

## **MINUTES**

### **Town of Blowing Rock Board of Commissioners Special Meeting-August 11, 2008**

The Town of Blowing Rock Board of Commissioners held a special meeting on Monday, August 11, 2008 at 7:00 p.m. The meeting took place in the Council Chambers at 1036 Main Street. Present were Mayor J.B. Lawrence, Commissioners Bobby Ball, Keith Tester, Albert Yount and Tommy Klutz. Others present were Town Manager Scott Hildebran, Town Attorney Allen Moseley, Town Engineer Doug Chapman, Planning Director Kevin Rothrock, Public Works Director Johnny Lentz, Emergency Services Director Kent Graham, Police Chief Eric Brown, and Town Clerk Sharon Greene.

Commissioner Phil Pickett was recused from the meeting due to a conflict of interest.

#### **CALL TO ORDER**

Mayor Lawrence called the meeting to order at 7:00 p.m. He announced the regular meeting on Tuesday, August 12, 2008 would be called to order at Town Hall then recessed and moved to the Blowing Rock School Auditorium to insure seating for all who attend.

#### **PUBLIC HEARING**

##### **1. CUP #2007-04 – Blowing Rock Commons**

Mayor Lawrence gave a brief summary of the proposed CUP #2007-04 request from Chetola Severn Partners, LLC for a multi-phase project to include a 72-room hotel, 2 restaurants, 21,000 SF of retail mixed with 16,000 SF of office space and 36 condominium units on a 7.28 acre vacant parcel along North Main Street.

Town Legal Counsel Mr. Tom Terrell was called upon to give a brief synopsis regarding the legal aspects of the proposed request. Mr. Terrell commended Town Staff and Attorney Moseley for their work regarding this project. Mr. Terrell continued by stating this was a quasi-judicial proceeding to be based on factual evidence given and by sworn testimony. The evidence should be competent (not hearsay), material (relating to specific issue) and substantive (such as that a reasonable person would accept as adequate). Mr. Terrell stressed the need for an impartial decision to be made.

Mr. Terrell addressed the following standards in which Council should base their decision. They were as follows:

1. Public health and safety would not be compromised with the approval of the proposed project.
2. Adjoining or abutting property values would not be substantially injured by the project.
3. The project is harmonious with the surrounding area.
4. The project conforms with the Town Master Plan.

At this time, several attendees were sworn to speak during the public hearing.

Planning Director Rothrock advised the project was planned for the 7.28-acres vacant lot across from Boxwood Lodge, and based on proposed density, the project would require 2.98 acres of off-site pervious areas instead of 1.47 acres previously thought.

A brief site overview was given regarding zoning, setbacks, and access. According to Mr. Rothrock, on February 13, 2008, a public hearing was held. Upon conclusion of the hearing, Council agreed to table their decision until further information could be attained. Over the past few months, Town Staff, Attorney Moseley and outside counsel, Tom Terrell had worked with the Applicant to resolve Council issues.

Mr. Rothrock continued with several resolved issues such as; storm water detention, impervious surfaces, parking, access, design review process and commercial design, sidewalks, water availability, and retaining walls. Issues to be resolved were building height and tree protection.

In reference to storm water detention, Mr. Rothrock advised the Applicant was proposing to convey all of the storm water generated from the site directly into the Middle Fork of the New River in an area that presently serves as the forebay for Chetola Lake. The lake would serve as the storm water detention basin for the project.

The Applicant also proposed to install a storm water detention device to treat the flow (remove hydrocarbons, such as oil, grease, etc.) before it entered into Chetola Lake.

Next, Mr. Rothrock addressed impervious surfaces by stating the residential portion of the project (2.76 acres) was limited to 24% impervious surfaces and the proposed project met the requirements.

The Applicant was requesting a Special Intensity Allocation to exceed the standard built-upon surfaces areas (36%) of the commercial portion of the project. The commercial portion (4.52 acres) would need more than the 70% impervious surfaces Special Intensity Allocation. Proposed in the project was 2.98 acres of off-site pervious areas along the southern shoreline of Chetola Lake perpetually deeded to this project to satisfy the pervious area requirements.

Project plans indicate that 0.70 acres of pervious area would come from the previous areas along the Main Street sidewalk that was deeded to the Town from Chetola Resort which would require Council authorization.

In reference to parking for the project, Mr. Rothrock stated 388 parking spaces were required and 402 spaces were proposed. Previously the project was 28 spaces short of Town requirements, but now had 14 surplus spaces and through negotiations with the Town, the Applicant would pay \$165,000 into the Parking Fund the equivalent of 11 spaces.

Mr. Rothrock summarized access to the site would be provided through a driveway connection onto Main Street south of the entrance to Chetola Resort and a connection onto Hill Street. According to Mr. Rothrock, a Traffic Impact Analysis (TIA) summarizing traffic patterns associated with the project was done by Kimley-Horn and Associates. Previously Council had concerns about the accuracy of the TIA and the need for a left turn lane at the driveway located on Main Street. In a revised TIA, a left turn lane was added to Main Street and the turn radius at driveway #1 was increased from 20 to 25 feet for easier turning movements.

According to Mr. Rothrock, the designs for the buildings were changed and improved from the original submittal to better reflect the Land Use Ordinance standards. Each building or group of buildings will have to be approved by Council prior to issuance of a building permit.

A sidewalk was proposed along the entire length of Main Street and along a portion of Hill Street. Mr. Rothrock also stated other sidewalks are proposed throughout the development. An additional sidewalk will be provided along Main Street from Hill Street to Knights on Main. After installation, the Applicant and Town will request that NCDOT consider adding a cross-walk at Hill Street and if approved, the Applicant would provide the amenity.

Regarding water availability, due to the State's inability to issue permits for public water line extensions in Blowing Rock, the entire project would not be eligible for public water service at the present time. Buildings fronting Main Street and Hill Street would be able to hook to the existing line and would be allowed water. Negotiations would be made by phasing of the project to see what buildings could be allowed water. According to NCDENR Water Supply Section, the Town could request that a loop system be installed to serve the buildings from behind and to provide better fire flow as long as the overall number of connections with the State rules on public water extensions. As a result, eleven (11) of the proposed buildings may receive a public water connection, while the remaining six (6) building would utilize wells until the State allowed water line extensions. All availability fees must be paid prior to issuance of any building permits.

Mr. Rothrock stated all retaining walls along Main Street were specified to be stacked stone to match other walls in the downtown area. Two of these walls would exceed the four feet maximum, one being located at the Hill Street intersection with Main Street, the other being near the left turn lane at the driveway located on Main Street.

Issues unresolved were building heights and tree protection. Mr. Rothrock stated that all buildings as proposed met the applicable building heights except residential building labeled A and G on the plans. The four-unit buildings in the design packet indicate an overall building height of 40 feet. According to code, buildings A & G cannot exceed 30 feet above the proposed sidewalk unless approved by Council.

Mr. Rothrock also stated, given the extensive grading required for the project, it was apparent that most of the trees on the southwest corner of the hotel near Hill Street could be retained if efforts were made on the front end during the design and review phase. Mr. Rothrock stated trees in this area would enhance the visual impact of the project on the northbound side of Main Street. He also advised that Staff would work with the Applicant to identify the trees to be saved and the ones to be removed. According to Mr. Rothrock, a tree save plan would be brought to Council for their consideration prior to land-disturbing activity.

Mr. Rothrock summarized that the project complied with the ordinance requirements for storm water detention, parking, sidewalks, and water service.

Waivers requested for the project were as follows:

1. In section 16-265.08 (B)(2)(c) of the Land Use Code a transfer of impervious surfaces was requested.
2. In Section 16-218(C), a waiver was requested for the Main Street driveway location to be less than 400 feet from Chetola Resort and in support of this waiver the Applicant will provide a left turn lane on Main Street.
3. Building heights for Buildings A and G cannot exceed 30 feet as measured from the sidewalk along Hill Street and Main Street, any change to allow taller buildings would need specific approval from Council.

Commissioner Yount questioned the summary given by Mr. Rothrock regarding storm water detention. He assumed this would be voted on by Council. Mr. Rothrock stated the Applicant had met the requirements especially with the device to remove hydro carbons and Council would have to approve the system.

Mr. Yount inquired how many cars the proposed turn lane would hold. Mr. Rothrock stated the turn lane would store no less than three cars at a time. Commissioners Yount, Tester, and Ball were unclear regarding the process for the design review plan. Mr. Rothrock clarified this by stating the building designs

would first come to Staff for review, but Council would have the final approval of the design.

Mr. Tom Terrell gave a brief recap of the proposed project. He thanked Town Manager Hildebran and members of staff for their efforts in looking out for the Town's best interests. He advised the Applicant had met or exceeded 90% of Council's concerns regarding their project. Mr. Terrell mentioned one of Council's main concerns was preservation of the environment. He advised the Applicant had met the off site and on site storm water detention requirements.

He also stated the proposed project had exceeded parking requirements by 25 spaces.

Regarding access to the project, Mr. Terrell stated originally NCDOT and the traffic study did not require a turn lane, but with this being a key concern of Council's, a turn lane would be installed.

Sidewalk requirements for the project were also met and the Applicant would pay for any utility poles that needed to be moved and other expenses incurred.

During the original CUP request, the Applicant asked to be exempted from water/sewer availability fees because of improvements they would be making, but, they now would pay all availability fees and pay \$151,000 into a fund earmarked for the water interconnection between Blowing Rock and Boone.

Regarding building designs, Mr. Terrell stated the intent was for Council to have the final say over any building design before a building permit could be issued. They would have ultimate control over all building designs.

Commissioner Tester stated in reference to Council's approval of the concept and later detailed design plans he was concerned if a future Council decided they wanted the concept to change what the process would be? Mr. Terrell responded if the concept were to be changed, the Applicant would have to go through the CUP process again with another public hearing, etc. but a minor concept change could be handled by staff.

Representing Chetola Severn Partners, LLC, Mr. Tom Griffin began by thanking Town Staff, Town Attorney Moseley and Mr. Terrell for their countless hours spent on the project. He felt this was a "win/win" situation and their project was better off in the process with changes Council had suggested they make. He advised it was their intent for Council to have final approval of all building designs for the project and clarification would be made to the CUP stating this.

Mr. Griffin also advised that Council had received a notebook from the Chetola Severn Group. He went on to highlight several areas of concern noted in the book. He stated it was very important that Council know their group was not

asking for a waiver regarding the height of Buildings A and G. He advised these buildings would not exceed 30 feet.

Also, regarding storm water, the device to be installed on site would capture 80% of all total suspended solids.

Mr. Griffin continued in regard to the Special Intensity Allocation request. He stated their group had worked hard and he felt their project was consistent with Blowing Rock and the business core density. He stated calculations had been made to off-set the pervious area ratio 2.92 acres to 1 acre. According to Mr. Griffin, part of this would be located off-site on Chetola property, but a title transfer would be done for this area to their group. He felt this would satisfy the code requirements regarding pervious and impervious areas.

Commissioner Tester had questions regarding the transfer of property to Chetola Severn. Mr. Tester felt the calculations did not work unless the land was rezoned commercial.

After further discussion on how the 3 to 1 ratio calculation were attained, Commissioner Tester asked the record to reflect that in Mr. Moseley's, Mr. Griffin's, and Mr. DiSanti's opinion it was legal to use off-site property to off-set density requirements for the project and should this come before a court of law, the record would state this was legal for the Town to do. Mr. Griffin stated in his opinion this was legal due to the fact the land was owned by the Chetola Severn Group.

Mr. Moseley concurred with Mr. Griffin. He stated Town Ordinance did not specifically address this, but he felt there was legal basis for the Town to allow this request and he was comfortable allowing this to be done.

Mr. Terrell also agreed by stating he had traveled extensively throughout North Carolina and read many zoning cases, and he had never seen this challenged in court. He felt there was no reason to disallow this request. Mr. DiSanti also agreed with Mr. Moseley and Mr. Terrell.

Commissioner Tester felt that reverse engineering was done to come to the calculations they were proposing. Mr. Griffin assured Mr. Tester that was not the case.

After further discussion on this issue, Mr. Griffin continued discussion regarding the group's intent to save as many healthy trees as possible and this would be reflected in the CUP. He advised a Tree Save Plan would be given to Council for their review.

Commissioner Ball asked Mr. Terrell for his opinion regarding the Special Intensity Allocation. Mr. Terrell explained that General Statutes mandate that

towns adopt watershed regulations and incorporate them into the land use ordinance. If the regulations were to be changed a public notice and hearing would be needed. He stated regulations were different for a Class IV watershed such as this project was located, than in other watershed areas. Class IV was not to exceed 70% impervious service.

Commissioner Tester requested the formula used be clearly documented for future reference. Mr. Terrell assured Mr. Tester that he and Mr. Rothrock had looked at this and felt Chetola Severn had exceeded legal requirements regarding this issue. Mr. Tester again stated that he wanted the formula documented should this situation arise again with someone else.

Commissioner Ball conveyed that she did not understand the concept regarding density and swapping property to fulfill the requirements, and while looking at the project, the density/mass was still visible. She was unclear how the property proposed to offset this could be located elsewhere, and why. Mr. Griffin answered the density regulations pertained to watershed only, not viewshed and a certain percentage of pervious surfaces had to remain for the percentage of developed surface and the SIA is authorized by the Town from watershed rules and regulations.

In reference to storm water, Mr. Tester asked that someone address the treatment process that is to be used on water entering the New River. Mr. Josh Bell a storm water engineer and representative of Chetola Severn stated data and information was given to the Town and to the Town Engineer with specifications and testing that was done in regard to this particular device. Mr. Bell stated the device was a concrete box that slowed the flow of water in order for solids to settle out of it, and capture debris. The box dimensions are approximately 8ft. x 8ft. x 16 ft. Commissioner Ball had concerns if a large storm were to occur would this device be able to capture all the water properly. Mr. Bell stated the device made no change to the storm water plan.

Commissioner Tester asked what level of filtering would happen before the water entered into Chetola Lake. Mr. Bell stated the device would filter approximately 80% before it went into the lake. Mr. Tester asked Town Engineer Doug Chapman if the Town had done what was needed to be good stewards to insure the water quality entering into Chetola Lake was adequate since it was consumed by residents and others located downstream. Mr. Chapman stated his initial concern with Chetola Lake being used at a detention area was the level of pollutants going into the lake from water run-off. He felt the water needed to be treated to remove hydro carbons and the targeted rate would be 80% removal of total suspended solids (TSS). Mr. Chapman stated it looked like this system would work, but maintenance of the system would be needed.

Commissioner Ball inquired how long the device had been in use. Mr. Chapman stated he was unsure but in all probability around 5 to 8 years. She also asked

who would be maintaining the device. Mr. Chapman stated it would be the Applicant's responsibility and an agreement would be needed. Mr. Tester stated according to his research, the device needed to be looked at every 3 to 4 months and the filter changed every 6 months, so regular maintenance would be needed. Mr. Tester stated it looks promising and was glad to see this being done.

Mayor Lawrence called for a short recess at 8:50 p.m.

Upon reconvening, Mr. Kent Tarbutton presented a power point presentation showing the view of the project from Main Street. Commissioner Tester asked Mr. Tarbutton to elaborate further regarding vegetation and walkways. He also asked what route would be taken when people left the retail area in the proposed project to go uptown and the feasibility of this happening. Designated parking in the project was also discussed.

Commissioner Tester had concerns regarding the impact this project would have on the town water system. Doug Chapman stated, in his opinion, the impact would be approximately 35,000 to 37,000 gallons per day when the project was built out. Mr. Hildebran stated these calculations were based on an average use of 500,000 gallons per day for the entire Town. Public Works Director Johnny Lentz stated the town currently used approximately 700,000 per day in the summer and 200,000-300,000 gallons per day in the winter. Mr. Tester asked if the buildings to be hooked to wells would be treated at the WTP or flow directly to the buildings. Mr. Chapman stated the Applicant would run the well water straight into the buildings, it would not be sent through the town treatment system. The wells would also be permitted through the County Health Department and there was a possibility of sharing wells. Mr. Tester inquired if the loop system were installed what buildings would be hooked up. He also spoke of the liability for the wells and supplying untreated water to owners. Mr. Tarbutton stated all the condos would not go on line in 2 years. Hopefully the water situation would improve and the wells would not be needed.

Mr. Tester stated originally it was thought the project would be built out in a 2 year period and now it looked as if this would not happen. He wanted to know the timeframe on phase one and what would be included in that phase. Chetola Severn stated in all probability it would be 20 to 24 months for phase one after receiving approval from the Town to build the hotel, retail spaces and offices.

Commissioner Ball had questions regarding Item #10 on page 11 of the draft CUP pertaining to lighting. Mrs. Ball stated that she would like to see defused lighting in the residential area. Chetola Severn agreed to that change. She also addressed Item #14 solid waste collection. She wanted the trash containers to be screened. Mr. Tarbutton stated they would be screened and the residential units would have roll-out containers.



Mr. Griffin asked that all materials given during the public hearing be included in the evidence.

Ms. Ginny Stevens of 852 Dogwood Lane stated she was speaking for a number of people hesitant to come and speak regarding the project due to their admiration for Mr. Tarbutton. Mrs. Stevens continued with a number of possible thought provoking concerns of several citizens. The concerns were:

- Will this project be harmonious with the Town?
- Wouldn't several upscale homes be better to recover the cost of the property, so residents would not have to deal with the large amount of traffic this project would generate?
- What would happen to the area blasted for underground parking should the project not be finished?
- Will this be another Laurelmont? No matter how large a performance bond, the 100 year-old trees and other nature can not be replaced.
- The parking lots and pervious and impervious areas were also a concern.
- Will people really walk from Blowing Rock Commons to Main Street? There is a large number of residents living in Blowing Rock that are unable to do this, will this add to the current parking problems the town is facing now?
- Usually there are no vacancies on Main Street will the new retail/office spaces diminish the true Village from flourishing?
- Is the density of the project too much?
- Do we want to look uphill at these buildings?
- Do we want to see the back of buildings while driving through one of the gateways to our Town?
- What will happen after some of the buildings are built and it is decided the design is not wanted, will the buildings be torn down because of that?
- Why was the traffic count done in the month of January?
- How many small towns are overbuilt and die?
- What impact will this project have on the town's water supply?
- Who will result as winners besides the owners of this project? Why should the atmosphere be spoiled to enrich people who do not live here?

"Do we know enough to answer these questions?" Mrs. Stevens asked. She urged Council to consider these concerns while making their decision.

Mr. John Aldridge of 292 Morris Street addressed the following:

- What is the financial capability of this group?
- Will they do a good job?
- Who will the contractors be?
- Will the office spaces be condominiumized and sold or be rentals?
- Will this project be done in a first class manner by financially sound people?

- Are they strong enough to do this project, because the entrance to the village is in their hands?

Douglas Wilkins representative of Chetola Severn Partners asked to address some of Mr. Aldridge's concerns. Mr. Wilkins stated he and Pat McAteer were primary owners of the property as well as having a joint venture partner who is injecting quite a bit of equity in the project. He stated the residential units would be sold. However, the group would retain ownership of the remainder of the project to keep the control they wanted for things to be done properly. Mr. Wilkins stated his group was very committed to this project and they were very fortunate to have someone such as Mr. Tarbuton on board, and others who lived in the Blowing Rock area.

Mr. Richard Goosman, of 100 Sledding Hill Court and owner of the Meadowbrook Hotel spoke in favor of the project, he felt it would bring more business to town, especially large corporate groups and felt it would be a great enhancement to the area.

He also spoke regarding silt entering into the rivers and lakes in the area during large storms and how it could not be stopped.

Mr. Goosman advised that recently he had attended a meeting on what the residents and merchants wanted to see in Blowing Rock and heard various suggestions, one being less density. He thought there was a great disparity in the property values between residential property near town and commercial property located in town and with the values and cost of commercial property you needed to utilize it to the fullest.

Mr. Steve Clipp, of 157 Dogwood Lane, a licensed architect, addressed several concerns he had regarding the project. He stated the proposed buildings along Main Street would be as close to the street as the Martin House was on Main Street. Mr. Clipp stated this area was very important to the character of Blowing Rock and a large wall of tall buildings would be detrimental to the town. He also stated it was not unusual to ask for something in return for allowing an off site parcel of land to be used to meet open space requirements. He suggested the Town ask for 10 to 15 feet of additional open space along Main Street he felt this would be very beneficial to the Town. If this was done, more vegetation could be added. He felt the area could be tightened up without extreme affect on the project. He also spoke regarding the walkway/gateway into the project and favorably of the addition of an upscale motel to the area. In closing, Mr. Clipp suggested the developer build approximately 50 percent of their planned retail to see how it is absorbed.

With no further questions or comments from audience members, Mayor Lawrence asked if Council had further questions for the project developers or staff.

Commissioner Tester thanked Chetola Severn Partners, LLC for their efforts in reworking their plans to meet Council's concerns. He had further questions regarding the proposed turn lane and widening of the entrance to improve visibility. He inquired if the traffic study was the reason for these improvements.

Mr. Tarbutton stated per Council request Chetola Severn had another TIA done including the turn lane and radius improvements at an extra cost of \$75,000. He advised there was no technical basis from NCDOT or from their study for the changes. He also stated the changes would reduce the setbacks for the project. Mr. Tarbutton said the changes were made to meet Council's concerns regarding public safety.

Commissioner Ball disagreed with Mr. Tarbutton, in her opinion the project would make a large difference in traffic in that area because of the increase of entrances and exits to the area.

Commissioner Tester asked for someone to address the blasting issue. Mr. Tarbutton advised Chetola Severn had gone beyond requirements getting bore samples of the site and they did not intend to blast, but should this situation arise, they would come back to Council to see how it should be dealt with.

Commissioner Tester stated while looking at the diagrams presented in the notebook, there would be a row of very large buildings at the road with parking for the project inside. He wanted to know if the group had ever considered moving the parking to the outside. Mr. Tarbutton responded aesthetically it would be better with the parking on the inside so people wouldn't be looking at a large number of cars parked along the road. Mr. Tester felt it would be easier to screen the cars than the back of the large buildings with trees. He used the large building located on South Main Street as an example. Mr. Tester stated first impressions were important as you drive into town and this project creates something that changes the entire concept of Blowing Rock. He stated it does have some good aspects, such as a much needed quality motel. He understood a profit needed to be made, but it could be done without lining the street with buildings. He felt the waivers and deviations were all done to increase the density and the bottom line profit. Mr. Tester stated this large project would increase the tax base, but were we willing to sell out the town for more tax money. Mr. Tester stated this was not what Blowing Rock looked like.

Mr. Tarbutton stated the project would bring more people to town and increase the length of their stay. He used Asheville as an example. Mr. Tester stated Asheville had had great success with their town to a certain extent, but there were some large projects in limbo there while they review their Master Plan trying to decide what they wanted for their town.

After more discussion, Commissioner Tester stated maybe Council needed to step back and review the Master Plan. Allowing a project of this density would change the look of the town dramatically, and some redesign was needed.

Commissioner Tester said he was not against the retail shops, motel, and condos proposed, but he was not in favor of how the project looked when you drove past it. The Town had a beautiful remote entrance and this would change things dramatically. And, if Council allowed this to happen, all control of anything short of mass density would happen on Valley Boulevard because the Code is less strict in that area.

He advised that he would be in favor of the project if the density was within the restrictions, but would not be in favor of allowing off-site property to be applied toward density. Mr. Tester stated he thought it was a clever idea for Chetola Lake to be used as storm water detention area, and was favorable towards the plans for the treatment of the water before it reached the lake.

Mr. Tarbutton questioned why Council had not spoken of this before. He stated that Town Staff was aware as well as Mr. Moseley. Mr. Moseley stated this related to the issue of merging the properties to be included as part of Chetola PUD because Chetola had property remaining in the residential area of their PUD that could be carried over to the other property after the two merged together.

After further discussion regarding the merger of two properties, Mr. Tarbutton wanted to know if this was a density issue only or aesthetic design. Commissioner Tester stated he was only speaking for himself, but density was only a problem when it endangered public health and safety or when it was staring you in the face. He stated if there was 50 feet between the buildings and the road where trees could be planted to soften the look, instead of looking at the backs of large buildings every time you drove through that area, he wouldn't have a problem with it.

Mr. Griffin asked to speak on the subject. He stated Chetola Severn had met all the open space and watershed requirements as well as the setback requirements. Commissioner Tester advised that he did not disagree that these requirements had been met, but a waiver was requested to use off-site property because there was not enough land to put all the buildings they wanted into the project and he wouldn't have a problem with that if it fit within the harmony of Blowing Rock.

At this time, members of Chetola Severn asked for a short break to consult with one another. Mayor Lawrence called for a short recess at 11:00 p.m. Upon reconvening at 11:15 p.m. Mr. Tony DiSanti spoke regarding the great deal of work that had been done to accommodate the concerns of Council. He requested the public hearing for CUP #2007-04 be continued until the next

regularly scheduled meeting in September in order for Chetola Severn to address Commissioner Tester's concerns.

Commissioner Yount stated he was in agreement with Mr. Tester's concerns and made a motion to allow for a continuance of the public hearing until September 9, 2008 at 7:00 p.m. The motion was seconded by Commissioner Tester. Unanimously approved.

**ADJOURN**

There being no further business to discuss the meeting adjourned at 11:25 p.m.

**MAYOR** \_\_\_\_\_  
**J.B. Lawrence**

**ATTEST** \_\_\_\_\_  
**Sharon Greene, Town Clerk**

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