

MINUTES
Town of Blowing Rock
Town Council Meeting
September 8, 2015

The Town of Blowing Rock Town Council met in regular session on Tuesday, September 8, 2015 at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, N.C. 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, Finance Director Nicole Norman, Public Works and Utilities Director Mike Wilcox, Police Chief Tony Jones, Building Inspector John Warren, Parks & Recreation Director Jennifer Brown and Town Clerk Sharon Greene.

CALL TO ORDER

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

APPROVAL OF MINUTES

Council Member Sweeting made a motion to approve the minutes for the meetings held on August 11th and 18th, 2015 as written, seconded by Council Member Pickett. Unanimously approved.

SPECIAL RECOGNITIONS AND REPORTS

Highway 321 Valley Boulevard Construction Update

Town Manager Fogleman advised that Kipp Turner was unable to attend the meeting; however, he would be emailing a list of updates regarding the Hwy. 321 Widening Project. If anyone wished to have a copy they could email Mr. Fogleman at manager@townofblowingrock.com in order to receive a copy. Mr. Fogleman continued, stating the right turn lane recently installed near the Chetola entrance to Town had helped with traffic flow. He also reminded everyone of the road closure near Blowing Rock Furniture that would most likely remain closed until the end of September.

2014 General Obligation Bond Referendum Update

Town Manager Fogleman reviewed a power point presentation updating everyone on the 2014 General Obligation Bond Referendum. **Bond Referendum Power Point – Attachment A**

Town Manager Fogleman presented the following Consent Agenda item:

CONSENT AGENDA

1. Fiscal Year 2015-2016 Vehicle and Capital Equipment Financing Package Bid Award & Budget Amendment Ordinance

Vehicles and capital equipment approved as part of the current year 2015-2016 budget as funded with installment purchase financing have been packaged together in order to solicit proposals from ten area banks. Four banks submitted proposals and staff recommends the financing bids be awarded to First Citizens Bank with a 1.51% annual interest rate for a four-year term with the amount not to exceed \$435,000.

Council Member Pickett made a motion to award the bid to First Citizens Bank as recommended by staff, seconded by Council Member Phillips. Unanimously approved.
Budget Ordinance Amendment #2015-13 – Attachment B

PUBLIC HEARINGS

1. Removing Single-Family and Duplexes from Design Standard Regulations

Planning Director Kevin Rothrock stated that in 1997, commercial design standards were drafted and included in the Town of Blowing Rock's Land Use Ordinance. These standards applied to duplexes, condominiums, apartments, as well as commercial and industrial buildings. In 2005, the Land Use Ordinance was amended to require that single-family homes located in the Central Business zoning district meet the design standards and materials for commercial buildings. This amendment required that single-family structures in the Central Business zoning district, and the Town Center, would be subject to color and material criteria and reviewed through the zoning permit process.

Planning Director Rothrock stated that in recent months, the NC General Assembly adopted Senate Bill 25 which placed limits on how local governments could regulate building design elements including color and materials for single-family, townhouses and duplex structures. In order to be consistent with the recently approved Session Law 2015-86 and the NC General Statute staff recommended that Article 21 of the Land Use Ordinance be amended to remove single-family, duplex, and townhome structures from the commercial design standard regulations.

During their regular meeting held on August 20, 2015, the Planning Board recommended approval of the draft ordinance as written.

Mayor Lawrence opened the floor for questions regarding the proposed change.

Council Member Phillips asked for clarification regarding a change in use of a single-family home to a commercial use. Planning Director Rothrock explained if the color of a home complied with the Land Use Ordinance it would not have to be changed; however, if the color didn't comply, the property would have to meet the commercial design standards within in the Town's Land Use Code.

Jeff Eason editor of *The Blowing Rocket* asked if this change applied to new or existing structures. Planning Director Rothrock explained that new construction would need to comply with the design standards regarding bulk, height, placement on property, etc.

Council Member Pickett made a motion to close the public hearing, seconded by Council Member Sweeting. Unanimously approved.

A motion to accept the proposed change to Article 21 of the Town's Land Use Ordinance as set forth by the NC General Assembly was made by Council Member Matheson, seconded by Council Member Pickett. Unanimously approved. **Land Use Ordinance Article 21 Amendment – Attachment C**

SPEAKERS FROM THE FLOOR

Regina Pelsmaeker of 426 Wallingford Street extended gratitude on behalf of her family to the Town for the recent replacement of the plaque in honor of her father, slain Police Chief William Dean Greene.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:25 p.m.

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

ATTACHMENTS

- Bond Referendum Power Point – Attachment A
- [Budget Ordinance Amendment #2015-13 – Attachment B](#)
- [Land Use Ordinance Article 21 Amendment – Attachment C](#)