



# Town of Blowing Rock

**Date:** Tuesday, May 14, 2019

**Time:** 6:00 p.m.

**Location:** Town Hall, 1036 Main Street,  
Blowing Rock, NC 28605

## Agenda

<i>Item</i>		<i>Present &amp; Participants</i>
<b>I.</b>	<b>CALL TO ORDER</b>	Mayor Charles Sellers
<b>II.</b>	<b>PLEDGE OF ALLEGIANCE</b>	Mayor Charles Sellers
<b>III.</b>	<b>CONSENT &amp; REGULAR AGENDA ADOPTION</b>	Mayor & Council
<b>IV.</b>	<b>MINUTE APPROVAL:</b> a. April 1, 2019 Special Meeting (Open & Closed) b. April 3, 2019 Special Meeting (Open & Closed) c. April 9, 2019 Regular Meeting d. April 24, 2019 Special Meeting	Mayor & Council
<b>V.</b>	<b>PUBLIC COMMENTS...</b> <i>comments shall be limited to three (3) minutes</i>	Public
<b>VI.</b>	<b>PUBLIC HEARING...</b> <i>continued from April 9, 2019</i> CUP 2019-01 RAINEY LODGE Quasi-Judicial Hearing	Planning Director Kevin Rothrock, Mayor & Council
<b>VII.</b>	<b>FINANCIALS</b>	Finance Director Nicole Norman
<b>VIII.</b>	<b>OFFICIALS REPORTS &amp; COMMENTS:</b> a. Mayor b. Council Members c. Town Attorney d. Town Manager	Mayor Sellers Council Members Allen Mosley, Town Attorney Jim Freeman, Interim Mgr.
<b>IX.</b>	<b>ADJOURNMENT/RECESS...</b> <i>Mayor Charles Sellers entertains a motion and second to adjourn or recess the meeting.</i>	Council



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# Town of Blowing Rock

## Agenda Communiqué

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**To:** Charles Sellers, Mayor  
Town Council Members  
Allen Mosley, Town Attorney

**From:** Jim Freeman, Interim Manager  
Hilari Hubner, Town Clerk

**CC:** Department Heads

**Date:** 14 May 2019

**Re:** Council Agenda Meeting – 6:00 pm, Tuesday, 14 May 2019

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### **I. CALL TO ORDER:**

Mayor Charles Sellers will call the meeting to order.

### **II. PLEDGE OF ALLEGIANCE:**

Mayor Charles Sellers will either lead or call upon another in reciting the Pledge of Allegiance to the Flag.

*“I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.”*

### **III. CONSENT & REGULAR AGENDA ADOPTION:**

The Town Clerk respectfully submits to Council, the Regular Agenda and the below Consent Agenda Item Exhibits, of which the Council is thought to be in general agreement and garner little public interest and/or controversy. These items may be voted on as a single group without Council discussion or, “if so desired”, Council may vote to remove any item(s) from the consent agenda and place same on the regular agenda for discussion and consideration.

<b>Consent Item #A</b>	High Country Walk/Run for Cancer Foundation Event (Oct. 31, 2019): Town Trails Utilization
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<b>Consent Item #B</b>	NCDOT Supplemental Agreement Amendment ( <i>TIP #EB-5924</i> ): Middle Fork Greenway Trail Project
<b>Consent Item #C</b>	Appalachian Regional Healthcare System Tax Release ( <i>\$826.29</i> )

**Action:** Either as a group motion or individually, a Council member motion and second are being sought as to approving the following agenda matters:

- A. Unless Council desires to remove a consent agenda item and place on regular agenda, a Council member motion and second to approve of all the consent agenda items (**Exhibit Items #A - #C**) without discussion; and
- B. A Council member motion and second to approve this evening’s Regular Agenda Items.

**Town Manager’s Opinion:** Council may by majority vote add items to or subtract items from both the proposed consent and regular agenda. As of this writing, the manager understands that the presented consent agenda items are routine and therefore concurs with adopting the presented consent agenda.

#### **IV. MINUTE APPROVAL:**

The Town Clerk respectfully submits to Council the below listed regular, special and/or closed meeting minutes for Council consideration:

<b>Minutes Item #D</b>	April 1, 2019 Special Council Meeting Minutes
<b>Minutes Item #E</b>	April 1, 2019 Closed Session Meeting Minutes
<b>Minutes Item #F</b>	April 3, 2019 Special Council Meeting Minutes
<b>Minutes Item #G</b>	April 3, 2019 Closed Session Meeting Minutes
<b>Minutes Item #H</b>	April 9, 2019 Regular Council Meeting Minutes
<b>Minutes Item #I</b>	April 24, 2019 Special Council Meeting Minutes

**Action:** Either as a group motion or individually, a Council member motion and second are being sought as to approving the Town Clerk’s presented Minutes as is or as may be amended.

**Town Manager’s Opinion:** Per NCGS 160A-72, “Full and accurate minutes of council proceedings...” generally do not need to be verbatim unless Council conducts a “quasi-judicial” (legal) proceeding. The minutes must record the full text of the motion (incl. resolutions and ordinances) along with each governing body’s vote and any condition that is required before an action is validated.



## V. PUBLIC COMMENTS:

If any citizen wishes to address the Town of Blowing Rock Council during this “Public Comments” segment of this meeting, they may do so by signing up prior to the beginning of the meeting. The Town Clerk shall provide the sign-up sheet, which lists the name and address. It should be noted that comments shall be limited to three (3) minutes. Speakers for Public Hearing matters do not need to sign up. Council reserves the right not to act on requests first presented this evening during public comments.

## VI. PUBLIC HEARING (QUASI-JUDICIAL): CUP 2019-01 RAINEY LODGE

*{NOTE: The below hearing matter is a continuation from Council’s April 9<sup>th</sup> meeting and therefore for Council members reference, the same information and exhibits from said April meeting are presented in this May 14<sup>th</sup> agenda packet}*

### Item #1. CUP 2019-01 Rainey Lodge Hearing

Referencing the Planning Staff’s report (**Exhibit #1A**), please find provided the Planning Board’s review recommendation regarding the Rainey Lodge Conditional Use Permit (CUP) Application 2019-01. After both staff research and March 21<sup>st</sup> Planning Board review, the Planning Board recommends said CUP permit approval with a condition. *“That condition being that the architectural plan complies with the 50% window/door area as required by the Land Use Code and it is consistent with the NC Building Code.”*

Generally, Grand Dakota Development, LLC is requesting a conditional use permit to construct a 40-room hotel with restaurant, bar and surface parking. The property is located at 159 & 167 Rainey Street, but is also located off Hwy 221 and Morningside Drive. The property is zoned CB, Central Business. Much of the subject property is in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PINs 2807-98-0716-000, 2807-98-1850-000 and 2807-98-0826-000.

In preparation of the hearing, all Council members received the full application and staff research on April 4<sup>th</sup>. Also, Planning Director Kevin Rothrock provides background information and related attachments on this presented CUP application.

- Request:**
- (a) Prior to formally opening this “quasi-judicial” hearing and pursuant to NCGS 160A-388(e)(2), Mayor Sellers provides an opportunity for governing body members to disclosure if they gathered/received prior information/conversation regarding the subject hearing matter being consider; and
  - (b) Upon opening the hearing, Mayor Sellers is to announce that speakers are to first to take an oath, administered by the Town Clerk before testifying on this evening’s hearing matter; and
  - (c) Mayor Sellers will then call (under oath) upon Planning Director Kevin Rothrock and/or applicant to present said hearing subject matter, along with responding to Council questions; and
  - (d) Mayor Sellers is to open the floor for public comments with the applicant



being invited first to comment; and

- (e) Upon receiving no further public comments, Mayor Sellers is to close the formal public hearing procedure; and
- (f) Solicit comments from the Council and refer any legal questions to the Town Attorney; and thereafter,
- (g) Based upon hearing presentation testimony and conditional use permit conditions set forth in the ordinance, a Council motion and second is sought as to considering if the presented application satisfies conditions of the CUP (approve) or not (Exhibit #1B).

**City Manager's Opinion:** Per conference with the Town Attorney, the scheduled public hearing process for this "quasi-judicial" is in order and Council may proceed with said public hearing. Being a "quasi-judicial" evidence gathering hearing, the interim manager does not provide an opinion as of this writing. Also, it is suggested that Council member questions directed should be evidence related to findings of fact.

## **VII. BUSINESS ITEMS:**

### **Item #2. Financials: Monthly Financial Report**

Finance Director Nicole Norman shall appear before Council this evening to present the closed-out April 2019 Budgeted General and Utility Fund monthly financial report (**Exhibit #2**). While no action is necessary at this time, the Board's questions and comments are solicited and welcomed.

**Request:** No action necessary.

**City Manager's Opinion:** The interim manager concurs with the financial report as presented.

## **VIII. OFFICIALS REPORTS & COMMENTS**

- a. Mayor: At this time, Mayor Charles Sellers may report/comment on items of the Town of Blowing Rock's interest.
- b. Council Members: At this time, Mayor Sellers shall call upon Council members who would like to report on any related Town interest. *Council Member Sue Sweeting, as Chairperson, may want to provide a brief status report on the Land Use Ad Hoc Committee's April 29<sup>th</sup> meeting (Exhibit #VIII (b)).*
- c. Town Attorney: At this time, Town Attorney Allen Mosley is provided an opportunity to report on any related Town business matters.

- d. Town Manager: At this time, Interim Town Manager Jim Freeman may be called upon for a report or be asked for Departments response to questions noted in their submitted Department Reports

**IX. ADJOURNMENT/RECESS**

*Mayor Charles Sellers entertains a motion and second to adjourn or recess this evening's meeting.*

**Town of Blowing Rock**  
**Request for Council Action**

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FROM: Jennifer Brown Director of Blowing Rock Parks & Recreation  
SUBJECT: 2018 High Country Walk/Run for Cancer  
TO: Town Council  
DATE: May 14, 2019  
REQUESTED BY: Irene Sawyer – High Country Breast Cancer Foundation

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Public Hearing       Yes     No     Will be required  
Properly Advertised     Yes     No     Will be required

**BACKGROUND:**

We have received a request from the High Country Breast Cancer Foundation, to hold their 3<sup>rd</sup> annual High Country walk/Run for Breast Cancer road race on Saturday, October 26, 2019. They are also requesting to have this event on Saturday, October 31, 2020 and Saturday, October 30, 2021.

It would begin at 9:00 am in front of the American Legion and continue to Laurel Lane to Wonderland Trail, down Meadow Lane, back on to Wonderland Trail and then return to the finish back at the American Legion.

Ms. Sawyer will coordinate activities with Parks & Recreation, Blowing Rock Fire & Rescue, and the Blowing Rock Police Department. A copy of their certificate of insurance will be provided prior to the event.

A map of the 5k Fun Run/Walk Course is attached as well for your information.

**STATEMENT OF PLAN CONSISTENCY:**

It is the opinion of staff that the proposed action     IS     IS NOT    consistent with the Comprehensive Plan for Blowing Rock or other officially adopted plan (list if other: \_\_\_\_\_).

Specifically, this action is in accord with the following sections of the Comprehensive Plan:

**ATTACHMENTS:**

1. Letter of Request from High Country Breast Cancer Foundation
2. Map of the 5K Road Race

**STAFF RECOMMENDATIONS:**

Town Council **approve** the High Country walk/Run for Breast Cancer road race on October 26, 2019, October 31, 2020, and October 30, 2021.

**COUNCIL ACTION:**

High Country walk/Run for Breast Cancer

**CONSENT #A**





High Country Breast Cancer Foundation, Inc.  
P.O. Box 1029  
Blowing Rock, NC 28605  
614-928-6544  
[www.hbcf.org](http://www.hbcf.org)

November 6, 2017

Jennifer Gore Brown, Director  
Parks and Recreation  
Town of Blowing Rock  
P.O. Box 47  
Blowing Rock, NC 28605

SUBJECT: High Country Walk for Breast Cancer Research

Dear Jennifer,

I would respectfully ask you and the Town Council to approve the High Country Breast Cancer Foundation's 5k Walk/Run scheduled for the last Saturday in October this year.

I also would respectfully ask that we be given a three-year permission to hold this event in Blowing Rock.

We are very grateful to you and Blowing Rock for everything you have done to help the Foundation. During the last two years, we have been able to raise almost \$80,000 to help local breast cancer patients.

On behalf of the High Country Breast Cancer Foundation, Inc., thank you so much, once again, for considering our request for this important event. We look forward to hearing from you soon, and working with the Town of Blowing Rock to make this event an opportunity to contribute funds to the community to combat this horrible disease.

With **hope**,

Irene Sawyer, President and Founder  
High Country Breast Cancer Foundation

## Town of Blowing Rock

### Request for Council Action

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FROM: Jim Freeman, Interim Town Manager  
SUBJECT: NCDOT Supplemental Agreement Amendment – Middle Fork Greenway  
TO: Mayor and Council  
DATE: May 14, 2019  
REQUESTED BY:

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Public Hearing  Yes  No  Not required  NA  
Properly Advertised  Yes  No  Not required  NA

#### BACKGROUND:

The Town of Blowing Rock was selected as the recipient of Federal Lands Access Program Funds which was to be administered by NCDOT. The purpose being to build section two of the Middle Fork Greenway Trail. Presented for council approval is a supplemental NCDOT & Town agreement permitting for such grant proceed administration.

Also, provided are background information related to the project.

#### ATTACHMENTS:

- DOT Supplemental Agreement
- RFP Status – Draft Letter
- Background Information

#### STAFF RECOMMENDATION:

Approve the Supplemental Agreement.

CONSENT #B

NORTH CAROLINA  
WATAUGA COUNTY

**SUPPLEMENTAL AGREEMENT**

DATE: 4/04/19

NORTH CAROLINA DEPARTMENT OF  
TRANSPORTATION

TIP #: EB-5924

AND

WBS ELEMENTS: PE 47629.1.1

ROW \_\_\_\_\_

TOWN OF BLOWING ROCK

CON 474629.3

OTHER FUNDING: 44607

FEDERAL-AID #: NC FLAP BLWRK 321(1)

CFDA #: 20.205

TOTAL SUPPLEMENTAL FUNDS [NCDOT PARTICIPATION] \$0

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department", and the Town of Blowing Rock, hereinafter referred to as the "Municipality."

**WITNESSETH:**

WHEREAS, the Department and the Municipality on 12/8/2018, entered into a certain Project Agreement for the original scope: construction of section 2 of the recreational Greenway Trail heading into Blowing Rock at the parking area adjacent to Tanger Outlet and running up to the North end of the Chestnut Ridge property, programmed under Project EB-5924; and,

WHEREAS, the Municipality requested that the Preliminary Engineering phase be an eligible, reimbursable phase of work; and,

WHEREAS, Eastern Federal Lands Highway Division (EFLHD) agreed to allow the reimbursement of eligible PE expenditures;

NOW THEREFORE, the parties wish to supplement the aforementioned Agreement whereby the following provisions are amended:



## **2. SCOPE OF PROJECT**

The Department's funding participation in the Project shall be restricted to the following eligible items:

- Preliminary Engineering
- Construction

Except as hereinabove provided, the Agreement heretofore executed by the Department and the Municipality on 12/8/2018, is ratified and affirmed as therein provided.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

TOWN OF BLOWING ROCK

BY: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Approved by \_\_\_\_\_ (Governing Board) of the Town of Blowing Rock as attested to by the signature of \_\_\_\_\_, Clerk of the \_\_\_\_\_ (Governing Board) on \_\_\_\_\_ (Date)

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

  
\_\_\_\_\_  
(FINANCE OFFICER)

Federal Tax Identification Number

56-6001184

Remittance Address:

Town of Blowing Rock

PO Box 47

Blowing Rock, NC 28605

DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_

(CHIEF ENGINEER)

DATE: \_\_\_\_\_

APPROVED BY BOARD OF TRANSPORTATION ITEM O: \_\_\_\_\_ (Date)

**From:** Renbarger, Catherine [<mailto:crenbarger@withersravenel.com>]  
**Sent:** Tuesday, May 07, 2019 4:25 PM  
**To:** Nicole Norman <[Finance@townofblowingrocknc.gov](mailto:Finance@townofblowingrocknc.gov)>  
**Subject:** RE: Blowing Rock EFLAP concurrence in PER selection

Nicole-

Great. Thank you!

And that is **perfectly fine if you would like to take the agreement to Council for their consent**. I think that makes a lot of sense.

Would you mind uploading this letter and the excel spreadsheet I sent over earlier today onto DOT's portal using Marta's instructions below:

Go to View Agreement/Submit Documents  
Find this Project (EB-5924)  
Open Agreement and then click on "submit documents" at top  
Select "PEF Tasks and Mandays/Hours with Rates" and submit the letter requesting concurrence with selection and the cost estimate provided by WithersRavenel.  
Then click "submit" at the top to start workflow

(Sorry – I would happily do this for you if I had access!)

**Catherine Renbarger**

WithersRavenel



**From:** Nicole Norman <[Finance@townofblowingrocknc.gov](mailto:Finance@townofblowingrocknc.gov)>  
**Sent:** Tuesday, May 7, 2019 4:21 PM  
**To:** Renbarger, Catherine <[crenbarger@withersravenel.com](mailto:crenbarger@withersravenel.com)>  
**Cc:** Ed Evans <[eevans@toibr.us](mailto:eevans@toibr.us)>  
**Subject:** RE: Blowing Rock EFLAP concurrence in PER selection

Hi Catherine, Please see attached for the signed letter from Mr. Freeman. **On the NCDOT agreement, if the timing would be ok, he would like to take this one to Council for their consent.** Please let me know if that would be ok timing wise (our council meeting is next Tuesday).

Thank you,  
Nicole

**From:** Renbarger, Catherine [<mailto:crenbarger@withersravenel.com>]  
**Sent:** Thursday, April 18, 2019 8:21 AM  
**To:** Matthews, Marta T <[mtmatthews@ncdot.gov](mailto:mtmatthews@ncdot.gov)>  
**Cc:** Nicole Norman <[Finance@townofblowingrocknc.gov](mailto:Finance@townofblowingrocknc.gov)>  
**Subject:** Blowing Rock EFLAP concurrence in PER selection

Good morning Marta,

Attached please find a draft letter requesting concurrence in PER selection for the Town of Blowing Rock. Can you please review and let me know if this is sufficient? If this is sufficient, we will go ahead and put on letterhead and finalize. I am also attaching the scope and manday estimate form. All supplemental materials ( RFQ, RFQ responses, Award Letter, Contract ) can be found at the following link. (I could not send in one email due to size limitations.)

<http://ftp2.withersravenel.com/>

We will also work to upload all of the documents onto DOT's project management site.

Thanks for all your assistance with this project. Please let me know if you have any questions.

**Catherine Renbarger**  
WithersRavenel





# Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina

SUBJECT: PEF Selection  
*Town of Blowing Rock, Buncombe County*  
Project TIP # EB-5924; WBS Element: CON 47629.3.1; OTHER 44607  
*EFLAP Middle Fork Greenway*

Dear Ms. Mathews:

The Town of Blowing Rock has been designated as a recipient of Federal Lands Access Program (FLAP) funds to build section two of the Middle Fork Greenway Trail heading into Blowing Rock. To select an engineering firm for this project, the Town solicited Requests for Qualifications on its website from February 5, 2018 until February 23, 2018 and distributed the RFQ electronically to local firms. Three responses were received.

The Town's selection committee included: Ed Evans, Town Manager, Kevin Rothrock, Town Planner, Wendy Patoprsty, Middle Fork Greenway Project Director, and Zika Rea, Chair of the Blue Ridge Conservancy. The proposals were reviewed and evaluated based on specific criteria. Those criteria included:

- Firm's experience, knowledge, familiarity and past performance with the desired services, specifically interaction with and services related to transportation funding at the state and federal level
- Experience of the firm's proposed staff to perform the type of work required in accordance with all federal procurement regulations
- Understanding of project-specific issues and project approach; past experience with federal transportation and/or pedestrian project requirements, including environmental constraints
- Firm's experience in completing design for greenway, trail, road-adjacent trail, and bridge projects requiring NCDOT and FHWA approval
- Firm accessibility and responsiveness to Blowing Rock and its partners needs
- Adequate resources available to complete the project
- Ability to meet NCDOT prequalification areas as described in the RFQ
- General appearance and adherence to RFQ requirements

Based on those criteria, WithersRavenel was selected as they best met the criteria and had the highest score of the respondents. Attached please find the Request for Qualifications and the RFQ responses.

Sincerely,

Jim Freeman, Interim Town Manager

## Hilari Hubner

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**From:** Ed Evans  
**Sent:** Wednesday, May 08, 2019 7:53 AM  
**To:** Hilari Hubner  
**Subject:** FW: Blowing Rock EFLAP concurrence in PER selection  
**Attachments:** eflap letter.pdf

For consent agenda

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**From:** Nicole Norman  
**Sent:** Tuesday, May 07, 2019 4:21 PM  
**To:** Renbarger, Catherine <crenbarger@withersravenel.com>  
**Cc:** Ed Evans <eevans@toobr.us>  
**Subject:** RE: Blowing Rock EFLAP concurrence in PER selection

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Thank you,  
Nicole

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**From:** Renbarger, Catherine [<mailto:crenbarger@withersravenel.com>]  
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**Subject:** Blowing Rock EFLAP concurrence in PER selection

Good morning Marta,

Attached please find a draft letter requesting concurrence in PER selection for the Town of Blowing Rock. Can you please review and let me know if this is sufficient? If this is sufficient, we will go ahead and put on letterhead and finalize. I am also attaching the scope and manday estimate form. All supplemental materials ( RFQ, RFQ responses, Award Letter, Contract ) can be found at the following link. (I could not send in one email due to size limitations.)

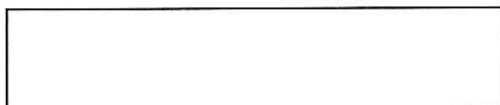
<http://ftp2.withersravenel.com/>

We will also work to upload all of the documents onto DOT's project management site.

Thanks for all your assistance with this project. Please let me know if you have any questions.

Catherine

**Catherine Renbarger**  
WithersRavenel



137 S Wilmington Street | Suite 200 | Raleigh, NC 27601



# TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

## Release Request No: 2018-10

Property Owner: Appalachian Regional Healthcare System

Address: South Side 221-321

Parcel Number: 2818530874000 Request Date: May 14, 2019

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
		\$826.29	\$826.29	Discovery Billing Tax Years: 2014, 2015, 2016, 2017 & 2018

Account Number: 1730526

County: Watauga

Date: May 14, 2019

Release Amount: \$826.29

**Specific Reason for Release:** The Town annexed this property into the city limits 5 years ago. During that time taxes were not assessed and coincidentally was not included on the tax scrolls. During a recent title search the error was discovered and a discovery billing was done for the past 5 years. The Hospital has paid the taxes in full, but because this was billed after January 5, 2019, interest was automatically charged to the account. I am asking for the interest fees to be waved due to the circumstances and this being a clerical error and not the fault of the hospital system. NC General Statue 105-358 supports waving the fee.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

CONSENT #C



TOWN OF BLOWING ROCK  
**TAX INQUIRY FORM REPORT**

Account	Name	Address
000001730526	APPALACHIAN REGIONAL HEALTHCARE SYSTEM	PO BOX 2600
	Bankruptcy	BOONE, NC 28607
Current Account Overpayment:	0.00	Foreclosure
Current Account Prepaid Tax:	0.00	Garnishment

Parcel: 2818530874000 Desc: SOUTH SIDE 221-321 Addr:

Year	Bill No	TAX BILLED	INT/FEES BILLED	TOTAL BILLED	DISC	RELEASED	PAID	DUE	PENDING PAYMENTS
A	2018 03036 (2014) Discovery Bill	3,419.30	145.31	3,564.61	0.00	0.00	3,419.30	145.31	0.00
A	2018 03037 (2015) Discovery Bill	3,639.90	154.70	3,794.60	0.00	0.00	3,639.90	154.70	0.00
A	2018 03038 (2016) Discovery Bill	3,750.20	159.39	3,909.59	0.00	0.00	3,750.20	159.39	0.00
A	2018 03039 (2017) Discovery Bill	4,081.10	173.45	4,254.55	0.00	0.00	4,081.10	173.45	0.00
A	2018 03040 (2018) Discovery Bill	4,191.40	193.44	4,384.84	0.00	0.00	4,191.40	193.44	0.00
<b>INQUIRY TOTALS:</b>		19,081.90	826.29	19,908.19	0.00	0.00	19,081.90	826.29	0.00





# TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

## Release Request No: 2018-11

Property Owner: Watauga Medical Center INC

Address: LOT 2 Plus Summit Meadows Drive

Parcel Number: 2818526433000 Request Date: May 14, 2019

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
		\$1,227.54	\$1,227.54	Discovery Billing Tax Years: 2014, 2015, 2016, 2017 & 2018

Account Number: 1530117

County: Watauga

Date: May 14, 2019

Release Amount: \$1,227.54

**Specific Reason for Release:** The Town annexed this property into the city limits 5 years ago. During that time taxes were not accessed and coincidentally was not included on the tax scrolls. During a recent title search the error was discovered and a discovery billing was done for the past 5 years. The Hospital has paid the taxes in full, but because this was billed after January 5, 2019, interest was automatically charged to the account. I am asking for the interest fees to be waved due to the circumstances and this being a clerical error and not the fault of the hospital system. NC General Statue 105-358 supports waving the fee.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

TOWN OF BLOWING ROCK  
TAX INQUIRY FORM REPORT

Account	Name	Address
000001530117	WATAUGA MEDICAL CENTER INC	PO BOX 2600
	Bankruptcy	BOONE, NC 28607
Current Account Overpayment:	0.00	Foreclosure
Current Account Prepaid Tax:	0.00	Garnishment

Parcel: 2818526433000 Desc: LOT 2 PLUS SUMMIT MEADOWS DRIVE Addr:

Year	Bill No	TAX BILLED	INT/FEES BILLED	TOTAL BILLED	DISC	RELEASED	PAID	DUE	PENDING PAYMENTS
A	2018 03031 (2014) Discovery Bill	5,175.76	219.98	5,395.74	0.00	0.00	5,175.76	219.98	0.00
A	2018 03032 (2015) Discovery Bill	5,509.68	234.15	5,743.83	0.00	0.00	5,509.68	234.15	0.00
A	2018 03033 (2016) Discovery Bill	5,676.64	241.24	5,917.88	0.00	0.00	5,676.64	241.24	0.00
A	2018 03034 (2017) Discovery Bill	6,177.52	262.54	6,440.06	0.00	0.00	6,177.52	262.54	0.00
A	2018 03035 (2018) Discovery Bill	6,344.48	269.63	6,614.11	0.00	0.00	6,344.48	269.63	0.00
INQUIRY TOTALS:		28,884.08	1,227.54	30,111.62	0.00	0.00	28,884.08	1,227.54	0.00

**DRAFT**  
**MINUTES**  
**Town of Blowing Rock**  
**Town Council Special Meeting**  
**April 1, 2019**

The Town of Blowing Rock Board of Commissioners held a special meeting on Monday, April 1, 2019 at 12:00 p.m. The meetings took place at the Blowing Art History Museum located at 115 Ginny Stevens Lane, Blowing Rock. Present were Mayor Charlie Sellers, Mayor Pro-Tem Albert Yount, Council Members Jim Steele, Sue Sweeting, Doug Matheson and Virginia Powell. Others in attendance were HR Administrator Tonda Spear.

Mayor Sellers called the meeting to order and immediately Mayor Pro-Tem Yount made a motion to go into Closed Session, seconded by Council Member Steele. Unanimously approved. The motion was pursuant to NC General Statute 143-318.11. (a) (6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee. At 7:30 p.m. returned to open session. With no further business to be discuss Council Member Steele made a motion to recess the meeting until Wednesday, April 3, 2019 at 5:00 p.m., seconded by Council Member Sweeting. Unanimously approved.

**MAYOR** \_\_\_\_\_  
**Charlie Sellers**

**ATTEST** \_\_\_\_\_  
**Hilari Hubner, Town Clerk**

**Draft**  
**MINUTES**  
**Town of Blowing Rock**  
**Town Council Special Meeting**  
**April 3, 2019**

The Town of Blowing Rock Board of Commissioners held a special meeting on Monday, April 3, 2019 at 4:30 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock. Present were Mayor Charlie Sellers, Mayor Pro-Tem Albert Yount, Council Members Jim Steele, Sue Sweeting, Doug Matheson and Virginia Powell. Others in attendance were Interim Town Manager and HR Administrator Tonda Spear.

Mayor Sellers called the meeting to order and immediately Council Member Sweeting made a motion to go into Closed Session, seconded by Council Member Matheson. Unanimously approved. The motion was pursuant to NC General Statute 143-318.11. (a) (6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.

Council Member Sweeting made a motion to adjourn at 9:15 p.m., seconded by Council Member Powell. Unanimously approved.

**MAYOR** \_\_\_\_\_  
**Charlie Sellers**

**ATTEST** \_\_\_\_\_  
**Hilari Hubner, Town Clerk**



**Draft**  
**MINUTES**  
**Town of Blowing Rock**  
**Town Council Meeting**  
**April 9, 2019**

The Town of Blowing Rock Town Council met in regular session on Tuesday, April 9, 2019, at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, N.C. Present were Mayor Charlie Sellers, Mayor Pro-tem Albert Yount and Council Members Jim Steele, Sue Sweeting, Doug Matheson and Virginia Powell. Others in attendance were Interim Town Manager Jim Freeman, Town Attorney Allen Moseley, Town Engineer Doug Chapman from McGill Associates, Finance Officer Nicole Norman, Interim Public Works and Utilities Director Matt Blackburn, Fire Chief Kent Graham, Interim Police Chief Aaron Miller, Planning Director Kevin Rothrock, Building Inspector John Warren, Parks & Recreation Director Jennifer Brown and Town Clerk Hilari Hubner, who recorded the minutes.

**CALL TO ORDER**

Mayor Sellers called the meeting to order at 6:00 p.m. and welcomed everyone.

**THE PLEDGE OF ALLEGIANCE**

**CONSENT & REGULAR ADOPTION OF AGENDA**

Council Member Sweeting made a motion to adopt the agenda, seconded by Council Member Steele. Unanimously approved.

**CONSENT AGENDA**

**1. Consent Item #A**

Utility Service Company (Suez) 20 July 2001 Contract: 90-Day Anniversary Date Termination Notification and authorization to utilize an engineer firm if so needed. **Utility Service Termination Letter – Attachment A**

**2. Consent Item #B**

BRAHM August Event Request: Town Parking Deck Area

**3. Consent Item #C**

Interlocal 1 July 2012 Governmental Agreement Watauga Co. and Town of Blowing Rock Consolidation of 9-1-1 Dispatch Services 12 Month Termination Notice **Termination Letter to Watauga County – Attachment B**

**SPEAKERS FROM THE FLOOR**

None

**APPROVAL OF MINUTES**

46 Mayor Pro-Tem Yount made a motion to approve the open and closed minutes for the  
47 special meeting held on March 5, 2019, seconded by Council Member Sweeting.  
48 Unanimously approved.

49  
50 Council Member Sweeting made a motion to approve the minutes for the special meeting  
51 held on March 8, 2019, seconded by Council Member Steele. Unanimously approved.

52  
53 Council Member Matheson made a motion to approve the open and closed minutes for  
54 the regular meeting held on March 12, 2019, seconded by Council Member Sweeting.  
55 Unanimously approved.

56  
57 Council Member Steele made a motion to approve the open and closed minutes for the  
58 special meeting held on March 16, 2019, seconded by Council Member Powell.  
59 Unanimously approved.

60  
61 Council Member Sweeting made a motion to approve the open and closed minutes for  
62 the special meeting held on March 18, 2019, seconded by Council Member Matheson.  
63 Unanimously approved.

64  
65 **PUBLIC HEARING:**

66 Mayor Sellers read the law regarding Qiasi-Judicial Hearings.

67  
68 Mayor Sellers advised he had received five (5) emails regarding the Public Hearing in  
69 which he forwarded them to the Town Manager. Mayor Sellers further advised he had a  
70 few people address him face to face and he had to address them individually and advise  
71 he could not comment.

72  
73 Council Member Steele advised he too had received five (5) emails and hadn't opened  
74 them. He further advised he had met with Town Staff to ask a few questions on the report  
75 only to gather facts.

76  
77 Council Member Matheson advised he too had received five (5) emails and was  
78 approached by one individual face to face and advised he could not participate in the  
79 conversation.

80  
81 Council Member Sweeting disclosed she has received emails but did not read them, she  
82 has been approached by people, but told them she could not respond. She further stated  
83 she had attended a meeting that she had asked the Interim Town Manager if she could  
84 attend. She stated she was told she wasn't prohibited from attending, but she was not to  
85 speak at the meeting, as questions or discuss this project and she had done none of  
86 those things. She further stated she has no fixed opinions on this project.

87  
88 Council Member Powell advised she had gotten the same amount of emails and she had  
89 been approached at various place around Town in which she advised she could not speak  
90 about the issue. She stated her husband had attended the Planning Board meeting  
91 because they have property close by and he wanted to hear information about the project.



92 Council Member Powell further advised she and her husband have not discussed that  
93 meeting.

94

95 Mayor Pro-Tem Yount advised he had received four (4) emails and had received a letter  
96 that was sealed, but not marked indicating what it was. He explained he had opened it  
97 not knowing what it was.

98

99 Planning Director Kevin Rothrock presented the following. Grand Dakota Development,  
100 LLC is requesting a conditional use permit to construct a 40-room hotel with restaurant,  
101 bar and surface parking. The property is located at 159 & 167 Rainey Street, but is also  
102 located off Hwy 221 and Morningside Drive. The property is zoned CB, Central Business.  
103 The majority of the subject property is in the WS-IV-PA water supply watershed.

104

105 The street setback in the Central Business zoning district is 15 feet. The rear setbacks  
106 on lots less than one acre is 5 feet. The proposed project meets the setback standards.

107

108 Since the hotel is setback 55 feet from the proposed Morningside Drive sidewalk, the  
109 maximum building height of 38 feet measured at the finished grade of the primary  
110 entrance. The other walls of the hotel are also limited to a maximum height of 40 feet  
111 measured along the average finished grade along that wall to the peak of the roof. The  
112 hotel meets the applicable building height standards provided in Section 16-12.6.5.4 of  
113 the Land Use Code.

114

115 Primary access to the site will be through a driveway cut on Morningside Drive and a  
116 second driveway onto Rainey Street. Direct access to Hwy 221 is not possible due to the  
117 severity of the slope on the lot.

118

119 During discussion at the Planning Board meeting, some expressed concern about the  
120 narrow street widths of both Morningside and Rainey. Staff measured pavement width  
121 on Morningside from Hwy 221 to Rainey and found no place where the street was less  
122 than 18 feet wide. Staff also measured pavement width on Rainey from Morningside to  
123 the curve just past the site. The pavement width was at least 18.5 feet and some places  
124 23 feet wide. The only place that measured 17.5 feet in width was just past the site in the  
125 curve near the sewer manhole. Staff recommends the applicant provide curb and gutter  
126 and enough street pavement width to maintain at least 20 feet of width from the edge of  
127 pavement on the opposite side of Rainey and Morningside to the face of the curb on the  
128 project side of the street.

129

130 The Applicant has recommended signage at the driveways restricting right turns from the  
131 parking area to minimize hotel traffic from traveling East on Rainey and North on  
132 Morningside.

133

134 The proposed restaurant is 1750 square feet with 36 additional outdoor seats. According  
135 to the Land Use Code, the 40 hotels and restaurants use require 53 parking spaces. Fifty-  
136 three (53) spaces are provided on site.

137

138 Storm water will be collected and detained in a detention system under the parking area,  
139 From the detention system, the storm water will be directed to a new drainage system,  
140 the storm water will be directed to a new drainage system in Hwy 221. Since the project  
141 is at 58% impervious and is subject to a Special Intensity Allocation, storm water detention  
142 storage is required at 13,600 cubic feet per acre of the total side.

143  
144 An existing sewer line is routed through the property. A new public sewer line will be  
145 redirected through the side to Morningside Drive.

146  
147 All overhead utility service to the site will be placed underground. Other existing above  
148 ground services along the streets will remain overhead.

149  
150 All exterior lighting in the Project shall use the same coach-style lights selected as the  
151 lighting standard for the Town and shall otherwise be consistent with the Town's Land  
152 Use Code Section 16-21.8. Any diffused or otherwise visible light emanating from the  
153 Project and adjoining properties shall not be more than one foot-candle at the common  
154 lot line separating the properties. As an alternative, the Applicant may also install the  
155 new LED full cut-off style fixture that has been installed on the Hwy 321 Bypass.

156  
157 The Applicant is providing public sidewalk on Morningside Drive and Rainey Street. The  
158 Town is constructing sidewalk along Hwy 221 with the Sidewalk to Bass Lake project.  
159 Staff recommends the applicant pay for the portion of sidewalk along the portion of their  
160 property that fronts Hwy 221.

161  
162 The proposed landscape plan appears to meet the Land Use Code requirements for  
163 street trees, buffers/screening and parking lot shading. The buffer along the east side of  
164 the property is required to be a 4-foot wide broken screen. An 8-foot wide semi-opaque  
165 buffer is required along each street yard. An extensive detailed landscape plan will be  
166 reviewed with the submission of construction drawings.

167  
168 All retaining walls in the Project shall be constructed with or faced with stone, rock or  
169 simulated stone or rock products. All retaining walls constructed in the Project shall be  
170 the approval of the Zoning Administrator for compliance with the Land Use Code and  
171 CUP.

172  
173 A dumpster for the hotel is located in the northeast corner of the parking lot. All screening  
174 requirements in the Land Use Ordinance for the dumpster enclosure will be met. In  
175 addition, the draft CUP limits collection of garbage and recycling to the hours of 8:00 a.m.  
176 to 7:00 p.m.

177  
178 A 12'x55' loading zone is provided on the east side of the parking area for hotel restaurant  
179 deliveries.

180  
181 All exterior materials on the Project shall consist of, wood or simulated wood products;  
182 stone, rock or simulated stone or rock products; and glass for windows. Other exterior  
183 materials and colors shall be permitted upon approval of the Town staff consistent with



184 the renderings and elevations submitted for the hotel building. Final exterior colors shall  
185 be approved by the Zoning Administrator, unless specifically approved by the Town  
186 Council.

187

188 All ground-level floors of the building that face a street shall have at least 50% of the wall  
189 area constructed with windows or doors or false windows consistent with Section 16-  
190 21.4.4 of the Land Use Code unless the Town Council approves a variable design.

191

192 At their March 21, 2019 meeting and after the application review, the Planning Board  
193 made a recommendation to approve the CUP with a condition. That condition being that  
194 the architectural plan complies with the 50% window/door area as required by the Land  
195 Use Code and it is consistent with NC Building Code.

196

197 A full legal transcript of the meeting will be available for review in the clerk's office once  
198 the Public Hearing is completed.

199

200 At 11:00 p.m., after brief discussion on how to proceed with the meeting, Council Member  
201 Sweeting made a motion to continue the Public Hearing on May 14, 2019 at 6:00 p.m.  
202 and requested NCDOT review the TIA and make comments and/or recommendations,  
203 seconded by Council Member Steele. For the motion: Council Members Sweeting,  
204 Steele, Matheson and Powell; Against the motion: Mayor Pro-Tem Yount. Motion passed.

205

## 206 **AGENDA ITEMS:**

207

### 208 **1. ASU Rosen Sculpture Program – Articulated History Sculpture**

209 Parks and Recreation Director Jennifer Brown advised the Blowing Rock Art and History  
210 Museum is requesting to install a piece of art in front of their building in place of the current  
211 art piece that will be removed in May. They currently work with the Rosen Sculpture  
212 Program at ASU which picks the piece to be displayed for a year. The new piece if art  
213 will be installed around the first of June.

214

215 BRAAC made the recommendation during their April 2, 2019 meeting to approve the art  
216 piece for one year, however, requesting that BRAHM put up signage to discourage people  
217 trying to climb on it.

218

219 Council briefly discussed a few safety concerns including making sure it's secured and  
220 cannot move.

221

222 Mayor Pro-Tem Yount made a motion to approve, seconded by Council Member  
223 Sweeting. Unanimously approved.

224

### 225 **2. Chetola Resort – Share the Whirled Sculptured Display**

226 Parks and Recreation Director Jennifer Brown advised Chetola Resort is requesting to  
227 install a piece of art along Main Street which is next to the sidewalk, facing their lake,  
228 that runs from Valley Boulevard to Chetola's entrance. They are planning to have a  
229 four-day art walk around their lake around the first of June that will be open to the

230 Public; however, the proposed piece along Main Street would remain up for one year.  
231 The art pieces along the lake will be able to be purchased; however, the art piece on  
232 Main Street will remain up for one year.

233

234 BRAAC made a recommendation during their April 2, 2019 meeting to approve the art  
235 piece for one year; however, the art piece is sold it remains up for the one-year time  
236 period before it can be removed.

237

238 Council Member Sweeting asked who owns that portion of the sidewalk. Ms. Brown  
239 advised the Town does. Ms. Brenda Council and Mr. Kent Tarbutton advised they had  
240 also spoken with NCDOT and they didn't have any concerns.

241

242 Building Inspector John Warren advised the sculpture should be inspected and make  
243 sure it's up to code just as the wine cask at Speckled Trout was.

244

245 Council briefly discussed the placement, who would carry the insurance and liability to  
246 damages to the sidewalk upon removal of the sculpture etc. It was determined Chetola  
247 would assume responsibility.

248

249 BRAAC Chair Melissa Pickett advised BRAAC suggested it be installed Monday thru  
250 Thursday and Chetola agreed.

251

252 Mayor Pro-Tem Yount made a motion to approve, seconded by Council Member  
253 Sweeting. Unanimously approved.

254

### 255 **3. Monthly Financial Report**

256 Finance Officer Nicole Norman provided a monthly financial overview for the month end  
257 March 2019. Council had no questions or concerns and thanked Ms. Norman for her  
258 presentation.

259

### 260 **4. Downtown Vision & Highway 321 Bypass/Valley Blvd. Ad Hoc Committee** 261 **Composition**

262 Council Member Sweeting made a motion to develop an Ad Hoc Committee on Land Use  
263 to serve as a recommending committee only. The recommended committee members  
264 would consist of: Spike Bachman, John Aldridge, Keith Tester, Joe Bogdahn and Pete  
265 Gherini, Council Members Jim Steele and Mayor Pro-Tem Albert Yount and Council  
266 Member Sue Sweeting would serve as Ex-officio Member with no vote.

267

268 Mayor Sellers asked Town Attorney Allen Moseley if this could be done with three (3)  
269 Council Members on the committee. Mr. Moseley advised it could be. Interim Town  
270 Manager Jim Freeman reminded everyone that this would constitute the open meeting  
271 laws and would have to be properly advertised.

272

273 Council Member Matheson questioned why there couldn't just be two (2) Council  
274 Members on this committee. He further stated he would personally rather just have two



275 (2) Council Members. Council Member Powell concurred she would rather just have two  
276 (2) Council Members as well.

277  
278 Mayor Pro-Tem Yount questioned why Council Member Matheson wanted to only have  
279 two (2). Council Member Matheson advised it was just his opinion because of perception.  
280 After some discussion Council Member Steele made a motion to withdraw from the  
281 committee, seconded by Council Member Matheson. The committee consists of: Spike  
282 Bachman, John Aldridge, Keith Tester, Joe Bogdahn and Pete Gherini, Mayor Pro-Tem  
283 Albert Yount and Council Member Sue Sweeting would serve as Ex-officio Member with  
284 no vote.

285  
286 **OTHER BUSINESS**

- 287 • Mayor Sellers - FYI...he contacted the Governor's office about the crosswalk  
288 signage at Sunset and Main Street. They have contacted NCDOT and are  
289 currently working on pricing for what it would cost the Town....it's the Town's  
290 responsibility.  
291
- 292 • Council Member Steele stated per general information he would like to request  
293 Council think about an amendment to the current cemetery ordinance. He  
294 advised he had been contacted by an individual regarding the current restriction  
295 on headstones. Currently Section One is the only section that can have an  
296 upright headstone and the request would be to change the ordinance to allow  
297 upright headstones in the other sections. Council discussed briefly and would  
298 like that item to be added to a Council Meeting in the near future.

299 Interim Manager Freeman briefed Council on the following:

- 300 • Legacy Trail Stairs: Street Access & Railing.....As last March 12<sup>th</sup> reported of  
301 being underway, please find completed two cost options to address the  
302 pedestrian safety stair access issue onto Main Street. Option 1 would close the  
303 existing stair access and construct a sidewalk from Laurel Park to the Downtown.  
304 Of course, if the Town should simply close the stair access and not construct a  
305 sidewalk, there would not be any substantial cost. Option 2 (\$350,00) would  
306 relocate the stair access out of the street "blind" area, incorporate pedestrian  
307 crosswalk signals and construct a sidewalk to Laurel Park.  
308 Do realize there are cost/benefit considerations to either eliminate the existing  
309 stair access onto Main Street or mitigate the risk by relocating such access in a  
310 safer manner. If Council should desire to pursue the second option, the Town  
311 may want to touch base with NCDOT. Besides crosswalk/signal needed  
312 approval, any possibility NCDOT would consider/plan on installing curb, gutter  
313 and sidewalk at this location on their street? Or is this a project to consider  
314 funding later from any remaining bond issuance?
- 315 • NCLM Codification Service for Blowing Rock...This \$15,000 service proposal  
316 was the first presented at Council's March 18<sup>th</sup> budget work session with

317 Departments...at end of long day. Being the Interim Manager did not attend, it is  
318 unclear if Council desires to pursue this agreement in the upcoming fiscal year.  
319 Direction is sought.

- 320 • NC Rural Water Association: Water & Wastewater Facilities Energy  
321 Assessment...Per information, staff met this morning with NC Rural Water  
322 Energy Specialist Marcus Abernathy. The purpose being to review in detail a  
323 completed energy assessment (25 page) conducted at the Town's water and  
324 wastewater plant. A draft executive assessment summary for the Water and  
325 Wastewater Plant is provided for reference. It is hoped that some if not all the  
326 assessment's recommendation can be included in the upcoming budget process.
- 327 • ASU Public Administration Intern...Please find reported that Mr. Dylan Powell will  
328 on May 13<sup>th</sup> begin an internship with the Town of Blowing Rock. As part of his  
329 internship, he will be assigned to work a varied schedule with all departments,  
330 before completing (August 4<sup>th</sup>) his internship with the Town Manager.
- 331 • FY 2019-20 Proposed Budget Status...Per general information and as of this  
332 writing, without considering any tax rate, fee schedule, water/sewer rate or other  
333 proposed fee increases to boost revenues, General Fund expenditures exceed  
334 revenues by \$1.4 million and Utility Fund expenditures exceed revenues by  
335 \$495,000. It is the Interim Manager's intention to focus on budget work activates  
336 over the next three weeks with Finance and Departments.
- 337 • Other....Reserved, in case something else may be report worthy since this note  
338 writing.

339 **EXECUTIVE SESSION**

340 None

341

342 **ADJOURNMENT**

343 There being no further business to discuss, Council Member Sweeting made a motion to  
344 adjourn at 12:00 a.m., seconded by Council Member Steele. Unanimously approved.

345

346

347 **MAYOR** \_\_\_\_\_  
348 **Charlie Sellers**

**ATTEST** \_\_\_\_\_  
**Hilari Hubner, Town Clerk**

349

350

351 **ATTACHMENTS**

352 **Utility Service Termination Letter – Attachment A**

353 **Termination Letter to Watauga County – Attachment B**



**Draft**  
**MINUTES**  
**Town of Blowing Rock**  
**Town Council Special Meeting**  
**April 24, 2019**

The Town of Blowing Rock Board of Commissioners held a special meeting on Monday, April 24, 2019 at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock. Present were Mayor Charlie Sellers, Mayor Pro-Tem Albert Yount, Council Members Jim Steele, Sue Sweeting, Doug Matheson and Virginia Powell. Others in attendance were Interim Town Manager, HR Administrator Tonda Spear and Town Clerk Hilari Hubner, whom recorded the minutes.

Mayor Sellers called the meeting to order and welcomed everyone.

Council Member Sweeting made a motion to approve the agenda, seconded by Council Member Steele. Unanimously approved.

Council Member Steele made a motion to approve the Manager contract, seconded by Council Member Powell. Unanimously approved.

Mayor Sellers advised Mr. Fox will officially be sworn in as Town Manager on June 3, 2019 at 8:30 a.m.

Council Members welcomed Mr. Fox and thanked staff for their hard work though the manager recruitment process.

Mr. Fox gave a brief background and stated he was humbled to be chosen and looked forward to working with staff and serving the public.

With nothing further to discuss Council Member Powell made a motion to adjourn at 6:15 p.m., seconded by Council Member Steele. Unanimously approved.

**MAYOR** \_\_\_\_\_  
**Charlie Sellers**

**ATTEST** \_\_\_\_\_  
**Hilari Hubner, Town Clerk**

**Attachments:**  
**Manager Contract – Attachment A**

## STAFF REPORT

TO: Mayor Charlie Sellers and the Blowing Rock Town Council  
FROM: Kevin Rothrock, Planning Director  
SUBJECT: CUP 2019-01 Rainey Lodge  
APPLICANT: Grand Dakota Development, LLC  
DATE: April 3, 2019

### REQUEST

Grand Dakota Development, LLC is requesting a conditional use permit to construct a 40-room hotel with restaurant, bar and surface parking. The property is located at 159 & 167 Rainey Street, but is also located off Hwy 221 and Morningside Drive. The property is zoned CB, Central Business. The majority of the subject property is in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PINs 2807-98-0716-000, 2807-98-1850-000 and 2807-98-0826-000.

### *General*

#### Adjacent Zoning/Land Uses

- North – R-10S, Single-family - single-family residences
- South – TC, Town Center – Hwy 221 and Ridgeway hotel
- East – CB, Central Business – Speckled Trout restaurant and Hartley’s Interiors
- West – R-10S and R-6M – Single-family and multi-family uses

#### Setbacks

The street setback in the Central Business zoning district is 15 feet. The rear setbacks on lots less than one acre is 5 feet. The proposed project meets the setback standards.

#### Building Height

Since the hotel is setback 55 feet from the proposed Morningside Drive sidewalk, the maximum building height of 38 feet measured at the finished grade of the primary entrance. The other walls of the hotel are also limited to a maximum height of 40 feet measured along the average finished grade along that wall to the peak of the roof. The hotel meets the applicable building height standards provided in Section 16-12.6.5.4 of the Land Use Code.

### *Site Access*

Primary access to the site will be through a driveway cut on Morningside Drive and a second driveway onto Rainey Street. Direct access to Hwy 221 is not possible due to the severity of the slope on the lot.

During discussion at the Planning Board meeting, some expressed concern about the narrow street widths of both Morningside and Rainey. Staff measured pavement width on Morningside from Hwy 221



to Rainey and found no place where the street was less than 18 feet wide. Staff also measured pavement width on Rainey from Morningside to the curve just past the site. The pavement width was at least 18.5 feet and some places 23 feet wide. The only place that measured 17.5 feet in width was just past the site in the curve near the sewer manhole. Staff recommends the applicant provide curb and gutter and enough street pavement width to maintain at least 20 feet of width from the edge of pavement on the opposite side of Rainey and Morningside to the face of the curb on the project side of the street.

The Applicant has recommended signage at the driveways restricting right turns from the parking area to minimize hotel traffic from traveling East on Rainey and North on Morningside.

### ***Parking***

The proposed restaurant is 1750 square feet with 36 additional outdoor seats. According to the Land Use Code, the 40 hotels and restaurant use require 53 parking spaces. Fifty-three (53) spaces are provided on site.

### ***Storm Water***

Storm water will be collected and detained in a detention system under the parking area. From the detention system, the storm water will be directed to a new drainage system in Hwy 221. Since the project is at 58% impervious and is subject to a Special Intensity Allocation, storm water detention storage is required at 13,600 cubic feet per acre of the total site.

### ***Utilities***

An existing sewer line is routed through the property. A new public sewer line will be redirected through the site to Morningside Drive.

All overhead utility service to the site will be placed underground. Other existing above ground services along the streets will remain overhead.

### ***Site Lighting***

All exterior lighting in the Project shall use the same coach-style lights selected as the lighting standard for the Town, and shall otherwise be consistent with the Town's Land Use Code Section 16-21.8. Any diffused or otherwise visible light emanating from the Project on adjoining properties shall not be more than one foot-candle at the common lot line separating the properties. As an alternative, the Applicant may also install the new LED full cut-off style fixture that has been installed on the Hwy 321 Bypass.

### ***Sidewalks***

The Applicant is providing public sidewalk on Morningside Drive and Rainey Street. The Town is constructing sidewalk along Hwy 221 with the Sidewalk to Bass Lake project. Staff recommends the Applicant pay for the portion of sidewalk along the portion of their property that fronts Hwy 221.

### ***Landscaping***

The proposed landscape plan appears to meet the Land Use Code requirements for street trees, buffers/screening and parking lot shading. The buffer along the east side of the property is required to be



a 4-foot wide broken screen. An 8-foot wide semi-opaque buffer is required along each street yard. An extensive detailed landscape plan will be reviewed with the submission of construction drawings.

All retaining walls in the Project shall be constructed with or faced with stone, rock or simulated stone or rock products. All retaining walls constructed in the Project shall be subject to the approval of the Zoning Administrator for compliance with the Land Use Code and this CUP.

### ***Dumpster/Loading Zone***

A dumpster for the hotel is located in the northeast corner of the parking lot. All screening requirements in the Land Use Ordinance for the dumpster enclosure will be met. In addition, the draft CUP limits collection of garbage and recycling to the hours of 8:00 am to 7:00 pm.

A 12' x 55' loading zone is provided on the east side of the parking area for hotel and restaurant deliveries.

### ***Architectural Plans***

All exterior materials on the Project shall consist of; wood or simulated wood products; stone, rock or simulated stone or rock products; and glass for windows. Other exterior materials and colors shall be permitted upon approval of the Town staff consistent with the renderings and elevations submitted for the hotel building. Final exterior colors shall be approved by the Zoning Administrator, unless specifically approved by the Town Council.

All ground-level floors of the building that face a street shall have at least 50% of the wall area constructed with windows or doors or false windows consistent with Section 16-21.4.4 of the Land Use Code unless the Town Council approves a variable design.

## **PLANNING BOARD RECOMMENDATION**

At their March 21, 2019 meeting and after the application review, the Planning Board made a recommendation to approve the CUP with a condition. That condition being that the architectural plan complies with the 50% window/door area as required by the Land Use Code and it is consistent with the NC Building Code.

## **ATTACHMENTS:**

1. Draft CUP
2. CUP Application
3. Site plan package with site survey of existing conditions, grading plan, utilities, and landscaping
4. Building renderings
5. Building elevations
6. Traffic Impact Analysis
7. Planning Board draft minutes from March 21, 2019

NORTH CAROLINA  
WATAUGA COUNTY

**TOWN OF BLOWING ROCK CONDITIONAL USE PERMIT**  
**Rainey Lodge**  
**CUP No. 2019-01**

On the date(s) listed below the Board of Commissioners of the Town of Blowing Rock met and held a public hearing to consider the following application:

Applicant: Catellus Group, LLC

Project Name: Rainey Lodge (“Project”)

Property: Corner of Hwy 221, Morningside Drive, and 159 and 167 Rainey Street (“Property”)

Tax Parcel Nos.: 2807-98-0716-000, 2807-98-1850-000 and 2807-98-0826-000

Property Owners of Record: Grand Dakota Development, LLC

Proposed Use of Property: Hotel and Restaurant

Current Zoning Classification of Property: CB, Central Business

Public Hearing Date(s): April 9, 2019

Date of Decision: \_\_\_\_\_

Having heard all of the evidence and arguments presented at the above-referenced hearing, the Board finds that the application complies with all applicable requirements of the Code of Ordinances of the Town of Blowing Rock, and that, therefore, the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable conditions of the Land Use Code and the following additional conditions:

**1. Compliance with Approved Plans.**

The Applicant shall complete the development of the subject property in accordance with the plans submitted and approved by this Board, which civil plans are originally dated February 25, 2019, amended March 14, 2019, and amended April 2, 2019, architectural elevations originally dated February 22, 2019, amended March 14, 2019 and March 28, 2019, and architectural renderings originally dated February 22, 2019, amended March 14, 2019 and March 28, 2019, except as amended by the following conditions. Where said plans are in conflict with the provisions of the Land Use Code, the provisions of the Land Use Code shall prevail, except as specifically provided herein. Copies of said plans are made a part hereof as if fully rewritten herein and shall be maintained in the Conditional Use Permit file in the Town Clerk’s office. Any deviations from or changes in the plans must be pointed out to the Administrator in writing and specific written approval must be obtained as provided in the Blowing Rock Land Use Code.



## 2. Town Costs and Fees.

Unless otherwise expressly set forth in this Conditional Use Permit, all costs and fees required to be paid by the Applicant to the Town shall be in accordance with the Town's standard fee schedule effective at the time the payment is due. Specific payments of fees include:

- (a) Payment of concrete material costs associated with the curb and gutter and sidewalk along the portion of the property along Hwy 221 (approximately 200 feet), prior to issuance of a building permit for the Project.
- (b) Payment of applicable water and sewer availability fees when building permit application is submitted.

## 3. Permitted Uses.

- (a) Specific uses allowed.

The specific uses allowed on the property include a hotel with 40 rooms, a restaurant use of 1750 square feet with outdoor dining not to exceed 36 outdoor seats.

- (b) Changes in Use.

Changes in occupancy shall be subject to the review and approval of the Town Zoning Administrator and approval of Town Council to ensure compliance with this Conditional Use Permit, the North Carolina State Building Code and the Land Use Ordinance. In addition to the foregoing, any change of use that would cause a change in the parking requirements for the new use must be reviewed by staff and approved by the Town Council and processed as a minor amendment to this CUP.

## 4. Architecture and Design.

- (a) Building Height.

Consistent with Section 16-12.6.5.4, the building height shall not exceed 38 feet as measured from the finished grade at the primary entrance (lobby entrance facing Morningside Drive) to the top of the roof. The allowable height limit is established from the 58-foot setback from the sidewalk along Morningside Drive. In addition, no other building height will exceed 40 feet as measured along the average finished grade of that wall to the top of the roof.

- (b) Exterior Materials.

- (i) All exterior materials on the Project shall consist of; wood or simulated wood products; stone, rock or simulated stone or rock products; and glass for windows. Metallic or metal sided exterior walls shall not be permitted. Other exterior



materials shall be permitted upon approval of the Town staff consistent with the renderings and elevations submitted for the hotel building. Final exterior colors shall be approved by the Zoning Administrator, unless specifically approved by the Town Council.

- (ii) All retaining walls in the Project shall be constructed with or faced with stone, rock or simulated stone or rock products. All retaining walls constructed in the Project shall be subject to the approval of the Zoning Administrator for compliance with the Land Use Code and this CUP.
- (iii) All ground-level floors of the building that face a street shall have at least 50% of the wall area constructed with windows or doors or false windows consistent with Section 16-21.4.4 of the Land Use Code unless the Town Council approves a variable design.

(c) Roof Design.

The minimum roof pitch will be at least 6:12.

(d) Signage.

All signage in the Project shall conform to the requirements of the Town's Sign Code as set forth in the Land Use Ordinance.

(e) Major and Minor Changes.

Minor changes and deviations are defined in Section 16-4.17 of the Land Use Ordinance. All other changes in the Approved Plans shall be deemed to be major changes.

**5. Findings of Fact.**

Consistent with Section 16-4.10.3 of the Land Use Ordinance, the Board of Commissioners finds:

- (a) The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.
- (b) The use or development complies with all required regulations and standards of the Land Use Ordinance or with variances thereto, if any, and with all other applicable regulations.
- (c) The use or development is located, designed, and proposed to be operated so as to be compatible with the particular neighborhood in which it is to be located.
- (d) The use or development will not substantially injure the value of adjoining or abutting property.

- (e) The use or development conforms with the general plans for the physical development of the Town as embodied in this Ordinance, the Town of Blowing Rock Comprehensive Plan, and any other duly adopted plans of the Town.

**6. Sewer and Water.**

(a) Sewer.

- (i) The rerouting of the public sewer system through the Project shall be designed to the Town's standard specifications and subject to the Town's standard connection and/or availability fee as that fee may change from time to time. The sizing and location of all sewer lines constructed in connection with the Project shall be subject to the approval of the Town's engineering staff. A sewer easement must be provided to the Town prior to issuance of a Certificate of Occupancy for the portion of the sewer system installed through the Project.

(b) Water.

- (i) The Project's water systems shall be subject to the Town's standard connection and/or availability fee, as that fee may change from time to time.

- (iii) Compliance with Other Laws.

All public water connections shall comply with all local and state rules or regulations in effect at the time of application for connection.

**7. Transportation Improvements.**

The Applicant shall install the following off-site improvements:

- a) Morningside Drive – construct new 30” curb and gutter and 5-foot sidewalk along Morningside Drive from Hwy 221 to Rainey Street with a minimum street width of 20 feet from the edge of pavement on the west side of Morningside Drive to the face of curb on the east side along the subject property.
- b) Rainey Street – construct new 30” curb and gutter and 5-foot sidewalk along Rainey Street, for the full length of the subject property to a minimum width of 20 feet from the edge of pavement on the north side of Rainey Street to the face of curb on the south side along the subject property.

**8. Parking.**

- (a) General Requirements.

Parking for the development shall be as depicted on the submitted and approved site plan. Pursuant to the submitted and approved site plan, the Project requires 53 parking spaces (40 for the hotel and 13 for the proposed restaurant) under existing Land Use Ordinance requirements and 53 parking spaces are provided. The outdoor dining is limited to 36 outdoor seats. ADA space dimensions and number of spaces shall be required consistent with the NC Building Code.

(b) Loading and Unloading.

A freight loading/unloading area for the Project shall be provided and clearly marked on the construction Plans for the Project and shall be perpetually maintained for delivery of restaurant and hotel supplies and service, all in accordance with the Land Use Ordinance. No restaurant or hotel deliveries will be permitted by which delivery vehicles are parked or stopped on the public streets or Hwy 221. Violators of this subsection will be subject to civil penalties in Section 6-35 of the Town Code.

9. Access.

The primary entrance to the Project shall be on Morningside Drive. The secondary access to the Project shall be on Rainey Street. Both parking lot access driveways shall have appropriate signage installed prohibiting right turns onto Rainey Street and Morningside Drive. Turn radii for both driveways shall meet the Land Use Ordinance.

10. Lighting.

All exterior lighting in the Project shall use the same coach-style lights selected as the lighting standard for the Town and shall otherwise be consistent with the Town's Land Use Code Section 16-21.8. Any diffused or otherwise visible light emanating from the Project on adjoining properties shall not be more than one foot-candle at the common lot line separating the properties. As an alternative, the Applicant may also install the new LED full cut-off style fixture that has been installed on the Hwy 321 Bypass.

11. Landscaping.

(a) Conformity with Plans.

The Applicant shall landscape the Project consistent with Article 22 of the Land Use Ordinance. To verify Project consistency, the Applicant shall submit a complete landscape plan for review and approval by the Zoning Administrator prior to issuance of any building or grading permit for the Project.

The Applicant shall plant an eight-foot wide semi-opaque buffer between the sidewalk along Morningside Drive and Rainey Street and the parking area. If the Applicant is required to widen either street with pavement and curb and gutter to accommodate a specified minimum street width, the eight-foot wide semi-opaque buffer may be reduced in those areas. If the buffer width is reduced for additional road width, the plant material



must be increased by 30%. The rear buffer along the east property line shall be at least 4 feet wide and contain a “broken” screen as defined in the Land Use Ordinance.

(b) Maintenance.

All trees, plants and landscaping required for the Project under this Conditional Use Permit shall be perpetually maintained by the Applicant, and any dead, unhealthy or missing vegetation, or any vegetation disfigured by severe pruning, shall be replaced with new vegetation consistent with the Land Use Ordinance. If vegetation is damaged by the Applicant’s actions or inactions, it shall be replaced consistent with the Land Use Ordinance, within six (6) months during ideal planting conditions.

12. Utilities.

(a) General.

The Applicant shall install all utilities within the Project underground as required by the Land Use Ordinance, at the Applicant’s expense. All materials used for utilities to be dedicated to the Town shall be subject to approval by the Town Engineer and the Director of Public Works, prior to issuance of any certificate of occupancy. No building may be constructed over a dedicated public utility easement within the Project.

(b) Underground Placement.

All new electric, cable, and phone utilities for the Project shall be placed underground.

13. Storm water and Land Disturbance.

(a) General Construction Standards.

All storm water drainage and materials shall meet the Town or NCDOT standards as appropriate. All storm water drainage leaving the detention system will connect to the storm water pipe system along Hwy 221 being installed by the Town with the EFLAP Sidewalk to Bass Lake project. An encroachment agreement with NCDOT is required for the connection.

(a) Detention.

Storm water detention to serve the Property shall be designed to be held underground in a detention system on the Property. The Town engineer will review and approve the detention system prior to issuance of the grading plan.

According to the plans provided, this project is at 58% new impervious surfaces which requires a Special Intensity Allocation, not to exceed 70% new impervious surfaces consistent with Section 16-16.38.3.2 (c) of the Land Use Code.

Section 16-16.31.3.5 specifies that the detention for the project is calculated at 13,600 cubic feet per acre of the total site.

(c) Maximum Densities and Impervious Surfaces.

The maximum density of the Project for purposes of calculating permissible impervious surface areas shall be the lesser of: (a) the density shown on the Approved Construction Plans (58%); or (b) up to 70% built-upon area as approved by a Special Intensity Allocation for the Project.

**14. Solid Waste /Recycling Collection.**

The Project shall include a trash-containment area and/or moveable trash containers adequate in size and function to serve the needs of the Project. All businesses shall comply with the recycling requirements of the Town Code and provide containers accordingly for collection. All recycling/trash containment areas shall be screened. The size and location of the trash-containment area shall be subject to the approval of the Zoning Administrator and the Public Works Director consistent with the Land Use Ordinance. Trash and delivery service will be allowed only between the hours of 8:00 a.m. and 7:00 p.m.

**15. Development Phasing.**

- (a) Prior to the commencement of any land-disturbing activity:
- (i) The Applicant shall submit to the Town Engineer for approval a grading plan and storm water management plan that satisfies the requirements of Section 16-16.31 of the Land Use Ordinance and includes a soil erosion control plan approved by the Town Engineer, and approved by Watauga County, if applicable. No work shall be performed on the Property until all applicable erosion control measures have been installed, with the exception of specific work that may be required to complete the installation of the erosion control measures.
  - (ii) The Applicant shall provide a performance bond or payment to the Town to cover 125% of the Applicant's estimated cost of the installation of full site-stabilization, the proposed Project landscaping and the restoration of all excavated areas to pre-disturbance grade level. With the approval of the Town Zoning Administrator and the Town Council, the Applicant may reduce the amount of the bond or letter of credit to reflect the completion of one or more of the above tasks, or to reflect the fact that some or all of the financial assurance is no longer necessary or feasible given the progress of the Project. The amount of the bond shall be subject to the reasonable approval of the Town Engineer, taking into consideration only all hard bids and associated costs provided by the Applicant. Any insufficiencies in the amount of the bond or letter of credit shall become a lien against the Property.

- (iii) The Applicant shall submit to the Zoning Administrator a final, revised site plan that incorporates the terms and conditions of this approved Conditional Use Permit, consistent with Section 16-4.4.2 of the Land Use Ordinance.
- (iv) The Applicant is hereby granted a 2-year vesting for the project as provided for in GS. 160A-385.1. In addition, the Project is eligible for up to two (2) six-month extensions of the vesting period upon application and approval of the Town Council as currently provided for in Section 16-4.14.1 of the Land Use Code.

**16. Miscellaneous.**

(a) Town Reimbursements.

An additional fee shall be charged for each additional review of a site plan in excess of two site plan reviews. The Applicant shall reimburse the Town all reasonable costs for the Town Engineer’s review of storm water management plans, water supply plans, erosion control plans, grading plans or other detailed plans (except for the site plan) and for all on-site inspections conducted by the Town Engineer.

(b) Construction Staging.

All construction staging shall be contained completely on the Property or on an adjoining property not in use or utilizing the parking for current uses as approved by that respective property owner, provided no adjoining or nearby streets shall be used to park equipment, construction vehicles, contractors’ vehicles or employees’ vehicles.

(c) Invalid Provisions.

If any provision of this Conditional Use Permit is judicially determined to be unlawful, void or of no effect, such determination shall not affect the validity of the remaining conditions of this Conditional Use Permit.

Failure to comply with any provision herein shall subject the Applicant to forfeiture of the Permit, consistent with Section 16-7.5 of the Land Use Ordinance, and a stop work order on any further construction.

IN WITNESS WHEREOF, the Town of Blowing Rock has caused this Permit to be issued in its name and the undersigned being property owner(s) and/or agent(s) of the property owner(s) does hereby accept this Conditional Use Permit, together with all of its conditions as binding upon them and their successors in interest.

**TOWN OF BLOWING ROCK**

By \_\_\_\_\_  
Charlie Sellers, Mayor



ATTESTED BY:

---

Hilari H. Hubner, Town Clerk

TOWN OF BLOWING ROCK  
APPLICATION FOR CONDITIONAL USE PERMIT

1. Applicant Name: Grand Dakota Development, LLC

Address: 501 East Boulevard, Charlotte, NC 28203

Phone: 704-332-0866 (Office), 704-906-3400 (Cell), Fax:704-332-1829

2. Is Applicant a corporation?  Yes  No

If yes, list the name of the president of the corporation: \_\_\_\_\_

If yes, list the name of the secretary of the corporation: \_\_\_\_\_

3. Is Applicant a limited liability corporation (LLC)?  Yes  No

If yes, list the name of the manager of the corporation: Cibix Management Inc.

4. Is Applicant a partnership?  Yes  No

If yes, list the names of the partners: \_\_\_\_\_

5. Is Applicant a proprietorship?  Yes  No

If yes, list the name(s) of the proprietor(s): \_\_\_\_\_

6. Tax Parcel Number(s): 2807-98-0716-000, ~~2807~~-98-1850-000, ~~2807~~-98-0826-000

2807

2807

Owner(s) of Record: Grand Dakota Development, LLC

Deed Book and Page Number: 1) Book 1696, Page 348, 2.) Book 1402 Page 352

7. Location of property: 159 & 167 Rainey Street, Blowing Rock, NC,

*TOWN OF BLOWING ROCK*  
APPLICATION FOR CONDITIONAL USE PERMIT

8. Current zoning classification of subject property:    CB   

Proposed zoning classification of subject property, if applicable: \_\_\_\_\_

9. Is property located in protected watershed?   X   Yes       No

If yes, classification of protected watershed:   X   Class IV       Class II

10. Size of property: See Attached Drawings and Notes.

11. Gross floor area of existing buildings: See Attached Drawings and Notes.

Gross floor area of proposed buildings: See Attached Drawings and Notes.

12. A Conditional Use Permit is requested for the following: Construction of a new 40 room hotel with restaurant and bar and surface parking

\_\_\_\_\_

\_\_\_\_\_

13. If single-family residential development:

Proposed name of subdivision:   Not Applicable  

Number of lots proposed to be created: \_\_\_\_\_

Is development proposed to be a "cluster development"?     Yes       No

Smallest lot: \_\_\_\_\_ square feet.   Average lot: \_\_\_\_\_ square feet.

14. If multi-family residential development:

Proposed name of development:   Not Applicable  

Number of one-bedroom units: \_\_\_\_\_ Number of two-bedroom units: \_\_\_\_\_

Number of three-bedroom units: \_\_\_\_\_ Number of four-bedroom units: \_\_\_\_\_

15. Percentage of impervious surface (if applicable):   70   %. (Note: impervious area calculations are not applicable to single family residential developments. The density in a single family residential development located in a protected watershed area is limited to one unit per gross half acre.)

**Impervious Surface Area Calculations**



*TOWN OF BLOWING ROCK*  
APPLICATION FOR CONDITIONAL USE PERMIT

The following calculations should also be shown on the site plan and preliminary subdivision plans. These calculations are essential in the consideration of the request for a Conditional Use Permit:

Total Area (Square Feet of Subject Property)	39,422
<u>Minus</u> Impervious Area in Square Feet Existing Prior to September 15, 1993 (Date of Ordinance)	-18,819
Equals Net Area of Subject Property	
<u>Times</u> Percent of Impervious Area Allowed (See Permitted Allowances Listed Below)	14,438
[ <u>Multi-family residential</u> : 24% impervious area (up to 34% with variance) <u>Non-residential development</u> : 24% impervious area in locations that have curb and gutter (up to 70% if approved as Special Intensity Allocation) <u>Non-residential development</u> : 36% impervious area in locations without curb and gutter (up to 70% if approved as Special Intensity Allocation)]	
<u>Minus</u> Impervious Area (in Square Feet) Added After September 15, 1993	-
<u>Equals</u> Net Impervious Allowance	33,257
<u>Proposed</u> Impervious Area to Be Added as Part of Proposed Development (Must Be Less Than Net Impervious Area Allowance)	30,842

Name of Engineer: GEOSCIENCE GROUP, INC.

---

Address: 500-K Clanton Road, Charlotte, NC 28217

---

Phone: (704) 941-2252 \_\_\_\_\_

Name of Surveyor: GEOSCIENCE GROUP, INC.

---

Address: 500-K Clanton Road, Charlotte, NC 28217 \_\_\_\_\_

Phone: (704) 941-2252 \_\_\_\_\_

Name of Land Planner: GEOSCIENCE GROUP, INC.

---

Address: 500-K Clanton Road, Charlotte, NC 28217 \_\_\_\_\_

Phone: (704) 941-2252 \_\_\_\_\_

Attached is a site plan showing all existing and proposed improvements as required by the Blowing Rock Land Use Code. Where said plans are in conflict with the provisions of the Land Use Code, I acknowledge that the provisions of the Land Use Code shall prevail, except as specifically provided in any Conditional Use Permit that may be issued by the Town Council. Any deviations from or changes in the plans after submission must be pointed out to the Administrator in writing and specific written approval must be obtained as provided in the Blowing Rock Land Use Code.

*TOWN OF BLOWING ROCK*  
APPLICATION FOR CONDITIONAL USE PERMIT

Grand Dakota Development, LLC  
By: Cibix Management Inc. Manager Member

Signature of Applicant:  Date: February 25, 2019  
\_\_\_\_\_  
Stephen D. Barker, President

Representing: Grand Dakota Development, LLC  
\_\_\_\_\_

Grand Dakota Development, LLC  
By: Cibix Management Inc. Manager Member

Signature of Property Owner:  Date: February 25, 2019  
\_\_\_\_\_  
Stephen D. Barker, President

*For Staff Use Only*

Date Application Was Received: 2-26-19 Initials: KR  
Date Paid: 2-28-19 Amount Paid: 500<sup>00</sup> Case Number: 2019-01

**BASIC REQUIREMENTS FOR PLAN PREPARATION AND SUBMITTAL:**

1. Plans shall be submitted to the Administrator by the first business day of any month in order to be considered for the Planning Board agenda for the following month.
2. Initial submittal should include 3 paper copies and pdf file for review by the Administrator.
3. Plan details:
  - a. A location map that shows the location of the project in the broad context of the Town or planning jurisdiction.
  - b. On the first page of the plans, the following information shall be shown:
    - (1) Name of applicant.
    - (2) Name of development (if any).
    - (3) North arrow
    - (4) Legend
    - (5) Scale





















# BLOWING ROCK - RAINEY LODGE

BLOWING ROCK, NC

28 MARCH 2019

• [www.oda.us.com](http://www.oda.us.com) Overcash Demmitt Architects







# BLOWING ROCK - RAINEY LODGE

BLOWING ROCK, NC

28 MARCH 2019





# BLOWING ROCK - RAINEY LODGE

BLOWING ROCK, NC

28 MARCH 2019

[www.oda.us.com](http://www.oda.us.com)

Overcash Demmitt Architects



ODA









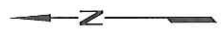
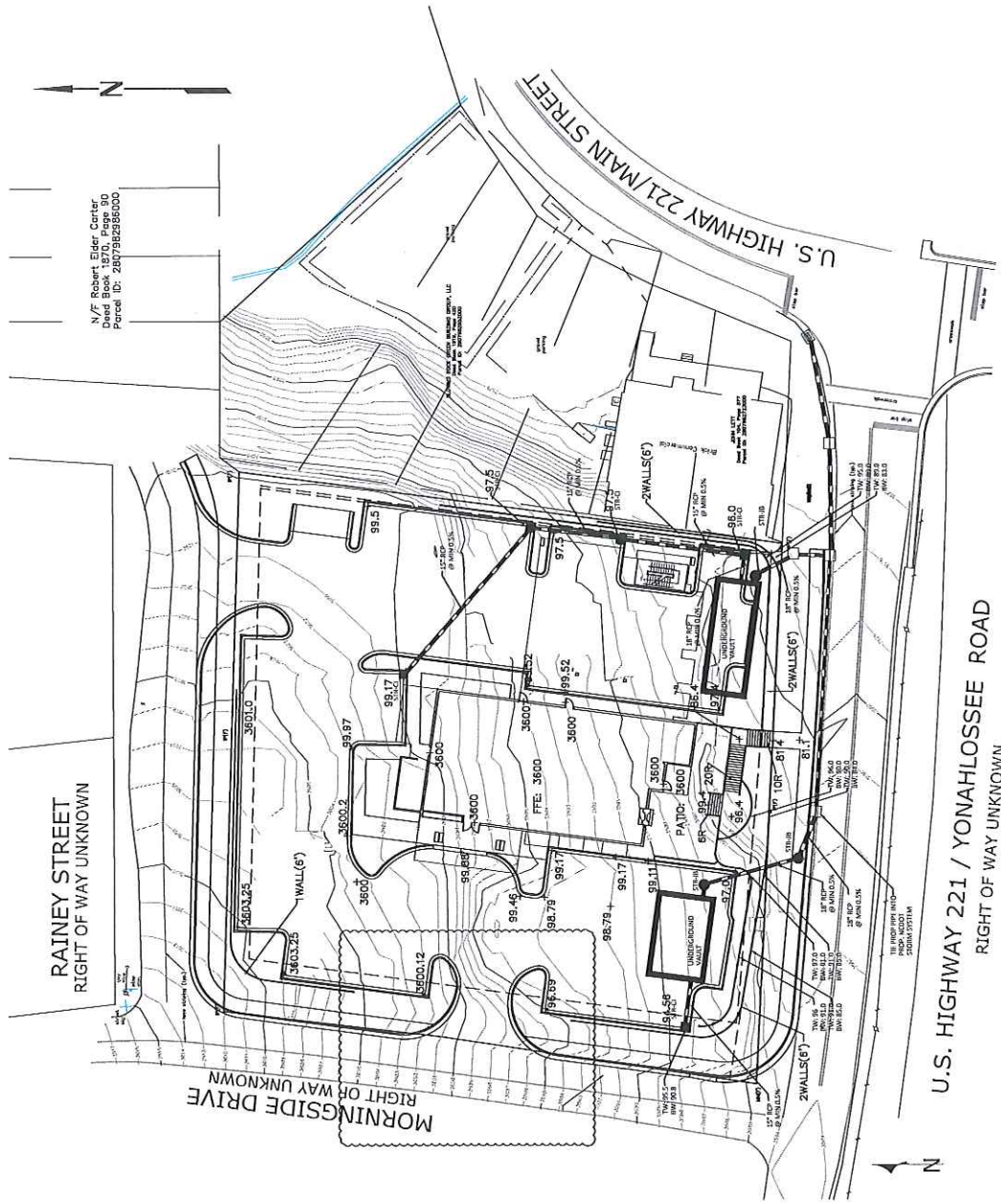
STORM WATER TO BE HANDLED BY A UNDERGROUND VAULT OR A PERVIOUS PAVEMENT SYSTEM

RAINEY STREET  
RIGHT OF WAY UNKNOWN

MORNINGSIDE DRIVE  
RIGHT OF WAY UNKNOWN

U.S. HIGHWAY 221 / MAIN STREET

U.S. HIGHWAY 221 / YONAHLOSSEE ROAD  
RIGHT OF WAY UNKNOWN



N/F Robert Elder, Carter  
David Beck  
Parcel ID# 2807928285600



NO.	DATE	DESCRIPTION	BY
1	11/11/2011	ISSUED FOR PERMIT	...
2	11/11/2011	ISSUED FOR CONSTRUCTION	...
3	11/11/2011	...	...
4	11/11/2011	...	...
5	11/11/2011	...	...
6	11/11/2011	...	...
7	11/11/2011	...	...
8	11/11/2011	...	...
9	11/11/2011	...	...
10	11/11/2011	...	...

**PRECEDENCE GROUP**  
 PRELIMINARY NOT FOR CONSTRUCTION  
 THIS DRAWING IS THE PROPERTY OF PRECEDENCE GROUP AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PRECEDENCE GROUP.  
 DRAWING NO. 1111111111  
 DATE: 11/11/2011  
 PROJECT: ...

BLOWING ROCK RAINEY LODGE  
 BLOWING ROCK, NC

GRADING PLAN

C2.1









\*The exact dimension for the building heights will be reviewed and approved as part of the design and development review process. In all cases the building heights will comply with the applicable provisions of the Code and will not exceed 40'.

# BLOWING ROCK - RAINEY LODGE

BLOWING ROCK, NC

28 MARC2H 2019

www.odaus.com

Overcash Demmitt Architects

ODA



# TRAFFIC IMPACT ANALYSIS

## BLOWING ROCK HOTEL

Yonahlossee Road (US 221) & Morningside Drive  
Blowing Rock, North Carolina



for

Grand Dakota Development, LLC

March 2019

794-001 (C-2165)

2459 Wilkinson Boulevard, Suite 200  
Charlotte, NC 28208

o 704.343.0608  
w [www.drgrp.com](http://www.drgrp.com)





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## EXECUTIVE SUMMARY

Grand Dakota Development, LLC proposes to re-zone and construct a 40 room hotel that includes a small scale quality restaurant, which is to be located on the northeast quadrant of Yonahlossee Road (US 221) and Morningside Drive in Blowing Rock, NC (see Figure 1). The project is expected to be developed in 2020.



Morningside Drive Facing North Near US 221

This report provides analysis of the traffic operations within the area of influence during four requested peak hours. The peak hours analyzed include weekday AM & PM peaks, Friday PM seasonal peak, and Saturday special event PM peak. It provides intersection improvements needed (if required) for mitigating traffic impacts. This study evaluates the following scenarios:

- 2018 Existing Conditions
- 2020 No Build
- 2020 Build

The area of influence of the study site includes the following two existing intersections and two proposed access locations:

1. Yonahlossee Road (US 221) & Morningside Drive (unsignalized)
2. Yonahlossee Road (US 221) & Main Street (US 321 Business (signalized))
3. Morningside Drive & Proposed Access "A"
4. Rainey Street & Proposed Access "B"

Proposed access to the site will occur via the following:

- Proposed Access "A" – A full movement access located approximately 115 feet north of Yonahlossee Road (US 221)
- Proposed Access "B" – A restricted movement access that will only allow right-ingress and left-egress located on Rainey Street approximately 160 feet east of Morningside Drive Road

The proposed site buildout trip generation results indicate that the project is expected to generate 16 Weekday AM peak hour trips, 18 Weekday PM peak hour trips and 42 Saturday peak hour trips.

Currently, the existing study intersections operate at a LOS "B" or better during all four peak hours. Typically, an intersection is said to be operating at capacity at a volume-to-capacity (v/c) ratio of 1.00 and acceptable at a LOS "D" or better.

With the results of our analyses (specifics are described in the Traffic Analysis section of this report) no roadway improvements were deemed necessary at the existing study intersections. In addition, the suggested proposed access configurations include:



### **3. Morningside Drive & Proposed Full Movement Access "A" (unsignalized)**

- One ingress lane and one egress lane on Proposed Access "A"

### **4. Morningside Drive & Proposed Right-In/Left-Out only Access "B" (unsignalized)**

- One ingress lane and one egress lane on Proposed Access "B"
- MUTCD standard turn restriction signing (R3-1 and R3-2) should be provided at the driveway and on Rainey Street to further enforce turn-restrictions.

**In summary, the minor amount of traffic associated with the proposed hotel and restaurant development that is expected to be added to the roadways will not impact the nearby roadways and study intersections and in our professional opinion will not materially endanger the public health or safety of the citizens or visitors of Blowing Rock, NC.**



## **PROPOSED DEVELOPMENT**

Grand Dakota Development, LLC proposes to re-zone and construct a 40 room hotel that includes a small scale quality restaurant, which is located on the northeast quadrant of Yonahlossee Road (US 221) and Morningside Drive in Blowing Rock, NC (see Figure 1). The project is expected to be developed in 2020.



**Morningside Drive Facing North Near  
US 221**

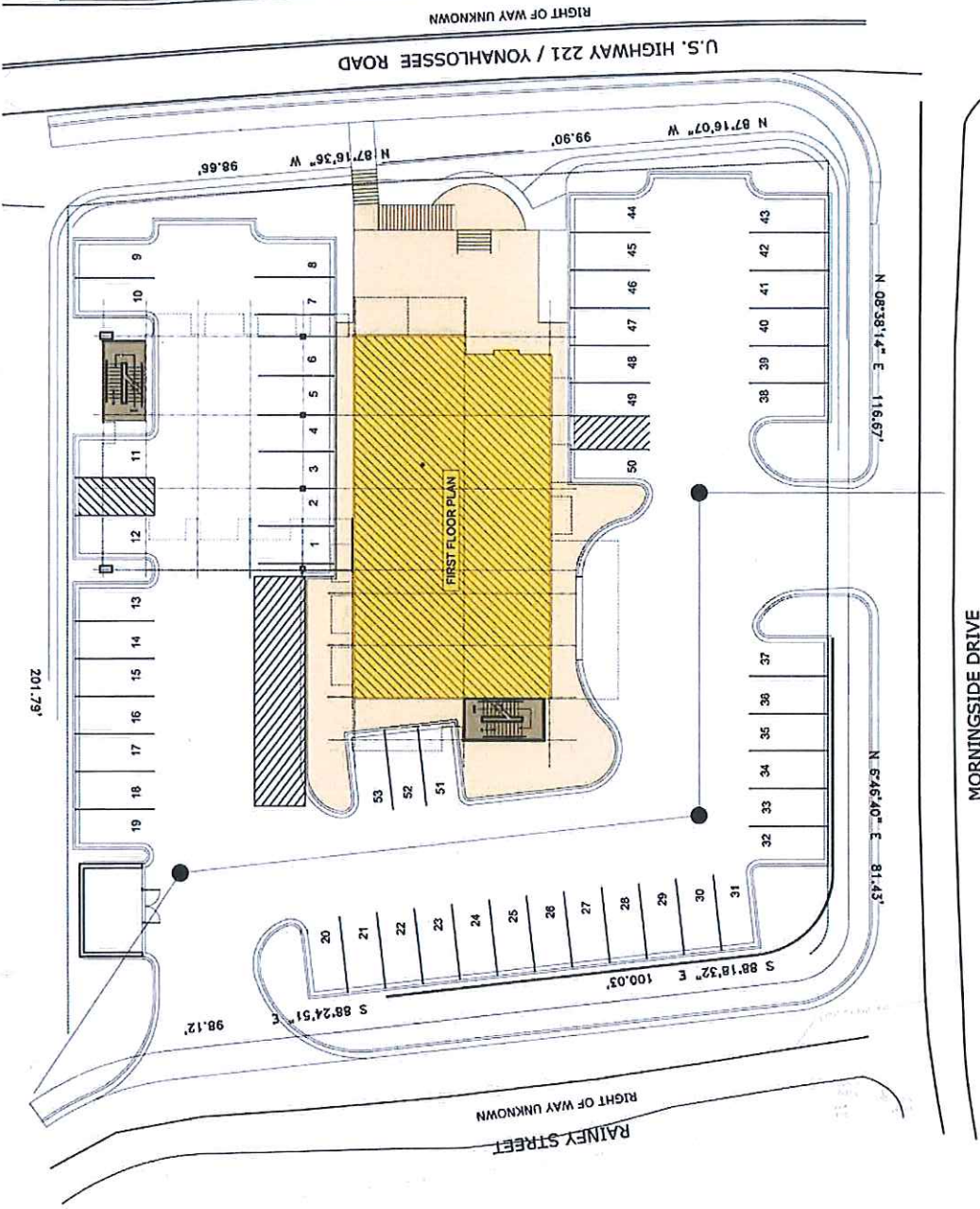
Per the development plan (see Site Plan), access to the site is expected to occur via two locations:

- Proposed Access "A" – A full movement access located approximately 115 feet north of Yonahlossee Road (US 221)
- Proposed Access "B" – A restricted movement access that will only allow right-ingress and left-egress located on Rainey Street approximately 160 feet east of Morningside Drive Road









**HOTEL DATA:**

**TOTAL KEYS : 40**

- STANDARD KING : 30 KEYS
- STUDIO QK : 6 KEYS
- SUITE : 2 KEYS
- 1 BED R. SUITE : 2 KEYS

**PARKING REQUIREMENT:  
TOTAL 53 SPACES**

**PROVIDED FOR :**

- 40 GUEST ROOMS = 40 PARKING SPACES
- RESTAURANT 1,750 SF. / 250 = 7 PARKING SPACES
- OUTDOOR DINING 36 CHAIRS = 6 PARKING SPACES
- 4 EXTRA SEATS = FREE TABLE

**TOTAL AREA : +/- 22,600 SF.**

**SITE PLAN**

**BLOWING ROCK - RAINEY LODGE**  
BLOWING ROCK, NC

02 | 11 | 2018



## AREA CONDITIONS

The area of influence of the study site includes the following two existing intersections and two proposed access locations:

1. Yonahlossee Road (US 221) & Morningside Drive (unsignalized)
2. Yonahlossee Road (US 221) & Main Street (US 321 Business (signalized))
3. Morningside Drive & Proposed Access "A"
4. Rainey Street & Proposed Access "B"



**Yonahlossee Rd Facing East Towards  
Main St**



**Main St Facing West Towards  
Yonahlossee Rd**

As indicated on NCDOT's functional classification for roadways, Yonahlossee Road (US 221) is a major collector, with a posted speed limit of 35 mph (located on the south side of the site). Yonahlossee Road (US 221) is a two-lane roadway (one lane in each direction); no bike lanes, curb/gutter, planting strip, or sidewalk is present.

Main Street (US 321 Business) is also a major collector, with a posted speed limit of 35 mph (located on the east side of the site). It is a two-lane roadway (one lane in each direction) with a designated northbound left-turn lane at the intersection of US 221. Curb/gutter and sidewalk is present on both northbound and southbound movements.

Town of Blowing Rock is working to further improve connectivity and pedestrian safety in the area with sidewalk/drainage improvements along the US 221 corridor from Bass Lake to Main St (US 321 Business) (see Plan Sheet C-105 located in the Appendix).

Weekday AM (7:00-9:00 AM) and PM (4:00-6:00 PM) peak period turning movement counts were conducted at the two existing intersections on Tuesday November 20, 2018. Furthermore, turning movement counts were collected on November 23, 2018 (2:00-5:00PM) and November 24, 2018 (10:00 AM-1:00 PM) to account for Friday seasonal peak and Saturday special event peak periods, respectively.

In addition to the intersection turning movement counts, NCDOT is the source for average annual two-way daily traffic (AADT) volumes within the area of influence see Table 1.



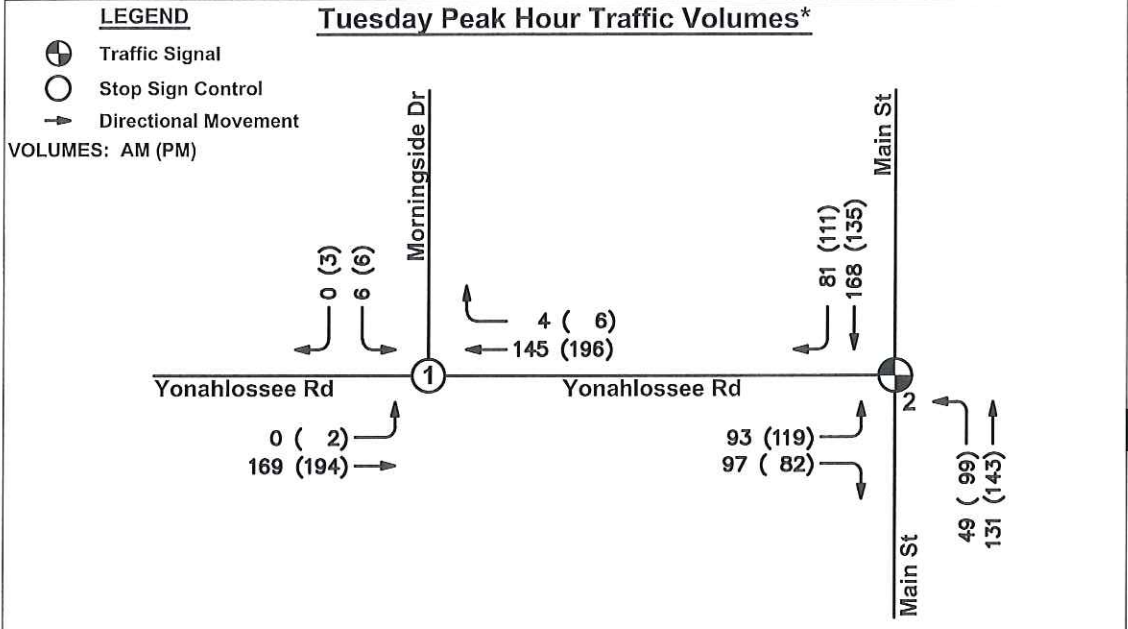


**Table 1: Average Annual Daily Traffic Volumes (veh. per day)**

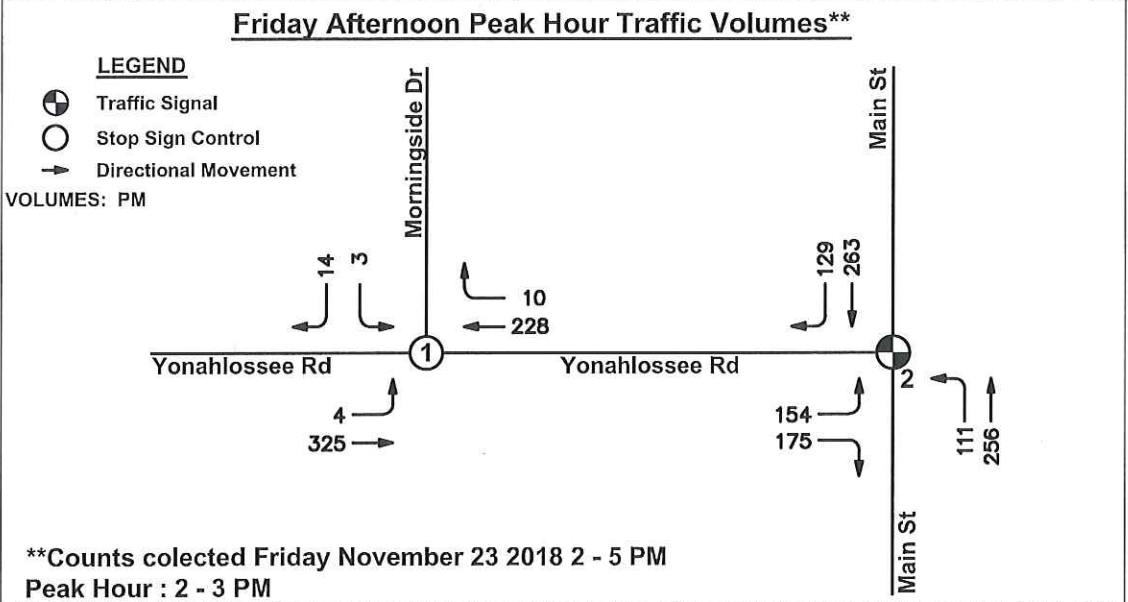
Roadway	AADT (Year)
Yonahlossee Rd west of Morningside Dr	3,200 (2017)
Main Street north of Yonahlossee Rd	4,300 (2017)
Main Street south of Yonahlossee Rd	4,800 (2017)

NCDOT crash frequency by location displays 5 crashes occurring between 2014-2018 at the intersection of Yonahlossee Rd & Main St.

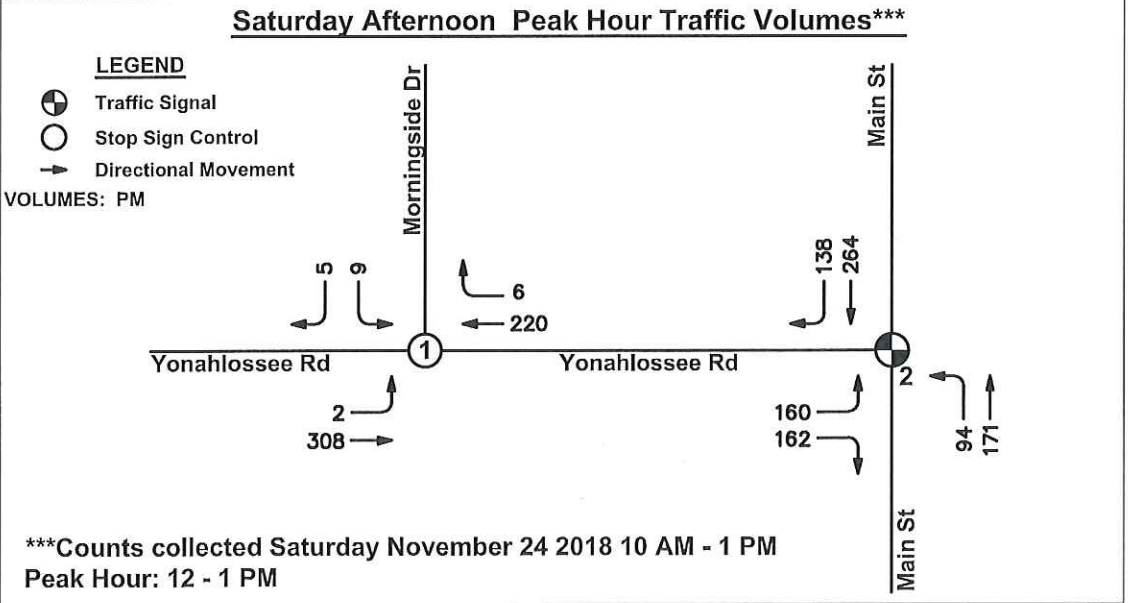
Figure 2 shows the existing traffic volumes for the Weekday AM peak, Weekday PM peak, Friday PM peak and Saturday PM peak hours.



\*Counts collected Tuesday November 20 2018 7 - 9 AM; and 4 - 6 PM



\*\*Counts collected Friday November 23 2018 2 - 5 PM  
 Peak Hour : 2 - 3 PM



\*\*\*Counts collected Saturday November 24 2018 10 AM - 1 PM  
 Peak Hour: 12 - 1 PM

**BLOWING ROCK HOTEL TIA**  
 BLOWING ROCK, NC  
**GRAND DAKOTA DEVELOPMENT, LLC**  
 217 E. TREMONT AVENUE  
 CHARLOTTE, NC 28023

EXISTING PEAK HOUR  
 VOLUMES PER PEAK  
 PERIOD

0 \_\_\_\_\_ NTS N

SCALE: NTS

PROJECT #: 794-001  
 DRAWN BY: ART  
 CHECKED BY: REG

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REVISIONS:  
 1.

Figure 2



**PROJECTED TRAFFIC**

The projected background traffic volumes used in the analyses were developed from existing peak-hour-turning-movement-count data. Traffic counts were collected for weekday AM and PM peaks on Tuesday November 20, 2018; Friday PM on Friday November 23, 2018; and Saturday PM Saturday November 24, 2018. A compounded annual growth rate of 2% was applied to the turning movement counts to account for future 2020 No Build traffic volumes.

The daily and peak-hour-trip-generation data for the site is presented in Table 1. The values for the trips generated by the land uses are obtained from the Institute of Transportation Engineers, Trip Generation Manual, 10<sup>th</sup> Edition, 2017.

**Table 1: Site Trip Generation**

Land Use [ITE Code]			Daily	AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
<b>Proposed Development</b>												
Hotel [310]	40	Rms.	25	9	6	15	2	2	4	18	14	32
Quality Restaurant [931]	1,750	SF	147	1	0	1	9	5	14	6	4	10
<b>Total Proposed Trips</b>			<b>172</b>	<b>10</b>	<b>6</b>	<b>16</b>	<b>11</b>	<b>7</b>	<b>18</b>	<b>24</b>	<b>18</b>	<b>42</b>

References:  
 Trip Generation, 10th Edition, Institute of Transportation Engineers, Washington, DC. 2017.

The proposed site buildout trip generation results indicate that the project is expected to generate 16 Weekday AM peak hour trips, 18 Weekday PM peak hour trips and 42 Saturday peak hour trips.

The site directional trip distribution (approved by Town of Blowing Rock on February 18, 2019) is provided in Figure 3. The trip assignments for the 2020 peak hour traffic volumes are presented from Figure 4 to Figure 8 (depending on scenario). The background traffic is indicated to the far left of the movement arrows, followed by the site traffic in parentheses. The two volumes are added to obtain the projected total traffic for that movement:

Background + (Site) = Total.



**BLOWING ROCK HOTEL TIA**

BLOWING ROCK, NC

GRAND DAKOTA DEVELOPMENT, LLC

217 E. TREMONT AVENUE  
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**SITE  
 DIRECTIONAL  
 DISTRIBUTION**



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- LEGEND**
- Traffic Signal
  - Stop Sign Control
  - Directional Movement
- xx% / xx% Enter/Exit Dist. %

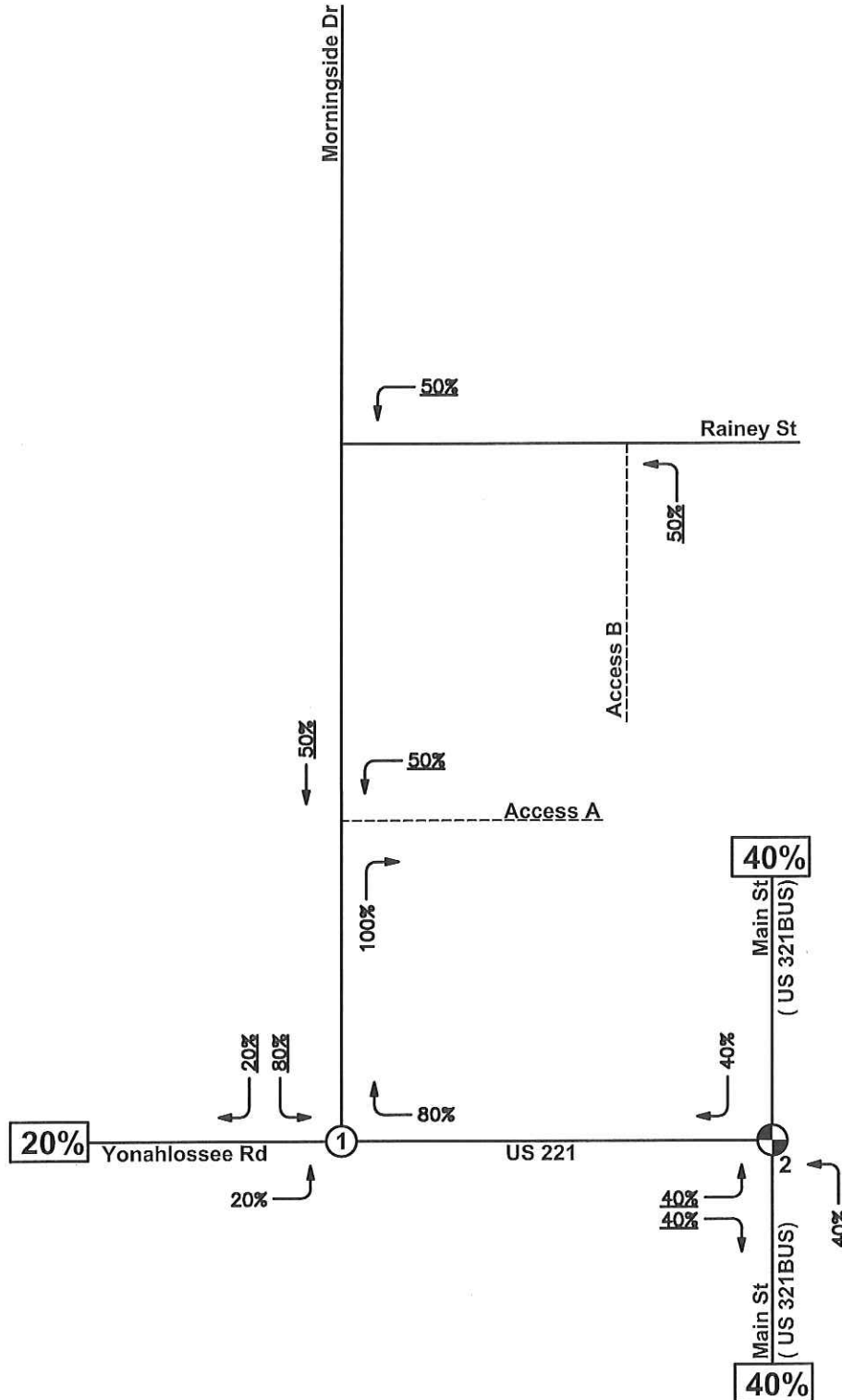
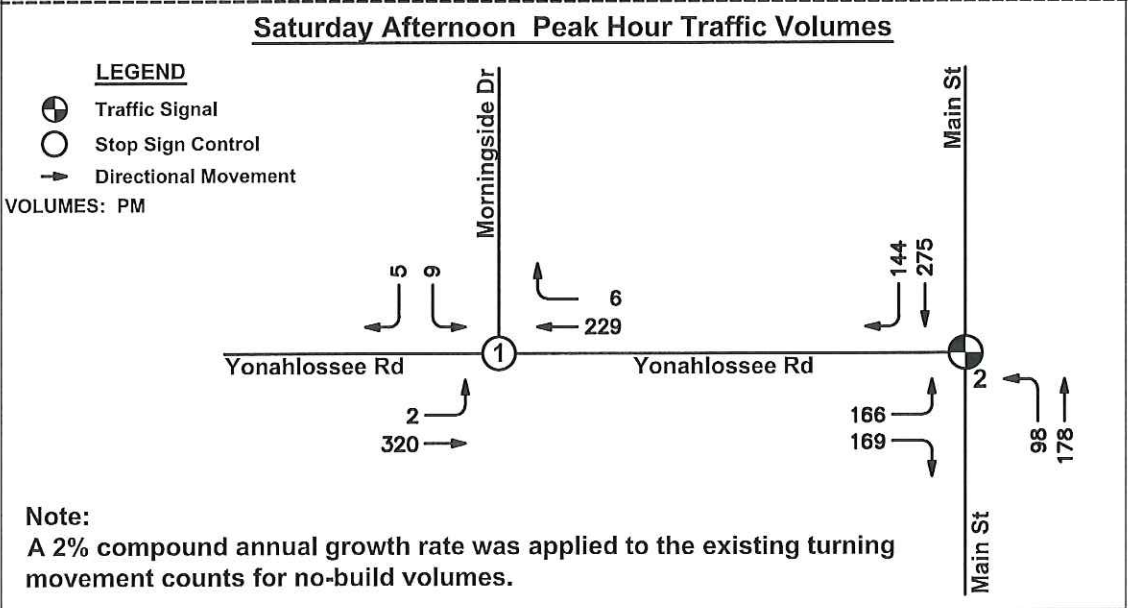
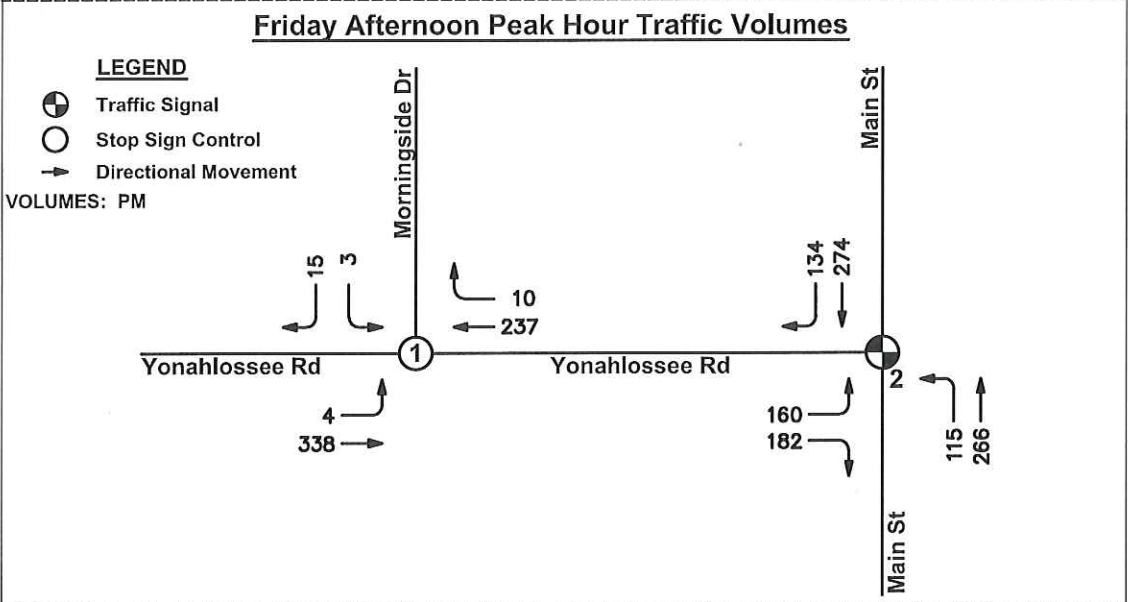
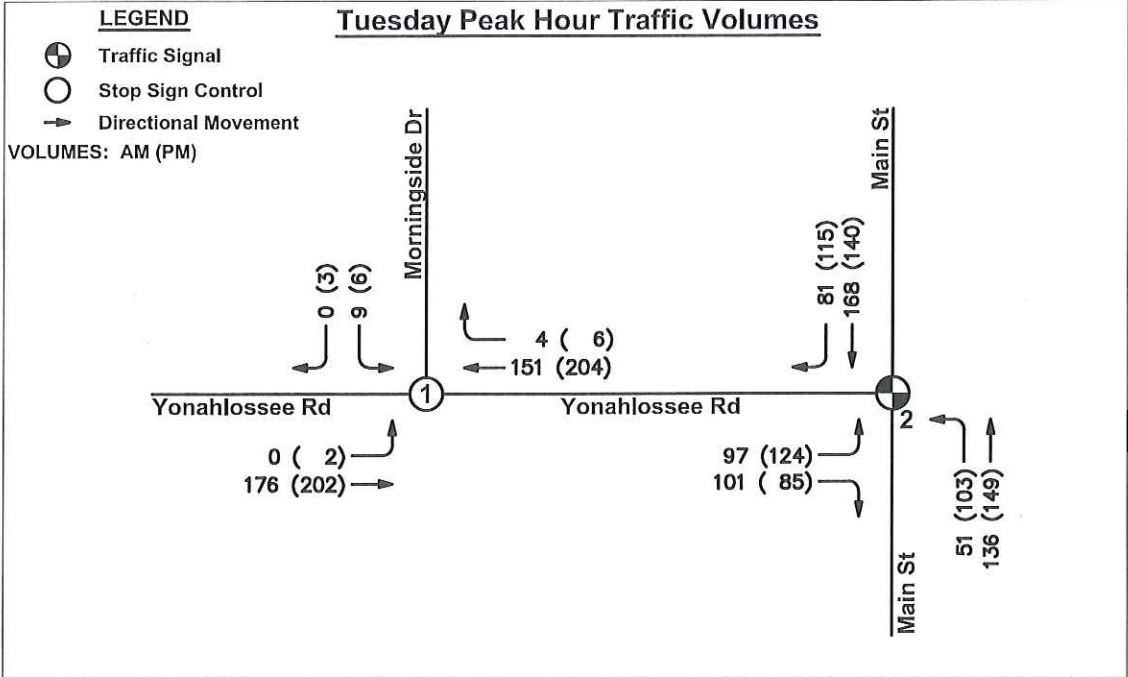


Figure 3



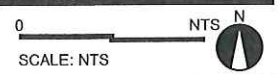
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**BLOWING ROCK HOTEL TIA**  
BLOWING ROCK, NC

**GRAND DAKOTA DEVELOPMENT, LLC**  
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2020 NO BUILD  
PEAK HOUR  
VOLUMES PER  
PEAK PERIOD



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CHECKED BY: MW

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Figure 4

**LEGEND**

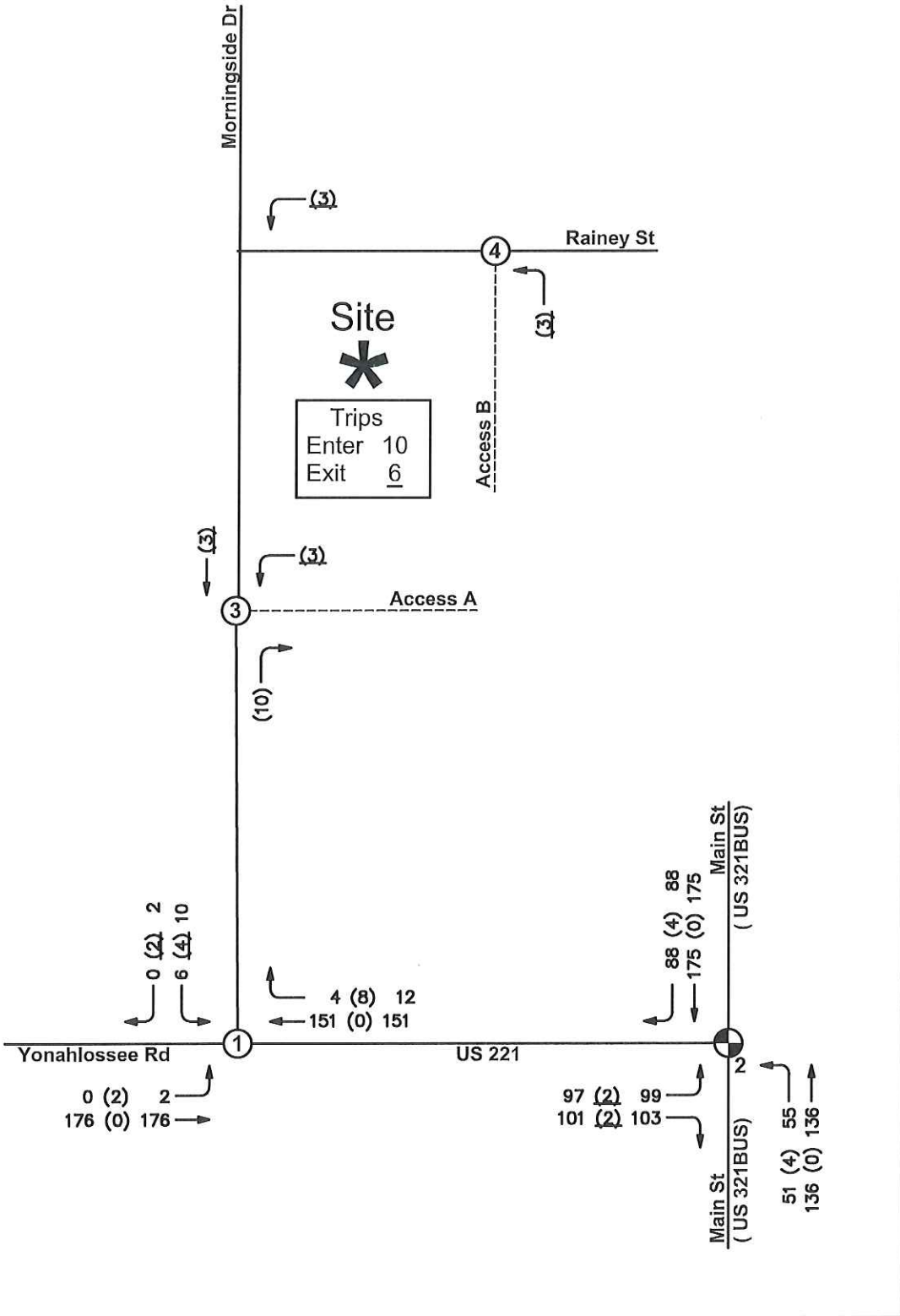
-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

VOLUMES: Bkgd. (Site) Total



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**2020 BUILD  
TUESDAY AM PEAK  
HOUR TRAFFIC  
VOLUMES**



PROJECT #: 794-001  
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CHECKED BY: MW

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Figure 5

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**LEGEND**

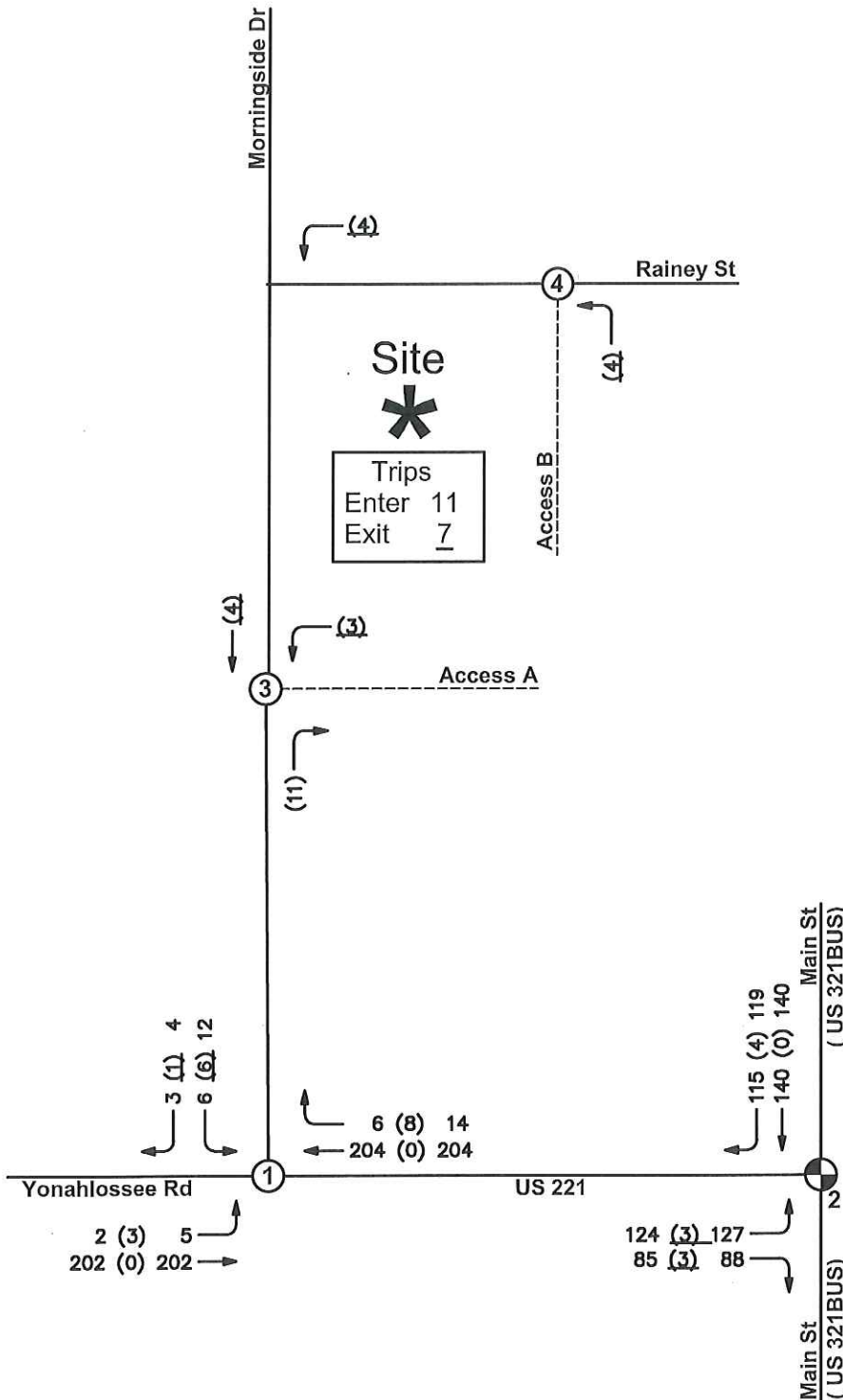
- Traffic Signal
- Stop Sign Control
- Directional Movement

VOLUMES: Bkgd. (Site) Total



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**2020 BUILD  
TUESDAY PM PEAK  
HOUR TRAFFIC  
VOLUMES**



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**Figure 6**

**LEGEND**

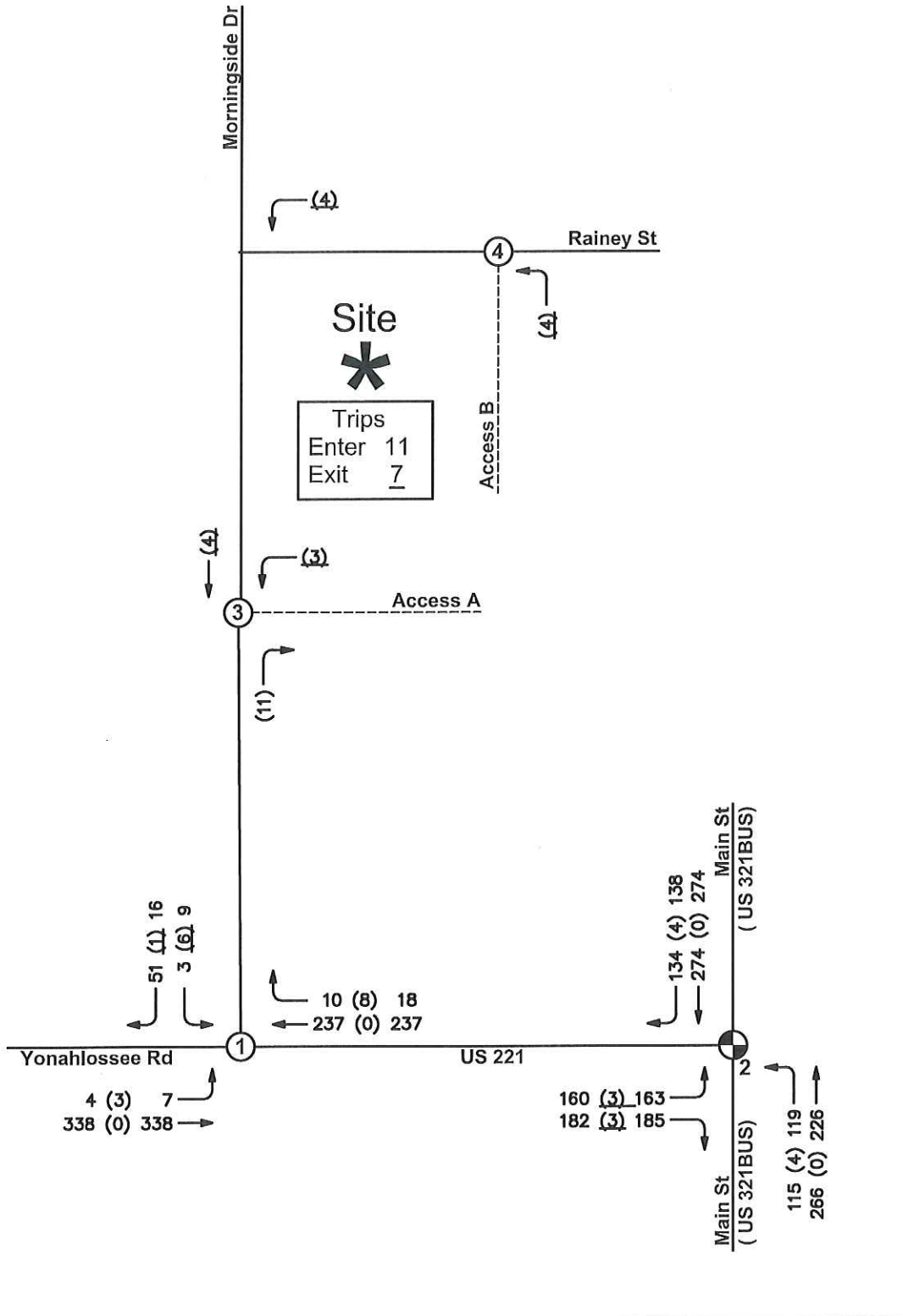
-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

VOLUMES: Bkgd. (Site) Total



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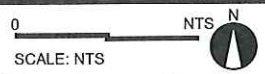
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**GRAND DAKOTA DEVELOPMENT, LLC**

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**2020 BUILD FRIDAY  
PM PEAK HOUR  
TRAFFIC VOLUMES**



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CHECKED BY: MW

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Figure 7

**LEGEND**

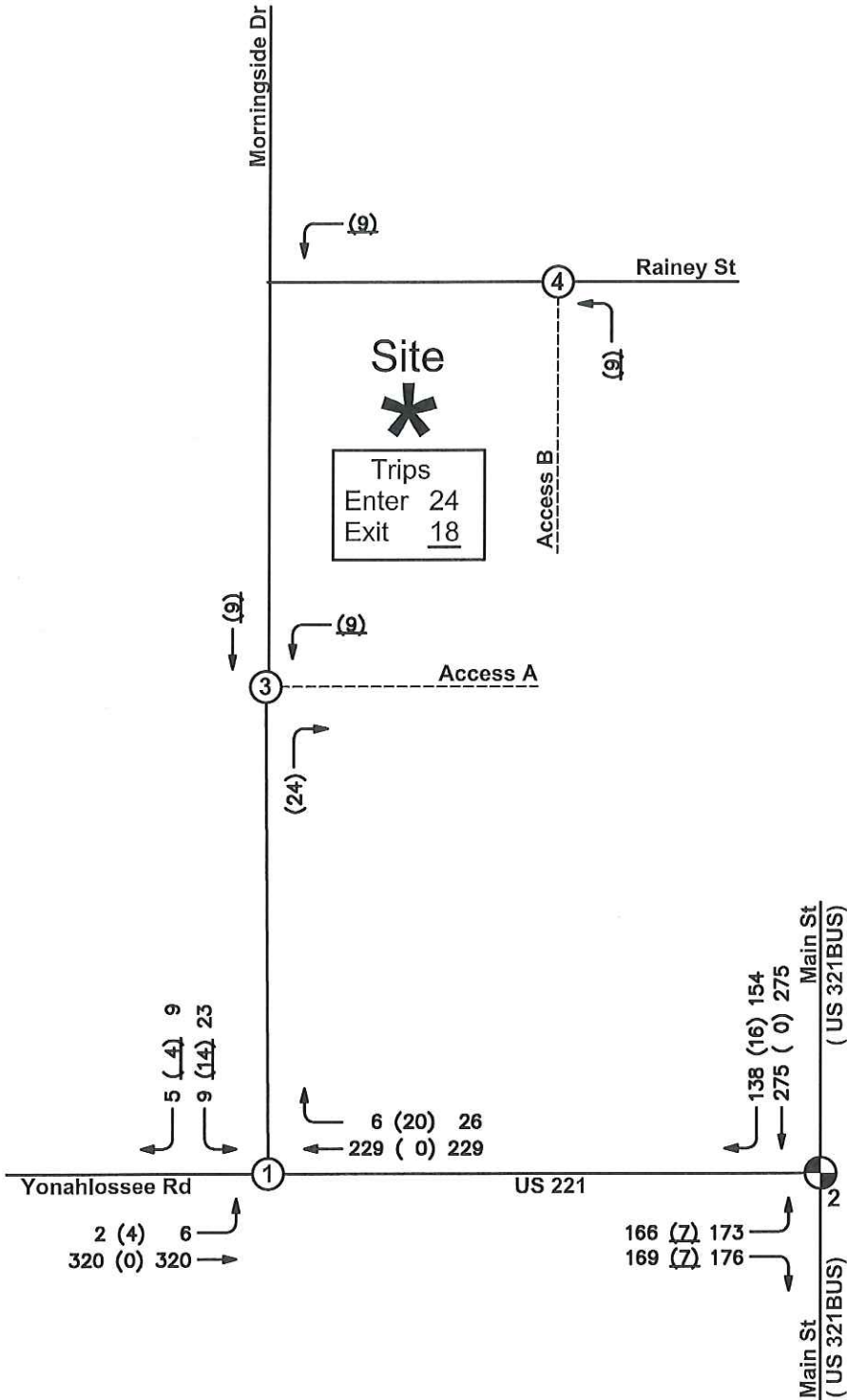
-  Traffic Signal
-  Stop Sign Control
-  Directional Movement

VOLUMES: Bkgd. (Site) Total



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217 E. TREMONT AVENUE  
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2020 BUILD  
SATURDAY PM  
PEAK HOUR  
TRAFFIC VOLUMES



PROJECT #: 794-001  
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Figure 8





## TRAFFIC ANALYSIS

The intersection identified within the area of influence was analyzed to identify the traffic impact that the site development has under the 2023 build scenario. The traffic analysis is based on the LOS analysis at the identified intersections.

LOS is a qualitative measurement of traffic operations. It is a measure of delay time. The Transportation Research Board's Highway Capacity Manual<sup>1</sup> (HCM) defines six levels of service for intersections with LOS "A" representing the best operating condition and LOS "F" the worst. The table below gives the criteria for both signalized and unsignalized intersections.

Intersection LOS	Signalized Intersection Control Delay per Vehicle (sec/vehicle)	Unsignalized Intersection Control Delay per Vehicle (sec/vehicle)
A	<10.0	< 10.0
B	> 10.0 and <= 20.0	> 10.0 and <= 15.0
C	> 20.0 and <= 35.0	> 15.0 and <= 25.0
D	> 35.0 and <= 55.0	> 25.0 and <= 35.0
E	> 55.0 and <= 80.0	> 35.0 and <= 50.0
F	>80.0	> 50.0

SYNCHRO 10.3 was the software tool used in determining the delay, capacity and corresponding level of service at the study intersection. The intersection worksheet reports are provided in the Appendix.

For the analysis of unsignalized intersections, the vehicular movements that must stop at the intersection experience delay (i.e. the minor leg of the intersection). For descriptive purposes:

- LOS results between "A" and "C" for the side (minor) street approach are assumed to represent short vehicle delays
- LOS results between "D" and "E" for the side (minor) street approach are assumed to represent moderate delays
- LOS results of "F" for the side (minor) street approach is assumed to represent long delays.

It should be noted that stop sign controlled streets/driveways intersecting major streets typically experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay.

This report provides analysis of the traffic operations within the area of influence during four requested peak hours. The peak hours analyzed include weekday AM & PM peaks, Friday PM peak, and Saturday PM peak. It provides intersection improvements needed (if required) for mitigating traffic impacts. This study evaluates the following scenarios:

- 2019 Existing Conditions
- 2020 No Build
- 2020 Build

<sup>1</sup> National Research Council. Transportation Research Board. Highway Capacity Manual 6<sup>th</sup> Ed., Washington, DC. 2016.



Currently, the existing study intersections operate at a LOS “B” or better during all four peak hours. Typically, an intersection is said to be operating at capacity at a volume-to-capacity (v/c) ratio of 1.00 and acceptable at a LOS “D” or better. The results of the analysis scenarios are presented in Tables 3 and 4.

**Table 3: Levels of Service Results (Weekday AM and PM Peaks)**

Intersection	Intersection/ Approach	Weekday AM Peak			Weekday PM Peak		
		Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)	LOS
<b>2018 Existing Conditions</b>							
1. Yonahlossee Rd & Morningside Dr	<b>Intersection</b>	<b>0.2</b>	<b>0.01</b>	<b>A</b>	<b>0.3</b>	<b>0.017</b>	<b>A</b>
	Southbound	10.6	0.01	B	11.2	0.017	B
	Eastbound	0.0	0.0	A	0.1	0.002	A
	Westbound	0.0	0.0	A	0.0	0.0	A
2. Yonahlossee Rd & Main St	<b>Intersection</b>	<b>9.6</b>	<b>0.44</b>	<b>A</b>	<b>11.0</b>	<b>0.52</b>	<b>B</b>
	Northbound	5.8	0.14	A	6.3	0.16	A
	Southbound	10.7	0.33	B	11.8	0.41	B
	Eastbound	11.8	0.44	B	15.7	0.52	B
<b>2020 No Build Conditions</b>							
1. Yonahlossee Rd & Morningside Dr	<b>Intersection</b>	<b>0.2</b>	<b>0.01</b>	<b>A</b>	<b>0.3</b>	<b>0.02</b>	<b>A</b>
	Southbound	10.7	0.01	B	11.3	0.02	B
	Eastbound	0.0	0.0	A	0.1	0.01	A
	Westbound	0.0	0.0	A	0.0	0.00	A
2. Yonahlossee Rd & Main St	<b>Intersection</b>	<b>10.3</b>	<b>0.47</b>	<b>B</b>	<b>11.3</b>	<b>0.54</b>	<b>B</b>
	Northbound	6.0	0.17	A	6.5	0.17	A
	Southbound	11.5	0.41	B	12.2	0.42	B
	Eastbound	12.6	0.47	B	16.2	0.54	B
<b>2020 Build Conditions</b>							
1. Yonahlossee Rd & Morningside Dr	<b>Intersection</b>	<b>0.4</b>	<b>0.02</b>	<b>A</b>	<b>0.5</b>	<b>0.03</b>	<b>A</b>
	Southbound	10.6	0.02	B	11.8	0.03	B
	Eastbound	0.1	0.002	A	0.2	0.01	A
	Westbound	0.0	0.0	A	0.0	0.00	A
2. Yonahlossee Rd & Main St	<b>Intersection</b>	<b>10.3</b>	<b>0.48</b>	<b>B</b>	<b>12.1</b>	<b>0.57</b>	<b>B</b>
	Northbound	6.0	0.17	A	6.4	0.16	A
	Southbound	11.6	0.41	B	13.2	0.46	B
	Eastbound	12.8	0.48	B	17.7	0.57	B
3. Morningside Dr & Access A	<b>Intersection</b>	<b>1.6</b>	<b>0.00</b>	<b>A</b>	<b>1.4</b>	<b>0.00</b>	<b>A</b>
	Northbound	0.0	0.00	A	0.0	0.00	A
	Southbound	0.0	0.00	A	0.0	0.00	A
	Westbound	8.6	0.00	A	8.6	0.00	A
4. Rainey St & Access B	<b>Intersection</b>	<b>5.1</b>	<b>0.00</b>	<b>A</b>	<b>5.7</b>	<b>0.00</b>	<b>A</b>
	Northbound	8.5	0.00	A	8.5	0.00	A
	Eastbound	0.0	0.00	A	0.0	0.00	A
	Westbound	0.0	0.00	A	0.0	0.00	A



**Table 4: Levels of Service Levels of Service Results (Friday PM and Saturday PM Peaks)**

Intersection	Intersection/ Approach	Friday PM Peak			Saturday PM Peak		
		Delay (sec/veh)	Capacity (v/c)	LOS	Delay (sec/veh)	Capacity (v/c)	LOS
<b>2018 Existing Conditions</b>							
1. Yonahlossee Rd & Morningside Dr	<b>Intersection</b>	<b>0.4</b>	<b>0.03</b>	<b>A</b>	<b>0.3</b>	<b>0.03</b>	<b>A</b>
	Southbound	10.3	0.03	B	11.7	0.03	B
	Eastbound	0.1	0.00	A	0.0	0.00	A
	Westbound	0.0	0.00	A	0.0	0.00	A
2. Yonahlossee Rd & Main St	<b>Intersection</b>	<b>16.6</b>	<b>0.70</b>	<b>B</b>	<b>17.7</b>	<b>0.70</b>	<b>B</b>
	Northbound	7.9	0.30	A	7.4	0.20	A
	Southbound	21.2	0.70	C	21.5	0.70	C
	Eastbound	20.8	0.70	C	21.4	0.70	C
<b>2020 No Build Conditions</b>							
1. Yonahlossee Rd & Morningside Dr	<b>Intersection</b>	<b>0.4</b>	<b>0.03</b>	<b>A</b>	<b>0.3</b>	<b>0.03</b>	<b>A</b>
	Southbound	10.4	0.03	B	11.9	0.03	B
	Eastbound	0.1	0.01	A	0.0	0.00	A
	Westbound	0.0	0.00	A	0	0.00	A
2. Yonahlossee Rd & Main St	<b>Intersection</b>	<b>17.4</b>	<b>0.72</b>	<b>B</b>	<b>18.6</b>	<b>0.73</b>	<b>B</b>
	Northbound	8.2	0.31	A	7.6	0.21	A
	Southbound	22.3	0.72	C	22.9	0.73	C
	Eastbound	21.8	0.72	C	22.3	0.72	C
<b>2020 Build Conditions</b>							
1. Yonahlossee Rd & Morningside Dr	<b>Intersection</b>	<b>0.6</b>	<b>0.05</b>	<b>A</b>	<b>0.7</b>	<b>0.07</b>	<b>A</b>
	Southbound	11.3	0.05	B	12.7	0.07	B
	Eastbound	0.2	0.01	A	0.10	0.01	A
	Westbound	0.0	0.00	A	0.00	0.00	A
2. Yonahlossee Rd & Main St	<b>Intersection</b>	<b>17.7</b>	<b>0.73</b>	<b>B</b>	<b>19.4</b>	<b>0.75</b>	<b>B</b>
	Northbound	8.3	0.31	A	7.9	0.21	A
	Southbound	22.7	0.72	C	23.8	0.75	C
	Eastbound	22.2	0.73	C	23.4	0.73	C
3. Morningside Dr & Access A	<b>Intersection</b>	<b>1.4</b>	<b>0.00</b>	<b>A</b>	<b>2.2</b>	<b>0.01</b>	<b>A</b>
	Northbound	0.0	0.00	A	0.0	0.00	A
	Southbound	0.0	0.00	A	0.0	0.00	A
	Westbound	8.6	0.00	A	8.6	0.01	A
4. Rainey St & Access B	<b>Intersection</b>	<b>5.7</b>	<b>0.00</b>	<b>A</b>	<b>7.0</b>	<b>0.01</b>	<b>A</b>
	Northbound	0.0	0.00	A	0.0	0.00	A
	Eastbound	0.0	0.00	A	0.0	0.00	A
	Westbound	8.5	0.00	A	8.6	0.01	A





Tables 3 shows the 2020 Build maximum queue lengths calculated by SimTraffic 10.3, a traffic simulation software application for unsignalized and signalized intersections, or the calculated 95<sup>th</sup> % queue in Synchro 9, - whichever produced the higher length.

**Table 5: 2020 Vehicle Queue Lengths (Weekday AM and PM Peaks)**

Intersection/Approach	Exist./(Future/Sug.) Storage	Weekday AM Peak Queue Length (ft)			Weekday PM Peak Queue Length (ft)				
		Left	Right	Left Thru Right	Left Thru Right				
<b>2020 No Build Conditions</b>									
1. Yonahlossee Rd & Morningside Dr	SB	-	-	37'			49'		
	EB	-	-	0'			14'		
	WB	-	-	0'			0'		
2. Yonahlossee Rd & Main St	NB	50'	-	52'	80'	-	73'	86'	-
	SB	-	-	-	116		-	114'	
	EB	-	-	111'			137'		
<b>2020 Build Conditions</b>									
1. Yonahlossee Rd & Morningside Dr	SB	-	-	31'			55'		
	EB	-	-	0'			68'		
	WB	-	-	0'			0'		
2. Yonahlossee Rd & Main St	NB	50'	-	47'	82'	-	87'	110'	-
	SB	-	-	-	115'		-	121'	
	EB	-	-	112'			141'		
3. Morningside Dr & Access A	SB	-	-	0'			0'		
	EB	-	-	0'			0'		
	WB	-	-	30'			30'		
4. Rainey St & Access B	NB	-	-	29'			29'		
	SB	-	-	0'			0'		
	EB	-	-	0'			0'		

**Table 6: 2020 Vehicle Queue Lengths (Friday PM and Saturday PM Peaks)**

Intersection/Approach	Exist./(Future/Sug.) Storage	Friday PM Peak Queue Length (ft)			Saturday PM Peak Queue Length (ft)				
		Left	Right	Left Thru Right	Left Thru Right				
<b>2020 No Build Conditions</b>									
1. Yonahlossee Rd & Morningside Dr	SB	-	-	37'			31'		
	EB	-	-	34'			20'		
	WB	-	-	0'			0'		
2. Yonahlossee Rd & Main St	NB	50'	-	91'	121'	-	74'	99'	-
	SB	-	-	-	107'		-	107'	
	EB	-	-	166'			173'		
<b>2020 Build Conditions</b>									
1. Yonahlossee Rd & Morningside Dr	SB	-	-	32'			48'		
	EB	-	-	49'			45'		
	WB	-	-	0'			0'		
2. Yonahlossee Rd & Main St	NB	50'	-	87'	131'	-	93'	107'	-
	SB	-	-	-	107'		-	107'	
	EB	-	-	197'			210'		
3. Morningside Dr & Access A	SB	-	-	0'			0'		
	EB	-	-	0'			0'		
	WB	-	-	30'			30'		
4. Rainey St & Access B	NB	-	-	22'			29'		
	SB	-	-	0'			0'		
	EB	-	-	0'			0'		



**NCDOT ANALYSIS REQUIREMENTS** - In order to determine the mitigation responsibility of the developer, this study compares 2022 Build results to the 2022 No Build results (see Tables 4 and 5).

Chapter 5, Section J of the *July 2003 NCDOT Policy on Street and Driveway Access to North Carolina Highways*, the applicant shall be required to identify mitigation improvements to the roadway network if at least one of the following conditions exists when comparing base network conditions to project conditions:

- *The total average delay at an intersection or an individual approach increases by 25% or greater, while maintaining the same level of service,*
- *The Level of Service (LOS) degrades by at least one level at an intersection or an individual approach,*
- *Or the Level of Service is "F" for an intersection or an individual approach.*

This section of the access policy also states that, *mitigation improvements shall be identified when the analysis indicates that the 95<sup>th</sup> percentile queue exceeds the storage capacity of the existing lane.*

**2020 No Build Results:**

**1. Yonahlossee Road (US 221) & Morningside Drive (unsignalized)**

The worst leg of the intersection (southbound – Morningside Drive) operates with a LOS "B" in all four analyzed peak hours.

**2. Yonahlossee Road (US 221) & Main Street (US 321 Business) (signalized)**

The intersection operates with a LOS "B" in all four analyzed peak hours.

**2020 Build Results:**

**1. Yonahlossee Road (US 221) & Morningside Drive (unsignalized)**

When comparing the impact of the 2020 Buildout to the 2020 No Build conditions the LOS of the worst leg of the intersection remains a "B" during all four analyzed peak hours. The increase in intersection vehicle delay at the worst leg of the intersection is 9% or less in all four analyzed peak hours. In addition, all approaches are within the allowed parameters in the all four analyzed peak hours. **Therefore, no roadway improvements should be deemed necessary.**

**2. Yonahlossee Road (US 221) & Main Street (US 321 Business) (signalized)**

When comparing the impact of the 2020 Buildout to the 2020 No Build conditions the intersection LOS remains a "B" in all four analyzed peak hours. The increase in intersection vehicle delay at the worst leg of the intersection is 7% or less in all four analyzed peak hours. In addition, all approaches are within the allowed parameters in the all four analyzed peak hours. **Therefore, no roadway improvements should be deemed necessary.**



### **3. Morningside Drive & Proposed Full Movement Access “A” (unsignalized)**

All approaches of the intersection operate with a LOS “A” in all four analyzed peak hours with the following intersection configuration:

- One ingress lane and one egress lane on Proposed Access “A”

### **4. Morningside Drive & Proposed Right-In/Left-Out only Access “B” (unsignalized)**

All approaches of the intersection operate with a LOS “A” in all four analyzed peak hours with the following intersection configuration:

- One ingress lane and one egress lane on Proposed Access “B”
- MUTCD standard turn restriction signing (R3-1 and R3-2) should be provided at the driveway and on Rainey St to further enforce turn-restrictions.

The existing and suggested laneage is shown on Figure 9.



**BLOWING ROCK HOTEL TIA**

BLOWING ROCK, NC

GRAND DAKOTA DEVELOPMENT, LLC

217 E. TREMONT AVENUE  
 CHARLOTTE, NC 28023

**EXISTING AND  
 SUGGESTED  
 LANEAGE**



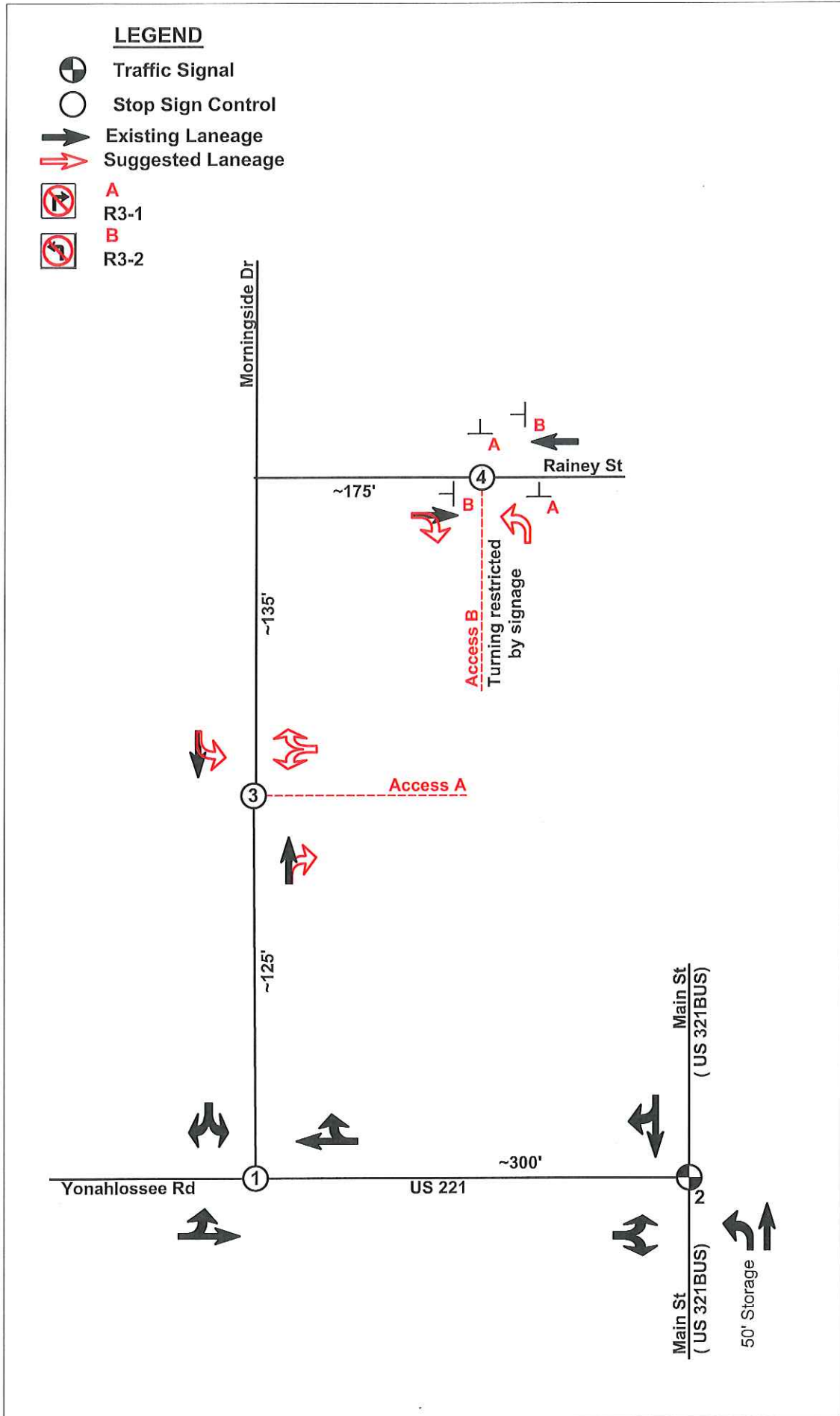
PROJECT #: 794-001  
 DRAWN BY: SA  
 CHECKED BY: MW

FEBRUARY 2019

REVISIONS:

1.	

Figure 9





## CONCLUSION

In summary, the minor amount of traffic associated with the proposed hotel and restaurant development that is expected to be added to the roadways will not impact the nearby roadways and study intersections and in our professional opinion will not materially endanger the public health or safety of the citizens or visitors of Blowing Rock, NC.



APPENDIX



**Draft**

**Planning and Zoning Board**

**Minutes**

**Thursday, March 21, 2019**

**5:30 p.m.**

The Blowing Rock Planning and Zoning Board met on Thursday, March 21, 2019 for their regularly scheduled meeting. Chairman Harwood called the meeting to order at 5:30 pm. Members present were Joe Papa, Don Hubble, Mike Page, Wes Carter, Pete Gherini and Harrison Herbst. Staff members present were Planning Director Kevin Rothrock, and Planning & Zoning Support Specialist Tammy Bentley.

Chairman Harwood asked if there were any changes to the agenda. *Chairman Harwood made a motion to move item #3, Selection of Subcommittees, to Other Business, seconded by Mr. Hubble. All members were in favor of the motion.*

Chairman Harwood asked if there were any changes to the December 20, 2018 meeting minutes. There were none. *Mr. Hubble made a motion to approve the minutes, seconded by Chairman Harwood. All members were in favor of the motion.*

Chairman Harwood thanked Ms. Genie Starnes for her service to the Board. New Board member, Sam Glover, was sworn to the Board.

Chairman Harwood asked if there were any nominations for Chair and Vice-Chair. *Mr. Page made a motion to nominate the current slate of officers for another term. Chairman Harwood and Mr. Carter agreed to serve. Mr. Herbst seconded the motion. All members were in favor of the motion.*

**Conditional Use Permit 2019 – 01 Rainey Lodge**

Mr. Carter asked to be recused as his son owns property contiguous to the subject property. *Mr. Hubble made a motion to grant Mr. Carter's request to recuse, seconded by Mr. Gherini. All members were in favor of the motion.*

Mr. Rothrock gave the staff report and PowerPoint presentation. Grand Dakota Development, LLC is requesting a conditional use permit to construct a 40-room hotel with restaurant, bar and surface parking. The property is located at 159 & 167 Rainey Street, but is also located off Hwy 221 and Morningside Drive. The property is zoned CB, Central Business. Most of the subject property is in the WS-IV-PA water supply watershed. The property is further identified by Watauga County PINs 2807-98-0716-000, 2807-98-1850-000 and 2807-98-0826-000.

The proposed project meets the setback standards, building height and parking requirement of 53 spaces. Primary access for the project is through a driveway cut on

Morningside Drive as well as Rainey Street. The site topography prohibits direct access to Highway 221.

Although not required, the Applicant has recommended signage at the driveways restricting right turns from the parking area to minimize hotel traffic from traveling East on Rainey and North on Morningside.

Storm water will be collected and detained in a detention system under the parking area. From the detention system, the storm water will be directed to a new drainage system in Hwy 221. An existing sewer line is routed through the property. A new public sewer line will be redirected through the site to Morningside Drive.

The Applicant is providing public sidewalk on Morningside Drive and Rainey Street. The Town is constructing sidewalk along Hwy 221 with the Sidewalk to Bass Lake project. Staff recommends the Applicant pay for the portion of sidewalk along the portion of their property that fronts Hwy 221.

The proposed landscape plan appears to meet the Land Use Code requirements for street trees, buffers/screening and parking lot shading. The buffer along the east side of the property is required to be a 4-foot wide broken screen. An 8-foot wide semi-opaque buffer is required along each street yard. An extensive detailed landscape plan will be reviewed with the submission of construction drawings.

A dumpster for the hotel is situated in the northeast corner of the parking lot. All screening requirements will be met. A 12' x 55' loading zone is provided on the east side of the parking area for hotels deliveries.

Mr. Hubble asked how food purveyors and others will access the loading zone. Mr. Rothrock said via the side street. Mr. Hubble asked if deliveries will be made in 40' trucks. Mr. Rothrock said probably not; the trucks will be smaller. Mr. Papa said he thinks delivery trucks will park on Highway 221 and hand-truck supplies to the site. Mr. Rothrock said no, deliveries will enter from Morningside Drive or Rainey Street.

Ms. Chelsea Garrett, attorney for the applicant, introduced herself and the development team: Mr. Stephen Barker, Developer, Mr. Walter Fields, Planner, Mr. Stephen Overcash, Architect and Mr. Kevin Caldwell, Engineer. Ms. Garrett said she was glad the model is available for preview adding that landscaping elements have been added to it since the community meeting. Ms. Garrett noted that this site had a restaurant previously, Cheeseburgers in Paradise, and that the parking along Highway 221 serves as overflow parking. Ms. Garrett said the previous townhome project needed several waivers, but this project does not; that they designed this project to meet all code standards. Ms. Garrett said that past studies have indicated a need for high-end hotel rooms in Blowing Rock. She added that this meets that need, including a restaurant, is walkable to Main Street and would be an asset to Blowing Rock.

Mr. Fields said he was part of the townhome team and that project required a zoning change and other waivers. Mr. Fields said this use is allowed in this zoning district. Mr. Fields advised that the site is not flat and a challenge when meeting code requirements. Mr. Fields said that placing the building in the center allows for parking on the property edge and for greater building height. Mr. Fields said that all parking and loading is on-site, with one wing of the building elevated to allow for parking beneath. Mr. Fields said that food purveyors



use different size deliver trucks and the establishment can stipulate the size. Mr. Fields added that they had worked hard to address the concerns surfaced at the community meeting.

Mr. Fields said the model is to scale horizontally and vertically and that the final finish colors will be Town approved. Mr. Fields said that the retaining walls and landscaping, which will be Town approved, was changed due to concerns at the community meeting.

Mr. Fields said they had commissioned a full traffic study, which is not required, and as a result turning restrictions were added to the plans. The new plans indicate no right turns onto Rainey Street or Morningside will be allowed. Mr. Fields said the traffic engineer could not attend this meeting adding that Mr. Rothrock had the study.

Ms. Garrett said the combination of walls and landscaping will comply with Town code. Ms. Garrett said a neighbor had concerns with the line of site along Highway 221 and Morningside Drive. Ms. Garrett said the retaining walls are several feet off Highway 221. Mr. Fields said they would not build in the site distance triangle.

Chairman Harwood said the broken screening should be type B. Mr. Rothrock said it is semi-opaque along Rainey and Morningside, and is type C, broken screening along Speckled Trout.

Chairman Harwood said his setback height measurement for the building was 73 feet. Mr. Rothrock said it is actually 58 feet to the overhang.

Mr. Gherini asked how the pad would be created. Mr. Caldwell said cut and fill along Speckled Trout. Mr. Gherini asked if fill would be created from the site. Mr. Caldwell said yes. Mr. Herbst asked if there would be any fill on the right side of the site. Mr. Caldwell said there would be some fill there.

Chairman Harwood asked if the final exterior finish selections would be available for the Town Council. Mr. Overcash said yes and that the finishes will meet Town code. Mr. Rothrock asked what the exterior finishes would be. Mr. Overcash said natural stone, shakes, and painted wood siding.

Mr. Hubble asked if the traffic study included traffic counts. Mr. Rothrock said yes during the Thanksgiving parade. Mr. Hubble asked if the Board should ask for more such studies. Chairman Harwood said this is not required.

Chairman Harwood asked Mr. Overcash about the roof pitch. Mr. Overcash said it absolutely meets the minimum slope.

Chairman Harwood asked if the stone would be natural or cultured. Mr. Rothrock said cultured. The Board discussed whether the stone must be natural, or if cultured is allowed. Mr. Rothrock advised that the code language 'or other equivalent material' allows for cultured stone. Chairman Harwood asked if this must be approved by the Planning Board and Town Council. Mr. Rothrock confirmed. Mr. Page asked if there is a problem if natural stone must be used. Mr. Fields said no, that they are here to comply with the code.

The meeting was opened to public comment.



An unidentified man asked the width of Morningside Drive and if any improvements are planned on the west side of Morningside.

Ms. June Turner, of 132 Rainey Street, expressed concern with food deliveries, stating that trucks can't make the curve on Rainey Street. Ms. Turner said she is concerned with the location of the dumpster adding that she does not want to look at a dumpster. Ms. Turner also said she was concerned with an entrance to the site being in the curve on Rainey Street. Mr. Rothrock pointed out that the entrance is to the west of the curve. Mr. Turner said her property has been in her family for 100 years and they really need to watch out for the curve.

Mr. Larry Lawrence, of Morningside Drive, asked if the entrance on Morningside is across from Shady Lane. Mr. Lawrence said there is a house under construction on Morningside which will also increase traffic.

Mr. Marshall Sealey, of 268 Norwood Circle, was asked by the Blowing Rock Civic Association (BRCA) to make comments on the project. Mr. Sealey distributed a document to the Board members, staff, and applicant. Mr. Sealey said the dates on the plans were inconsistent; that he did not know which plans were the most recent. Mr. Sealey also said the plans are clearly marked as 'preliminary-not for construction' and said that the Board should not be permitting projects with preliminary construction plans. Ms. Garrett said this is not the building permitting process. Mr. Rothrock said that in 18 years he has never had a fully finished set of plans submitted for this process. Mr. Sealey said to Mr. Rothrock that it is his responsibility to ensure that all plans comply before projects are permitted. Mr. Rothrock confirmed. Mr. Sealey said he was hoping to preview the plans prior to the meeting. Chairman Harwood asked Mr. Sealey to please address the Board. Mr. Sealey told the Board that BRCA likes what they see, but the package is incomplete. Mr. Hubble said that BRCA had made an inconsistent representation on another project. Mr. Sealey disagreed. Mr. Page asked Mr. Sealey what additional information is suggested. Mr. Sealey said that is in the document he distributed. Mr. Page said the Board had not had time to look it over. Mr. Page said the project meets the code and that Mr. Rothrock will ensure that the final project and all plans meet code. Mr. Sealey said he had years of construction experience and noted that there is no scale on the building elevations.

Mr. Sealey noted that the landscaping is in process and that there is no parking included for employees or extra guests attending receptions or other functions. Mr. Sealey asked if the building height is measured off Morningside or 221. Mr. Rothrock said from grade at the building entrance. Mr. Sealey said neighbors are concerned with traffic and asked if it is appropriate to have NCDOT look at the study. He concluded by saying that BRCA is not opposed to the project, but they feel that more information is needed.

Mr. Hubble asked if BRCA is not opposed why are they in seeming opposition. Mr. Hubble said this satisfies the code, but BRCA wants more information.

Mr. Page asked Mr. Rothrock if he would make sure that the project meets all codes. Mr. Rothrock confirmed adding that this is done through the plan review process.

Ms. Anna Miller, of 671 Morningside Drive, said traffic does back up in July and asked how the no right turns will be enforced. Ms. Miller also said she is concerned that delivery trucks will park on Morningside Drive and wants delivery restrictions to be legal and enforceable. Ms. Miller asked Mr. Barker if he will be operating the hotel and restaurant and if the

promises made today will transfer to new owners. Ms. Miller added that many residents are concerned about increased traffic and that the study was not done at the right time of year.

Mr. Lee Rocamora, of Laurel Park Road, read code Section 16-12.2.1 regarding open space and green space. Mr. Rocamora said this section indicates a minimum 75% green space, between the back of the sidewalk and the building, is required.

Ms. Lorry Mulhern, of White Pine Road, asked the definition of a high-end hotel; is it room size, room price. Ms. Mulhern asked if the corner units (with no bathrooms on the plans) would be 2 bedrooms which would require additional parking. She also said she did not know if it is possible to demand that certain size delivery trucks be used and asked how they will navigate the turns to access the site.

Mr. Mark Crumpler, 30-year resident of 215 Morningside Drive, said that he is also speaking for the Johnsons and Brownings. Mr. Crumpler said that ingress and egress can be dangerous. Mr. Crumpler said when town is busy it can take 5 minutes to get onto 221 from Morningside. Mr. Crumpler also questioned parking for employees. Mr. Crumpler said he is opposed to the project due to property values and the impact on an already dangerous traffic situation.

Mr. Rocamora asked Mr. Rothrock to confirm that the building fronts Morningside and not 221. Mr. Rothrock confirmed. Mr. Crumpler said that an entrance off 221 would eliminate a lot of problems.

Ms. Mulhern urged the Planning Board to nail down the delivery truck scenario.

*Mr. Gherini made a motion to close the public comment, seconded by Mr. Herbst. **All members were in favor of the motion.***

Mr. Fields spoke to the concerns surfaced during public comment. He said the scope of the traffic study was approved by the Town and NCDOT. Mr. Fields said no floorplans have been submitted and he is not sure from where this information came. Mr. Fields said the size of and price of the rooms is not yet known. In responding to Mr. Sealey's comments Mr. Fields said all information is on file in the Planning and Inspections Department. Mr. Fields added that no one submits 75 to 95% complete plans at this point; it's no good to approve renderings that can't be constructed. Regarding the truck, Mr. Fields said there is room for a small tractor-trailer to turn around on the site and that it is big enough for a fire truck, which is a code requirement.

Chairman Harwood asked the width of Morningside Drive. Mr. Rothrock said it is from 18 to 20 feet of pavement and added that Rainey Street is fairly wide but narrows at the curve. Chairman Harwood asked if all of Morningside should be 20 feet wide. Mr. Rothrock advised that most residential streets have 18 feet in pavement width. Mr. Rothrock said the curb and gutter may affect the width. Mr. Caldwell said they can consider a minimum paved surface width.

Mr. Page spoke to Mr. Rocamora's comment and stated that he reads the ordinance as not applying to this property, that it applies to properties on Main Street and buildings close to the sidewalk. The Board discussed the setback from each street and which street is considered the primary street, in determining the amount of green space required. Mr.



Rothrock said this section does not apply as the building is setback 40 feet. Ms. Garrett said that meeting this requirement would be impossible, and it is non-sensical to require so much green space. Ms. Garrett said the code is meant to be read in context.

The Board discussed this section and the applicability to this project. Mr. Rothrock said that this is not the intent of this section of the code, that this is intended for properties on Main Street. Chairman Harwood said he would refer to Mr. Rothrock's determination.

Mr. Hubble asked if it is in the Planning Board's purview to initiate action for the Town Council's consideration, referencing some issues with this project. Chairman Harwood read the ordinance defining the Planning Boards duties and said they can absolutely take that on. He added that their role now is to evaluate this project with the codes in place.

Mr. Glover asked how the primary entrance is determined. Mr. Fields said entry can be from any street, but that the primary entrance is where people check-in. Mr. Fields said the entrance is driven by the operating plan for the hotel. Mr. Fields said there are no meeting rooms or banquet halls in the hotel. Mr. Glover noted there could be small parties or events there. Mr. Glover asked who will be operating the hotel in the future.

Mr. Barker addressed concerns raised during the public comment. Mr. Barker said he appreciated the staff and Board's time and effort. Mr. Barker advised that it is very difficult to make this site work. Mr. Barker said that a professional management company will take over operations of the hotel and restaurant. Mr. Barker advised that it would be dangerous to have an entrance from 221, adding that NCDOT would probably not allow it due to the proximity to the intersection of Main Street and 221. Mr. Barker said they are trying to make the site safer by eliminating the parking along 221.

Ms. Garrett said NCDOT will not allow driveways to be too close together. She added that the side is a pedestrian entrance. Mr. Barker said the front is a walkable area and added that having a walkable area on 221 is safer for pedestrians.

Mr. Gherini asked Mr. Rothrock if the existing sewer system can handle this project. Mr. Rothrock confirmed. Mr. Gherini asked Mr. Fields the number of hotel rooms. Mr. Fields said that is a level of detail not yet available. Mr. Gherini asked the final value of the project. Mr. Rothrock said he did not know. Mr. Barker said there is significant cost in the site improvements alone and added that he does not have a final number yet.

The Board discussed requiring a performance bond to ensure completion. Mr. Rothrock advised a public improvement bond and site restoration bond could be required if the project was started and then was not finished.

The Board discussed how the building height is determined and if the 50% door/window ratio applies to all sides of the building or just to the side fronting Morningside Drive. Mr. Rothrock said he thinks the ratio applies to the entire building, adding there is a stairwell that fronts Rainey Street. Chairman Harwood asked Mr. Overcash if he was aware of the 50% ratio. Mr. Overcash said no, adding that he understands the purpose is to engage people on the street. Chairman Harwood said he understands that this building is 50 feet from the street. Mr. Rothrock said the intent is to not have a building with a blank wall that fronts on Main Street.



Mr. Page said to Mr. Sealey that many issues were discussed, but not all solved. He said the BRCA document will be passed along to Town Council.

Mr. Hubble suggest tabling the project until the BRCA document could be studied. Mr. Page said the Council could be asked to take it under advisement. Mr. Gherini said to Mr. Sealey that the document contained good information, but it is unfair to drop a 20-page document onto the Board members with 5 minutes to read it. Mr. Gherini added that the pages should be numbered. Mr. Sealey agreed, saying he just received the document at noon today and he presented it as it was received. Mr. Page said Mr. Rothrock can speak to some issues in the document, but here is not time to do that now.

Mr. Hubble asked if the project, as presented, meets all codes. Chairman Harwood said no, that the screening should be 'B' and not 'C'. Mr. Rothrock said he does think it meets code as presented. Ms. Garrett said the landscaping plans can be corrected to reflect the correct screening requirements.

The Board and applicant discussed the 50% door/window ratio. Chairman Harwood said he was fine with the appearance as presented. The consensus was to have an average of 50% door/window ratio if possible, considering building code limitations.

Chairman Harwood asked if the open space/green space was resolved. Mr. Rothrock said yes. Mr. Glover asked if the additional outdoor space is included in the required parking. Mr. Rothrock confirmed.

Chairman Harwood said he was a fan of the townhome project proposed for this site and felt it would have a lesser impact than this project. He added it is interesting how we got here and that this project can be built by right. He thanked Mr. Barker for continuing to come back and trying to improve the Town, adding he appreciates his continued efforts.

*Mr. Page made a motion to approve and forward to Town Council as presented, with the proviso that the applicant comply with the screening and 50% door/window ratio requirements. Mr. Hubble seconded the motion.*

The Board discussed the motion. Mr. Rothrock suggested the Board could recommend with conditions.

With no more discussion, Chairman Harwood asked the Board to vote on Mr. Page's motion. **All members were in favor of the motion.**

Mr. Carter returned to his seat on the Board.

### **Other Business**

The Board discussed their role and responsibility in reviewing Town ordinances and recommending changes to the Town Council. Mr. Hubble noted that the Planning Board has a responsibility to initiate action. Chairman Harwood concurred. Mr. Page noted that the Towns Council doesn't always follow their recommendation. Mr. Hubble said he does not appreciate the Planning Board being circumvented by an ad-hoc committee.

Chairman Harwood said the Board could ask for representation on the ad-hoc committee proposed by the Town Council.

Mr. Hubble made a motion to have a Planning Board member on the ad-hoc committee appointed by the Town Council, seconded by Mr. Carter. **All members were in favor of the motion.**

**Subcommittee Selection**

Planning Subcommittee

Don Hubble  
Kim Hartley  
Joe Papa  
David Harwood

Zoning Subcommittee

Pete Gherini  
Mike Page  
Wes Carter  
Sam Glover

Mr. Hubble made a motion to approve the subcommittee selections, seconded by Mr. Carter. **All members were in favor of the motion.**

Mr. Gherini asked to distribute a letter from attorneys representing BRCA. Mr. Rothrock said he had responded to the letter and an updated Land Use Code was posted on the Town's website two days prior. No members asked to see the letter.

**All members were in favor of the adjourning the meeting.**

Chairman Harwood adjourned the meeting at 8:15 pm.

\_\_\_\_\_  
Chairman David Harwood

\_\_\_\_\_  
Tammy Bentley  
Planning & Zoning Support Specialist



**FINANCIAL REPORT  
AS OF APRIL 30, 2019**

**Financial Overview**

Please find reported, we are 83% into fiscal year 2018-2019. Collections of 2018 property taxes total \$4,263,622 or 102% (this is less than 6% more collected at this point in the fiscal year than last year at this time and 2% above budget pace compared to last year) of budget at this time. With collections being one month in arrears, we have collected nine months of motor vehicle taxes for the new fiscal year, with collections at \$71,579 or 89% (this is 8% more collected at this point in the fiscal year than last year at this time) of budget.

Sales tax revenues are collected two months in arrears, with \$1,231,792 or 68% (this is 2% higher compared to last year) of budget collected at this time. Building permit collections are at \$60,101 or 86% of budget, and zoning fees are at \$8,484 or 85%, these numbers are in line with budget pace at this time and though lower than last year at this time. As mentioned previously, last year's spikes in building permit fee revenue was due to new developments such as the Chestnut Development Partners project on Chestnut Dr., while zoning fee increases were associated with the spike in new home applications seen during last fiscal year and conditional zoning application fees.

The sixth and final utility billing of this fiscal year will occur in late June, billings for the current fiscal year are at \$737,070 or 79% and \$616,821 or 83% for water and sewer charges respectively. This is 2% above last year's budget pace for Water and in line with budget pace for Sewer charges. Water and sewer connection fees collected to date are at \$23,550 or 139% and \$38,964 or 244% respectively. While lower than last year's collections, these fees are still well above budget due to remaining fees associated with the Chestnut Ridge Development Partners project on Chestnut Dr. being collected this year as previously noted.

Overall expenditures for the General Fund are at 74% (2% below last year at this time) and 69% (remaining moderately higher than last year at this time due to the AMI project funding being allocated in the FY 2017-18 budget, but the project not approved for moving forward, when compared to a more typical year of spending it is approximately 3% above budget pace for this time of year) for the Water/Sewer Fund. Overall revenue for the General Fund is at 84% (3% below last year at this time) and 69% (9% up this year compared to last year, due to AMI budgeted revenues not being charged as planned-and 9% below a more typical budget year) for the Water/Sewer Fund. Since many of our revenues are collected in arrears, these totals are somewhat expected at this point in the fiscal year, though some funding associated with transfers and loan proceeds outstanding are also effecting these totals. At this time, all department expenditures are in line with budget. See the attached report for departmental breakdowns.

**Department Activity Notes**

Work continues with a primary focus on the purposed FY 2019-20 budget document with balancing efforts coming to a close in the next days and focus changing to final schedules and the budget message.

Work is also being done to determine end of the year revenue and expenditure projections to determine expected standing at the close of the fiscal year and get an indication of end of the year budget amendments that will be needed to close the fiscal year.

Some level of audit activity is also under way with additional work being done in May and mid-July.

Thank you,

Nicole M. Norman  
Finance Officer



**TOWN OF BLOWING ROCK  
FINANCIAL SUMMARY REPORT**

As of April 30, 2019, 83% of Fiscal Year 2018-2019

<b>GENERAL FUND</b>			
<b>REVENUES</b>	Annual Budget	Actual to Date	% Collected- Projected
Current Year Levy of Property Taxes	\$ 4,194,204	\$ 4,263,622	101.66%
Motor Vehicle Taxes	80,030	71,579	89.44%
Utilities Franchise Taxes	366,165	204,358	55.81%
Local Option Sales Taxes	1,806,900	1,231,792	68.17%
Fund Balance Appropriated	-	-	0.00%
All Other Revenues	1,870,647	1,221,792	65.31%
	\$ 8,317,946	\$ 6,993,143	84.07%
	Annual Budget	Actual to Date	Y-T-D % Spent
<b>EXPENDITURES</b>			
Governing Board	\$ 53,068	\$ 41,433	78.08%
Central Government	1,926,570	1,132,450	58.78%
Public Buildings	649,445	546,879	84.21%
Administrative/Finance	420,101	337,258	80.28%
Police	1,332,596	1,039,410	78.00%
Emergency Services	1,100,314	871,729	79.23%
Planning and Inspections	310,319	249,774	80.49%
Street	1,193,846	969,917	81.24%
Sanitation	434,074	351,656	81.01%
Parks and Rec/Landscaping	897,613	648,472	72.24%
	\$ 8,317,946	\$ 6,188,977	74.41%
<b>Y-T-D FUND BALANCE INCREASE (DECREASE)</b>	\$ -	\$ 804,165	

<b>Property Tax Collection</b>	<u><b>FY 2019</b></u>	<u><b>FY 2018</b></u>	<u><b>FY 2017</b></u>	<u><b>FY 2016</b></u>
<b>As a Percentage of Total Levy</b>	99.80%	98.49%	99.13%	99.02%
(Motor Vehicles Not Included)				

<b>WATER AND SEWER FUND</b>			
<b>REVENUES</b>	Annual Budget	Actual to Date	Y-T-D % Collected
Water Revenue	\$ 938,716	\$ 737,071	78.52%
Sewer Revenue	743,716	616,821	82.94%
Connection Fees	33,000	62,514	189.44%
All Other Revenues	388,412	34,887	8.98%
	\$ 2,103,844	\$ 1,451,293	68.98%
	Annual Budget	Actual to Date	Y-T-D % Spent
<b>EXPENDITURES</b>			
Administrative	\$ 639,138	\$ 294,418	46.06%
Plant Operations	935,896	666,681	71.23%
Field Operations	393,175	272,409	69.28%
Transfer to Capital Projects	135,635	-	0.00%
	\$ 2,103,844	\$ 1,233,509	58.63%
<b>Y-T-D FUND BALANCE INCREASE (DECREASE)</b>	\$ -	\$ 217,783	

**DRAFT**

Minutes of Land Use Ad Hoc Committee  
April 29, 2019

The Land Use Ad Hoc Committee met on April 29, 2019 at 1:00 in Blowing Rock Town Hall. Members present were Sue Sweeting, Albert Yount, John Aldridge, Pete Gherini, Kevin Rothrock and Joe Bogdahn attended via Skype. Members absent were Spike Bachman and Keith Tester.

Kevin Rothrock agreed to serve as secretary for the committee. The committee opened discussion on how to define the scope and purpose of the committee. Ms. Sweeting referred to the 2014 Comprehensive Plan and a mid-term evaluation of the progress thus far. It was agreed that Planning staff will conduct an evaluation this summer and report back to the committee.

Mr. Aldridge asked about the need for a consultant to assist the group.

Mr. Yount identified two distinct areas of Town to study: the 321 Bypass and downtown. The committee agreed both areas are critical but will first focus on 321 bypass from South Main and Skyland View Drive to the Blowing Rock Lodge to the areas north of Town in the ETJ. The Committee will focus on the downtown later.

Mr. Aldridge pointed out that not everyone has "vision". There was discussion that without vision, many are afraid of change.

Mr. Bogdahn spoke about the professional planning assistance that was utilized in his hometown of Town of Winter Haven's downtown.

After focusing review efforts on the 321 Bypass, the committee did some brainstorming and discussed their desires for what they would like to see on the road corridor. Mr. Bogdahn said he would like to see more trees and landscaping. Mr. Yount said he would like to see more landscaping. Ms. Sweeting said she would like to see the old, abandoned buildings removed or cleaned up.

After a wide range of discussion and brainstorming the group focused on the tasks to be completed before the next meeting, which included:

- All members will review 2014 Comprehensive Plan, making note of what is in Plan that can be used for 321 Bypass and what is missing.
- Committee will begin to develop vision of what we want Valley Blvd to look like.
- Kevin will make a presentation at our next meeting of zoning for the land parcels on Valley Blvd from S. Main/Skyland View to Blowing Rock Lodge. He will also review Commercial Design and Sign Codes we have in place to protect the corridor.
- Kevin will discuss abandoned buildings and land on the road and what codes we have, if any, to improve the aesthetics of the road.

The next meeting was scheduled for June 10, 2019 at 1:00. There being no further items of business, the meeting was adjourned.