

MINUTES

Blowing Rock Board of Commissioners

Tuesday, February 10, 2004

The Mayor and Board of Commissioners for the Town of Blowing Rock met in regular session on Tuesday, February 10, 2004 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 Police Chief Owen Tolbert, Planning Director Kevin Rothrock, Building Inspector John Warren, Director of Public Works Johnny Lentz, and Recreation Director Jamie Saitta.

Call to Order and Approval of Minutes

Mayor Lawrence called the meeting to order and welcomed the assembled citizens. Ms. Wiseman moved that the draft minutes of meetings held on January 12, January 13, and January 19-20, 2004 be approved. Mrs. Ball seconded the motion and it was unanimously approved.

Public Hearing

1. Cluster Subdivision Standards (Ordinance #2004-01)

Mayor Lawrence opened a public hearing to consider an ordinance to strengthen standards for cluster subdivisions. Kevin Rothrock reported that this draft ordinance was the result of Town Council instructions to the Planning Board to explore current standards for cluster subdivisions. A Planning Board subcommittee was formed and recommended that cluster subdivisions be allowed with modifications, and that usable open space be more clearly defined. The draft ordinance would amend the code to add setbacks in cluster subdivisions, and delineate open space requirements. Ms. Wiseman observed that this draft deals with two separate issues. Mr. Rothrock agreed. Mr. Tester questioned the necessity of repeating the definition of usable open space. Mrs. Ball stated that she is opposed to allowing the construction of cluster subdivisions.

Mayor Lawrence called for public comment, and Wayne Green rose to speak. He stated his opinion that cluster subdivisions are one of the most valuable planning tools available. No one else asked to address the issue, and upon motion of Ms. Wiseman, second by Mr. Lentz, Council voted unanimously to close the public hearing.

Mr. Wray made motion that Section 16-186 be deleted from the Town Code to prohibit future construction of cluster subdivisions. Mrs. Ball seconded the motion, and it was unanimously approved. Mr. Rothrock asked for direction on sections of the draft dealing with the definitions of usable open space. Mr. Tester moved that the draft amendments to Section 16-196(B), Section 16-196(C), Section 16-197(B), and Section 16-198(B)(1) of the Town Code dealing with "housekeeping changes" related to usable open space be approved. Ms. Wiseman seconded the motion, and it was unanimously ratified.

Ordinance No. 2004-01 Attached as Exhibit A

2. Appointments to Volunteer Boards and Commissions

Council reviewed proposed appointments to various town boards and commissions. Upon motion of Mr. Wray, second by Mrs. Ball, Council voted unanimously to appoint the following citizens to serve as shown below:

Planning Board

Doug Drury - appointed to a three year term ending 2007

Jim Steele - appointed to a three year term ending 2007

Cullie Tarleton - appointed to a three year term ending 2007

Board of Adjustment

Mark Klein - re-appointed to a three-year term ending 2007

Lowell Thomas - re-appointed to a three-year term ending 2007

Ron Oberle - appointed to an unexpired term ending 2005

Bob McCants - appointed to a three-year term as an alternate member, ending in 2007

Jerry Starnes - appointed to an unexpired term as an alternate member, ending in 2006

Planning Board and Board of Adjustment appointments are effective at the close of the March 2004 meeting and expire as shown above.

ABC Board

Bob Hess - re-appointed to a three-year term, effective July 1, 2004 and ending June 30, 2007

Tourism Development Authority

Kent Tarbuton, Lodging representative - three-year term expiring 2007

Phil Pickett, Lodging representative - two-year term expiring 2006

Bernard Keele, Tourism representative - three year term expiring 2007 - Chairman

Keith Tester, Tourism representative - two-year term expiring 2006

Lynn Drury, Representative at large - one year term expiring 2005

All TDA appointments will be effective February 10, 2004

New Business

1. Order of Demolition & Lien – Edmisten Road (Ordinance #2004-02)

Mr. Rothrock reported that the documentation to condemn and demolish the dilapidated structure at the intersection of Edmisten Road and US 321 is complete. He presented a draft ordinance to Council to order the demolition and removal of the structure and place a lien on the property for removal costs. Ms. Wiseman moved that the ordinance be enacted. Mrs. Ball seconded the motion, and all members voted to ratify it.

Ordinance No. 2004-02 Attached as Exhibit B

2. Resolution of Intent (#2004-02) - Road Closing Request – Valley View Drive

Mr. Hildebran announced that Anthony di Santi, attorney for Patrick Cartwright, has requested that his petition requesting consideration of a Resolution of Intent to close a portion of Valley View Drive and scheduling of a public hearing be tabled. Mr. Cartwright wishes to make further contact with adjacent property owners concerning his request. Mr. Tester moved that Council table Resolution Number 2004-02. Mr. Wray seconded the motion, and all members voted to concur.

3. Tax Collector's 2003 Settlement Report and Order to Advertise Tax Liens

Council reviewed the Settlement Report of Sharon Greene, Tax Collector. Upon motion of Mr. Wray, seconded by Mr. Lentz, members voted unanimously to accept the report and authorize Mrs. Greene to advertise past due 2003 taxes beginning April 15, 2004.

Departmental Reports

In response to questions, Johnny Lentz reported that he has used approximately 250 tons of salt this winter on Town streets.

Mr. Hildebran announced that Angie Gregg received an award from the North Carolina Fire and Life Safety Education Conference for her lead role in planning and implementing the 2003 EmergencyFest.

Mr. Hildebran also noted that Mr. Lawrence has been asked to serve on the Executive Board of the High Country Council of Governments.

There was no further business, and Mayor Lawrence adjourned the meeting at 7:30 p.m.