

**MINUTES**  
**Town of Blowing Rock**  
**Town Council Meeting**  
**July 9, 2019**

The Town of Blowing Rock Town Council met in regular session on Tuesday, July 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 Town Manager, 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**

**REGULAR & CONSENT AGENDA ADOPTION**

**1. ABC Store Travel Policy**

In accordance with North Carolina General Statute 18B-700 (g2), the ABC Store must have a personnel travel Policy in place. The travel policy must be approved by the board's appointing authority annually. Since the Town of Blowing Rock is the appointing authority for the ABC Board, it is necessary for the Blowing Rock Town Council to approve the policy. Also, as a result of the Town of Blowing Rock being the appointing authority, the Town of Blowing Rock travel policy may be used. The ABC Board has requested the Town of Blowing Rock Board of Commissioners approved this policy for their use.

**2. Annual Tax Settlement Report and Order of Tax Collection**

Consideration of the Tax Collector 2018 Settlement Report and approval of an order of the Town Council for the collection of 2019 taxes representing revenues for fiscal year 2019-2020. **Annual Tax Settlement Report and Order of Tax Collection – Attachment A**

Council Member Steele made a motion to adopt the agenda and approve consent agenda as presented, seconded by Council Member Sweeting. Unanimously approved.

**MINUTE APPROVAL**

Council Member Sweeting made a motion to approve the minutes from the June 3, 2019 Special Meeting, seconded by Council Member Matheson. Unanimously approved.

Council Member Sweeting made a motion to approve the minutes from the June 4, 2019 Budget Public Hearing/Budget Work Session, seconded by Council Member Matheson. Unanimously approved.

Council Member Powell made a motion to approve the minutes from the June 11, 2019 Regular and Closed Session meeting, seconded by Council Member Steele. Unanimously approved.

Council Member Sweeting made a motion to approve the minutes from the June 18, 2019 Budget Work Session, seconded by Council Member Powell. Unanimously approved.

Council Member Matheson made a motion to approve the minutes from the June 24, 2019 Budget Adoption/Mid Year Retreat, seconded by Council Member Sweeting. Unanimously approved.

### **SPEAKERS FROM THE FLOOR**

NONE

### **PRESENTATION**

Town Intern Dylan Powell presented a survey that was sent out by the Police Department in the July 2<sup>nd</sup> utility bills. Mr. Powell explained the reason for the survey and encouraged everyone to take the survey and submit back to the Town by July 31<sup>st</sup>.

### **PUBLIC HEARINGS**

#### **1. CUP 2019-02 Moody Building Renovation**

Planning Director Kevin Rothrock presented the proposed request: RWL 1, LLC is requesting a conditional use permit to convert the old Moody Furniture building to a restaurant/retail establishment and add a surface parking lot. The subject property is located at 125 Sunset Drive, zoned CB, Central Business and located in the WS-IV-PA water supply watershed.

The applicable street setback along Sunset Drive is 15 feet, and the side and rear setback is 5 feet. The front of the existing building, including the porch, encroaches into the street setback. The front porch will be extended along the left front of the building to provide access ADA access to meet the NC Building Code. An elevated patio area will be added to the west side of the building. Both the patio and front porch extension access will encroach into the 15-foot street setback and be located approximately 6 feet from the back of the sidewalk.

Based on the proposed uses, the building square footage and any parking credits calculated on previous property uses, seven (7) parking spaces are required for this project. Restaurant use was used to calculate the parking. If retail is the ultimate use of the property, the parking will be more than sufficient to meet the Land Use Code.

The applicant is proposing twenty-four (24) parking spaces, one (1) being an ADA van-accessible space. The applicant is reserving parking spaces for off-site apartments and off-site retail within the excess spaces in the parking lot.

The parking lot access will be from Sunset Drive and is shown with a two-way driveway.

The site plan shows three (3) public spaces being removed along Sunset Drive to provide adequate site distance at the driveway.

Any lighting for the site will be provided by the coach light standard common to other projects in Town.

Storm water will be collected in the parking lot and directed to underground detention system designed to meet Town Code standards. The drainage from storm events will be detained and released to a new drainage system in Sunset Drive that will be installed from the parking lot, down Sunset Drive to Maple Street intersection.

The Code requires a four (4) foot buffer between the site and the adjacent properties and shade trees in and around the parking lot perimeter. The current site and landscape plan show the rear buffer being less than four (4) feet along the property line. As designated, the project will require a waiver of the rear buffer yard width, or an adjustment in the site plan to maintain the minimum 4-foot buffer.

The west side of the property will have sidewalk from the rear parking area to the front of the building and Sunset Drive. This sidewalk connection is proposed directly along the property line. Any buffers along this property line can be provided in the landscape area adjacent to the west side of the building.

The majority of the changes to the exterior of the building have been completed in the past several months in an effort to secure and stabilize the building doors, windows, and roofing. The Applicant is proposing a garage door on the west side of the building that will serve as access to the patio.

Some entry way awnings are also being proposed at the rear entrance and new west side entrance.

The applicant is requesting a waiver of nine (9) feet of the 15-foot street setback along Sunset Drive to allow expansion of the existing porch and the addition of a dining patio. A recommendation from Town Council specific to this setback waiver request is required.

Mr. Rothrock advised at the June 26<sup>th</sup> meeting, Planning Board recommended approval of the CUP with the setback waiver as requested.

Council Members discussed options for the dumpster access.

Mayor Pro-Tem Yount asked for clarification about the sidewalk. Mr. Rothrock advised since this is a new project the applicant is responsible for paying for the sidewalk. Since the Sunset Streetscape is in the process the applicant will reimburse the Town for the funds.

Council Member Powell asked if the applicant was going to give the Town three (3) parking spaces since he would be taking three (3) of the Town's spaces. Mr. Rothrock advised that is not part of the current plan, but Council could make that recommendation to the applicant. Council Member Powell expressed her concern in losing three (3) spaces for this project and three (3) spaces from the Sunset streetscape project. She advised that would be a total of six (6) spaces lost and she was concerned about losing that many spaces.

Mr. Rothrock explained the logic behind the reason for this plan is the overall benefit of the off-street parking, being private or designated there would be more than there is today.

The Applicant, Bob Lovern advised he didn't look at it as a loss of three (3) parking spaces, he sees it as a gain of twelve (12) spaces.

Council discussed the parking further and discussed the option of Mr. Lovern giving three (3) spaces to the Town to replace the three (3) spots that would be eliminated.

Mr. Lovern stated that was a door he wasn't willing to open. Council discussed parking further as well as options to provide a access to connect his parking lot to the public parking lot on Maple Street.

Council Member Powell restated her main concern was losing three (3) parking spaces.

Mayor Sellers reiterated Council can make the stipulation that Mr. Lovern needs to designate three (3) parking spaces in his lot to replace the three (3) that would be lost on Sunset Drive. Mr. Lovern restated he would not be willing to do that.

Council Member Sweeting advised the other retail business owners along Sunset Drive that don't have their own parking are concerned about losing parking spaces.

Mayor Pro-Tem Yount asked Mr. Lovern when Council could expect the project to be completed. Mr. Lovern admitted he had been negligent in moving the project forward in the past. He advised he has a contractor ready to start, has worked with Iron Mountain Construction as well and that his schedule is the Town's schedule. Mr. Lovern explained he would be following suit with the Town and all the work will be done in sync with the Town's work on the Sunset project.

Mr. James Brown spoke advising that and his wife own an adjacent property to Mr. Lovern's property. Mr. Brown stated this project would hurt his easement to access his property from Sunset Drive. Mr. Brown asked that Mr. Lovern put a one-way driveway with parallel parking on either side of the building rather than his current plan.

Council Member Matheson made a motion to close the public hearing, seconded by Council Member Sweeting. Unanimously approved.

Council Member Powell made a motion to disapprove due to the loss of three (3) parking spaces. Nobody seconded the motion.

Council Member Sweeting made a motion to approve the project as presented with the condition that Mr. Lovern designate, at his discretion, three (3) parking spaces in his parking lot for public parking, seconded by Council Member Matheson. Unanimously approved.

## **2. CUP 2019-03 Cambria Car Lot – Amendment to CUP 1996-02**

Planning Director Kevin Rothrock advised Ron and Diane Cambria are requesting an amendment of their CUP 1996-02 for the Mountain Motors car lot to expand the potential uses of the property from vehicle sales to retail sales, office, and restaurant. The subject is located at 7855 Valley Blvd, zoned GB, General Business and located in the WS-IV-PA water supply watershed.

The original CUP was approved in 1996 which allowed for motor vehicle sales. The property has been used for that purpose since the CUP was approved, but over the past several years it has been used less and less. The most recent use was for moped sales, rental and service. The Applicant would like to have more flexibility and have additional uses permitted for the property. The Applicant has requested retail sales, office use and restaurant sales.

The building is approximately 400 square feet after adding a bathroom in 2018 to comply with the NC Building Code.

Access to the property is through a driveway cut on Hwy 321 and a driveway on Sunset Drive. There is also a small driveway connection through the back of the property onto Maple Drive.

There are nine (9) parking spaces on the site including an ADA van-accessible space added in 2018. Based on the available parking and the building square footage of 400 square feet, all the proposed uses could be permitted, and the Land Use Code would be satisfied with parking.

Mr. Rothrock advised at the June 26<sup>th</sup> meeting, Planning Board recommended approval of the CUP Amendment.

Council discussed a few potential business options the building could be used for. Mr. Rothrock reminded Council that since it's a CUP any changes to the building would have to come back before them for approval.

The Applicant, Mr. Ron Cambria spoke and advised he was making this request to have a better option to be able to hopefully rent the property and make it a better look for the Town.

Mayor Pro-Tem Yount made a motion to close the Public Hearing, seconded by Council Member Powell. Unanimously approved.

Council Member Matheson made a motion to approve as presented, seconded by Mayor Pro-Tem Yount. Unanimously approved.

### **3. CZ 2017-02 – Inn on Cornish – Amendment to Master Plan**

Planning Director Kevin Rothrock advised Mr. John Winkler is requesting an amendment to the site plan of the Inn on Cornish project located on the corner of Main Street and Cornish Road. The approved Master Plan allowed three encroachments into the street setback on Cornish Road. The architect has revised the plans to show an additional balcony and covered porch adjacent to a front corner of the building that was approved to encroach into the street setback when the project was approved by Town Council. The Applicant is requesting the balcony/deck addition to be approved to complete the functionality of the guest rooms and the overall aesthetics of the building.

The applicable street setbacks for Central Business is fifteen (15) feet and is measured from the back of the existing/proposed sidewalk along each street. The approved site plan indicates that three (3) corners of the building will encroach into the Cornish Road setback. The proposed balcony and covered porch will also encroach 7.41 feet into the street setback and will be 7.59 feet from the back of the sidewalk. The concrete patio is already in place but if left as a patio, is not subject to the setback requirements.

Council Member Sweeting asked Mr. Rothrock if Council had approved the concrete pad that had recently been constructed. Mr. Rothrock advised it was not on the original plan. Council Member Powell advised there was another balcony as well that was recently constructed and was not on the construction rendering sign in front of the property. Mr. Rothrock advised that was not on the original plan but had been added as a add on feature to improve the functionality of the rooms. Mr. Rothrock further advised because this balcony encroaches on the setback that is why the request is being brought back to council for specific approval.

Council Member Sweeting asked who approved the other balconies. Mr. Rothrock advised he had approved because it followed the guidelines.

Council Member Powell questioned the balconies and them not being displayed on the rendering sign in front of the property.

Mr. Rothrock explained the balconies were add on features decided after the initial plan to improve the functionality of the rooms. Mr. Rothrock further explained because this specific balcony encroaches on the setback it requires Council's approval.

Council Member Sweeting asked for clarification about the balconies and who approved them to begin with. Mr. Rothrock advised he had approved the two under the revised plan submitted by the applicant as they followed the guidelines. Council Members Sweeting and Powell discussed further.

Mr. Rothrock advised they thought the one in question was in the initial plan, but once they started building realized it wasn't.

Council Member Powell stated it's not on the big sign in front of the building and didn't understand why they would have thought it was originally presented. Mr. Rothrock advised that would be a question for the applicant.

Mr. Rothrock advised if the applicant were not allowed to finish this, they would just back fill, grade and landscape. Mr. Rothrock further advised the intent is to match this balcony with the other two.

Council briefly discussed further.

Council Member Sweeting made a motion to open the public hearing, seconded by Council Member Powell. Unanimously approved.

Mr. Brent Davis, Architect for the applicant, advised the applicant feels the request being made is very important because, if approved, it will give a covered porch entrance for the multi-purpose room. He further advised not only will it give curb and street appeal, but also give the guest a nice area to come out on the balcony and enjoy.

Council Member Powell asked Mr. Davis how this was built without knowing it hadn't already been approved. Mr. Davis advised the rendering was done so far in advance that they hadn't really had a chance to look at a lot of the operational issues.

Council Member Sweeting advised the concern of the residents is the balcony being open would attract noise and felt that was something Council need to be conscious of.

Mr. David Bryan, one of the builders, advised the rooms will be king suites and won't have large parties in the room that would create a lot of noise.

Council Member Matheson made a motion to close the Public Hearing, seconded by Council Member Sweeting. Unanimously approved.

Council Member Sweeting made a motion to approve as presented, seconded by Mayor Pro-Tem Yount.

Further Discussion:

Council Member Powell asked Mr. Rothrock if there was a fine for someone who doesn't follow the Town's plan. Mr. Rothrock advised there's not fines either they would have to build it the way it's supposed to be built or they would have to stop construction.

Mr. Bryan asked to speak to that statement, he stated he felt it was very accusatory. Council briefly discussed and agreed the Public Hearing had been closed.

Mr. Rothrock reiterated there isn't a fine, the applicant would build the building according to the building code, and if there were small changes those will be brought before Council.

Council Member Steele advised he knew Council had received emails about noise but agreed that noise is all over that area and didn't feel adding a balcony would cause any additional noise.

With no further discussion, Council Member Sweeting's motion to approve as presented stood, seconded by Mayor Pro-Tem Yount. Unanimously approved.

## **AGENDA ITEMS:**

### **1. TDA Bylaws and TDA Establishment Ordinance Amendment**

Planning Director Kevin Rothrock advised the TDA has requested some clarifying language in the TDA Establishment Ordinance (No. 2003-15) that would provide flexibility for Town Council membership on the TDA Board.

Currently, the TDA membership requires a Town Council member to be on the TDA. The language states, "b) At least one member of the (5) member Tourism Development Authority shall be a Town of Blowing Rock elected official, which based on qualification, may represent any one of the three classifications."

There could be potential conflicts with filling the TDA Board with a Council member if the member doesn't fit into one of the three categories- lodging, business/tourism, or at-large, particularly if a current TDA Board member is the at-large member and the Town Council member does not fit into the lodging or business/tourism category. If the Town Council member doesn't fit into either lodging or business/tourism category, the minimum number required for those categories can be waived during that term. Proposed language is shown below to reflect these changes with new language underlined. A final ordinance amendment will be drafted if approved.

### Section 2. Appointment of Membership

b) "At least one member of the five (5) member Tourism Development Authority shall be a Town of Blowing Rock elected official, which based on qualification, may represent any one of the three classifications. If the elected official does not represent either the lodging or business/tourism-related classifications, the membership representation requirement of the classifications shall be waived during the term of the elected official."



Council Member Sweeting advised she felt it was important for someone from Town Council to be on that board. She suggested changing; Group one – Lodging to two (2) appointees, because they are the ones that get the occupancy tax, Group two – Business/Tourism from two (2) appointees to one (1) appointee, Group three – one (1) appointee, she advised she liked having someone at large that way if one of the business people could also be at large there would still be five (5) and it wouldn't matter if someone on the board is a member of tourism. She restated she just felt it was important to have someone from Council on the Tourism Board.

Council Member Powell asked if doing it that way the Council Member wouldn't have to follow any of the guidelines except being a Council Member. Council Member Sweeting advised that is correct.

Council Member Sweeting made a motion to change the Bi-laws, seconded by Council Member Steele. Unanimously approved. The Bi-laws were changed as follows:

*Group One – Lodging; two (2) appointees*

*Group Two – Business/Tourism Related; one (1) appointee*

*Group Three – At Large; one (1) appointee*

*Group Four – Town Council Representative; one (1) appointee*

## **2. First Baptist Church – Sidewalk/Parking**

First Baptist Church is requesting an agreement with the Town to formalize sidewalk, curb/gutter, landscaping, parking, parking lot, and cross walk commitments related to the Sunset Drive Streetscape project.

The Church is planning to build a small gravel parking lot on the property at 411 Sunset Drive with steps to connect to the sidewalk. The Church is requesting the Town pay for the steps and install a crosswalk on Sunset Drive. A preliminary cost estimate for the steps is \$12,000.

Council Member Powell asked how much the Church had paid for the sidewalk on their property. She further advised it was free.

Council discussed and the majority agreed the side walk is a replacement from the Sunset Streetscape project.

Mayor Pro-Tem Yount advised the church is willing to give the Town a parking area, excluding Sunday's and Wednesday nights. Council Member Powell asked if the Town had that in writing. Mayor Pro-Tem Yount advised he felt the Town could get it in writing. He further advised he felt it was a viable option that the Town should look at further.

Council Member Powell asked if the diagonal parking in front of the church belongs to the Town. Mr. Rothrock advised that parking belongs to the church, but the Town can use it on week days.

Council Member Sweeting advised the concern she had was the repetitive comments of everything being the “church’s property”, for example the church’s asphalt, the church’s sidewalk etc. She felt that needed to be cleared up.

Manager Fox advised what is presented before Council is an agreement that is more than just parking. He advised he would ask for the agreement to be tabled for a later discussion once he has had the chance to meet with the church to discuss further.

Council Member Powell advised she would like all agreements to be in writing and not just a verbal understanding.

Council discussed they have an interest for the church’s offer, taking under advisement meeting with the Town Manager and go from there.

Council directed Manager Fox to meet with the church and to also discuss the possibility of additional parking.

Council Member Sweeting made a motion to table until Manager Fox has further discussion with the church, seconded by Council Member Steele. Unanimously approved.

### **3. Ad Hoc Committee – Discussion**

Planning Director Kevin Rothrock advised the Ad Hoc Committee had met on three (3) occasions since the inception of the group in April 2019. The committee discussed the Comprehensive Plan, visioning for Hwy 321 Bypass (Valley Blvd), visioning for downtown, current commercial design and sign ordinances, and the overall scope and purpose of the

Mr. Rothrock asked for Council’s recommendation. Council Member Powell advised when the Ad Hoc Committee was formed she recalled the members were going to look at the properties along Valley Blvd and give a vision. She advised Main Street and Sunset have already been done and felt that her understanding was for the Ad Hoc Committee to look at Valley Blvd only. She further advised she felt this was getting bigger and sounded more like a strategic plan for the whole Town.

Council Member Sweeting advised that the committee wanted to incorporate the current comprehensive plan from 2014 and look at that partly to gain knowledge and vision about Valley Blvd. She further advised it was the perfect opportunity to pull in Main Street and Sunset from what’s already been discussed in the comprehensive plan. She explained that needs to be looked at as well, but the concentration needs to be Valley Blvd.

Council Member Steele stated he felt enough money had already been spent on Sunset and that the Town doesn't need another consultant or anybody else to look at that. He advised in the last eight (8) years it's been clear what the decision was for Main Street with the building heights, what the buildings are going to look like etc. He further advised in his opinion Main Street is finished so he doesn't understand the planning for that.

Council Member Sweeting stated she didn't feel it is planning, but instead being able to look at what the Town currently has there and what the people want. The vision and written part will then be for Valley Blvd.

Council Member Powell advised she liked the purpose but would like to remove the verbiage about Sunset and Main Street. She further advised she thought the purpose of the Ad Hoc Committee was to produce a document with all the property owners and what the potentials were for them along Valley Blvd.

Council Member Sweeting stated she felt there was a misunderstanding of what the intent is. She explained the committee isn't talking about changing what Sunset looks like, but instead the person whom will be chosen to do the vision needs to know what Sunset is going to look like to be able to see the vision they will create for Valley Blvd.

Council Member Steele restated the document he has explaining the purpose clearly states the committee's recommendation includes Main Street and Sunset. Council Member Powell restated if the committee would take that verbiage off, she was liked the rest. Council Member Steele concurred.

After further discussion, Manager Fox stated the purpose of discussing the topic is to essentially approve the purpose and the next action steps. Manager Fox further stated the next step would be to bring options from individuals or entities to offer their service to the Town.

Mayor Pro-Tem Yount asked if that settled Council Member Powell's concern and stated he agreed with her.

Council Member Sweeting restated she didn't feel the committee was going to make any recommendations to change Sunset or Main Street. Council majority agreed the only concern was the verbiage about Sunset and Main Street and would like that to be taken out of the purpose.

Council Member Powell made a motion to approve the purpose with the removal of Sunset and Main Street, seconded by Council Member Steele. Unanimously approved. The Ad Hoc Committee Purpose is as follows:

*The purpose of the Ad Hoc Committee is to begin the process to address quality growth that will enhance the Town, while minimizing negative consequences. With community input, the Committee will develop a Vision for Valley Blvd.*

*The Committee will design a visual product to present to residents and business owners. This product should show good and bad changes to Valley Blvd. The Committee will attempt to gain consensus in the community to incorporate the desired suggestions.*

#### **4. Financial Report**

Finance Officer Nicole Norman gave the Financial report for May 2019. Council thanked Ms. Norman for the update.

#### **OTHER BUSINESS**

- Mayor Pro-Tem Yount – thanked Manager Fox for his command presences and quick take on the Towns current issues. He explained in discussions with Manager Fox he had inquired about the possibility of the Town migrating toward Conditional Zoning vs. Conditional Use Permits. Mayor Pro-Tem Yount asked Planning Director Kevin Rothrock to give a brief overview what he had learned from the School of Government on the topic. After discussion it was the consensus among the Council to allow the Planning Board to look at the positive and negatives of eliminating the Conditional Use Permit process.
- Council Member Steele – mentioned his concern over the safety of Cornish Road. The street is very narrow and a cut through street off Main Street by the new Inn at Cornish. He asked to have someone look at that street and mentioned the possibility of making that a one-way street. He asked Manager Fox to look at the water sewer fund and see why there is a current 13% deficit. To his knowledge this hadn't been an issue before.
- Council Member Matheson – the shuttle has had 129 riders in June. He will be meeting with the driver who has some ideas that may enhance the ridership. Council thanked Council Member Matheson for his hard work on this project.
- Council Member Powell asked for an update on the STR Registration from. Manager Fox explained discussions have been made between the School of Government and there are two different thoughts between the School of Government and the NC League of Municipalities. Manager Fox and Mr. Rothrock have reached out for clarification and will continue the process as the Town has been doing it until the clarification is given.

Manager Fox briefed Council on the following:

- Update on Legacy Trail – Discussions with NC DOT for them to install and pay for pedestrian crossing signage and the Town is waiting on a quote for a handrail and gate for the bottom of the stairs off the trail. No funds have been obligated or spent to date on this issue.
- Sunset Drive's retaining walls are complete, all sewer taps are complete at this time and water work and water taps taking place the following week. Binding has

been put down throughout Sunset and Ransom and the binding will be put down as water taps are done. This should help with the gravel dust issue that was a problem in the past.

- Commended staff on their work preparing, during and after the 4<sup>th</sup> of July parade and festival. Council Member Sweeting asked Manager Fox to thank staff for their hard work.

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

There being no further business to discuss, Council Member Matheson made a motion to adjourn at 8:35 p.m., seconded by Council Member Powell. Unanimously approved.

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

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

**ATTACHMENTS**

**Annual Tax Settlement Report and Order of Tax Collection – Attachment A**

**CUP 2019-02 Moody Building Renovation – Attachment B**

**CUP 2019-03 Cambria Car Lot – Amendment to CUP 1996-02 – Attachment C**

**TDA Bylaws and TDA Establishment Ordinance Amendment – Attachment D**