

# MINUTES

## Town of Blowing Rock

### Board of Commissioners

December 14, 2004

The Town of Blowing Rock Board of Commissioners met in regular session on Tuesday, December 14, 2004. Present at the meeting were Mayor J.B. Lawrence, Commissioners Bobby Ball, Keith Tester, Terry Lentz, Rita Wiseman and David Wray. Also in attendance, were Town Manager Scott Hildebran, Public Works Director Johnny Lentz, Planning Director Kevin Rothrock, Police Chief Owen Tolbert, Parks & Recreation Director Jamie Saitta, Building Inspector John Warren, Emergency Services Director Kent Graham, Town Attorney Allen Moseley, Doug Chapman of McGill Associates, and Town Clerk Sharon Greene.

### CALL TO ORDER

Mayor Lawrence called the meeting to order at 7:00 p.m.

### APPROVAL OF MINUTES

A motion was made to approve minutes for meetings held on November 9, November 16, and November 23, 2004 by Commissioner Wray, seconded by Commissioner Ball. Commissioner Tester stated a correction needed to be made to the November 16, 2004 minutes. Under **FY 2004-05 Audit**, the word **increase should be omitted from the third paragraph**, as it was agreed upon that the fund balance should be approximately \$1,500,000 not increased by \$1,500,000. All members agreed to the correction and were in unanimous favor of the motion.

### PUBLIC HEARINGS

#### 1. CUP #2004-08 – Hiron Court Subdivision

Mayor Lawrence asked that anyone wishing to speak during the public hearing be sworn in by the clerk. At that time, Planning Director Kevin Rothrock, Ron Coldiron, Benji Thomas, Public Works Director Johnny Lentz, and Doug Chapman were duly sworn.

Planning Director Kevin Rothrock presented to Council a request from Ron Coldiron for a conditional use permit to develop a four (4)-lot single-family subdivision off Goforth Road on a 2.117 acre tract of land. The subject property is zoned R-15, single-family and is located in the WS-IV-PA Watershed.

The applicant provided a site plan showing four single-family lots that are at least 15,000 square feet in area. Since the proposed project is located in the WS-IV-PA Watershed, it is limited to 2 dwellings per acre for a total of 4 dwellings.

Mr. Rothrock pointed out that lot #3 in the proposed project did not meet the minimum lot width of 100 feet as measured at the street setback line, it was only 50 feet wide. A structure could not be built on the front portion of this lot due to overhead power lines. The rear of the lot is the only place a structure could be built. The intent of the ordinance regulating lot width (Section 16-183) is to prevent a lot from being created so narrow or irregular that no structure could be built on it, and that the lot could meet the applicable setbacks.

The applicant requested a waiver of the minimum lot width standards for lot #3.

Storm water detention and how adjacent property owners would be affected by this project was discussed, as well as water tap requirements.

A motion to close the public hearing at 7:40 p.m. was made by Commissioner Wiseman, seconded by Commissioner Tester. All were in favor of the motion.

Commissioner Tester made a motion to table this request until the following issues could be resolved:

- **That a storm water detention plan be developed that satisfies the Town**

**Engineer, with all necessary easements obtained from adjacent property owners.**

- **That staff look at the issue of setback requirements, and define what the intention was when the ordinance was amended in 1998.**
- **To clarify, based on NCDENR standards, how many water taps could be provided for this project from the existing water lines.**

## **2. Parks and Recreation Master Plan**

At the Town's request, McGill Associates developed a Comprehensive Parks and Recreation Master Plan to help guide the future of parks and recreation in Blowing Rock. The plan replaces a study prepared and adopted in December 1977.

Mike Morris and Doug Chapman of McGill Associates gave an overview of the Master Plan to Council and attending citizens, welcoming any public comments regarding this matter.

The plan includes additional and expanded community recreation areas and parks, open space and trails. In addition, there are recommendations concerning improved park connectivity, accessibility and signage, additional picnic shelters, Grover Robbins Pool improvements, future conversion of the Emergency Services building to a Recreation Center, US 321 By-pass mini-park, centralized landscaping, and increased partnerships with other public and private entities.

The presentation of the plan received favorable comments not only from the public attending, but from Council as well. The final draft of the Parks and Recreation Master Plan will be presented to Council during the January 11, 2005 meeting.

## **NEW BUSINESS**

### **1. FY 2004-05 Audit –Contract**

A contract for no more than \$18,000 between the Town of Blowing Rock and Billy Combs, CPA was presented for consideration to Council for the 2004-05 audit. A motion to accept the contract was made by Commissioner Tester, with a second by Commissioner Ball. All members were in favor of the motion.

**CONTRACT TO AUDIT ACCOUNTS  
OF TOWN OF BLOWING ROCK, NC**

**2. Mausoleum Request**

A request from Hampton Funeral Service for additional mausoleums in Woodlawn Cemetery was presented to Council. After some discussion, Commissioner Lentz recommended that no action be taken until board members could reevaluate the layout of the available cemetery property, and the current fees being charged. This item would be added to the retreat agenda.

**DEPARTMENTAL REPORTS**

Town Manager Hildebran announced Parks & Recreation Director Jamie Saitta's departure from the town effective January 2005.

There being no further business to discuss, the meeting was adjourned at 8:30 p.m.

**MAYOR** \_\_\_\_\_

**J.B. Lawrence**

**Attest:** \_\_\_\_\_

**Sharon Greene, Town Clerk**