

MINUTES

Blowing Rock Board of Commissioners

Tuesday, January 14, 2003

The Mayor and Board of Commissioners for the Town of Blowing Rock met in regular session on Tuesday, January 14, 2003, at 7:00 p.m. Present were Mayor J. B. Lawrence, Commissioners Barbara Ball, Terry Lentz, Keith Tester, Rita Wiseman, and David Wray. Also present were Town Manager Scott Hildebran, Town Attorney Allen Moseley, Town Engineer Marion Rothrock and Town Clerk Barbara Beach. Other staff members attending were Director of Public Works Johnny Lentz, Police Chief Owen Tolbert, Planning Director Kevin Rothrock, Building Inspector John Warren, and Kim Oberle, Recreation Director.

Call to Order

Mayor Lawrence called the meeting to order and introduced the new Town Manager, Scott Hildebran, to the assembly. Citizens and staff welcomed Mr. Hildebran with a standing ovation.

Mayor Lawrence recognized Ms. Wiseman and announced that it was her birthday. He offered congratulations to her on this special day.

Approve Minutes:

Upon motion of Mr. Lentz, second by Mr. Wray, Council voted unanimously to approve the draft minutes of the meetings held on Tuesday, December 10, 2002 and Monday, December 23, 2002.

PUBLIC HEARINGS

1. Carolina West Wireless – Request for CUP for Cell Tower

Representatives of Carolina West Wireless had requested a conditional use permit to construct a cellular tower in the corner of the Blowing Rock Square Shopping Center. Kevin Rothrock advised Council that the Planning Department had received a letter from Attorney Anthony di Santi requesting the matter be tabled until Carolina West Wireless can complete an evaluation of a different site. Mr. Wray moved that the request be tabled until the March meeting. He stated that he does not believe this matter should be tabled indefinitely. If Carolina West Wireless does not apply for a CUP for the Blowing Rock Square location at the March meeting, they will be required to complete a new CUP application. Ms. Wiseman agreed, and seconded the motion. All Council members voted in favor of the motion.

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2. Draft Ordinance to Adopt an Extraterritorial Jurisdiction Boundary in Areas

North of the Existing Town of Blowing Rock Corporate Limits

Planning Director Kevin Rothrock reviewed the work done by his department to fulfil the statutory requirements for extension of the planning and zoning jurisdiction of the Town. The area under consideration for establishment of Extraterritorial Jurisdiction (ETJ) includes properties along Highway 321 Bypass from the existing corporate limits to the greenbox site near Aho Road, as well as several properties along the north side of Possum Hollow Road and one property west of the town limits off Highway 221.

Mr. Rothrock explained that an ordinance must be adopted to define the ETJ boundary, and the next step is to adopt an ordinance to specify the zoning designation of each property in the new ETJ area. Mayor Lawrence opened a public hearing to receive comment concerning the proposed ordinance. Several people expressed questions and observations about the proposal. At the conclusion, Mayor Lawrence closed the public hearing.

Mr. Tester made motion that Ordinance Number 2003-01 be approved as drafted. Mrs. Ball seconded the motion, and it was unanimously ratified.

Ordinance No. 2003-01 Attached as Exhibit A

3. Draft Ordinance to Establish Zoning Districts in an Extraterritorial

Planning and Zoning Jurisdiction in Areas North of the Existing Town of

Blowing Rock Corporate Limits

Mr. Rothrock reviewed the proposed zoning of the 53 properties located within the newly adopted ETJ area. He reported that each of the affected property owners had been notified by first class mail, as well as the adjacent property owners within 150 feet of the proposed ETJ areas. Two property owners in the Ski Mountain area had questions about the zoning. There were no other comments or questions, and Mayor Lawrence closed the public hearing.

Ms. Wiseman moved that the draft ordinance to establish zoning for the properties in the ETJ be approved. Mr. Tester seconded the motion, and it was unanimously approved.

Ordinance No. 2003-02 Attached as Exhibit B

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OLD BUSINESS

1. Property Purchase Resolution Tiller/Lane Property

Council discussed the purchase of a 1.19-acre tract of land located at 135 Chestnut Street. Mr. Wray made motion that the attached resolution authorizing the execution and delivery of an installment financing agreement and related documents in connection with the financing of the land and existing buildings be approved as drafted. Mr. Lentz seconded the motion, and all Council members voted in favor of adoption of the resolution.

Resolution No. 2003-01 Attached as Exhibit C

NEW BUSINESS

1. Engineer's Status Report on Major Projects

Marion Rothrock reviewed the Project Status Report for the month. He reported that the Lyons property sewer was tested on January 13. He advised Council that because of personnel changes, NCDOT has lost our request for approval of the South Main Street sidewalk. He has re-filed the paperwork, and expects NCDOT comments this week.

Mr. Rothrock elaborated on action taken at the December meeting, informing the Board that the total price for Hardiplank to repair the leaks at the Recreation Building is \$27,367.50, which includes a bond in the amount of \$667.50. For improvements to the Wastewater Treatment Plant, the cost is \$3,764 for the drain line piping for the chlorine contact chamber.

In other action, Council approved the replacement of the sensor on the influent pump at the Wastewater Treatment Plant for a cost of \$5,496.

Other Reports

Mr. Hildebran recognized Kevin Rothrock for his accomplishment of successfully completing the North Carolina Association of Zoning Officers examination with the highest score in the class.

Mr. Hildebran also thanked members of the Council, staff, and townspeople for the warm welcome and hospitality extended to his family.

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Jerry Burns, editor of *The Blowing Rocket*, expressed appreciation to Public Works Director Johnny Lentz and his crew for their dedicated work during the Christmas Day storm.

Johnny Lentz advised Council that FEMA had not approved the Town's application for an emergency declaration and related funds for cleanup of the storm debris.

Closed Session

Mayor Lawrence announced the end of the regular agenda, and declared Council would convene in closed session by authority of NCGS 143-318.11(5) to discuss acquisition of real property. At the conclusion of the discussion, there was no further business, and Mayor Lawrence adjourned the meeting at 8:30 p.m.

J. B. Lawrence,
Mayor

Barbara G. Beach, Town Clerk