



Town of Blowing Rock

Date: Tuesday, October 10, 2023, 6:00 p.m.

Location: 1036 Main Street, Blowing Rock, NC 28605

Agenda

<i>Item</i>		<i>Present & Participants</i>
I.	CALL TO ORDER – ROLL CALL FOR ATTENDANCE	Mayor Charles Sellers
II.	PLEDGE OF ALLEGIANCE	Mayor Charles Sellers
III.	APPROVAL OF MINUTES – By Roll Call 1. September 12, 2023 – Regular and Closed Session Meeting Minutes REGULAR AGENDA ADOPTION	Mayor & Council Mayor & Council
IV.	CONSENT AGENDA: 1. Budget Amendment - #2023-15 2. Tax Release – #2023-1 3. Blowing Rock Lodge Annexation	Mayor & Council
V.	PUBLIC COMMENTS..... <i>comments shall be limited to three (3) minutes</i>	
VI.	OFFICIALS REPORTS & COMMENTS: 1. Mayor 2. Council Members 3. Town Attorney 4. Town Manager	
VII.	CLOSED SESSION - NCGS 143-318.11. (6) – to consider the qualifications, competence, character, fitness, conditions of appointment, or conditions of initial public officer or employee or prospective public officer or employee.	

VIII.	ADJOURNMENT/RECESS... <i>Mayor Charles Sellers entertains a motion and second to adjourn or recess the meeting.</i>	

Draft
MINUTES
Town of Blowing Rock
Town Council Meeting
September 12, 2023

The Town of Blowing Rock Town Council met for their regular monthly meeting on Tuesday, September 12, 2023, at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street Blowing Rock, NC. Present were Mayor Pro-Tem Doug Matheson and Council Members Albert Yount, David Harwood, Melissa Pickett and Pete Gherini. Mayor Charlie Sellers was unable to attend. Others in attendance were Interim Town Manager Kevin Rothrock, Attorney Tucker Deal filled in for Allen Moseley, Town Engineers Doug Chapman and Jared Wright, Fire Chief Kent Graham, Parks and Recreation Director Jennifer Brown, Police Chief Aaron Miller, Interim Planning Director Brian Johnson, Public Works Director Matt Blackburn, Finance Officer Nicole Norman, IT Director Thomas Steele and Town Clerk Hilari Hubner who recorded the minutes.

CALL TO ORDER

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

THE PLEDGE OF ALLEGIANCE

MINUTE APPROVAL

Council Member Harwood made the motion to approve the minutes from the August 8, 2023, regular and closed session meeting, seconded by Council Member Pickett. Unanimously approved.

REGULAR AGENDA ADOPTION

Council Member Gherini made a motion to approve the agenda as presented, seconded by Council Member Pickett.

CONSENT AGENDA

1. Budget Amendment - #2023-14
2. Special Event – Speckled Trout Cornhole Tournament
3. Fireworks Request – Chetola Wedding
4. Capital Equipment

Council Member Harwood made a motion to approve the consent agenda as presented, seconded by Council Member Yount.

SPEAKERS FROM THE FLOOR

None

SPECIAL RECOGNITION

1. Daughters of the American Revolution Proclamation

Interim Town Manager Kevin Rothrock read a proclamation for Constitution Week September 17-23. **Proclamation For Constitution Week - Attachment C**

REGULAR AGENDA

1. BRAAC Ordinance

Interim Town Manager Rothrock stated at the mid-year retreat in June, Council asked staff to consider a reorganization of BRAAC that added a recreation/public land representation to the commission. BRAAC members reported at the retreat that they wanted public projects to go before them prior to going to Council for consideration. Manager Rothrock explained in response a draft ordinance language change was made that would widen the scope of BRAAC with the addition of a recreation/public land oversight component. Language was also added to clarify that BRAAC has the responsibility of acting as the Tree Board since 2020. Manager Rothrock further explained if Council wishes to move forward with the direction of the proposed ordinance, it would be submitted to Planning Board for review. He reviewed some of the proposed changes to the ordinance with the board and asked for questions or feedback.

Council Member Yount mentioned it had been difficult in the to past to fill the board with the number of spots available which caused Council to reduce the number of members on the board. In light of that he was curious why the number of spots in the proposed change went from five members to nine.

Manager Rothrock explained the idea was because it would be combining two boards, BRAAC and the previous recreation committee that was formed. He further explained Council can have however many they want on the board, it was just a rough draft and can be changed.

Council Member Gherini stated he agreed with Council Member Yount that nine seemed to be too many and felt the number needed to be lower.

Council Member Pickett asked if by adding the recreation part to this board if that would really be something the BRAAC Board would be dealing with or if it would still be handled in house in the Parks and Recreation Department.

Manager Rothrock clarified it would be on the property of the parks side and facilities, but not recreational events/activities/programs and so forth. All of that will still be handled by Parks and Recreation staff.

Council Member Pickett stated she thought the Parks and Rec committee was more of a strategic planning group and BRAAC would be more of the hands on putting that strategic plan into effect.

Council Member Harwood explained that advisory group was for strategic planning and to establish mission statements for each park and something to gauge future

improvements to those parks if appropriate. Example being something we might put in Memorial Park might not be appropriate for Broyhill Park. He further explained Manager Rothrock is right in that this combined commission would be focused on facilities and parks versus activities. He stated he thought the hang up is just the word “recreation”.

Council Member Harwood asked if BRAAC had considered the changes.

Manager Rothrock stated he had emailed the changes to BRAAC Member Whitney Brown and she had a question about the recreation content related to the criteria for membership.

Council Member Pickett asked if all the BRAAC Members were involved or just Member Brown.

Parks and Recreation Director Jennifer Brown stated BRAAC had discussed at their last meeting and the other members were very open to combining both boards and having a process for Public Land. She also stated they tasked Member Brown with working with Manager Rothrock.

Council Member Harwood mentioned the only other thing he would add is the murals that the Town owns needs to be added.

Council Member Pickett asked if that could be made a sub-category to the Public Art section and perhaps a fund be set up to maintain those murals and future murals. Even have that be a part of the fundraising efforts BRAAC does to help offset those costs. Council Member Pickett further asked if Manager Rothrock could explore some other options for the Board name.

Manager Rothrock stated he could absolutely do that, his plan is to hand this off to Interim Planning Director Brian Johnson to take to Planning Board and let them give some suggestions and feedback.

Mayor Pro-Tem Matheson asked if staff could get with the old Parks and Recreation committee and see if there is a strong enough interest to help determine the number of people needed for the board.

Council consensus was to proceed with the few changes and have Planning Board review and give their comments/suggestions to bring back to Council for final approval.

2. Traffic Update

Captain Nathan Kirk gave a brief update on current traffic enforcement efforts.

Council Member Harwood stated he sympathized with Mr. Rick Parson as he has been very focused on speeding on Green Hill Road and wanted to know if Captain Kirk had any opinions about speeding on that road.

Captain Kirk explained there are speeders on Green Hill Road, but just from sheer volume data there are more people speeding on Ransom Street than on Green Hill Road. Captain Kirk further explained that two officers had gone up and clocked approximately fifty vehicles and max speeds were 35 mph. Captain Kirk advised there are speeders on Green Hill Road, but that is not the highest speeding area in town. Hwy 321 and Hwy 221 are the highest speeding areas.

Council thanked Captain Kirk for his update.

OFFICIALS REPORTS & COMMENTS

- Council Member Yount – None
- Council Member Harwood – None
- Council Member Pickett – None
- Mayor Pro-Tem Matheson – The community had lost two members recently, Nancy Collins and Kent Tarbutton and asked for the families to be remembered in everyone’s prayers.
- Council Member Gherini – Met with Dr. Alexander about the possibility of getting help with funding the school resource officer at Blowing Rock School. The next Economic Development meeting will be on September 21st at 3:00 pm.
- Town Attorney – None
- Jared Wright – Gave an update on current projects.
- Interim Manager Kevin Rothrock – Gave a update on the Town Hall remodel project. Recognized Nicole Norman for her years with the Town, after 16 years with the Town she is leaving to pursue a new job at Appalachian State.

EXECUTIVE SESSION

None

ADJOURNMENT

At 7:00 p.m. Council returned to open session. With no further business, Council Member Gherini made a motion to adjourn, seconded by Council Member Harwood. Unanimously approved.

MAYOR _____
Charlie Sellers

ATTEST _____
Hilari Hubner, Town Clerk

Attachments

- Budget Amendment - #2023-14 – Attachment A**
- Capital Equipment – Attachment C**
- Daughters of the American Revolution Proclamation - C**

TO: Mayor Charlie Sellers and the Blowing Rock Town Council

FROM: Kevin Rothrock, Interim Town Manager

SUBJECT: Approval of fund balance allocation for 1888 Museum repairs/remodel

DATE: October 4, 2023

The Blowing Rock Historical Society has funded the rehabilitation and renovation of the 1888 Museum in Memorial Park over the past few years. BRHS has spent \$19,640 in renovations to the building. So far in 2023, BRHS has spent \$11,640 for a covered porch addition, removal of the chimney, and exterior painting.

In the FY 2022-2023 budget, the Town allocated \$26,500 towards improvements for 1888 Museum and Edgewood Cottage. Exterior painting of 1888 Museum was included in the 2022-23 budget allocation, but the money was not spent prior to June 30th.

The budget for FY 2023-2024 did not include funds to cover the painting of 1888 Museum. The Blowing Rock Historical Society is requesting reimbursement from the Town of \$4,100 for the exterior painting of the museum since it was originally allocated in FY 2022-2023. An estimate from the contractor is attached and the museum has been painted.

A budget amendment is attached for your review. If approved, the \$4,100 would be paid from general fund balance to the Blowing Rock Historical Society.

ATTACHMENTS:

1. Budget Ordinance No. 2023-15
2. Estimate for 1888 Museum Painting from RC Remodeling



Town of Blowing Rock

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

To: Mr. Kevin Rothrock, Mayor Sellers, and Members of Town Council
From: Misty Watson, Interim Finance Officer
Subject: Budget Amendment Ordinance
(Ordinance #2023-15)
Date: October 10, 2023

Enclosed please find a Budget Amendment Ordinance for the fiscal year 2023-2024 for your consideration.

Section 1 (General Fund) allocates funding as follows:

-To appropriate fund balance (\$4,100) to cover unexpected repairs for the 1888 Museum

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

2023-2024
Budget Amendment Ordinance 2023-15

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, 2024:

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>
10-80-4260-020	Museum Expense	\$ 2,000	\$ -	\$ 4,100	\$ 6,100
			<u>\$ -</u>	<u>\$ 4,100</u>	

This will result in a net increase of \$4,100 in the appropriations of the General Fund. As a result, the following revenue will be decreased.

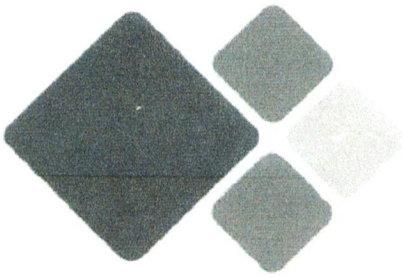
<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-3400-399	Fund Balance Appropriated	\$ 388,920		\$ 4,100	\$ 393,020.00
			<u>\$ -</u>	<u>\$ 4,100</u>	

Section 2. 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 10th day of October, 2023.

Attested by: _____
Charles Sellers, Mayor

Hilari Hubner, Town Clerk



RC remodeling

2031 Dutch creek rd
Banner elk NC
28604
8284572363
rcremodelingandmaint@gmail.com

ESTIMATE
EST0037

DATE
08/08/2023

TOTAL
USD \$4,100.00

TO

Jim Crowell

☐ +1 828-719-1840
elainejimc@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
Prep and paint 1888 museum	\$4,630.00	1	\$4,630.00
	SUBTOTAL		\$4,630.00
	DISCOUNT		-\$530.00
	TOTAL		USD \$4,100.00

*NOTE: SEE BOARD MEETING MINUTES
CITY OF B ROCK TO REIMBURSE*

Thanks for your business!



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2023-01

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$422,800	\$1,349.58		\$1,648.92	2023
\$75,900	\$296.01		\$296.01	2023

Reason for Releases: Per Watauga County the above properties have values that need to be released due to billing errors. Both are exempt properties and were billed in error.

Approved By: _____ Date: _____

TO: Mayor Charlie Sellers and Blowing Rock Town Council

FROM: Brian Johnson, Acting Planning Director

SUBJECT: Mountain Rentals, LLC (Blowing Rock Lodge) 123-/31/97 Old US Hwy 321
Blowing Rock Lodge

DATE: October 10, 2023

Mountain Rentals, LLC (Blowing Rock Lodge) has submitted a petition of voluntary satellite annexation for Council consideration. The 3.383 acre subject property is zoned General Business and is located within the town's ETJ between US Highway 321 and Old US Highway 321. The property is identified by Watauga County PIN 2818-54-8679-000.

Key points

- The applicant has submitted a petition for satellite annexation as required by Chapter 14 of the Town Code for the purpose of connecting to Town utilities. Consistent with Town policy, any property that desires connection to Town utilities must be located within the corporate limits. The applicant is also required to apply for conditional rezoning for the property based on the intergovernmental agreement between Blowing Rock and Boone on connections to this water line.
- Mountain Rentals, LLC (Blowing Rock Lodge) is responsible for the cost of extension of any utilities to serve the property.

Since the boundaries of the subject property are not contiguous with the Town's corporate limits, the rules for satellite annexation have to be followed. The five basic rules for satellite annexation in North Carolina found in G.S. 160A-58.1(b) are:

- 1) The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town of Blowing Rock;
- 2) No point on the proposed satellite corporate limits is closer to another municipality than to the Town of Blowing Rock;
- 3) The area described is so situated that the Town of Blowing Rock will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- 4) No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation, and
- 5) The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town of Blowing Rock.

Through staff review of the annexation petition, it appears that all requirements of satellite annexation will be satisfied.

RECOMMENDATIONS

To pursue annexation, staff recommends that Council approve resolution Nos. 2023-16 and 2023-17 which initiates the annexation process and establishes a public hearing for November 14, 2023 for consideration of the annexation petition.

ATTACHMENTS

- Annexation Petition submitted by Mountain Rentals, LLC (Blowing Rock Lodge)
- Resolution 2023-16– directing the Town Clerk to investigate the annexation petition
- Resolution 2023-17 – setting date of public hearing
- Watauga County Tax Listing
- Watauga County GIS Parcel Map
- Preliminary Site Plan
- Survey of Blowing Rock Lodge property



TOWN OF BLOWING ROCK

PO Box 47

Blowing Rock, NC 28605

Telephone: (828) 295-5240 Fax: (828) 295-0357

www.townofblowingrock.com

PETITION OF ANNEXATION OF PROPERTY

Submittal Checklist

Please include all of the following. *If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:*

- City or County Property Map** with parcels included in the annexation request clearly marked. An excerpt of a tax map is acceptable, but the map number must appear on the excerpt. This map must show the EXISTING and PROPOSED CITY LIMITS.
- Annexation Plat:** (these plats should conform to G.S. 47-30) 3 mylar and 2 paper copies of a recordable annexation plat. Plat must show the existing and proposed City Limits, state if the annexation is contiguous or non-contiguous and title the annexation (i.e. Green Fields Contiguous Voluntary Annexation)
- Metes and Bounds Description** of property being considered for annexation.
- Copy of Approved Preliminary Site Plan or Final Site Plan or Copy of Subdivision Plat**-if applicable.
- Projected Market Value of Development at build-out** (land and improvements).
- General Annexation Area Data:** Linear feet of public streets, total annexation acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.
- This Application Form completed, dated and signed** by property owners, and attested.

Required, but often missing information. Please make sure to include the following:

Correct Tax Map, Block and Lot Number(s). Call Watauga County Tax Department at 828-265-8026, or Caldwell County Tax Department at 828-757-1340 if there is any question about the number. **THIS IS VERY IMPORTANT!** Incorrect tax map, block and lot number(s) can cause the application to be rejected, requiring resubmittal. If the property being requested for annexation is only a portion of an existing parcel, please indicate this is the case.

Owners Signature and Date of Signature. See lower section of this application. All real property owners must the application, and the date of signature MUST be filled in!

Corporate Seal for property owned by a corporation.

Re-Zoning Application if the property is currently outside Blowing Rock's Extraterritorial Jurisdiction.

Summary Information

Development Project Name: Blowing Rock Lodge
Street Address: 123 / 31 / 97 Old US Hwy 321 Blowing Rock, NC 28605

Tax Map, Block and Lot Number(s)
2818- 54- 8679-000

Acreage of annexation site: 3.383
Linear feet of public streets within annexation boundaries: 00
Annexation site requesting connection to Town water: YES Sewer: YES
Number of proposed dwelling units
Type of units: _____ Single-family, _____ Townhouse, _____ Condo, 22 Apt.
Building square footage of non-residential space: 0.0
Specific proposed use (office, retail, warehouse, school, etc.): _____
Projected market value at build-out (land improvements): \$ 767,000 (Same as current Tax Value)

Person to contact if there are questions about the petition:
Name: Alan Crees
Address: 820-B State Farm Road Boone, NC 28607
Telephone: 828-262-1767 Fax: _____
Cell: 828-963-0534 e-mail: acrees@mesco.com

Annexation Petition

State of North Carolina
County of Watauga/Caldwell (please circle one)
Petition of Annexation of Property to the Town of Blowing Rock, North Carolina

PART 1. The undersigned, being all the owners of the real property described in this application respectfully request the annexation of said property to the Town of Blowing Rock, North Carolina.

The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Land Use Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners. The property to be annexed is:
_____ contiguous to the present corporate limits of the Town of Blowing Rock, North Carolina, or
 not contiguous to the municipal limits of the Town of Blowing Rock, North Carolina, not closer to the limits of any other municipality and is located within (3) miles of the municipal limits of the Town of Blowing Rock, North Carolina (pursuant to G.S. Chapter 160A-58.1).

PART 2. NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition.
Do you declare such vested rights for the property subject to this petition? YES _____ NO

Do you otherwise claim a vested right for the property subject to this petition? YES _____ NO X
 If yes, please submit proof that vested rights have been granted by a governing board or some other means. I hereby declare that my failure to disclose the existence of vested right terminates any vested right previously acquired for this property.

Print Owner Name(s), Addresses

Owner's Signature(s):

A. Mountain Rentals, LLC

[Signature]

Date: 9/7/23

491 George Wilson Rd, Boone, NC
28607

Phone: 828-964-3661

B. Mountain Rentals, LLC

[Signature]

Date: 9/7/23

491 George Wilson Rd. Boone, NC
28607

Phone: 828-964-3471

C. _____

Date: _____

Phone: _____

D. _____

Date: _____

Phone: _____

E. _____

Date: _____

Phone: _____

If additional owners, please attach a separate sheet with names, addresses, signatures, and date.

Corporate Seal

North Carolina
Watauga County

I, Morgan A. Redmond, a Notary Public for said County or State, do hereby certify that David S. Kennedy, John M. White personally appeared before me this day and acknowledge the due execution of the foregoing instrument. Witness my hand and official seal this the 7th day of September, 2023.

My commission expires 11/06/26. Notary Public Morgan A. Redmond

Morgan A. Redmond
 NOTARY PUBLIC
 Watauga County
 North Carolina
 My Commission Expires November 6, 2026

RESOLUTION NO. 2023-16

RESOLUTION DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31

WHEREAS, a petition requesting annexation of an area described in said petition was received on September 7, 2023 by the Town of Blowing Rock; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation procedures take place; and

WHEREAS, the Board of Commissioners of the Town of Blowing Rock deems it advisable to proceed in response to this request for annexation.

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

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Board of Commissioners the result of her investigation.

Adopted this the 10th day of October, 2023

Charlie Sellers, Mayor

ATTEST: _____
Hilari H. Hubner, Town Clerk

RESOLUTION NO. 2023-17**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF
ANNEXATION PURSUANT TO G.S. 160A-31**

WHEREAS, a petition requesting annexation of the area described herein has been received;
and

WHEREAS, the Board of Commissioners of the Town of Blowing Rock has by resolution
directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been
made; and

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

Section 1. A public hearing on the question of annexation of the area described herein will
be held at the Blowing Rock Town Hall Council Chambers at 1036 Main Street at 6:00 P.M.
on November 14, 2023.

Section 2. The area proposed for annexation is described as follows:

This is a description of a survey of the Mountain Rentals, LLC property, a deed of which is
recorded at Book of Records 1485 at Page 678 in the Watauga County Register of Deeds,
being located in Blowing Rock Township, Watauga County, North Carolina and being more
particularly described as follows:

BEGINNING on a new 1/2 inch iron rod, said iron rod being a corner between the Mountain
Rentals, LLC property recorded at Book of Records 1485 at Page 678 and the Town of
Blowing Rock property recorded at Book of Records 1823 at Page 110 and at Plat Book 25 at
Page 16, said BEGINNING POINT being located South 29 degrees 37 minutes 21 seconds
West 6,460.51 feet from N.C.G.S. Middle Fork Azimuth Mark (South 28 degrees 27 minutes
26 seconds West 6,461.51 feet plat north horizontal distance plus 01 degrees 09 minutes 55
seconds to plat azimuth to equal grid north), said BEGINNING POINT having the North
Carolina Grid Coordinates (NAD 83/2011) of North 884,681.10 feet and East 1,215,514.08
feet; thence from the POINT OF BEGINNING for the following calls: North 51 degrees 39
minutes 43 seconds East 290.77 feet to a magnetic set in the pavement of Old U.S. Highway
321 (S.R. #1572) near its intersection with Ski Crest Park; North 87 degrees 01 minutes 42
seconds East 76.34 feet to a magnetic nail set in pavement; South 69 degrees 39 minutes 18
seconds East 333.46 feet to a magnetic nail set in the pavement of Old U.S. Highway 321
(S.R. #1572); South 18 degrees 25 minutes 29 seconds West 14.28 feet to an existing 1/2 inch
iron rod at a point of curve; thence with a curve to the right, having a radius of 146.08 feet an
a chord of South 43 degrees 52 minutes 31 seconds East 135.80 feet to a point; South 13

degrees 37 minutes 33 seconds East 72.07 feet to a point at a right of way monument; North 84 degrees 20 minutes 42 seconds West 174.67 feet to a point of curve; thence with a curve to the left, having a radius of 1,102.72 feet and a chord of North 83 degrees 36 minutes 25 seconds West 57.26 feet to a right of way monument at a point of curve; thence with a curve to the left, having a radius of 1,102.72 feet and a chord of South 84 degrees 32 minutes 41 seconds West 396.64 feet to a point; South 70 degrees 44 minutes 20 seconds West 24.25 feet to a point, a corner with an easement shown at Plat Book 25 at Page 16, and continuing along the same bearing 23.67 feet, for a total distance along this bearing of 47.93 feet to a point of curve; thence with a curve to the left, having a radius of 1,149.45 left feet and a chord of South 73 degrees 51 minutes 17 seconds West 13.21 feet to a new 1/2 inch iron rod, a corner with the Scott P. McIntosh property recorded at Book of Records 1079 at Page 444; thence with the Scott P. McIntosh property and still continuing with the easement shown at Plat Book 25 at Page 16 North 36 degrees 27 minutes 21 seconds West 80.00 feet to a new 1/2 inch iron rod, a corner with the Town of Blowing Rock property recorded at Book of Records 1823 at Page 110 and at Plat Book 25 at Page 16; thence with the Town of Blowing Rock property and with the easement shown at Plat Book 25 at Page 16 North 51 degrees 39 minutes 43 seconds East 35.02 feet to a point; thence leaving the easement shown at Plat Book 25 at Page 16 and still continuing with the Town of Blowing Rock property for two calls: North 51 degrees 39 minutes 43 seconds East 19.96 feet to a new 1/2 inch iron rod; North 36 degrees 27 minutes 21 seconds West 60.00 feet to the POINT OF BEGINNING containing

3.383 acres by coordinates.

TOGETHER with a well that is located on Lot 15 of Block A of Ski Crest Park subdivision which is recorded at Plat Book 3 at Page 161, the southeast corner of said well house being located North 25 degrees 53 minutes 20 seconds East 526.17 feet from a new 1/2 inch iron rod which is the POINT OF BEGINNING for the above described 3.383 acre tract, said well house being described as follows: South 81 degrees 50 minutes 04 seconds West 6.85 feet to a point; North 07 degrees 05 minutes 14 seconds West 6.56 feet to a point; North 82 degrees 45 minutes 53 seconds East 6.91 feet to a point; South 06 degrees 32 minutes 24 seconds East 6.45 feet to a point.

As surveyed by Western Carolina Surveyors, P.A., R. CURTIS GAINES, P.L.S., this the 7th day of August, 2023 and being their Job #10509 (back reference to Job #B99-052).

Adopted this the 10th day of October, 2023

Charlie Sellers, Mayor

ATTEST: _____
Hilari H. Hubner, Town Clerk

Parcel

ParID	2818548679000
Tax Year	2022
SITUS Address	123 /31/97 OLD US HWY 321
City, State, Zip	BLOWING ROCK , NC , 28605
Unit #	
Unit Description	
NBHD	03C3 - SHOPPES ON PARKWAY
Class	CO - COMMERCIAL
Land Use Code	C17 - HOTEL/MOTEL L/R NO REST
Living Units	20
CAMA Acres	3.382
Zoning	-
Map #	2818-54-8679-000

Jan 1 Values

Land Value.	404,000
Building Value	363,000
=====	=====
Appraisal Total	767,000
Exemptions or Exclusions	0
Land Deferred Value	
=====	=====
Taxable Total	767,000

Owner Mailing

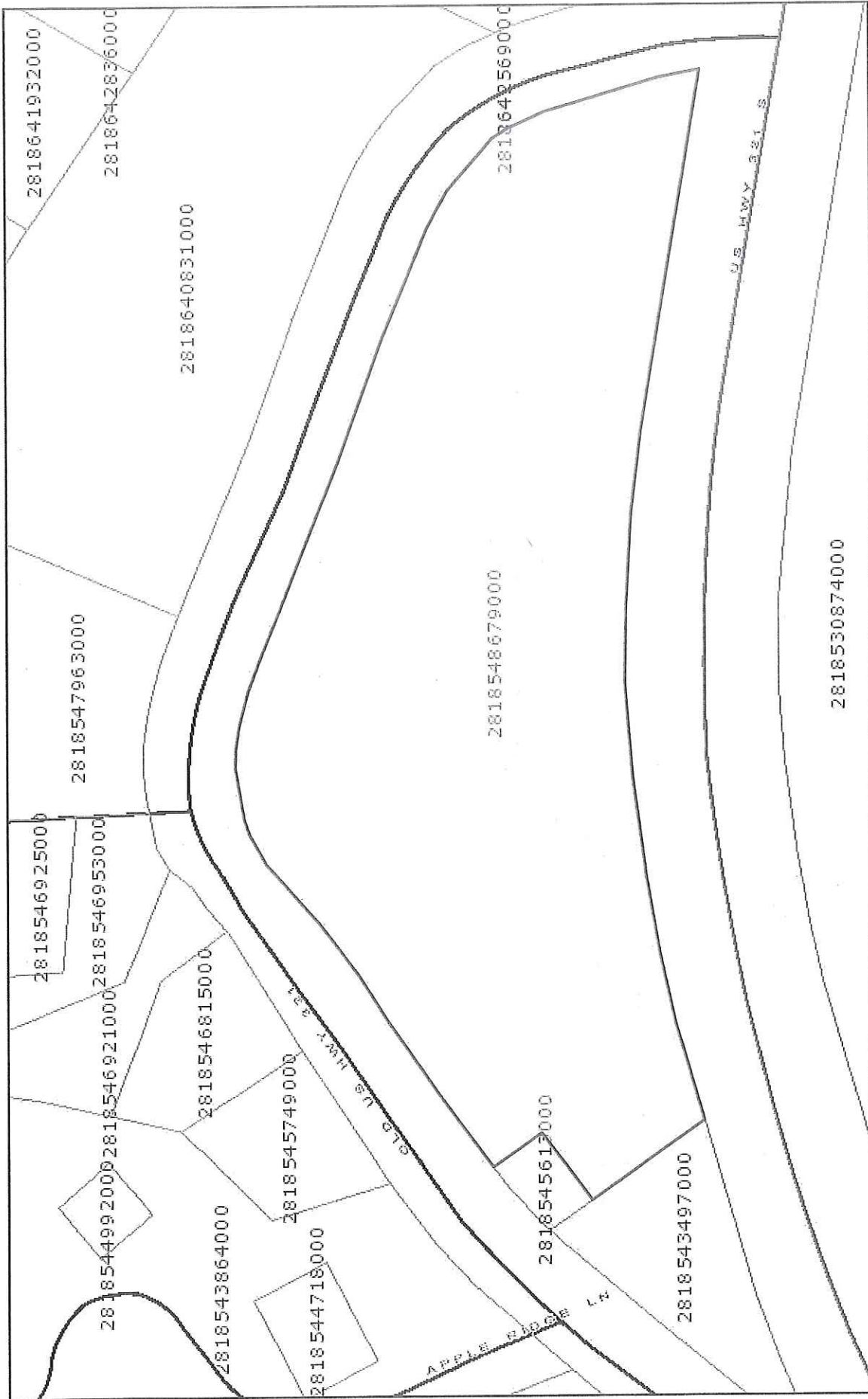
Tax Year	2022
Sequence Number	0
Owner Number	1644110
Owner	MOUNTAIN RENTALS LLC
Mailing Address	636 COBBS CREEK RD
City, State, Zip	BOONE NC 28607

Legal Description

Township	03 - BLOWING ROCK
City Code	
Jurisdiction (Tax Code District)	F12 - BLOWING ROCK
Unit Desc	
Unit #	
Book	1485
Page	678
Legal Desc 1	REMAINDER MOUNT VIEW MOTEL
Deeded Acres	3.38

Sale Date	Book	Page	Sale Price	Grantor	Grantee
03-DEC-09	1485	678	480,000		MOUNTAIN RENTALS LLC

Watauga County Auditor



August 24, 2023



**BLOWING ROCK LODGE
 WATER AND SEWER SERVICES
 TOWN OF BLOWING ROCK
 BLOWING ROCK, NORTH CAROLINA**

**SITE PLAN FOR
 WATER AND SEWER SERVICE**

DATE:	03/20/11
DRAWN BY:	JD
CHECKED BY:	JD
PROJECT NUMBER:	B22028
SCALE:	AS SHOWN
DATE:	03/20/11
DRAWN BY:	JD
CHECKED BY:	JD
PROJECT NUMBER:	B22028
SCALE:	AS SHOWN

Sheet No. C-1 of 1

GENERAL NOTES:

1. BOUNDARY SURVEY OF SHELBY COUNTY PARCELS, L.S. BY WESTERN SURVEYING SERVICE, P.A., JOB NO. 1000, DATED 03/07/04.
2. EASEMENTS FOR UTILITIES, RECORDS BOOKS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND 1-10, ARE REFERRED TO AS NECESSARY TO ALIGN WITH LDMR DATA.
3. PROPERTY LINES AND AREAS ARE BASED ON DATA OBTAINED FROM ASTRY CAROLINA SPATIAL DATA DOWNLOAD.
4. CONTOUR INTERVAL = 2'.
5. TOTAL ACRES: 33.93 ACRES.
6. PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA 0.2% ANNUAL CHANCE FLOOD HAZARD ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 07181001E (FEBRUARY DATE: 12/04/06).
7. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 1-800-4-A-UTILITY.

GENERAL BUSINESS ZONING REQUIREMENTS:

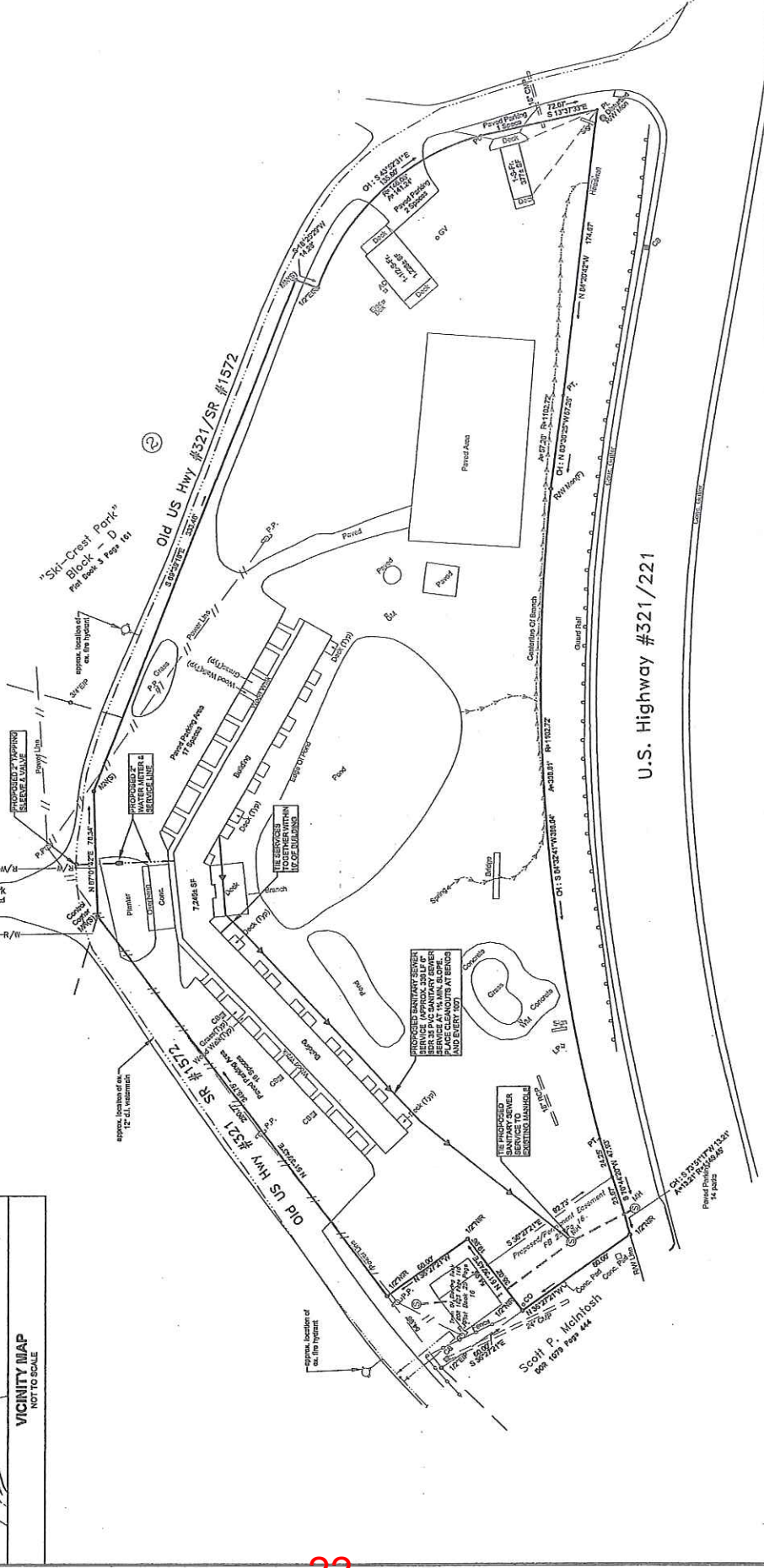
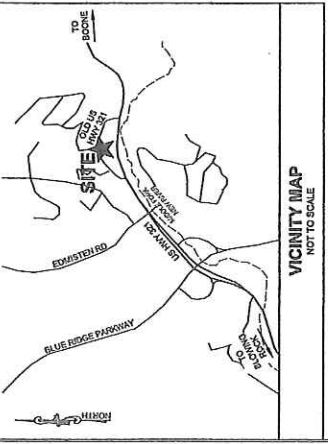
MINIMUM LOT SIZE: NONE
 MINIMUM LOT WIDTH: NONE
 BUILDING SETBACK FROM EAV: 20'
 BUILDING SETBACK FROM PROPERTY LINE: 0'
 MAXIMUM OVERALL BUILDING HEIGHT: 20'

SITE INFORMATION:

PK: 2018480000
 PROPERTY AREA: 133.3 ACRES
 EXISTING ZONING: RB IN FCU
 PROPOSED ZONING: CONDITIONAL DISTRICT OR
 EXISTING USE: 1.5/1.5 MULTIFAMILY
 PROPOSED USE: 1.5/1.5 MULTIFAMILY
 EXISTING GROSS FLOOR AREA: 8,500 SF
 EXISTING BEDROOMS: 24
 EXISTING PARKING SPACES: 30

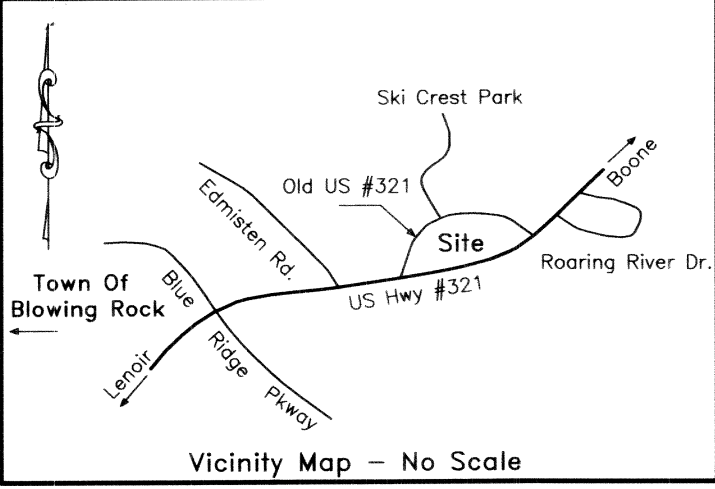
PRELIMINARY
 FOR REGULATORY REVIEW ONLY

GRAPHIC SCALE
 0 10 20 30
 (IN FEET)
 1 INCH = 30 FEET



Well House Outline

COURSE	BEARING	DISTANCE
L-1	S 81°50'04"W	6.85'
L-2	N 07°05'14"W	6.56'
L-3	N 80°45'53"E	6.91'
L-4	S 06°32'24"E	6.45'



- Notes:**
- 1) Property is zoned -O- (Classified as Co-Commercial) by Watauga County.
 - 2) Property is located within the Town of Blowing Rock ETJ.
 - 3) Property is located within the South Fork New River watershed.
 - 4) BREMCo easement at DB 1830 Pg 65.
 - 5) Well easement at BOR 1485 Pg 678, located on Lot 15 of Ski Crest Park at PB 3 Pg 161.
 - 6) Area was determined by coordinate geometry.

"Ski-Crest Park" Block - D
Plat Book 3 Page 161

Lot Data
3.383 Acres
By Coordinates
Book Of Records 1485 Page 678

POB is located:
S 29°37'21"W 6,460.51' (NAD 83/2011 - Grid) / S 28°27'26"W 6,461.51'
(Plat North - Horiz. Dist) from NCGS Middle Fork Az Mk.
+(Plus) 01°09'55" to plat azimuth to equal grid north.
POB Grid Coords: NAD 83/2011 (Feet)
POB:
N= 884,681.10 E= 1,215,514.08
NCGS Middle Fork Az Mk.
N= 890,297.23 E= 1,218,707.40
NCGS Middle Fork:
N= 891,376.35 E= 1,219,176.65
Combined factor = 0.9998455 & is applied to grid tie only.

Flood Information
According To FIRN Map Panel H 3710281800J
The Property Shown (is) ~~Not~~ Located
Within A 100 Year Flood Hazard Boundary.
Effective Date: 12/3/2009.
Located Within A Minimal Risk Area - Zone X.

Line Table

Property Line:	---
Dead/Adjoiner Line:	---
Flood Line:	---
Power Line (Aerial):	---
Power Line (Underground):	---
Telephone (Underground):	---
Natural Gas Line:	---
Water Line:	---
Sewer Line:	---
Right Of Way Line:	---
Centerline:	---
Fiber Optic Line:	---
Fence (Type As Noted):	---

Utility Legend

M.H.	Manhole
F.H.	Fire Hydrant
V.P.	Vent Pipe
G.V.	Gas Valve
W.M.	Water Meter
H.H.	Hose House
P.P.	Power Pole
L.P.	Lamp Pole
C.B.	Catch Basin
W.V.	Water Valve
T.P.	Telephone Pole
T.B.	Telephone Box
C.O.	Clean Out
S.P.	Service Pole
E.M.	Electrical Meter
G.M.	Gas Meter
M.W.	Monitor Well
R.C.P.	Reinforced Concrete Pipe
C.M.P.	Corrugated Metal Pipe
F.O.C.	Fiber Optic Cable
C.P.P.	Corrugated Plastic Pipe

Old US Hwy #321 SR #1572

U.S. Highway #321/221



REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF Watauga

I, _____, REVIEW OFFICER OF
Watauga COUNTY, CERTIFY THAT THE MAP
OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING.

I, R. Curtis Gaines, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 1485, page 678, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book _____, page _____, that the ratio of precision as calculated is 1:10,000±; that this plat was prepared in accordance with G.S. 47-30 as amended.

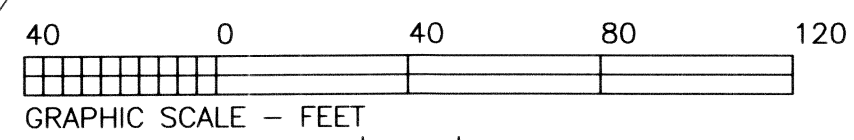
I, R. Curtis Gaines, PLS, certify to the following:
c. That the survey is of an existing parcel(s) of land and does not create a new street or change an existing street.

Witness my original signature; license number and seal this 7th day of August, A.D., 2023.

Surveyor, (PLS) License No. L-4868

Witness my original signature; license number and seal this 7th day of August, A.D., 2023.

Surveyor (PLS) License No. L-4868



- Legend**
- Existing Iron Pipe
 - New Iron Pipe
 - P.K. Nail
 - Concrete Monument
 - New Iron Rod
 - Existing Iron Rod
 - Point
 - Railroad Spike
 - Feno Monument
 - Temporary Bench Mark
 - MAG Nail
 - Found
 - Set

- EIP
- NIP
- PK
- CM
- NIR
- EIR
- Pt.
- RRS
- FM
- TBM
- MN
- (F)
- (S)

Western Carolina Surveyors, P.A. (License No. C-0338)
912 Wilkesboro Blvd. N.E. LENOIR, N.C. TELE. (828) 758-5353

TITLE: Boundary & Location Survey For Annexation Of The Property Of:

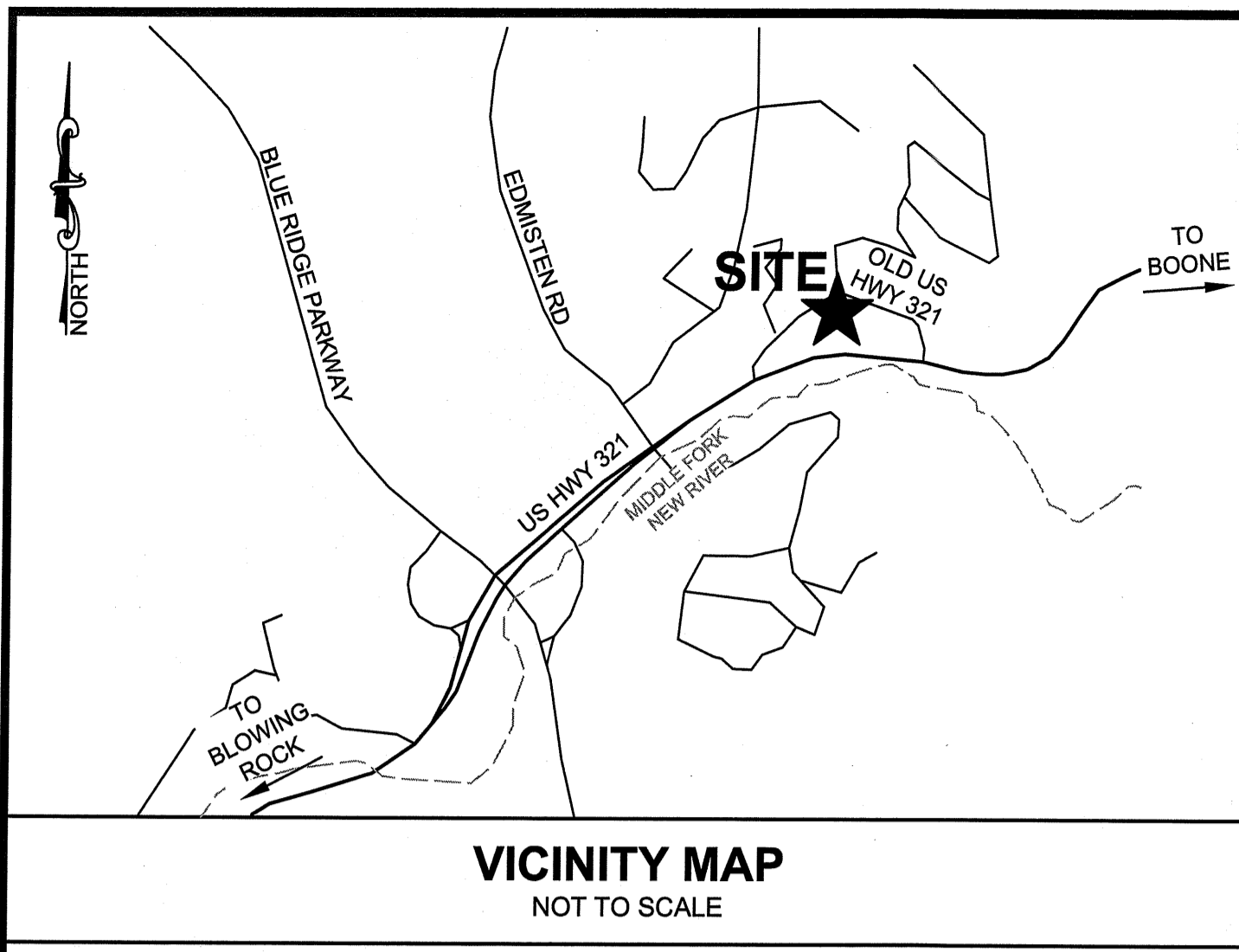
Mountain Rentals, LLC

CLIENT:	TOWNSHIP	COUNTY	STATE
Mountain Rentals, LLC	Blowing Rock	Watauga	NC

DEED REF.	BK.	PG.	TAX MAP NUMBER:	LAYERS
	1485	678	2818548679000	3

APP. BY	DRAWN BY	DATE	SCALE: 1" = 40'	CF: 10509	BY
RCG	LJC	8/7/2023	1" = 40'	SF: 10509-A	RCG/GAC

Job No.: 10509 FB: Data Coll. SHEET 1 of 1



VICINITY MAP
NOT TO SCALE

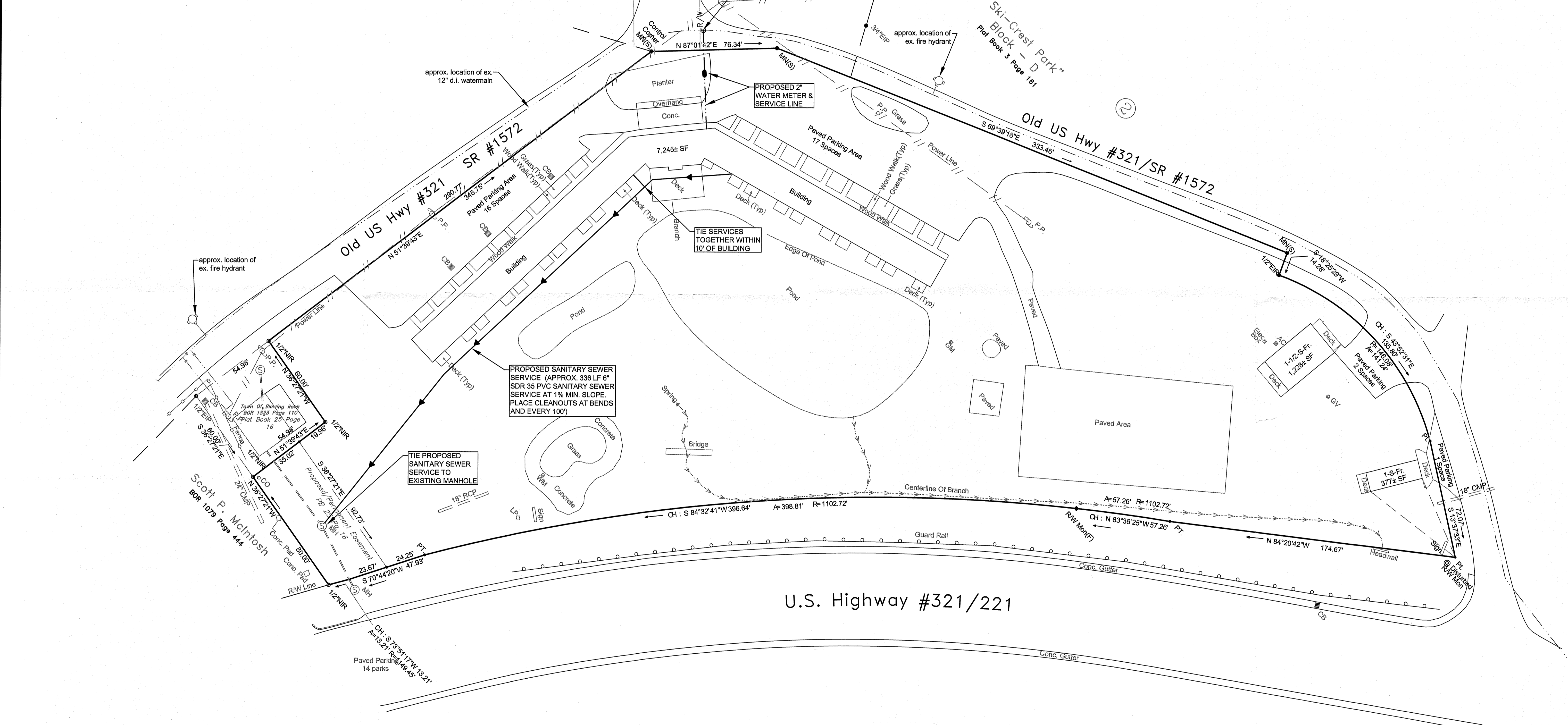
SITE INFORMATION:

PIN: 2818548679000
 PROPERTY AREA: 1.383 ACRES
 EXISTING ZONING: 6B IN ETJ
 PROPOSED ZONING: CONDITIONAL DISTRICT GB
 EXISTING USE: 1.310 MULTIFAMILY
 PROPOSED USE: 1.310 MULTIFAMILY
 EXISTING GROSS FLOOR AREA: 8,850 SF
 EXISTING BEDROOMS: 24
 EXISTING PARKING SPACES: 36

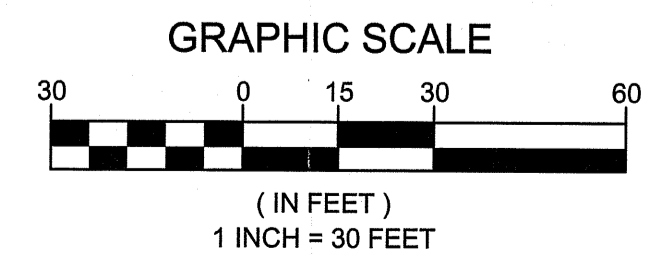
GENERAL BUSINESS ZONING REQUIREMENTS:

MINIMUM LOT SIZE: NONE
 MINIMUM LOT WIDTH: NONE
 BUILDING SETBACK FROM R/W: 20'
 BUILDING SETBACK FROM PROPERTY LINE: 8'
 MAXIMUM EAVE HEIGHT: 35'
 MAXIMUM OVERALL BUILDING HEIGHT: 50'

- GENERAL NOTES:**
- BOUNDARY SURVEY FOR APPALACHIAN INVESTORS, LLC BY WESTERN CAROLINA SURVEYORS, P.A., JOB NO. 10509, DATED 08/07/23.
 - BEARING CALLS RELATIVE TO REFERENCED SURVEY. A ROTATION WAS PERFORMED TO NCGS GRID NORTH NAD83(2011) TO ALIGN WITH LIDAR DATA.
 - CONTOURS PRODUCED FROM QL1 LIDAR DATA SOURCED FROM NORTH CAROLINA SPATIAL DATA DOWNLOAD.
 - CONTOUR INTERVAL = 2'.
 - TOTAL ACRES: 3.383 ACRES
 - PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA 0.2% ANNUAL CHANCE FLOOD HAZARD ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710281800J, EFFECTIVE DATE 12-03-09.
 - PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 1-800-632-4949.



U.S. Highway #321/221



PRELIMINARY
FOR REGULATORY REVIEW ONLY

MUNICIPAL ENGINEERING, INC.
 68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
 820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
 LICENSE NUMBER: F-0812 & C-586



**BLOWING ROCK LODGE
 WATER AND SEWER SERVICES
 TOWN OF BLOWING ROCK
 BLOWING ROCK, NORTH CAROLINA**

DATE	BY	REV.	DESCRIPTION

SITE PLAN FOR
WATER AND SEWER SERVICE

SCALE:	AS SHOWN
DATE:	9-9-23
DRWN. BY:	SGJ
CHKD. BY:	AJC
PROJECT NUMBER:	B23028
DRAWING NO.:	C-1
SHEET NO.:	1 OF 1