevelopment of the former Cambria car lot, moped shop, and psychic palm reader. The small building will be removed, and a new 432 square foot building will be constructed for drive through and walk-up service. Employees will be the only ones in the building as it is designed for coffee service, equipment and storage only.

The applicant is providing eight (8) parking spaces with one being ADA accessible. Only 4 spaces are required. For the drive through, five (5) spaces in the queue line are required by Code and 6 are provided around the building.

Storm water detention is required due to the increased impervious area of just over 1000 square feet. However, the site has so many underground utilities and other obstacles, it would be impractical to construct an underground detention area for such a small increase. The Applicant is requesting a waiver of the storm water detention requirements otherwise required by the Land Use Code.

Access to the property will be through two existing driveways – one on Hwy 321 and one on Sunset. These driveways will allow for two-way traffic. Access to Maple Road will be eliminated. A small landscape wall will be installed with a landscape buffer to surround the east side of the property.

The building will be one level but will have a second level façade above the front service area. The design includes lap siding, Eldorado stone, and a gray metal roof.

The Applicant requests waiver of the storm water detention requirement due to the small increase in impervious area of 1001 sq feet.

Chairman Gherini asked if the existing catch basin can handle increased storm water. Mr. Rothrock said he would defer to Mr. Warren, the project engineer.

Mr. Hess asked about signage. Mr. Rothrock advised that is handled administratively. Mr. Hess asked about trash. Mr. Rothrock said a dumpster would not be required, that the business would not generate much trash. Mr. Rothrock said rollout cans can be used if needed.

Mr. Patrick Warren, Engineer for the project, said the existing catch basin will accommodate the additional runoff. Mr. Warren said there will be a trash receptacle at the walk-up window and a rollout bin. Mr. Warren said they would appreciate relief on the stormwater as there is so much going on underground on the site and there is no room for anything else.

Mr. Papa asked about ingress and egress onto 321. Mr. Warren said this has been submitted to NCDOT and is under review. Mr. Papa asked if they have a plan 'b'. Mr. Warren said not at this time. Mr. Hess asked about exiting onto Sunset. Mr. Warren said this is under review with NCDOT.

Mr. Glover asked if eliminating the walk-up would allow for more greenspace. Mr. Warren said this will not increase the greenspace.

Mr. Hess asked if traffic on 321 could be as congested as Come Back Shack in Boone and if there are any plans for a double drive-through. Mr. Warren said the site is too tight for a double drive-through. Mr. Warren added that they will have online ordering via an app.

Gaye, a neighbor who lives on White Pine, said she is concerned with the traffic pattern and greenspace. She added that Sunset is dangerous with curves and elevation. She asked about a tree plan for the site. Mr. Warren said the existing Hemlocks alongside My Mountain Home will be removed and replaced with a new Hemlock buffer.

Mr. Bill Dixon, Architect, advised that the second story will be used for cup and lid storage and accessed by a ship ladder.

*Mr. Glover made a motion to close the public comment, seconded by Mr. Hess. **All members were in favor of the motion.***

Mr. Herbst said he is concerned with traffic. Mr. Hess said he is concerned with the access onto Sunset and asked if that could be moved further up. Mr. Warren said the grade precludes moving it too far up. Mr. Warren said the Maple Road access would address this, but it was removed due to the neighbor's concerns. Mr. Rothrock asked how far it could be moved. Mr. Warren said maybe 20 feet, but it will be steep.

The Board discussed the traffic on 321 and access onto Sunset. Mr. Herbst suggested waiting until NCDOT approves the plan and Mr. Warren has the site plan showing the Sunset access moved. Mr. Rothrock said the Board can stipulate the NCDOT response as a condition.

Mr. Herbst made a motion to approve with hearing from NCDOT and getting the revised plans. The Board discussed the motion.

*Mr. Mike Page made a motion to approve as presented with the proviso that the Sunset entrance be moved as far east as possible and that no new stormwater detention be required, that the existing can be used. Mr. Glover seconded the motion. **All members were in favor of the motion.***

## **2. Special Use Permit 2021 – 03 Heather Ridge Estates**

K. West, LLC is requesting a Special Use Permit for a 9-lot single-family subdivision on the corner of Heather Ridge Lane and Green Hill Rd. The 5.1-acre subject property is zoned R-15 single-family and is partially in the WS-IV water supply watershed. The property is further identified by Watauga PIN 2817-67-9106-000. No new roads are proposed for the subdivision as each lot will have direct access to a public street.

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The setback shown on lot # 1 should be 30 feet on one street and 20 feet on the other. The potential owner will have the option of determining which is the primary street. No access is allowed to the lower gravel section of Heather Ridge Lane. This section of road is outside of Town limits and is private.

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Mr. Phillips said they want to preserve as many mature trees as possible and keep the natural buffer. Mr. Phillips said they agree with limiting access onto Green Hill Road by having shared driveways for lots four and five, and lots six and seven. Chairman Gherini asked if they could make that work. Mr. Phillips confirmed. Chairman Gherini asked about fire department access. Mr. Phillips advised there are hydrants on Green Hill Road and Heather Ridge Lane.

Ms. Mary Hill of 140 Heather Ridge Lane said it is upsetting to see this and it looks like it will be cheap. Ms. Hill asked who owns the Miller lot. Mr. Rothrock said that property is not part of this. Ms. Hill asked the price of homes and cutting all the trees. Mr. Phillips said the houses will be in the \$800,000 to \$900,000 range and they do not plan to cut all the trees.

Mr. Wayne Smith of 338 Heather Ridge Lane said he has spent \$15,000 in mitigating stormwater runoff on his property, and he is concerned about more runoff. Mr. Smith said the current area is overgrown, not maintained and that development would move the water to Green Hill Road and his low-lying lot. Mr. Smith asked that the developer's construction group not use the private section of Heather Ridge Lane. Chairman Gherini asked if other people have drainage issues. Mr. Smith confirmed and stated that water off Green Hill Road runs on the private section of Heather Ridge Lane.

Mr. Patricia Aiken of 256 Heather Ridge Lane said that all the existing lots are lower and that water from lots eight and nine could flow onto her property. Ms. Aiken added that it is hard to know how the topography will change without having the final site plan. Mr. Rothrock advised that if a street were built, detention would be required for the street portion, but not for the houses.

Mr. Ric Parsons of 1577 Green Hill Road said there needs to be a holistic approach to the traffic issues on Green Hill Road. Mr. Parsons said that density increases without regard to future speeding which is everyone's problem. Mr. Parsons said that Mr. Phillips should be advocating for a resolution for the speeding as it will impact the owners in this development. Mr. Parsons said he hoped the Board members had time to look at his presentation and that the traffic study needs to include this development.

Mr. Smith reiterated the drainage issue on Green Hill Road onto Heather Ridge Lane and asked to be included in the meeting with Mr. Phillips and Mr. Warren.

Dr. Adam Hill of 1663 Green Hill Road reiterated what has been said, that stormwater is an issue. Dr. Hill said the house next to his has sandbags in their drive to divert the runoff. Dr. Hill said he has lot pets on Green Hill Road and was very worried about his children due to the speeding. Dr. Hill said Green Hill Road has poor visibility and is very narrow with significant gullies on both sides.

Mr. Margaret Lawrence, current owner of the subject property, said they considered their options and wanted a developer who would develop the entire property and not just sell lots.

*Mr. Herbst made a motion to close the public comment, seconded by Mr. Page. **All members were in favor of the motion.***

The Board discussed the issues surfaced by the public. Mr. Herbst said the speeding needs to be addressed but it is not the developer's problem. Mr. Rothrock said that the Planning Board does not have authority to effect traffic control measure such as stop signs and



speed humps. Mr. Rothrock advised the Planning Board's advisory capacity is very valuable to the community.

Mr. Doug Chapman, Town Engineer, said that stormwater is not typically addressed on single family residential. Mr. Chapman said it is very hard to diffuse water flow to minimize runoff concentration. Mr. Chapman said that stormwater in Blowing Rock will always be an issue, that one house will increase runoff.

Mr. McCarter made a motion to approve as presented with these conditions:

1. Limiting driveway access with a 10-foot non-access easement to Green Hill Road along lots one and three, and shared driveways on lots four and five, and on lots six and seven,
2. The developer shall endeavor to minimize the concentration of stormwater on each lot,
3. Encourage the developer to meet with neighbors to address stormwater concerns.

Mr. Herbst seconded the motion. **All members were in favor of the motion.**

### **Other Business**

Chairman Gherini said he spoke with Mr. Rothrock, and they agreed that a subcommittee should be formed to address residential density in the Central Business zoning district. Chairman Gherini suggested that Mr. Glover, Mr. Hess, Mr. McCarter, and himself comprise the committee.

Mr. Hess made a motion to approve the subcommittee, seconded by Mr. Mike Page. **All members were favor of the motion.**

Mr. Rothrock advised that the Town Council wants the Planning Board to research how to limit deliveries where trucks stop in the middle of Town streets. Chairman Gherini asked if a subcommittee should be formed, then asked if it could be part of the residential density in Central Business subcommittee. Mr. Rothrock said that was fine. The Board agreed to have the same subcommittee look at deliveries.

Chairman Gherini asked for an update on prohibited uses on Highway 321. Mr. Rothrock said that some uses, such as arcades, tattooists and palmists were listed in the study. Mr. Rothrock said he does not have any language for the Board. Mr. Rothrock said that he will get back to the Board on this.

Having no further business Mr. Herbst made a motion to adjourn, seconded by Mr. Mike Page. **All members were in favor of the motion.**

Chairman Gherini adjourned the meeting at 7:52 p.m.

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Chairman Gherini

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Tammy Bentley  
Planning & Zoning Support Specialist

## **Public Hearing Agenda - Staff Report**

**To: Mayor Charlie Sellers and the Blowing Rock Town Council**

**From: Shane Fox, Town Manager**

**Subject: Public Hearing on Bond Extension**

**Date: June 8, 2021**

### **Information:**

In November 2014, voters approved Water, Sewer, Street and Park and Recreation bonds to be issued to the Town of Blowing Rock, expiring in November 2021. The Town of Blowing Rock has issued to date the first three phases of the 2014 Bonds, with a fourth and final phase to be issued soon. In order to allow for Town Council and Town Staff to issue the final phase of the bonds in accordance with the Town's projects and priorities timeline, additional time is needed beyond the November 2021 expiration date. In accordance with North Carolina law, the Blowing Rock Town Council, must hold a public hearing on the proposed 2014 Bond Order extension for such extension to take effect. It is of note, that the NC LGC and State Treasurer's Office has already approved the extension.

**RESOLUTION OF THE BLOWING ROCK TOWN COUNCIL SETTING PUBLIC  
HEARINGS ON EXTENSION OF TIME FOR ISSUING BONDS**

**WHEREAS**, the Town Council (**the "Town Council"**) for the Town of Blowing Rock, North Carolina (**the "Town"**) filed an application with the Local Government Commission of North Carolina (**the "Commission"**) requesting the Commission to approve extensions of the maximum time period for the Town to issue bonds under each of the four bond orders described below (**the "Bond Orders"**), from seven years to ten years after the date the Bond Orders were each approved by voters of the Town and took effect, which was November 4, 2014 (**the "Effective Date"**);

**WHEREAS**, the Bond Orders are described as follows:

1. Bond Order Authorizing the Issuance of General Obligation Water Bonds (**the "Water Bonds"**) in the Maximum Amount of \$2,000,000.
2. Bond Order Authorizing the Issuance of General Obligation Sewer Bonds (**the "Sewer Bonds"**) in the Maximum Amount of \$1,000,000.
3. Bond Order Authorizing the Issuance of General Obligation Street Bonds (**the "Street Bonds"**) in the Maximum Amount of \$12,000,000.
4. Bond Order Authorizing the Issuance of General Obligation Parks and Recreation Bonds (**the "Parks and Recreation Bonds"**) in the Maximum Amount of \$1,000,000.

**WHEREAS**, the Commission has entered an order approving the proposed extensions of time, to November 4, 2024;

**WHEREAS**, North Carolina law requires the Town Council to hold public hearings on the proposed extensions of time and adopt orders providing for such extensions of time before such extensions take effect;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Blowing Rock, North Carolina, that:

1. Public hearings shall be held at 6:00 p.m. (or as soon thereafter as each matter may be heard) on June 8, 2021, in the Council Chambers, Blowing Rock Town Hall, 1036 Main Street, Blowing Rock, North Carolina on the question of whether the maximum time period for issuing the Water Bonds, Sewer Bonds, Street Bonds and Parks and Recreation Bonds should be extended from seven years to ten years after the Effective Date (from November 4, 2021 to November 4, 2024).
2. The Town Clerk is hereby authorized and directed to publish notices of such public hearings, in the form provided for in Section 159-64 of the General Statutes, one time, not less than six days prior to the date of such hearings, in a newspaper having general circulation in the Town.
3. This Resolution shall take effect immediately.

\*\*\*\*\*

The undersigned Clerk of the Town of Blowing Rock, North Carolina, certifies that the foregoing is a correct and complete copy of a resolution duly adopted by the Town Council at a regular meeting duly called and held on May 11, 2021. A quorum was present and acting throughout such meeting. Such resolution has not been repealed, revoked, rescinded or amended, but remains in full effect as of today.

I further certify that due notice of such meeting was provided as required by North Carolina General Statutes Section 143-318.12.

**WITNESS** my signature and the seal of the Town of Blowing Rock, North Carolina, this 11 day of May, 2021.



*Hilary H. Hilson*  
\_\_\_\_\_  
Town Clerk  
Town of Blowing Rock, North Carolina

**NOTICE OF PUBLIC HEARING ON EXTENSION OF MAXIMUM TIME PERIOD FOR ISSUING BONDS UNDER BOND ORDER AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION PARKS AND RECREATION BONDS OF THE TOWN OF BLOWING ROCK IN THE MAXIMUM AMOUNT OF \$1,000,000**

**WHEREAS**, the Town Council (**the "Town Council"**) of the Town of Blowing Rock, North Carolina (**the "Town"**), by resolution adopted on June 25, 2014, stated its proposal to issue general obligation bonds to finance costs of capital improvements to the Town's parks and recreation facilities and the Town has applied to the North Carolina Local Government Commission for its approval of such bonds, and the Local Government Commission has accepted the Town's application.

**NOW, THEREFORE, BE IT ORDERED** by the Town Council of the Town of Blowing Rock, North Carolina, as follows:

1. There are hereby ordered to be issued general obligation bonds of the Town to pay capital costs of providing parks and recreation facilities, including without limitation land, athletic fields, parks, playgrounds, recreation centers, shelters, permanent and temporary stands, swimming pools, wading pools, and lighting, and including related financing costs and other necessary or incidental costs. The bonds issued for this purpose may be combined for sale with bonds authorized for similar or different purposes.
2. The maximum aggregate principal amount of the bonds issued for such purpose shall be \$1,000,000.
3. Taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds so issued.
4. A sworn statement of debt prepared by the Town's Finance Officer has been filed with the Town Clerk and is available for public inspection.
5. This Bond Order shall take effect when approved by the Town's voters in the manner provided for by law.

The foregoing order took effect on November 4, 2014. Anyone who wishes to be heard on the question of whether the maximum time period for issuing bonds under such order should be extended from seven years to 10 years after such date may appear at a public hearing or an adjournment thereof to be held at 6:00 p.m. (or as soon thereafter as the matter may be heard) on June 8, 2021, in the Council Chambers, Blowing Rock Town Hall, 1036 Main Street, Blowing Rock, North Carolina.

Town Clerk  
Town of Blowing Rock, North Carolina



**NOTICE OF PUBLIC HEARING ON EXTENSION OF MAXIMUM TIME PERIOD  
FOR ISSUING BONDS UNDER BOND ORDER AUTHORIZING THE ISSUANCE OF  
GENERAL OBLIGATION SEWER BONDS OF THE TOWN OF BLOWING ROCK IN  
THE MAXIMUM AMOUNT OF \$1,000,000**

**WHEREAS**, the Town Council (**the "Town Council"**) of the Town of Blowing Rock, North Carolina (**the "Town"**), by resolution adopted on June 25, 2014, stated its proposal to issue general obligation bonds to finance costs of capital improvements to the Town's public sanitary sewer system and the Town has applied to the North Carolina Local Government Commission for its approval of such bonds, and the Local Government Commission has accepted the Town's application.

**NOW, THEREFORE, BE IT ORDERED** by the Town Council of the Town of Blowing Rock, North Carolina, as follows:

1. There are hereby ordered to be issued general obligation bonds of the Town to pay capital costs of providing sanitary sewer systems, including without limitation community sewerage facilities for the collection, treatment, and disposal of sewage or septic tank systems and other on-site collection and disposal facilities or systems, and including related financing costs and other necessary or incidental costs. The bonds issued for this purpose may be combined for sale with bonds authorized for similar or different purposes.
2. The maximum aggregate principal amount of the bonds issued for such purpose shall be \$1,000,000.
3. Taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds so issued, to the extent other funds (such as utility charges) are not otherwise available and appropriated for such purpose.
4. A sworn statement of debt prepared by the Town's Finance Officer has been filed with the Town Clerk and is available for public inspection.
5. This Bond Order shall take effect when approved by the Town's voters in the manner provided for by law.

The foregoing order took effect on November 4, 2014. Anyone who wishes to be heard on the question of whether the maximum time period for issuing bonds under such order should be extended from seven years to 10 years after such date may appear at a public hearing or an adjournment thereof to be held at 6:00 p.m. (or as soon thereafter as the matter may be heard) on June 8, 2021, in the Council Chambers, Blowing Rock Town Hall, 1036 Main Street, Blowing Rock, North Carolina.

Town Clerk  
Town of Blowing Rock, North Carolina

**NOTICE OF PUBLIC HEARING ON EXTENSION OF MAXIMUM TIME PERIOD  
FOR ISSUING BONDS UNDER BOND ORDER AUTHORIZING THE ISSUANCE OF  
GENERAL OBLIGATION STREET BONDS OF THE TOWN OF BLOWING ROCK IN  
THE MAXIMUM AMOUNT OF \$9,000,000**

**WHEREAS**, the Town Council (**the "Town Council"**) of the Town of Blowing Rock, North Carolina (**the "Town"**), by resolution adopted on June 25, 2014, stated its proposal to issue general obligation bonds to finance costs of capital improvements to the Town's streets and sidewalks and the Town has applied to the North Carolina Local Government Commission for its approval of such bonds, and the Local Government Commission has accepted the Town's application.

**NOW, THEREFORE, BE IT ORDERED** by the Town Council of the Town of Blowing Rock, North Carolina, as follows:

1. There are hereby ordered to be issued general obligation bonds of the Town to pay capital costs of providing streets and sidewalks, including without limitation bridges and alleys; paving, grading, resurfacing, and widening streets; sidewalks, curbs and gutters, culverts, and drains; traffic controls, signals, and markers; lighting; and grade crossings and the elimination thereof and grade separations, and including related financing costs and other necessary or incidental costs. The bonds issued for this purpose may be combined for sale with bonds authorized for similar or different purposes.
2. The maximum aggregate principal amount of the bonds issued for such purpose shall be \$9,000,000.
3. Taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds so issued.
4. A sworn statement of debt prepared by the Town's Finance Officer has been filed with the Town Clerk and is available for public inspection.
5. This Bond Order shall take effect when approved by the Town's voters in the manner provided for by law.

The foregoing order took effect on November 4, 2014. Anyone who wishes to be heard on the question of whether the maximum time period for issuing bonds under such order should be extended from seven years to 10 years after such date may appear at a public hearing or an adjournment thereof to be held at 6:00 p.m. (or as soon thereafter as the matter may be heard) on June 8, 2021, in the Council Chambers, Blowing Rock Town Hall, 1036 Main Street, Blowing Rock, North Carolina.

Town Clerk  
Town of Blowing Rock, North Carolina

**NOTICE OF PUBLIC HEARING ON EXTENSION OF MAXIMUM TIME PERIOD  
FOR ISSUING BONDS UNDER BOND ORDER AUTHORIZING THE ISSUANCE OF  
GENERAL OBLIGATION WATER BONDS OF THE TOWN OF BLOWING ROCK IN  
THE MAXIMUM AMOUNT OF \$2,000,000**

**WHEREAS**, the Town Council (**the "Town Council"**) of the Town of Blowing Rock, North Carolina (**the "Town"**), by resolution adopted on June 25, 2014, stated its proposal to issue general obligation bonds to finance costs of capital improvements to the Town's public water system and the Town has applied to the North Carolina Local Government Commission for its approval of such bonds, and the Local Government Commission has accepted the Town's application.

**NOW, THEREFORE, BE IT ORDERED** by the Town Council of the Town of Blowing Rock, North Carolina, as follows:

1. There are hereby ordered to be issued general obligation bonds of the Town to pay capital costs of providing water systems, including without limitation facilities for the supply, storage, treatment and distribution of water, and including related financing costs and other necessary or incidental costs. The bonds issued for this purpose may be combined for sale with bonds authorized for similar or different purposes.
2. The maximum aggregate principal amount of the bonds issued for such purpose shall be \$2,000,000.
3. Taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds so issued, to the extent other funds (such as utility charges) are not otherwise available and appropriated for such purpose.
4. A sworn statement of debt prepared by the Town's Finance Officer has been filed with the Town Clerk and is available for public inspection.
5. This Bond Order shall take effect when approved by the Town's voters in the manner provided for by law.

The foregoing order took effect on November 4, 2014. Anyone who wishes to be heard on the question of whether the maximum time period for issuing bonds under such order should be extended from seven years to 10 years after such date may appear at a public hearing or an adjournment thereof to be held at 6:00 p.m. (or as soon thereafter as the matter may be heard) on June 8, 2021, in the Council Chambers, Blowing Rock Town Hall, 1036 Main Street, Blowing Rock, North Carolina.

Town Clerk  
Town of Blowing Rock, North Carolina

**NOTICE OF PUBLIC HEARING ON EXTENSION  
OF MAXIMUM TIME PERIOD FOR ISSUING  
BONDS UNDER BOND ORDER AUTHORIZING  
THE ISSUANCE OF GENERAL OBLIGATION  
PARKS AND RECREATION BONDS OF THE  
TOWN OF BLOWING ROCK IN THE MAXIMUM  
AMOUNT OF \$1,000,000**

WHEREAS, the Town Council (the "Town Council") of the Town of Blowing Rock, North Carolina (the "Town"), by resolution adopted on June 25, 2014, stated its proposal to issue general obligation bonds to finance costs of capital improvements to the Town's parks and recreation facilities and the Town has applied to the North Carolina Local Government Commission for its approval of such bonds, and the Local Government Commission has accepted the Town's application.

NOW, THEREFORE, BE IT ORDERED by the Town Council of the Town of Blowing Rock, North Carolina, as follows:

1. There are hereby ordered to be issued general obligation bonds of the Town to pay capital costs of providing parks and recreation facilities, including without limitation land, athletic fields, parks, playgrounds, recreation centers, shelters, permanent and temporary stands, swimming pools, wading pools, and lighting, and including related financing costs and other necessary or incidental costs. The bonds issued for this purpose may be combined for sale with bonds authorized for similar or different purposes.

2. The maximum aggregate principal amount of the bonds issued for such purpose shall be \$1,000,000.

3. Taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds so issued.

4. A sworn statement of debt prepared by the Town's Finance Officer has been filed with the Town Clerk and is available for public inspection.

5. This Bond Order shall take effect when approved by the Town's voters in the manner provided for by law.

The foregoing order took effect on November 4, 2014. Anyone who wishes to be heard on the question of whether the maximum time period for issuing bonds under such order should be extended from seven years to 10 years after such date may appear at a public hearing or an adjournment thereof to be held at 6:00 p.m. (or as soon thereafter as the matter may be heard) on June 8, 2021, in the Council Chambers, Blowing Rock Town Hall, 1036 Main Street, Blowing Rock, North Carolina.

Town Clerk  
Town of Blowing Rock, North Carolina



**NOTICE OF PUBLIC HEARING ON EXTENSION  
OF MAXIMUM TIME PERIOD FOR ISSUING  
BONDS UNDER BOND ORDER AUTHORIZING  
THE ISSUANCE OF GENERAL OBLIGATION  
SEWER BONDS OF THE TOWN OF BLOWING  
ROCK IN THE MAXIMUM AMOUNT OF \$1,000,000**

WHEREAS, the Town Council (the "Town Council") of the Town of Blowing Rock, North Carolina (the "Town"), by resolution adopted on June 25, 2014, stated its proposal to issue general obligation bonds to finance costs of capital improvements to the Town's public sanitary sewer system and the Town has applied to the North Carolina Local Government Commission for its approval of such bonds, and the Local Government Commission has accepted the Town's application.

NOW, THEREFORE, BE IT ORDERED by the Town Council of the Town of Blowing Rock, North Carolina, as follows:

1. There are hereby ordered to be issued general obligation bonds of the Town to pay capital costs of providing sanitary sewer systems, including without limitation community sewerage facilities for the collection, treatment, and disposal of sewage or septic tank systems and other on-site collection and disposal facilities or systems, and including related financing costs and other necessary or incidental costs. The bonds issued for this purpose may be combined for sale with bonds authorized for similar or different purposes.

2. The maximum aggregate principal amount of the bonds issued for such purpose shall be \$1,000,000.

3. Taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds so issued, to the extent other funds (such as utility charges) are not otherwise available and appropriated for such purpose.

4. A sworn statement of debt prepared by the Town's Finance Officer has been filed with the Town Clerk and is available for public inspection.

5. This Bond Order shall take effect when approved by the Town's voters in the manner provided for by law.

The foregoing order took effect on November 4, 2014. Anyone who wishes to be heard on the question of whether the maximum time period for issuing bonds under such order should be extended from seven years to 10 years after such date may appear at a public hearing or an adjournment thereof to be held at 6:00 p.m. (or as soon thereafter as the matter may be heard) on June 8, 2021, in the Council Chambers, Blowing Rock Town Hall, 1036 Main Street, Blowing Rock, North Carolina.

Town Clerk  
Town of Blowing Rock, North Carolina

**NOTICE OF PUBLIC HEARING ON EXTENSION  
OF MAXIMUM TIME PERIOD FOR ISSUING  
BONDS UNDER BOND ORDER AUTHORIZING  
THE ISSUANCE OF GENERAL OBLIGATION  
WATER BONDS OF THE TOWN OF BLOWING  
ROCK IN THE MAXIMUM AMOUNT OF  
\$2,000,000**

WHEREAS, the Town Council (the "Town Council") of the Town of Blowing Rock, North Carolina (the "Town"), by resolution adopted on June 25, 2014, stated its proposal to issue general obligation bonds to finance costs of capital improvements to the Town's public water system and the Town has applied to the North Carolina Local Government Commission for its approval of such bonds, and the Local Government Commission has accepted the Town's application.

NOW, THEREFORE, BE IT ORDERED by the Town Council of the Town of Blowing Rock, North Carolina, as follows:

1. There are hereby ordered to be issued general obligation bonds of the Town to pay capital costs of providing water systems, including without limitation facilities for the supply, storage, treatment and distribution of water, and including related financing costs and other necessary or incidental costs. The bonds issued for this purpose may be combined for sale with bonds authorized for similar or different purposes.
  2. The maximum aggregate principal amount of the bonds issued for such purpose shall be \$2,000,000.
  3. Taxes will be levied in an amount sufficient to pay the principal of and interest on the bonds so issued, to the extent other funds (such as utility charges) are not otherwise available and appropriated for such purpose.
  4. A sworn statement of debt prepared by the Town's Finance Officer has been filed with the Town Clerk and is available for public inspection.
  5. This Bond Order shall take effect when approved by the Town's voters in the manner provided for by law.
- The foregoing order took effect on November 4, 2014. Anyone who wishes to be heard on the question of whether the maximum time period for issuing bonds under such order should be extended from seven years to 10 years after such date may appear at a public hearing or an adjournment thereof to be held at 6:00 p.m. (or as soon thereafter as the matter may be heard) on June 8, 2021, in the Council Chambers, Blowing Rock Town Hall, 1036 Main Street, Blowing Rock, North Carolina.

Town Clerk  
Town of Blowing Rock, North Carolina

**NOTICE OF PUBLIC HEARING ON EXTENSION  
OF MAXIMUM TIME PERIOD FOR ISSUING  
BONDS UNDER BOND ORDER AUTHORIZING  
THE ISSUANCE OF GENERAL OBLIGATION  
STREET BONDS OF THE TOWN OF BLOWING  
ROCK IN THE MAXIMUM AMOUNT OF  
\$9,000,000**

WHEREAS, the Town Council (the "Town Council") of the Town of Blowing Rock, North Carolina (the "Town"), by resolution adopted on June 25, 2014, stated its proposal to issue general obligation bonds to finance costs of capital improvements to the Town's streets and sidewalks and the Town has applied to the North Carolina Local Government Commission for its approval of such bonds, and the Local Government Commission has accepted the Town's application.

NOW, THEREFORE, BE IT ORDERED by the Town Council of the Town of Blowing Rock, North Carolina, as follows:

1. There are hereby ordered to be issued general obligation bonds of the Town to pay capital costs of providing streets and sidewalks, including without limitation bridges and alleys; paving, grading, resurfacing, and widening streets; sidewalks, curbs and gutters, culverts, and drains; traffic controls, signals, and markers; lighting; and grade crossings and the elimination thereof and grade separations, and including related financing costs and other necessary or incidental costs. The bonds issued for this purpose may be combined for sale with bonds authorized for similar or different purposes.
2. The maximum aggregate principal amount of the bonds issued for such purpose shall be \$9,000,000.
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The foregoing order took effect on November 4, 2014. Anyone who wishes to be heard on the question of whether the maximum time period for issuing bonds under such order should be extended from seven years to 10 years after such date may appear at a public hearing or an adjournment thereof to be held at 6:00 p.m. (or as soon thereafter as the matter may be heard) on June 8, 2021, in the Council Chambers, Blowing Rock Town Hall, 1036 Main Street, Blowing Rock, North Carolina.

Town Clerk  
Town of Blowing Rock, North Carolina