

MINUTES
Town of Blowing Rock
Town Council Meeting
June 09, 2015

The Town of Blowing Rock Town Council met in regular session on Tuesday, June 9, 2015 at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, NC. Present were Mayor J.B. Lawrence, Mayor Pro-tem Albert Yount and Council Members Dan Phillips, Sue Sweeting, Doug Matheson and Ray Pickett. Others in attendance were Town Manager Scott Fogleman, Town Attorney Allen Moseley, Town Engineer Doug Chapman, Planning Director Kevin Rothrock, Building Inspector John Warren, Public Works Director, Finance Director Nicole Norman, Parks & Fire Chief Kent Graham, Recreation Director Jennifer Brown, Finance Intern Tyler Hanson, Planning & Inspection Intern Maddie Shelton and Town Clerk Sharon Greene.

CALL TO ORDER

Mayor Lawrence called the meeting to order at 6:00 p.m. and welcomed those in attendance.

APPROVAL OF MINUTES

Council Member Phillips made a motion to approve the minutes for meetings held on May 12th, 18th, 19th and 20th 2015 as written, seconded by Council Member Pickett. Unanimously approved.

SPECIAL RECOGNITIONS AND REPORTS

Highway 321 Valley Boulevard Construction Update

Planning Director Kevin Rothrock gave the monthly update on the Hwy. 321 Widening Project due to Kip Turner being unable to attend the meeting. He advised that NCDOT had agreed to install a left turn signal on US 321 at Sunset Drive to help with traffic flow.

A sewer line was relocated on West View Drive and additional drainage was installed to prevent water from spilling over the rock face onto Hwy. 321 below. Underground utility work continues near Sunset Drive.

The rock retaining walls located between Norwood Circle and Skyland View Drive have been completed. Work continues on the retaining wall near Broyhill Furniture Showroom.

Over 4,000 ft. of curb and gutter has been poured and approximately 4,000 tons of asphalt has been placed in the past month.

Large trench drains were installed near the Fire Department and Subway Restaurant; another is planned near the Fire Department and at Samaritan's Purse.

Retaining wall work progresses on Walls 37 and 38 near Chetola. Excavation for Wall 39 near the Shoppes on the Parkway entrance has begun and wall construction will start once Walls 37 and 38 are completed.

Paving is scheduled near Subway Restaurant, New River Lakes Drive, West View Drive, etc. in the next few days. The traffic pattern switch on New River Lakes will take place once the paving is completed in that area. Mr. Rothrock stated the Town would receive notification of other upcoming traffic shifts as they develop.

Mayor Lawrence then read a letter the Town had received from Doug Eller, District Engineer for NCDOT regarding the Hwy. 321 Widening Project. **Doug Eller, NCDOT District Engineer Letter – Attachment A**

Recognition of Community Partnership Resulting in the New Rotary Club Gazebo
Town Manager Fogleman gave a power point presentation summarizing the funding and construction process resulting in the Rotary Gazebo located in Memorial Park. He stated the cost of the project was \$84,240 and 91% of the cost came from outside sources who partnered with the Town in making this project come to fruition; one outside source being the Blowing Rock Rotary Club who donated \$40,000 to the project. Town Manager Fogleman thanked everyone that had a part in this wonderful addition to Memorial Park.

CONSENT AGENDA

Town Manager Fogleman presented the following Consent Agenda items.

1. Resolution Declaring Surplus Property and Authorizing Disposal

Various items that are no longer in use have been identified for disposal including a set of metal stairs and a 1994 S-10 truck. The resolution declares these items surplus and authorized their sale via electronic auction. **Resolution Declaring Surplus Property and Authorizing Disposal – Resolution #2015-___ Attachment B**

2. Appointment of Jennifer Chick to Fill Vacancy on BRAAC

With the recent resignation of Myra Scoggins from her position on the Blowing Rock Appearance Advisory Commission and Jennifer Chick's interest in serving out that term which would expire in February 2016, Council would need to approve Ms. Chick's appointment.

Council Member Sweeting made a motion to approve all Consent Agenda items as presented, seconded by Council Member Pickett. Unanimously approved.

PUBLIC HEARINGS

1. Fiscal Year 2015-2016 Budget

Town Manager Fogleman stated the Recommended Budget for fiscal year 2015-2016 was presented in accordance with the Local Government Budget and Fiscal Control Act. He advised that in May, three (3) budget work sessions were held to review the recommended budget which originally recommended a three (3) cent tax increase and a 5% increase in utility rates. However, after reviewing the budget, Council and Town staff made budget reductions totaling \$110,000, decreasing the recommended tax increase by one cent. Town Manager Fogleman summarized the budget stating a tax rate increase of two cents would take the current tax rate of 31.0 cents per \$100 of tax value to 33.0 cents per \$100. Town Manager Fogleman advised the first phase of the General Obligation Bond Referendum included the completion of Phases 5 and 6 of the streetscape plan. Town Manager Fogleman also advised the budget included funds advanced toward the design costs for improvements to Sunset Drive to be completed in the second phase of the General Obligation Bond Referendum.

Mayor Lawrence asked for any public comments regarding the proposed budget. Audience member Charlie Sellers inquired about other Town roads that were in disrepair. Town Manager Fogleman explained the phasing of the bond referendum and said that \$3 million dollars would be included in the first phase toward transportation projects such as this.

With no further comments, Council Member Sweeting made a motion to close the public hearing, seconded by Council Member Pickett. Unanimously approved.

Council Member Pickett made a motion to approve the Recommended Fiscal Year 2015-2016 Budget with the list of changes as presented, seconded by Council Member Phillips. Unanimously approved. **Fiscal Year 2015-2016 Budget – Attachment C**

2. Blowing Rock Country Club – Fitness Center/Cart Barn CUP 2015-01

Council Member Phillips asked to be recused from the following item, due to his membership in the Blowing Rock Country Club. Council Member Matheson made a motion to recuse Council Member Phillips as requested, seconded by Council Member Sweeting. Unanimously approved.

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

Planning Director Rothrock stated the Blowing Rock Country Club was requesting a conditional use permit to construct a fitness center and cart barn. According to Mr. Rothrock, the proposed fitness center is planned on a combination of three lots that

were former homes. The upper level of the structure will be a fitness center with the lower level being a cart storage facility.

Planning Director Rothrock reviewed the site plan including setbacks, architectural design, landscaping, parking, etc. for the proposed project. He advised that based on the proposed use, 29 parking spaces would be required, however, the applicant was proposing 100 parking spaces to accommodate overflow clubhouse parking needs.

During their May 21, 2015 meeting, the Planning Board recommended approval of the conditional use permit as presented.

Council Member Matheson had questions regarding the buffer between the Country Club and Fairway Villas. Planning Director Rothrock responded there would be a 16 foot buffer between the two properties.

Project Engineer, Michael Trew gave a brief synopsis of the proposed project. Ms. Martha Watkins, General Manager for the Blowing Rock Country Club was also present to answer questions.

Council Member Sweeting inquired as to how many members the Club had and if the proposed parking would also be for employees. Ms. Watkins advised there were approximately 365 members and the proposed parking would also be used for overflow employee parking.

Council Member Sweeting asked if the Country Club had spoken with neighboring property owners regarding the project. Ms. Watkins stated the majority of property owners in the area were members of the Club, and they had received notification regarding the project from the Town's zoning office.

Mayor Pro-tem Yount asked Mr. Trew if he was aware of any drainage easement issues. Mr. Trew stated he was not.

With no further discussion, Council Member Sweeting, seconded by Council Member Yount, made a motion to close the public hearing. Unanimously approved.

A motion was made by Council Member Yount, seconded by Council Member Matheson to approve the conditional use permit as presented. Unanimously approved.
Blowing Rock Country Club CUP #2015-01 – Attachment D

Council Member Phillips returned to the meeting.

DISCUSSION AGENDA

1. Appalachian Ski Mountain Minor CUP Amendment CUP 2014-04

Planning Director Rothrock advised that Mr. Brad Moretz was requesting a minor amendment to the conditional use permit for Appalachian Ski Mountain to increase the size of the proposed welcome center from 960 square feet to 1,547 square feet. The increase in size was due to space needs for High Country Host that plans to lease a portion of the welcome center. Planning Director Rothrock advised even though the building would be approximately 60% larger, there was no significant difference in the appearance of the building. The increased size would not change the site plan significantly nor require additional parking. The required parking for the proposed building would require 8 spaces and the applicant is providing 12 standard spaces and 3 bus spaces.

Council Member Sweeting asked Architect Larry Green about the dimensions of the building with the proposed expansion. Mr. Green responded that the building would be 22 feet in height instead of 19 feet.

Council Member Phillips made a motion to approve the request as presented, seconded by Council Member Matheson. Unanimously approved.

2. Appalachian Ski Mountain Annexation Request

Planning Director Rothrock stated that on June 1, 2015, Appalachian Ski Mountain had submitted a petition of voluntary annexation for Council consideration. The petition would initiate the satellite annexation process for the 1.48 acre property located on the corner of Hwy. 321 and Edmisten Road. Planning Director Rothrock stated the property owners were requesting Town sewer service to serve the Appalachian Ski Mountain Welcome Center as the land is unsuitable for a septic system. Annexation is required since public sewer service is available to in-town properties only. Sewer would be available after the lift station and force main is installed for the ARHS Post-Acute Care facility.

According to Mr. Rothrock, Appalachian Ski Mountain was not requesting public water service as they would rely on a metered private well on the property.

Mr. Rothrock explained that since the boundaries of the property were not contiguous with the Town's corporate limits, the rules for satellite annexation would apply. He further explained that there were five basic rules for satellite annexation in North Carolina found in NC General Statute 160A-58.1(b). He advised after staff review, all five requirements had been met.

Council Member Sweeting made a motion to approve the voluntary annexation request, seconded by Council Member Pickett. Unanimously approved. **Appalachian Ski Mountain Petition for Annexation Res. #2015-10 – Attachment D Certificate of Sufficiency – Attachment F**

3. Interlocal Agreement With NC Department of Transportation Median Improvements

Town Manager Fogleman stated that NCDOT had an allotment for median improvement funding that they had offered for a project in the 321 median that begins near the Town of Blowing Rock Thomas G. McRary Water Plant and ends at Edmisten Road. If the Town agrees to let NCDOT install the improvement project in the median, the Town would then be responsible for maintaining the median.

Town Manager Fogleman showed renderings of the area and improvements that were planned by NCDOT. He explained that currently the area was mowed four (4) times per year by NCDOT.

Town Manager Fogleman stated that Chamber Executive Charles Hardin played an instrumental role in NCDOT improvements to the area.

After a brief discussion, Council Member Pickett, seconded by Council Member Sweeting made a motion to approve the agreement as presented. Council recognized Mr. Hardin for his assistance with this enhancement. **Interlocal Agreement With NC Department of Transportation for Median Improvements – Attachment G**

Town Manager Fogleman stated the following item had been added to the agenda.

4. 2015 High Country Half Marathon on August 29, 2015

Town Manager Fogleman stated the High Country Half Marathon was scheduled on August 29, 2015 and needed Council approval. He explained the planned route for the marathon would begin at Kidd Brewer Stadium in Boone and finish at the Blowing Rock Equestrian Preserve.

With no further comments, a motion was made by Council Member Sweeting, seconded by Council Member Phillips to approve the planed route for the 2015 High Country Half Marathon. Unanimously approved.

SPEAKERS FROM THE FLOOR

Mr. Charlie Sellers approached Council to speak regarding the Hwy. 321 Widening Project. He urged Council to speak with NCDOT about having the construction crew work at night as well as during the day in order to complete the project in a more-timely manner. Mr. Sellers felt the road construction continued to hurt businesses and suggested that night construction be considered; perhaps that Valley Boulevard be closed at 8:00 p.m. so that construction crews could work without interruption and traffic could be steered through Town a couple nights a week.

Council thanked Mr. Sellers for his comments.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:55 p.m.

MAYOR _____ **ATTEST** _____
J.B. Lawrence **Sharon Greene, Town Clerk**

ATTACHMENTS (06-09-2015)

Doug Eller NCDOT District Engineer Letter – Attachment **A**

Resolution Declaring Surplus Property and Authorizing Disposal – Resolution #2015-
____ Attachment **B**

Fiscal Year 2015-2016 Budget – Attachment **C**

Blowing Rock Country Club CUP #2015-01 – Attachment **D**

Appalachian Ski Mountain Petition for Annexation Res. #2015-10 – Attachment **E**

Certificate of Sufficiency – Attachment **F**

Interlocal Agreement With NC Department of Transportation for Median Improvements
– Attachment **G**