

MINUTES

Blowing Rock Board of Commissioners

Tuesday, August 13, 2002

The Mayor and Board of Commissioners for the Town of Blowing Rock met in regular session on Tuesday, August 13, 2002 at 7:00 p.m. Present were Mayor J. B. Lawrence, Barbara Ball, Terry Lentz, Keith Tester, Rita Wiseman, and David Wray. Also present were Town Manager Don Holycross, Town Attorney Allen Moseley, Town Engineer Marion Rothrock and Town Clerk Barbara Beach. Other staff members attending the meeting were Director of Public Works Johnny Lentz, Police Chief Owen Tolbert, Planning Director Kevin Rothrock, and Building Inspector John Warren.

Mayor Lawrence opened the meeting with the announcement that this was the final Council meeting for Mr. Holycross, who will be leaving at the end of the month for a new job in Ohio. He praised Mr. Holycross for his work, and expressed appreciation to him on behalf of the Council and the citizens of Blowing Rock. Mayor Lawrence led a standing ovation in honor of Mr. Holycross.

Approval of Minutes

Upon motion of Mr. Lentz, second by Mrs. Ball, Council voted unanimously to approve the minutes as submitted for the regular meeting held on July 9, 2002, and the special meeting held on August 2, 2002.

Resolution for a Bond Sale

Mr. Paul Jacobson, bond attorney for the Town, was present to answer any questions from Council members concerning the upcoming bond sale. The Town will issue refunding bonds in the amount of \$1,825,000 to retire the existing bonds that were issued in 1987 and 1990 for sanitary sewer improvements. Ms. Wiseman asked about the actual savings of the refinancing. Ms. Wiseman then made motion that the resolution be adopted. Mr. Lentz seconded the motion, and it was unanimously approved.

Resolution attached as Exhibit A

Public Hearings

1. Draft Ordinance to Amend Code Relating to Metal Standing Seam Roofs

Mr. Kevin Rothrock introduced the staff report concerning the use of metal standing seam as a permitted use. In the past, Council has urged developers of some commercial projects to use materials other than metal standing seam. To clarify the Town Code, staff is recommending that Section 16-302.05(B) be amended. Staff presented two options for review. One would remove metal standing seam as a permitted material. The second draft would allow metal standing seam in all zoning districts except Central Business.

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Mayor Lawrence opened a public hearing to allow citizen input into the proposal. Mr. Derald West stood to request that metal standing seam be retained as an appropriate roofing material. After he spoke, there were no further comments, and Mayor Lawrence closed the public hearing.

Council members agreed that they do not like metal standing seam roofing materials, and upon motion of Ms. Wiseman, second by Mrs. Ball, they voted unanimously to approve the draft ordinance which would delete metal standing seam as a permitted use.

Ordinance No. 2002-08 attached as Exhibit B

2. Rezoning Request - First Baptist Church

Mr. Rothrock reviewed a request from First Baptist Church to rezone the lot adjacent to the church from R-6M to Central Business. The property, located at 267 Ransom Street, recently contained a single family dwelling, which has been removed to allow for the proposed construction of a three-story addition to the church. The Planning Board approved the request at the July 18th meeting.

Mayor Lawrence opened the floor for any comment on the request, but there was none. Upon motion of Mr. Wray, second by Mr. Lentz, the request for rezoning was unanimously approved.

Ordinance No. 2002-09 attached as Exhibit C

3. First Baptist Church - CUP No. 2002-05

Mayor Lawrence explained that he is a member of the Long-Range Planning Committee for the church, and asked to be excused from the discussion of this matter. Mayor Pro-tem Terry Lentz presided over this portion of the meeting. Mr. Lentz asked Mr. Rothrock to proceed with the staff report. First Baptist Church is requesting a conditional use permit to construct a three-story addition, which would house a new fellowship hall, offices, classrooms, a youth activity center and a library. Also, renovations would be made to the narthex area of the sanctuary.

Upon completion of the report, there was no public comment. Ms. Wiseman moved that the public hearing be closed, and Mr. Wray seconded the motion.

Ms. Wiseman made motion that the draft conditional use permit be ratified as drafted. Mr. Tester seconded the motion, and Council unanimously approved it.

CUP No. 2002-05 attached as Exhibit D

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4. Watauga County Board of Education, Applicant for Blowing Rock School -

CUP No. 2002-04

Mr. David Triplett was present to request a major amendment to their existing conditional use permit to add a 24-space parking lot adjacent to the school gym. Mayor Lawrence opened a public hearing to receive comment from the assembled citizens on this proposal. At the conclusion of Mr. Rothrock's presentation of the staff report, no one rose to speak, and Mayor Lawrence closed the public hearing.

Mr. Wray moved that the draft CUP be approved as presented, with the addition of a condition to regulate the dumpster. If the dumpster is retained on the site, screening must be added, and Planning Staff must approve the dumpster location. Mrs. Ball seconded, and all members voted in favor of the draft CUP as amended.

CUP No. 2002-04 attached as Exhibit E

5. Blowing Rock Hospital - CUP No. 2002-06

Blowing Rock Hospital is requesting a conditional use permit to construct a new emergency room wing and entrance to the existing hospital emergency area located off Chestnut Drive. Mr. Rothrock explained that a five-foot sidewalk will be built from the new entrance out to Chestnut Drive and along Chestnut, a new sidewalk will be added to connect the existing sidewalk to the Laurelmont project.

Mayor Lawrence asked for public comment, and Peter Wasmer, Jr., architect, was sworn to speak. Council members questioned Mr. Wasmer concerning the absence of a curb along the sidewalk. After allowing time for questions, Mr. Lawrence closed the public hearing.

Mr. Wray moved that the draft CUP be ratified with the addition of curb and gutters for all sidewalks in the proposed renovation. Mrs. Ball seconded the motion, and it was unanimously approved.

CUP No. 2002-06 attached as Exhibit F

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OLD BUSINESS

1. Draft Ordinance Relating to Itinerant Merchants

At the July meeting, Council tabled discussion of a draft ordinance that would remove itinerant merchants as a permitted use in the Town of Blowing Rock. Mr. Rothrock presented a draft ordinance that would retain the use description of the temporary sale of farm or nursery products in the table of permissible uses; however, the permitted use would be removed from all zoning districts. A definition of itinerant merchant would also be added to the Code.

Upon motion of Ms. Wiseman, second by Mrs. Ball, Council members voted unanimously to approve the ordinance that would delete itinerant merchants as a permissible use.

Ordinance No. 2002-10 attached as Exhibit G

NEW BUSINESS

1. Art in the Park Dates for 2003

Mr. Howard Gray of the Blowing Rock Chamber of commerce was present to request that the following dates for 2003 be approved:

May 10 August 16

June 7 September 13

July 19 October 4

Mr. Lentz agreed with the request, and made a motion that the schedule be approved. Mr. Wray seconded the motion, and all members voted in favor.

2. Requests from representatives of Pinnacle Woods POA

Linda Jerger, resident of Pinnacle Woods Condominiums, was present to request Council action against excessive noise generated by patrons of Canyons Restaurant. Bart Conway, manager of the restaurant, protested that he is doing everything possible to control it, including having employees stationed in the parking lot to monitor noisy patrons. Alan Vinay presented information concerning excessive brake and muffler noise from vehicles on Highway 321. Council members agreed that excessive noise is a problem in all areas of town. Members brainstormed various solutions. They discussed putting up signs, and asking NCDOT and NCDMV for assistance in citing drivers who drive unmuffled motorcycles and trucks. Council members agreed that they would continue to monitor the situation.

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3. Request from Jim West - Town Center District

Council reviewed a memo submitted by Mr. Jim West requesting direction from the Council for the Town Center District Subcommittee, specifically inquiring as to their intent to continue the process to draft a new zone for the Town Center. Council agreed that they need to review this matter, and decided to have a special meeting to discuss it.

4. Request by Concerned Citizens of Blowing Rock

Mrs. Ginny Stevens was present to petition Council to make a statement concerning the NCDOT alternatives for widening or bypassing Highway 321. In an impassioned plea, she urged Council to ratify a resolution to the Department of Transportation opposing the widening of Highway 321 through Town. Mr. Lentz disagreed with the majority of Council, stating that though he is not as opinionated as he once was in favor of the widening of 321, he believes it is premature to make a statement before the NCDOT public hearing is held on August 26. Mr. Wray made motion that the resolution be approved as drafted. Mrs. Ball seconded, and the vote was called. Voting in favor of the motion: Wray, Ball, Wiseman, and Tester. Voting against the motion: Lentz. The motion was approved.

Resolution No. 2002-05 Attached as Exhibit H

5. Report from Town Engineer – Status of Major Projects

Marion Rothrock, Town Engineer, reviewed ongoing major projects. Town Engineer will report on the status of Town's major improvement projects. He estimated the North Main Sidewalk will be completed August 19. The Pinnacle Avenue sewer construction will be finished in the Country Club area this week and they will begin across Canyons parking lot.

6. Re-schedule September 10 meeting

Because the State primary election is scheduled for September 10, members agreed to change the September Council meeting date to September 11.

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7. Closed Session

Mayor Lawrence announced the conclusion of the regular agenda, and that the Council would convene in closed session to consult with Town Attorney by authorization of North Carolina General Statutes 143-318.11(3).

Upon reconvening, there was no further business, and Mayor Lawrence adjourned the meeting at 11:30 p.m.

J. B. Lawrence,
Mayor

Barbara G. Beach, Town Clerk