

# **MINUTES**

## **Town of Blowing Rock**

### **Board of Commissioners**

**April 12, 2005**

The Town of Blowing Rock Board of Commissioners held their regular meeting on Tuesday April 12, 2005 at 7:00 p.m. Present were Mayor J.B. Lawrence, Commissioners Bobby Ball, Keith Tester, Terry Lentz, Rita Wiseman, and David Wray. Others in attendance were Town Manager Scott Hildebran, Doug Chapman with McGill Associates, Director of Public Works Johnny Lentz, Planning Director Kevin Rothrock, Chief of Police Owen Tolbert, Building Inspector John Warren, EMT/FF Chip Sudderth, Parks & Recreation Director Jennifer Gore, Park Maintenance Technician Tom Shelley, and Town Clerk Sharon Greene.

#### **CALL TO ORDER**

Mayor Lawrence called the meeting to order and welcomed the assembled citizens.

#### **APPROVAL OF MINUTES**

A motion was made by Commissioner Wiseman to approve minutes from meetings held on March, 1, 2, 8, and 24, 2005. Commissioner Ball seconded the motion and all members were in unanimous approval.

#### **PUBLIC HEARINGS**

##### **1. CUP #2005-01 Hillwinds Inn**

Mayor Lawrence opened the Public Hearing at 7:10 p.m.

Planning Director Kevin Rothrock presented a proposal from Jim Richardson owner of Charming Inns of Blowing Rock. Mr. Richardson was requesting a conditional use permit to add two (2) rooms and two (2) balconies with decorative railings to Hillwinds Inn. The new rooms would be added to the innkeeper's house. Window shutters would also be added to the existing windows and a skylight added to the roof. A dining area would be renovated to use as breakfast area for inn customers. Hillwinds Inn is located at 315 Sunset Drive and zoned CB, Central Business.

Commissioner Tester inquired if adding a breakfast room, complete with a cook, would change the classifications. Mr. Rothrock stated classification would not change because there would be no food sales to the public.

Commissioner Lentz voiced his opinion that the applicant should be required to put a sidewalk on the side of his property located on Ransom Street. He felt this was only fair, since other business owners had been required to do so. Planning Director Rothrock stated that an easement would be obtained, but according to the Alternative Transportation Plan, in which he was following, a sidewalk was not required.

Town Manager Hildebran stated that usually a sidewalk was not required on all sides of the building, but Council could require a sidewalk on Ransom Street if they wished to. In any event, an easement would be required from the property owner.

Mr. Richardson stated he wanted to improve the outside of his building that faced Ransom Street by adding shutters. No major renovations would be done. He stated he was not aware that a sidewalk could be required when he requested a conditional use permit. He asked since he was not aware of the sidewalk issue, and if the request received approval from Council, would he have to continue through, or would he be able to withdraw his request.

A motion to close the Public Hearing was made by Commissioner Ball, seconded by Commissioner Wiseman. All members were in approval.

Commissioner Tester made a motion to approve the conditional use request with the following modifications. He felt the CUP should read "on premise food sales only" and that the sidewalk addition on Ransom Street should be required. Commissioner Wiseman seconded the motion all members were in unanimous approval.

**(Conditional Use Permit #2005-01 Attached as Exhibit A)**

**2. CUP #2005-03 Faith Bridge Church**

Mayor Lawrence opened the Public Hearing and asked everyone that wished to speak during the hearing, be sworn in by the Clerk. Project Architect Steven Sykes, Engineer Benji Thomas, Faith Bridge Minister Marianne Romanat, Church Treasurer Cindy Shelton, Planning Director Rothrock, and several members of the congregation were sworn in at this time.

Planning Director Kevin Rothrock presented a request from Ms. Cindy Shelton representing Faith Bridge Methodist Church for a conditional use permit to construct an 11,500 square foot church building on Hwy 321 north of Blowing Rock.

The buildings presently located on the property would be demolished and a new church building constructed in the center of the property. An architectural plan was introduced to Council.

Council inquired if adequate parking spaces were available for the project. Planning Director Rothrock stated there were 92 spaces, which according to the Land Use Code would be sufficient.

Commissioner Lentz asked if laying sewer line along Hwy 321 now, instead of waiting until sewer became available, had been considered. He felt this would be a cost saving option, instead of waiting to install the pipe later.

Ms. Cindy Shelton representing Faith Bridge United Methodist Church, spoke briefly to Council and introduced the project engineer and architect, as well as Marianne Romanat, who thanked everyone for their help and for welcoming Faith Bridge to the community.

Project Engineer Benji Thomas spoke regarding the recommended water line loop in the rear of the property that would tie the line to adjoining property located in Hillwinds Estates. He asked if this could be optional and not a requirement from the town.

Commissioner Wiseman asked Town Engineer Doug Chapman if there had been additional calculations on the cost of running the proposed water line up the steep, rocky terrain to connect with Hillwinds Estates other than the estimated \$15,000. Mr. Chapman stated the estimated costs did not allow for the topography of the land.

The removal of trees on the property in order to run the line was also a concern of several Council members. Director of Public Works Johnny Lentz stated that a 25-foot right-of-way would be required but possibly only 15 feet would have to be cleared for maintenance purposes.

Director of Public Works Johnny Lentz stated that the property had a two-inch water line, but had to be upgraded to a six-inch line for fire protection. A large master meter would need to be installed with a back flow according to State regulations. He stated this property was at the ultimate dead end of the water line on the town system, which could possibly cause problems for the applicant. Extending the water line behind the property would alleviate this problem. Mr. Lentz also stated that when waterlines were flushed or a problem occurred with the back flow, this could be costly to the applicant.

Commissioner Lentz stated the best option for water line installation needed to be worked out between the towns' and the project engineers.

A motion was received by Commissioner Wiseman to close the public hearing at 8:00 p.m. Commissioner Ball seconded the motion, with all members being in favor.

Commissioner Tester made a motion to accept the Conditional Use Permit with the following changes:

- Both the town engineer and project engineer look at all options for providing water to the project, and decide which option would be most suitable for the applicant and the town.
- Council recommends, but does not require, a sewer line to be installed from the building to Hwy. 321 should sewer become available to that area in the future
- A performance bond for the cost of storm water, landscaping, and stabilization, plus a twenty-five percent contingency, should be required from the applicant in the event that construction should cease.

Commissioner Wiseman seconded the motion and all members were in unanimous favor.

Commissioner Wiseman commented on what a nice addition this project would be to the town. Mayor Lawrence also thanked the applicant and welcomed them to the community.

### **Conditional Use Permit #2005-03 Attached as Exhibit B**

#### **3. CUP #2003-07 Amendment – Chetola Manor House**

Mayor Lawrence opened the Public Hearing at 8:05 p.m.

Planning Director Kevin Rothrock presented Council with a request from Kent Tarbutton, of Chetola Resort for an amendment to CUP #2003-07. The request was to add a roof to the existing arbor adjacent to Chetola Lake.

Mr. Rothrock stated the roof would have a 6:12 pitch and would be covered by cedar shakes.

A motion to close the public hearing at 8:10 was made by Commissioner Wiseman, seconded by Commissioner Ball. All members were in favor.

Commissioner Lentz made a motion to accept the amendment to CUP #2003-07 as presented, seconded by Commissioner Wray. All members were in favor.

### **CUP #2003-07 Amendment Attached as Exhibit C**

## **OLD BUSINESS**

### **1. Edgewood Cottage Study- Historical Society Cottage Committee**

Ginny Stevens Chairperson of the Edgewood Cottage Committee, presented a report to Council regarding the Edgewood Cottage located on South Main Street. Mrs. Stevens spoke of the historical value of the cottage and how wonderful it would be to have all three homes of famous artist Elliott Dangerfield still standing. Mrs. Stevens showed various photographs of the cottage and also an assessment booklet to Council for their review.

Mrs. Stevens spoke of the Historical Society's concern with the cottage being too close to the proposed museum. They felt the cottage needed to be moved approximately 8 to 10 feet forward on the property.

Town Manager Hildebran stated the building had to be at least 60 feet from the centerline of Main Street per the deed restrictions and he felt the front stoop of the building was approximately 60 feet at the present time.

Commissioner Lentz was also concerned with the appearance of the two buildings (Edgewood Cottage and Blowing Rock Art & History Museum) on the property. He felt with Edgewood Cottage sitting below sidewalk level and the proposed museum positioned higher, it would create a swimming pool effect.

Mrs. Stevens stated an architect had been hired to start on the project. She also stated the historical society were still undecided as to how the cottage would be used after renovation. They thought possibly as an educational exhibit downstairs and storage upstairs, since the upstairs could not be handicap accessible.

Mrs. Stevens spoke of two stages in which the cottage would be renovated. Phase I would include replacing the old roof, work underneath the cottage, land movement that has accumulated over the years, and address the problem with water collection on the south side of the property. This phase would take approximately six months according to Mrs. Stevens, and would be done the first year. The following year Phase II would begin, which would include insulation, new windows and doors, plumbing, etc. The cost of the renovation was estimated at \$200,000-\$250,000.

Commissioner Lentz inquired who would be maintaining the property after renovation. Mrs. Stevens stated that an agreement between the Town and the Historical Society such as the one they had regarding the pictorial museum located beside Memorial Park, would be needed.

After further discussion Commissioner Tester stated he felt a decision could not be made at the present time. He felt a master plan was needed that included the Blowing Rock Art and History Museum, Edgewood Cottage, and the parking facility. He felt Council needed to see how all three projects flowed together on the property before a decision could be made to save Edgewood Cottage.

Commissioner Ball stated she felt there should be better dialogue between BRAHM and Historical Society regarding this issue.

It was consensus of Council that a "Master Plan" was needed before a decision could be made regarding the Edgewood Cottage. Commissioner Lentz stated he would not have a problem in giving the Historical Society 90 days to work with BRAHM in order to get a footprint of all three projects on one plan for Council's review. He said he would be willing to vote in favor of saving the cottage if it did not linger on for a long period of time.

Commissioner Wiseman stated she understood that a tremendous amount of time and work had been spent on saving the cottage, but it was a visual eyesore and she was not in favor of waiting an extended amount of time before results could be seen.

Sue Glenn, a representative for BRAHM stated that more time would be needed to get all the information for the "Master Plan." Mr. Ron Oberle, also a member of BRAHM echoed Ms. Glenn's sentiments with the time limit of 90 days.

Commissioner Ball stated all that Council wanted was for the two boards to agree on a plan and come back before them. Commissioner Lentz stated he would agree with extending the time to 120 days.

A motion was made by Commissioner Lentz, seconded by Commissioner Wray to extend the time limit to 120 days in order for BRAHM and the Historical Society to come to an agreement regarding Edgewood Cottage, the Art & History Museum and a parking facility large enough to accommodate 210 spaces. All members were in favor of the motion.

## **NEW BUSINESS**

### **1. Stage Company Ticket Office Lease – Renewal Request**

Council received a request from the Stage Co. to renew the lease for town property located on Maple Street. The lease would run from June 1, 2005 to May 31, 2006 and would cost \$1.00 for the year.

Commissioner Wiseman made a motion to renew the lease, seconded by Commissioner Ball. All members were in favor. The Stage Company paid \$1.00 to the Town Clerk for payment of the lease.

#### **Stage Company Ticket Office Lease Attached as Exhibit D**

### **2. Blowing Rock Art and History Museum – Town Property Use Request**

Sue Glenn a member of the Blowing Rock Art and History Museum (BRAHM) made a request to Council to lease the house located at 135 Chestnut Street. Ms. Glenn stated that BRHAM needed space to store art objects that were being collected for exhibition in the new museum.

Council has several concerns regarding this request. They felt this could possibly be a fire hazard since town equipment was stored in the basement of the property. They also felt it would be unfair to move the equipment and other various items stored in the building by the town recreation department as well as the landscaping department, especially since this was a convenient location for storage. They felt this could possibly create a situation for town employees should something happened to the art objects being stored on site.

Commissioner Wiseman and Commissioner Ball inquired if other locations had been approached such as the American Legion Building.

Council decided this would not be in the best interest of the town and BRAHM should continue their search for a better location.

Commissioner Lentz made a motion to deny Ms. Glenn's request, seconded by Commissioner Wiseman, with all members being in agreement.

Commissioner Tester suggested that BRAHM consider contacting the new visitor's center located on Valley Boulevard. He stated this might possibly be a solution to their storage problem and at the same time visitors to the area could enjoy the art objects on display.

**DEPARTMENTAL REPORTS**

Town Manager Hildebran stated the new streetlights on Downtown Main Street would be installed in the fall and the design for the brackets needed to be addressed.

Mr. Hildebran also stated the town's web site had received recognition from *Popular Government Magazine* and commended Sonya Long web site coordinator with the town.

Mr. Hildebran also stated that Winston Lawrence and Kent Graham had received their Paramedic Certifications and Chip Sudderth was in the process of receiving his Firefighter II Certification.

Mr. Hildebran reminded everyone of the Town Clean-Up Day scheduled for the following Saturday, beginning at 9:00 a.m. and asked for volunteers.

**ADJOURNMENT:**

There being no further business to discuss, the meeting was adjourned at 9:20 p.m.

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

**J.B. Lawrence**

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

**Sharon H. Greene, Town Clerk**