

MINUTES
Town of Blowing Rock
Board of Commissioners
Regular Meeting-July 10, 2012

The Town of Blowing Rock Board of Commissioners met in regular session on Tuesday, July 10, 2012 at 5:30 p.m. Present were Mayor J.B. Lawrence, Commissioners Albert Yount, Dan Phillips, Tommy Klutz, Doug Matheson and Jim Steele. Others in attendance were Town Manager Scott Hildebran, Town Attorney Allen Moseley, Town Engineer Doug Chapman, Planning Director Kevin Rothrock, Police Chief Eric Brown, Finance Director Nicole Norman, Public Works Director Mike Wilcox, Emergency Services Director Kent Graham, Parks & Recreation Director Jennifer Brown, Planning Intern Taylor Gupton and Town Clerk Sharon Greene.

CALL TO ORDER

Mayor Lawrence called the meeting to order at 5:30 p.m. and welcomed everyone.

APPROVAL OF MINUTES

A motion was made by Commissioner Phillips to approve the minutes as written for meetings held on June 12th and 28th, 2012, seconded by Commissioner Klutz. Unanimously approved.

PUBLIC HEARINGS

1. Appalachian Regional Healthcare – Annexation (Ord #2012-10)

Planning Director Kevin Rothrock presented Ordinance #2012-10 regarding the voluntary satellite annexation petition that was received on June 5, 2012 from Appalachian Regional Healthcare System (ARHS) for property known as the “old Huntley property” located on US 321. The 24.793 acre tract lies adjacent to their recently annexed 43.393 acre site in the Town’s ETJ area and is zoned General Business (GB).

According to Mr. Rothrock, since the boundaries of the subject property were not contiguous with the Town’s corporate limits, there were certain rules for satellite annexation that had to be followed per North Carolina General Statute 160A-58.1(b). Mr. Rothrock further expressed the requirements for annexation of the property had been met and if approved, the annexation would become effective July 31, 2012.

Commissioner Phillips asked what type of business would be allowed in that particular zoning district. Mr. Rothrock acknowledged that basically any type of business allowed in General Business with some exceptions would be allowed per the Town Code subject to a conditional use permit.

Commissioner Phillips asked Mr. Jerry Hutchens with ARHS what the plans were for the property. Mr. Hutchens stated the property was initially purchased for \$1.5 million dollars for right-of-way purposes but there could be future development.

Commissioner Phillips asked if the property could be seen from the Blue Ridge Parkway. Mr. Hutchens stated that he was not aware of the property being visible from the Parkway and that there was a buffer between the property and the Parkway. Commissioner Phillips questioned the building height restrictions in that area. Mr. Hutchens stated that ARHS was planning to build a one and one half story building on the 43.393 acre tract.

With no further questions, Mayor Lawrence called for a motion to close the public hearing. Commissioner Yount made a motion to close the hearing, seconded by Commissioner Klutz. Unanimously approved.

Commissioner Yount then made a motion to approve Ordinance #2012-10 as presented. Commissioner Klutz seconded the motion. Unanimously approved.
Appalachian Regional Healthcare – Annexation (Ord. #2012-10) – Exhibit A

2. Maple Lodge – Blowing Rock Ale House (CUP #2012-01)

Mayor Lawrence asked those who wished to speak during the public hearing to be sworn in by the clerk.

Planning Director Rothrock advised that Mr. Rob Dyer on behalf of RG Investments, LLC was requesting a conditional use permit to add a restaurant and micro brewery to the Maple Lodge property. According to plans, the applicant would retain 9 of the 13 rooms for overnight accommodations and convert the breakfast area of the inn to a restaurant and bar. The 2-bedroom cottage would be converted into a micro brewery primarily for on-site consumption. Also, the brewing operation would be small scale with no intended major production for retail sale.

Mr. Rothrock stated the applicant had secured the required ABC Permits as well as written consent from the Watauga County Board of Education stating they had no opposition to the concept of the micro-brewery being located next to the school auditorium.

Mr. Rothrock further reviewed the site plan for the project. He stated that breakfast would be served to guests only, but lunch and dinner would be served to the public.

Mr. Rothrock advised that currently there were 13 parking spaces located on the property to serve the 13 guest rooms. With the addition of a public restaurant and bar, only 9 guest rooms would be available. Through the conversion process, one (1) ADA van-accessible space must be added which would reduce the total parking requirements to 12 spaces. Mr. Rothrock advised there would be 3 surplus parking spaces on site and the applicant would have to provide one (1) additional space for the

restaurant/bar conversion; therefore the applicant met all parking requirements for the project.

Mr. Rothrock also stated the only major architectural change planned, would be the addition of a larger window in the cottage so that the brewing process could be viewed.

During their June 21, 2012 meeting, the Planning Board recommended approval of the CUP with the condition that the brewery production remain primarily for the restaurant's use.

Mr. Rothrock also advised that Mr. Rob Dyer and Ms. Lisa Stripling were in attendance, should Council have questions.

Commissioner Matheson inquired about the state law regarding the brewery being located within a certain perimeter of the school. Mr. Rothrock stated that all ABC permits had been obtained and the applicant would be able to give further detail on the issue.

Commissioner Klutz wanted clarification regarding the calculation for parking for the proposed project. Mr. Rothrock stated the parking requirements were based on square footage of the building which was approximately 800-900 sq. ft. He then advised that one space was required per every 250 square foot. Commissioner Klutz stated he had a problem with the parking space requirements being based on square footage instead of seating in the restaurant/bar area.

Mr. Rothrock stated that Council had changed the Town Code two years prior to allow for more flexibility for new businesses and even though this project may not have enough parking, they met all requirements of the Town Code.

Mr. Rob Dyer addressed the state law in reference to the brewery being located near the school. He advised there were approximately four (4) other establishments that served alcohol in the same area as his proposed project. While attempting to get the proper ABC permits, the Board of Alcoholic Control in Raleigh had taken into consideration that BRAHM had been permitted to have alcohol by way of a Letter of Support from the nearby church. Therefore, the Board also took into consideration that he had received a letter from the Watauga County Board of Education stating they were not opposed to his project and therefore permitted the brewery as well.

Mr. Dyer also mentioned in regard to parking spaces for his proposed business, that he expected there to be quite a bit of walking traffic that would be frequenting his business.

Commissioner Klutz also inquired about congestion in the alleyway area with the unloading of trucks. Mr. Dyer stated that other businesses were located in the area and he did not expect there to be much difference in the size of trucks that would be unloading at his place of business.

With no further discussion, a motion was made by Commissioner Phillips to close the public hearing, seconded by Commissioner Klutz. Unanimously approved.

Commissioner Matheson made a motion to approve CUP #2012-01 as presented, seconded by Commissioner Phillips. Unanimously approved. Commissioner Phillips expressed his appreciation to Mr. Dyer and Ms Stripling for opening another business in town that would create jobs, generate tax revenue, etc. **Maple Lodge – Blowing Rock Ale House (CUP #2012-01) - Exhibit B**

OLD BUSINESS

1. Update – Town Comprehensive Plan Process (Survey)

Mr. Rothrock and Planning Board Chair-person Jim West presented Council with a draft Comprehensive Plan Citizen Survey for their review. Mr. Rothrock advised that a lot of time had been spent on the survey and that it was almost ready to be formatted for the survey website. Mayor Lawrence commended Mr. Rothrock, Mr. West and those who had worked on the survey for the great job they had done.

Commissioner Phillips expressed that he did not see the reasoning for some of the questions that were on the survey. He also did not think that the survey would be helpful in visioning the future of Blowing Rock. Commissioner Phillips recommended a work session between Council and the Planning Board sub-committee be held in the near future to further discuss the survey questions.

Commissioner Steele also expressed that he would like for the public to be made aware that they could call Town Hall and request that a hard copy be mailed to those who wished to complete the survey in that manner. He also agreed with Commissioner Phillips regarding some of the questions that were on the survey.

Commissioner Phillips then made a motion to hold a Council work session with the Planning Board sub-committee and possibly members of the Planning Board on Tuesday, July 17, 2012 at 5:00 p.m. at Town Hall to further discuss the Comprehensive Plan Citizen Survey. The motion received a second from Commissioner Klutz. Unanimously approved. **Note: (Special work session to be held Tuesday, July 17, 2012 @ 5:00 p.m. at Town Hall).**

NEW BUSINESS

1. Chamber of Commerce – Event Dates

Town Manager Scott Hildebran advised that Mr. Charles Hardin, Executive Director of the Chamber of Commerce had sent a request for approval from Council for event dates for Winterfest, Blue Ridge Wine Festival, Art-in-the-Park, and the Farmer's Market in the year 2013. The requested dates were:

- Winterfest – Thursday, January 24th – Sunday, January 27th, 2013 (Use of Memorial Park and Recreation Center)

- Blue Ridge Wine Festival – April 11th – 16th , 2013 (location to be Maple Street parking lot)
- Art in the Park – May 18th, June 15th, July 13th, August 10th, September 7th and October 5th 2013 (dates in accordance with the lease of the Wallingford Street parking terrace and American Legion parking area)
- Farmer’s Market – Thursday afternoons from 2:00 p.m. until 6:00 p.m. from May 16th – October 17th, 2013 (located on Park Avenue in accordance with current agreement)

Commission Phillips made a motion to approve the requested event dates, seconded by Commissioner Klutz. Unanimously approved. **Chamber of Commerce – Events Dates – Exhibit C**

2. Bids – Town Hall Roof Replacement

Town Manager Hildebran advised that upon adoption of the FY 2012-2013 Budget, bids were received for the roof replacement at Town Hall. The project would include replacement with 30-year architectural asphalt shingles, LDL titanium underlayment, new flashing, boot caps, and ridge vent. The bids also included disposal of existing roofing and clean-up.

The following bids were received:

	<u>Bid</u>
Porter Construction (Zionville)	\$29,900.00
L&R Construction (Vilas)	\$29,500.00
Blowing Rock Property Services, Inc (BR)	\$16,500.00
4 Forty-Four, Inc. (BR)	\$22,800.00

Mr. Hildebran advised that staff recommended award to low bidder Blowing Rock Property Services, Inc. for \$16,500.00.

Commissioner Yount made a motion to accept the low bid of \$16,500.00 from Blowing Rock Property Services, Inc. for roof replacement at Town Hall. Commissioner Klutz seconded the motion. Unanimously approved.

3. Settlement of 2011 Property Taxes/Charge of 2012 Property Tax Collection

Pursuant to NCGS 105-375(a)(1), Tax Collector Greene submitted a list of 2011 taxes that remain unpaid to Council for their review. Also in compliance with NCGS 105-373(a)(3), a report entitled “Settlement of Current Taxes for Fiscal Year 2011-2012” was submitted as well as an Order of Collection to collect taxes for the 2012 tax year.

Mr. Hildebran commended Tax Collector Greene on the 98.86% of taxes collected for 2011 which was a slight increase over the collection rate for 2010.

With no further comments, a motion was made by Commissioner Klutz, seconded by Commissioner Steele to approve the Settlement of 2011 Property Taxes/Charge of

2012 Property Tax Collection as submitted. Unanimously approved. **Settlement of 2011 Property Taxes/Charge of 2012 Property Tax Collection – Exhibit D**

SPEAKERS FROM THE FLOOR

None

DEPARTMENTAL REPORTS

Town Manager Hildebran expressed his appreciation to Parks & Recreation Director Jennifer Brown and her department for the great job they did during the July 4th festivities. He also thanked the Police and Fire Department for their help during the event.

Mr. Hildebran advised the resurfacing of Main Street was scheduled to begin on August 15th and should be completed by September 15th. He advised that paving would be done during the evening by Maymead Paving.

Commissioner Yount inquired if the change in location of the Farmer's Market had been beneficial. Executive Director Charles Hardin remarked that the change in location had proved to be very helpful.

Commissioner Steele questioned the amount of taxes that remained unpaid for the year and how it compared to the previous year. Finance Director Norman stated the amount was consistent with the previous year.

Commissioner Steele also asked Parks & Recreation Director Brown if she had received any input regarding the July 4th Parade. He also wanted to know how busy Robbins Pool had been during the 4th of July holiday. Ms. Brown stated that she had received complaints regarding the parking enforcement during the parade and expressed that she thought there were less people in attendance this year which could have been due to the hot temperatures and the day of the week the 4th actually fell on, leading to some public uncertainty of the festival's schedule. Ms. Brown advised the pool had been very busy since it had opened for the season.

Commissioner Matheson commented that he had been in town throughout the day of the parade beginning at 7:00 a.m. and he had heard several complaints regarding the enforcement of parking.

Commissioner Yount questioned Police Chief Brown regarding the decline in the number of speeding and DUI tickets that had been given during the previous month and asked if it could be due to the Highway Patrol monitoring the road widening area. Chief Brown responded that could possibly be a factor as well as the amount of tickets for these type violations varied each month.

ADJOURN

There being no further business to discuss, the meeting was adjourned at 6:20 p.m.

MAYOR _____
J.B. Lawrence

ATTEST _____
Sharon Greene, Town Clerk

ATTACHMENTS (July 10, 2012)

Appalachian Regional Healthcare – Annexation (Ord. #2012-10) – Exhibit A

Maple Lodge – Blowing Rock Ale House (CUP #2012-01) - Exhibit B

Chamber of Commerce – Events Dates – Exhibit C

Settlement of 2011 Property Taxes/Charge of 2012 Property Tax Collection – Exhibit D