



Town of Blowing Rock

Date: Tuesday, December 10, 2019, 6:00 p.m.

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

Agenda

<i>Item</i>		<i>Present & Participants</i>
I.	CALL TO ORDER	Mayor Charles Sellers
II.	PLEDGE OF ALLEGIANCE	Mayor Charles Sellers
III.	APPROVAL OF MINUTES <ol style="list-style-type: none"> 1. November 12, 2019 – Regular Meeting Minutes 2. November 12, 2019 – Closed Session Minutes SPECIAL RECOGNITION – Council Member Jim Steele OATH OF OFFICE <ol style="list-style-type: none"> 1. Incumbent Mayor Charlie Sellers 2. Incumbent Council Member Albert Yount 3. Newly Elected Council Member David Harwood SELECTION OF MAYOR PRO-TEM CONSENT & REGULAR AGENDA ADOPTION <ol style="list-style-type: none"> 1. 2020 Mayview Madness 2. Budget Amendment #2019-17 	 Mayor & Council Mayor Town Clerk Hilari Hubner Mayor & Council Mayor and Council
IV.	PUBLIC COMMENTS... <i>comments shall be limited to three (3) minutes</i>	Public
V.	PRESENTATIONS <ol style="list-style-type: none"> 1. FY 18-19 Audit Presentation 2. The Community Initiative for Memorial Park 	 Martin Starnes and Associates Sam Hess
VI.	PUBLIC HEARING <ol style="list-style-type: none"> 1. CZ 2019-03 Conditional Rezoning for CB to CZ-CB - Blue Ridge Hotel #2019-16 	Kevin Rothrock
VII.	BUSINESS MATTERS: <ol style="list-style-type: none"> 1. Retreat Discussion – Date and Location 2. TDA Board Appointment – Council Representative 3. RTAC Board Appointment 	 Mayor & Council Mayor & Council Mayor & Council

	4. Monthly Financial Presentation	Finance Officer Nicole Norman
VIII.	OFFICIALS REPORTS & COMMENTS: <ol style="list-style-type: none"> 1. Mayor 2. Council Members 3. Town Attorney 4. Town Manager 	Mayor Charlie Sellers Council Members Allen Moseley Shane Fox
IX.	1. CLOSED SESSION – NONE	
X.	1. ADJOURNMENT/RECESS... <i>Mayor Charles Sellers entertains a motion and second to adjourn or recess the meeting.</i>	

Draft
MINUTES
Town of Blowing Rock
Town Council Meeting
November 12, 2019

The Town of Blowing Rock Town Council met in regular session on Tuesday, November 12, 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 Shane Fox, Town Attorney Allen Moseley, Town Engineer Doug Chapman from McGill Associates, Public Works and Utilities Director Matt Blackburn, Police Chief Aaron Miller, Planning Director Kevin Rothrock, Building Inspector John Warren, Fire Chief Kent Graham, Parks and Recreation Director Jennifer Brown, Finance Officer Nicole Norman 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 AGENDA ADOPTION

Mayor Sellers advised Manager Fox had an amendment to the agenda. Manager Fox advised the roof at Edgewood Cottage has had some repair issues over the past few years. He explained although things have been done to try to remedy those issues, the roof is now in need of being replaced. Manager Fox advised his request of Council is staff's ability to utilize current budget funds designated for the 1888 Museum in the amount of \$7,000 to be re-allocated to Edgewood Cottage for the roof replacement.

Council Member Sweeting made a motion to approve as presented, seconded by Council Member Powell. Unanimously approved.

Council Member Powell made a motion to approve the agenda as amended, seconded by Council Member Matheson. Unanimously approved.

CONSENT AGENDA

Budget Amendment Ordinance to Account for various items. **Budget Amendment #2019-15 – Attachment**

Council Member Steele, Seconded by Council Member Sweeting. Unanimously approved.

MINUTE APPROVAL

Council Member Sweeting made a motion to approve the minutes from the October 8, 2019 Regular Council Meeting open session, seconded by Council Member Matheson. Unanimously approved.

Council Member Steele made a motion to approve the closed session minutes from the October 8, 2019, seconded by Council Member Sweeting. Unanimously approved.

SPEAKERS FROM THE FLOOR

None

PRESENTATIONS:

1. New River Conversancy

George Santucci gave an update via PowerPoint on the Middle Fork Greenway restoration project near the water treatment facility.

Council thanked Mr. Santucci for the updated.

PUBLIC HEARING

1. Natalie Bovino Annexation – 250 Old HWY 321

Natalie Bovino has submitted a petition of voluntary satellite annexation for Council consideration. The 0.826 acre subject property is located in the ETJ along Highway 321 South just outside of the Town corporate limits. The property is zoned General Business.

The applicant has submitted a petition for satellite annexation with the intention of connecting to Town Sewer utilities. Consistent with Town policy, any property that desires connection to Town utilities must be located within the corporate limits.

At the October 8, 2019 meeting, the Town Council approved Resolution 2019-10 to initiate the satellite annexation process and Resolution 2019-11 to set the date for public hearing.

Ms. Bovino is responsible for the cost of extending sewer service to her property and for the availability fees for any buildings connected to the system. Public sewer service was installed on a nearby property lot when the lift station was installed for the Chestnut Ridge (Foley Center) PACF. Ms. Bovino has an adequate well to service her property. If there is a future need to connect to Town water, connection and extension costs will be borne by the property owner.

Since the boundaries of the subject property are not contiguous with the Town's corporate limits, the rules for satellite annexation have to be followed. The five basic rules for satellite annexation in North Carolina found in G.S. 160A-58.1(b) are:

- The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town of Blowing Rock;

- No point on the proposed satellite corporate limits is closer to another municipality than to the Town of Blowing Rock;
- The area described is so situated that the Town of Blowing Rock will be able to provide the same service within the proposed satellite corporate limits that it provides within the primary corporate limits;
- No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation, and
- The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town of Blowing Rock.

Through staff review of the annexation petition, it appears that all requirements of satellite annexation will be satisfied.

If approved as presented, the annexation will become effective on November 30, 2019. The boundary map will be recorded with the Watauga County Register of Deeds and the office of the North Carolina Secretary of State. A copy of the map will also be delivered to the Watauga County Board of Elections.

Council Member Powell asked if approved would Ms. Bovino be able to vote. Mr. Rothrock advised she would once the annexation was complete.

Council Member Powell asked if trash and recycling services would be provided. Mr. Rothrock advised they would.

Mayor Sellers asked for public comment. With there being no public comment or questions Council Member Sweeting made a motion to close the public hearing, seconded by Council Member Matheson. Unanimously approved.

Council Member Sweeting made a motion to approve as presented, seconded by Council Member Matheson. Unanimously approved.

2. 4 Forty Four – Conditional Zoning

Planning Director Kevin Rothrock made the following presentation:

The Headwaters of the New River, LLC is requesting a conditional rezoning of the former New River Inn property from General Business to Conditional Zoning – General Business (CZ-GB). The 4.926-acre property is located at 6875 Valley Boulevard. The Applicant is proposing to renovate the former New River Inn office building for use as 4 Forty Four's office building and construct several residential cottages and treehouses and a future commercial building.

The Applicant is seeking the conditional rezoning to make use of the former New River Inn property by reconstructing and adding to the existing office building along Hwy 321, future construction of another office building, and the construction of up to 16 residential units – both cottages and treehouses.

The Applicant is requesting a 5-year vested rights period upon approval of the rezoning application to allow phasing of the development in response to capital investment and market conditions.

The Applicant is also requesting a 5-year vested rights period upon approval of the rezoning application to allow phasing of the development in response to capital investment and market conditions.

The Applicant is also requesting flexibility with respect to the overall mixture (cottage or treehouse), quantity, and location of the residential units. The plans currently show 10 residential units, but the Applicant wants the flexibility to increase the total number units up to 16 as long as such increase and placement is consistent with the fire access requirements of the NC Fire Code and NC Building Code.

The setback on Hwy 321 is 20 feet from the right-of-way and the side/rear setback on the property is 8 feet. The proposed project meets all setback requirements.

The existing office building is located partially in the 100-year floodway. All new construction will not expand the current footprint and will not add to the floodway encroachment. A flood study and/or certification will be required to verify the new construction will meet the Town's floodplain ordinance.

All building materials as proposed on the office building, cottages and treehouses are consistent with the commercial design standards and colors in the Land Use Ordinance. The proposed office building is designed with a photovoltaic solar panel system on the south facing roof. This system will provide 100% of the daily power needs of the office. In addition, the Applicant has provided a design of the future office building for consideration and would like the final design and details to be approved administratively.

Access to the site will be from the current driveway entrance of Hwy 321. The alignment will be shifted slightly to improve connection to the bridge. There is an existing south bound left turn lane for traffic approaching from Boone and the Blue Ridge Parkway. Access to the remainder of the property will be across the existing bridge/culvert and will follow the existing road to the proposed cottages and treehouses. The existing grade on the first hill is approximately 20% and the Applicant is proposing adjusting the road grade to not more than 15% to meet Town Code.

The proposed uses in the initial phases of the project require 38 parking spaces and there are 44 spaces proposed. The future office building requires at least 5 spaces and there is room on the site to provide up to 6 additional spaces when this construction is pursued.

The storm water runoff from the site will be conveyed to an onsite detention system and released to the New River, consistent with the Land Use Ordinance.

A sewer pump station will be installed adjacent to the office building and will be pumped under the road to force main on the west side of 321. Main lines on the project site will be public except for individual residential connections. All electrical service lines will be provided underground.

Garbage collection will be through roll-out containers and will be picked up by a private service or Town crews.

The Applicant is committed to providing and gifting an easement for the Middle Fork Greenway across the property.

A detailed landscape plan will be submitted for construction drawings. Tree removal on the property will be minimized as the proposed treehouses will be built on posts to reduce grading impacts.

Applicant Kevin Troyer advised he and his wife purchased the property and felt like it was an asset to own not only for them but for the community. Mr. Troyer further reviewed the history of the property and its uses in the past.

David Harwood, Architect for the project, advised when the team took on this plan, they looked at the comprehensive plan and how they could contribute to the community through that. He further advised the team came up with seventeen (17) things in the comprehensive plan the project met, exceeded or helped with.

Mr. Harwood explained with the type of accommodations and location offered it would be very attractive for younger families to stay at the properties, park their cars and ride bikes or walk the Greenway to their destinations for the duration of their stay. Mr. Harwood stated he felt it was very fortunate for the Town, the Middle Fork Greenway and Blue Ridge Conservancy that the Troyer's purchased the property as their goal is to work with all.

Mr. Harwood stated this property hasn't had an active business in it in for the last twenty-five (25) years. He further stated when Mr. and Mrs. Troyer purchased the building the first thing they did was paint the building and by doing that made a huge difference in the look of the property. People actually thought they had done a whole remodel of the building, whereas all that had in fact been done was painting. Mr. Harwood explained to take an underutilized building, make improvements and add it back to the tax basis is a huge thing.

Mr. Harwood reviewed the plan in more detail via PowerPoint showing the detailed plans for the office building, cottages and/or treehouses.

He advised the hope of the team was to get everything approved at once so once they get down the road, they will already have approval and not have to come back before the board. He further advised the goal was to make the "unknowns known".

Mr. Troyer advised they had received letters of support from the Blue Ridge Conservancy, the Middle Fork Greenway and the Blowing Rock Chamber of Commerce.

Mr. Rothrock clarified to Council that the existing building on the property will be demolished, and a new office building will be constructed.

Council Member Matheson asked if any alterations would need to be made to the existing bridge that crosses the creek. Project Manager Preston Spencer explained they wouldn't have to make any alterations but had been working with Arete' Engineers and they made their recommendations. He further explained they still had to make sure that it's certified to meet weight requirements.

Council Member Matheson asked if the fireplaces would be wood or gas. Mr. Harwood advised they had considered wood burning but decided to do gas inserts instead.

Council Member Powell stated she hasn't seen with any other developments in the past Council giving a five-year (5) period. She was concerned with the five years and allowing changes to be made without coming back before Council as that was not something Council had allowed to be done in the past. She explained she loves the plan, the design, the treehouses, colors, the solar panels etc. She restated her only concern was allowing "free rein".

Mr. Harwood advised he would like to address her concerns. He explained typically a project gets two (2) years automatically as that is the minimum and per General Statute for North Carolina it allows up to five (5) years. He further explained the applicant isn't asking for anything out of the ordinary, the reason for the request is to allow for flexibility as they may or may not phase the project, they may build the sales office before the residential component or vice versa. Mr. Harwood explained once they start building the residential units, they may find that one or the other types (treehouse or cottage) rents better and will switch the configuration.

Council Member Steele asked for clarification on when the five (5) years would start. Mr. Rothrock advised it would start once approved.

Council Member Sweeting asked how the units were going to be rented. Mr. Troyer advised they would be short-term rentals and could be rented daily, weekly or monthly. Council Member Sweeting explained she was concerned about the trash because the Town only picks trash up once a week and using rollout containers would cause a bit of an issue with that. Mr. Troyer advised he could commit to the Town that the trash would not be an issue.

Mr. Troyer spoke to the question of the five (5) year request by explaining the intent was not to wait five (5) years to start the project. He further explained the goal is to start with the construction of the office building and then build the residential construction. Mr. Troyer advised he would like to allow time for the market to tell which type of unit is better, the intention is for that purpose only and not to drag their feet in building.

Council Member Sweeting advised she was uncomfortable with giving the five (5) years and was also uncomfortable with any changes in the plans going back to administration to review and approve. She further advised she felt like that was a Council responsibility and felt any changes should go to Planning Board to review and bring back to Council.

Council Member Steele stated he felt the professionals had done their job and he trusted them. He further stated he didn't think Council needed to see anything more. Council Member Powell asked what would happen if someone came with another project and asked for the same thing. Council Member Steele explained he didn't feel that by allowing this it would set a precedent and each project had to be treated individually.

Mayor Pro-Tem Yount advised if he doesn't trust a man, he doesn't trust them no matter how many years he has known them and that he completely trusted Mr. Troyer and what he is proposing.

Chelsea Garret, Attorney for the Applicant, spoke and clarified that if Council likes the office building and the residential units proposed that is the whole scope of the project. The only change that could and would be made would be to change the types of units (example more treehouses or more cottages) just depending on the market need.

After further discussion and clarification on the plan, Council Member Powell asked if there were any concerns from any of the Hillwinds neighbors. Mr. Harwood advised that one of the neighbors that attended one of the neighborhood meetings asked for clarification of if the units were short term rentals. Council Member Powell further asked if the Parkway had been notified since the property was in close proximity. Mr. Rothrock advised they had received notification and that there were not specific requirements that had to be met.

Council Member Steel advised the whole plan not only fits the Town's overall plan but shows how you can make a change gracefully. He explained the plan is not to build and have them empty, but rather build the units as needed. He further explained this project will only enhance our Village and whole area and he did not personally see a downside to the project.

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

Discussion:

Council Member Powell advised she now understands the reasoning behind five-year (5) year request. She thanked Mr. Harwood for his great explanation and appreciated the team answering all Councils questions.

Council Member Sweeting asked if Council Member Steele or Mayor Pro-Tem Yount would be willing to amend their motion to request any changes be brought back to

Planning Board and then Council for approval first and not to only administration. Mayor Pro-Tem Yount advised he would not amend the motion. With no further discussion the motion stood to approve the project as presented. In favor of the motion: Mayor Pro-Tem Yount, Council Members Steele, Matheson and Powell. Against the motion: Council Member Sweeting. Motion was approved.

Council took a 10-minute recess.

AGENDA ITEMS:

1. Blowing Rock Chamber Winterfest Request

Parks and Recreation Director Jennifer Brown advised per your request from the October meeting the Blowing Rock Chamber of Commerce has submitted to two more special event applications for the dog keg pull during Winterfest on January 25, 2020.

Option one is requesting to close Park Avenue from Main Street to the Police Department parking lot and use that section for the dog keg pull. The original proposed beer garden would be on private property.

Option two is requesting to close Wallingford from Park Avenue to Laurel Lane and have the dog keg pull in that section. Again, the original request of a beer garden would be on private property.

Option three is requesting closing Park Avenue from Main Street to the Police Department for the dog keg pull and have the beer garden in the Police Department parking lot.

Town staff has reviewed the Special Event application and is good with closing Park Avenue and the beer garden is up to Council.

Council Member Matheson made a motion to approve option two – closure of Park Avenue and holding the beer garden on the Chambers lawn, seconded by Council Member Sweeting. Unanimously approved.

2. Bond Resolution

Finance Officer Nicole Norman reviewed via Power-Point a recap of the 2014 General Obligation bonds and resolution for the third issuance which would plan to be funded in January 2020. This issuance is for \$4.370 million with the remaining authorization of \$1.695 million.

Ms. Norman noted staff received notification from S&P the Town has remained at an AA plus for bond rating.

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

3. Financial Report

Finance Officer Nicole Norman via Power-Point the First Quarter Financial report. Council had no questions or concerns.

OTHER BUSINESS

- Mayor Sellers – Advised the Foley Center had been sold as of October 1st.
- Mayor Pro-Tem Yount – Thanked the voters for his re-election. Asked Police Chief Miller who controls the speeding violations. Chief Miller advised it was mandated by the state. He further asked if the Town gets speeding ticket funds. Chief Miller stated it was a very small amount that came back to the town through the state.
- Council Member Matheson – 60 Riders for the AppalCart last month with the only day in operation being Saturday. He also thanked Public Works Director Matt Blackburn and his staff for their work over the Veterans holiday weekend on the water leaks in town.
- Manager Fox – Updated the following:
 - Sunset Project – milling began and should be completed by the end of the week. Paving will began next week provided the temperature stays above 40 degrees.
 - Sourwood project is 99% complete with only a few “punch list” items left to do.
 - HWY 321/Valley Blvd planting is more than half way complete
 - Thanked the Public Works staff for their hard work on the water leaks over the holiday weekend

EXECUTIVE SESSION

At 8:30 p.m. Council Member Powell made a motion to go into closed session under NCGS 143-318.11(a)(5) – discussion of potential acquisition and NCGS 143-318.11(a)(3) – attorney-client privilege, seconded by seconded by Council Member Steele.

ADJOURNMENT

There being no further business to discuss, Council Member Sweeting made a motion to adjourn at 9:00 p.m., seconded by Council Member Powell. Unanimously approved.

MAYOR _____
Charlie Sellers

ATTEST _____
Hilari Hubner, Town Clerk

ATTACHMENTS

Budget Amendment #2019-12 – Attachment A
Bovino Annexation – Resolution #2019-10 and #2019-13 – Attachment B
4 Forty-Four – Conditional Zoning #2019-14 – Attachment C
Bond Resolution – Attachment D

Town of Blowing Rock
Request for Council Action

FROM: Jennifer Brown Director of Blowing Rock Parks & Recreation
SUBJECT: 2020 Mayview Madness
TO: Town Council
DATE: December 10, 2019
REQUESTED BY: Nikki Robinson, Communications & Outreach Associate of the
Blue Ridge Conservancy

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

BACKGROUND:

We have received a request from the Blue Ridge Conservancy to hold their annual Blowing Rock Mayview Madness 5K/Fun Run road race on Saturday, September 26, 2020.

The Fun Run will begin at 8:00 am on Park Avenue and continue on Laurel Lane to Clark Street, loop around Davant Field and then return to the finish at the rear of Memorial Park.

The proposed route of the 5K Road Race will begin at 8:30 am at the rear of Memorial Park, continue up to the Mayview area, follow Hwy 221 to Clark Street and finish at Bistro Roca.

The Blue Ridge Conservancy 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.

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 Blue Ridge Conservancy
2. Map of the 5K Road Race
3. Map of the Fun Run



**BLUE RIDGE
CONSERVANCY**
SAVING THE PLACES YOU LOVE

166 Furman Rd., Suite C
P.O. Box 568
Boone, N.C. 28607
(828) 264-2511
www.blueridgeconservancy.org

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Wendy Patoprsty
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Project Director*

Nikki Robinson
*Communications and
Outreach Associate*

Maria Whaley
*Director of Finance and
Operations*

November 4, 2019

Shane Fox, Town Manager
Town of Blowing Rock
1036 Main Street
P.O. Box 47
Blowing Rock, NC 28605

Blue Ridge Conservancy 5k and Kids 1 Mile Fun Run - September 26, 2020

Dear Mr. Fox:

Thank you for your continued support of Blue Ridge Conservancy's annual 5k and Kids Fun Run. Blue Ridge Conservancy would like to formally request the Town of Blowing Rock's permission to hold the 2020 Blue Ridge Conservancy 5k and 1 Mile Kids Fun Run on Saturday, September 26, 2020, at 8 am. We will coordinate the event with the Blowing Rock Police Department, Parks and Recreation Department, and Emergency Services Department.

On behalf of Blue Ridge Conservancy, thank you for considering this request. The Town of Blowing Rock's continued help and support with this annual event is greatly appreciated. We look forward to putting on another successful event next year. 2020 will be the 21st anniversary race!

Sincerely,

Nikki Robinson

Nikki Robinson
Communications and Outreach Associate
Blue Ridge Conservancy





Town Of Blowing Rock
Special Events/Activities Application
 (Must be submitted to Blowing Rock Parks & Recreation)

Town Of Blowing Rock
 PO Box 47
 1036 Main Street
 Blowing Rock, NC
 28605
 Tel 828-295-5200

The purpose of this application is to provide information about your event or activity in order for various departments and agencies to determine if they need to be involved in the approval and/or permitting process. Depending on the specific event, a permit application and/or fee(s) from individual departments may be required.

The applicant is responsible for providing complete and accurate information on the application, including an attached detailed site plan. The applicant is also responsible for notifying the Parks Department of any changes. Incomplete applications will not be accepted. **A complete application should be submitted at least 90 days prior to the planned event to allow sufficient review time. Town staff may contact you with specific questions. Any official may require a pre-planning meeting.

Applications and events are prioritized based on a first come-first served basis and the Town may approve or disapprove an event's requested date based on availability of resources. Events that occur on an annual basis will receive priority the following year.

Applicant should contact the Parks Department to verify date availability prior to submission of application.

****NO MORE THAN 2 RACES WILL BE ALLOWED IN ANY GIVEN MONTH**

****If the event is to be held on public property, approval to use the property must be obtained from Town Council; therefore the application must be submitted 90 days prior to the event.**

APPLICANT INFORMATION

Name of Event: Blue Ridge Conservancy 5K
 Applicant Name & Title: Nikki Robinson, Communications and Outreach Associate
 Organization: Blue Ridge Conservancy
 Mailing (Billing) Address: PO Box 568
 City / State / Zip: Boone, NC 28607
 Daytime Phone: 828-264-2511 Cell: 704-305-2511 Email: nikki@blueridgeconservancy.org
 Description of the Event: 5K race and 1 Mile Kids Fun Run to benefit BRC.
 Does the event have a Twitter, Facebook or other social networking page: Yes
 If yes, please list URL(s): https://blueridgeconservancy.org/blue-ridge-conservancy-5k

Event Address: <u>333 Wallingford Street Blowing Rock, NC</u>	
Date of Event: <u>September 26, 2020</u>	
Event Start Time: <u>8:00am</u>	Event End Time: <u>10:00am</u>
Set-Up Begins: <u>6:00am</u>	Clean-Up Ends: <u>11:00am</u>
Preferred Date & Time of Inspection: <u>n/a</u>	
Estimated Attendance: <u>300</u>	
The Event is: <input type="checkbox"/> Private (by Invitation only) or <input checked="" type="checkbox"/> Open to General Public	

APPLICANT'S SIGNATURE Nikki Robinson Digitally signed by Nikki Robinson DATE: 11/4/19
Since 2013 I've been a member

A pre-planning meeting may be required and will be scheduled to include the appropriate staff. The event applicant must attend the meeting. The town reserves the right to require others to attend.

TENTS & MEMBRANE STRUCTURES

<p>** Tent is a structure, enclosure, or shelter, with or without sidewalls or drops **</p> <p>Will tent(s) be used for the event? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Number of Tent(s) planned: <u>2</u></p> <p>Size of Tent(s) planned: <u>10 ft x 10 ft</u></p> <p>Percentage of side walls if any to be used for each tent: <u>25%</u></p> <p>Detail tent location, size, percentage of side walls and spacing for each on required site plan.</p>
<p>** Membrane structure is an air-inflated or air supported structure **</p> <p>Will inflated/air Supported membrane(s) structures be used for the event? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Number of air inflated/air supported membrane structures planned: <u>1</u></p> <p>Size(s) air inflated/air supported membrane structures planned: <u>Inflatable finish line</u></p> <p>Detail air inflated/air supported membrane structure location(s), size and spacing for each on required Site plan.</p>

POWER SOURCES

<p>Will you use electric generators? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, will Power Distribution boxes be used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Provide contact information for contractor supplying generator power:</p> <p>Name: _____ Phone: _____ Email: _____</p>
<p>Will you use electric power from an existing structure? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, will direct wiring to breakers be required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Provide contact information for person responsible for setup of power:</p> <p>Name: <u>We Run Events, Hank Brown</u> Phone: <u>423-963-1046</u> Email: <u>hankelope@gmail.com</u></p>

HAZARDOUS MATERIALS

<p>Will there be any portable heaters?? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will there be any deep fat fryers?? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, all tanks must be secured in a manner to prevent accidentally being knocked over. All helium tanks not being used shall have their caps in place.</p> <p>Will there be any fireworks, lasers, torches, candles or pyrotechnics? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, contact the Blowing Rock Fire & Rescue office at 828-548-2800 for more information.</p>

VOICE/MUSIC AMPLIFICATION

Are there any musical entertainment features related to your event? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If no proceed to next section)
If yes, state the number of bands and type of music: Number of bands: _____ Type(s) of music: _____
Will a portable or temporary stage be utilized? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes*, state the number of portable or temporary stages: _____ Will stage have canopy with frame that supports equipment (lighting, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes* state the size of canopy: _____
Provide contact information for contractor providing stage: Name: _____ Phone: _____ Email: _____
Will your event use amplified sound? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate times: Start time: _____ Finish time: _____

ALCOHOL

Will alcoholic beverages be served? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, NC ABC permit required)
Will alcoholic beverages be sold? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, NC ABC permit required)
What type of alcohol will be served? <input type="checkbox"/> Draft Beer <input checked="" type="checkbox"/> Can/Bottle Beer <input type="checkbox"/> Wine <input type="checkbox"/> Liquor
Who will be serving the alcohol? Representatives from local breweries (Booneshine Brewing Co.)
Times for alcohol to be served: 8:30-10:00 am
Locations within event site where alcohol will be served: Bistro Roca's parking lot
Have you applied for a North Carolina temporary ABC permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

MECHANICAL RIDES

Does the event include mechanical rides, or other similar attractions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe attractions: _____ _____ _____
<i>Applicants contracting with amusement ride companies are required to provide the Town of Blowing Rock with a certificate of insurance, naming applicant and the Town of Blowing Rock (if applicable) as additional insured on general liability.</i>

VENDORS

PLEASE ATTACH COMPLETE LIST OF VENDORS IF ON PUBLIC PROPERTY.

Does the event include food vendors? Yes No

If the event will have food vendors, please check the following that apply:

Served Sold Free Catered Prepared Outdoors

Does the event include food concession and/or cooking areas? Yes No

If yes, please list each vendor and specify cooking method (Gas, Electric, Charcoal, Other)

(Use additional sheet if necessary)

VENDOR	COOKING METHOD	FOOD ITEM
Stick Boy Bakery	Made at bakery beforehand	Pastries

Fire Code requires a fire extinguisher at each cooking location. Event organizers are responsible for arranging health inspections for their events.

EVENT SCHEDULE

Provide a detailed schedule of the event including dates and times for entertainment, activities, hours of event, start time, finish time, etc. If the event requires an extended time frame for set-up, include details with a timeline listing the times and locations where streets or public property will be impacted and when dismantling will be completed. (Use additional sheet of paper if necessary)

DATE	TIME	ACTION	ADDITIONAL NOTES
9/26/20	6:00am	Setup at Blowing Rock American Legion and Bistro Roca	
	7:00-7:45am	Race day registration is open in BR American Legion	
	8:00am	Race starts at the intersection of Laurel and Wallingford Road	
	9:00am	Kids 1 mile fun run starts at Bistro Roca, run to BR pool parking lot and back.	
	9:30am	Awards Ceremony at Bistro Roca	
	9:50am	Clean Up	

WALK, RUN, CYCLE EVENTS ON PUBLIC ROADWAYS

Number of participants expected: _____ % of participants expected under 18: _____

*Must be at least 100 participants and no more than 2,000 per route.

Number of volunteers expected: _____ % of volunteers expected under 18: _____

ADDITIONAL GUIDELINES AND REQUIREMENTS

Please initial all guidelines below and provide the information requested at the time the application is submitted.

Must use a pre-approved route from the Town/NCDOT and/or pre-approved neighborhood route and/or track or one of the options not on roadways that are available at a park. _____

Must include a certificate of liability insurance for walk, run, and/or cycle event if the start/finish are on public property. _____

Must include a plan for volunteers for events with an anticipated attendance of 100 participants or more (how many, their duties). _____

Must include a parking plan for participants and volunteers (can be included in site plan). _____

The provision of twenty foot (20') minimum emergency access lanes throughout the event site. _____

Temporary signs may be used to mark a course. No markings of any kind (permanent or temporary) are allowed on roadways, sidewalks, or parking lots. _____

Any unauthorized traffic control device or other sign or message placed on the highway right-of-way by a private organization or individual constitutes a public nuisance and should be removed. Any violations of this policy will result in disapproval of future event(s). _____

Do not assume, advertise, or promote your event until you have a signed permit from the Blowing Rock Police Department, along with permission from town staff and Blowing Rock Town Council. Conflicts do arise and changes to the request may be necessary. _____

Organizers to make sure race starts at the time approved on the application. Any deviated start times shall be requested no later than 30 days prior to the event. A deviated time request cannot be guaranteed approval. _____

Event organizers to assist in enforcing safe roadway rules. _____

Event volunteers standing throughout the course to direct as well as instruct participants to stay out of the roadway. _____

Cancellation of any event must be in writing/email to the permit center no later than 30 days prior to the scheduled date of the event. _____

A VIOLATION OF ANY GUIDELINE REQUIREMENT COULD RESULT IN THE DENIAL OF FUTURE EVENTS. _____

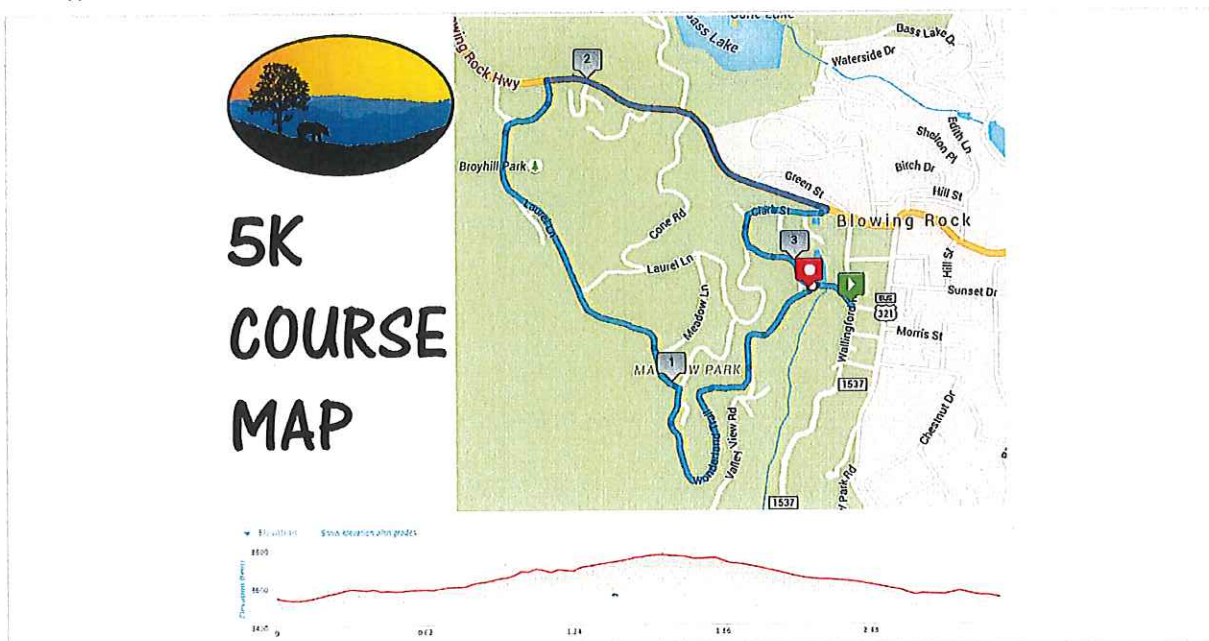
SITE PLAN

Provide a detailed Site-Plan sketch of the event. Include maps, outline or diagram of the entire event venue including the names of all streets or areas that are part of the venue and the surrounding area. The plan should include the following information (if applicable):

- Location of the event/activity on the property with approximate distances from roads, fire hydrants, existing buildings, etc.
- Location of temporary structures that will be used during the event. Must indicate size of temporary structures, distances between temporary structures and existing buildings.
- Identify how each temporary structure will be used. Example: type of vendor, food preparation, alcohol sales, etc.
- Identify location of all cooking devices and open flames.
- Location of all fencing, barricades, or other restrictions that will impair access to and from the event or property.
- Identify all designated parking areas.
- Identify location of any generators and fuel storage.

SITE PLAN SKETCH

Green arrow marks starting line, red circle marks finish line for 5K. Race day registration takes place at the American Legion and the finish line awards ceremony takes place at the Bistro Roca parking lot. Route is marked in purple. Parking in parking deck and along Main Street.



ATTACHMENT CHECKLIST

In addition to the Special Event Application form, the following supporting documents are required to complete your application package and begin the review process:

All Events:

- Site Plan Sketch
- Parking Plan for participants and volunteers (May be included in site plan)
- Volunteer Plan for events with an anticipated attendance of 100 participants or more (how many, their duties)

All Public Property Events:

- Certificate of Insurance listing the Town of Blowing Rock as certificate holder and additional insured.

Public Property Event at a Public Park:

- Email from the Parks and Recreation Director indicating approval of the event date. Parks and Recreation Director may be reached at (828) 295-5222 or jbrown@toibr.us.

Waiver Request:

- I am requesting a waiver from the Section which prohibits animals from special events on town property. I have included the required safety plan with the application.

- No tents may be placed in the area without being described and exhibited to the Fire Prevention Inspectors of the Blowing Rock Fire & Rescue Department and special approval by the Town Council.
- Public address systems can be used only if specifically requested in the application and special permission given, including limitations as to use.
- Sufficient portable toilets shall be provided for the expected number of participants.
- A first-aid station shall be provided, staffed by competent Emergency Medical Technicians, unless a waiver is requested and granted by the Town.
- The applicant shall be responsible for providing trash receptacles of the number and size as the town shall require in order to eliminate litter.
- If the applicant desires to sell alcoholic beverages, it shall specifically so state in its application and shall provide a sketch of the area where the same will be sold and consumed. The area shall be delineated by barricades, with the entrance to be clearly marked and so constructed as to allow ready control of patrons, including viewing of identification to avoid underage persons being within the barricaded area. Signs shall be posted stating that no one shall leave the barricaded area with alcoholic beverages.
- Application must be made to proper State authorities for special permit for sale of alcoholic beverages. Special permit shall be available for inspection by the Town at any time.
- The applicant shall assume full liability for all accidents or claims of accidents as a result of activities taking place at the special event and during the time the area is being readied for the event and while it is being cleaned up following the event. A copy of the insurance policy must be submitted to the Town Manager's office prior to the event. The policy is to be one of comprehensive general liability in the amount of not less than Three Hundred Thousand Dollars (\$300,000.00) for bodily injury per person and One Million Dollars (\$1,000,000.00) per occurrence and not less than One Hundred Thousand Dollars (100,000.00) for property damage per occurrence.
- The applicant will be responsible for the security or protection of any articles, items, merchandise, display tables, booths or other property owned by the applicant or others participating in the special event.
- Applicants must obtain any special use permits required by the Blowing Rock Fire Inspector, must comply with all applicable provisions of the North Carolina Fire Code and must at all times insure that all fire lanes in the area to be used remain unobstructed.
- Applicants must comply with all applicable Health Department regulations pertaining to the scheduled event.
- Applicants must comply with the requirements of the Blowing Rock Sign Ordinance.
- Applications must comply with any and all local, state, and federal laws pertaining to equal opportunity and should make every effort to make events accessible to the disabled public. In addition, applicants shall not deny access or a vendor's booth to any group based on national origin, race, religion, age, sex, or disability.

USE OF PUBLIC PLACES

**** THIS SECTION IS ONLY TO BE COMPLETED IF REQUESTING TO HOLD AN EVENT IN PUBLIC PLACES AND PARKS ****

RULES REGULATING THE USE OF PUBLIC PLACES AND PARKS FOR SPECIAL EVENTS

- The Town Council reserves the right to reject any application as to the use of any area for any special event. If the Town Council learns that the event or vendors participating were misrepresented to the Town Council or that the event in any way fails to comply with the rules regulating the use of public places or fails to comply with any applicable local, state, or federal laws, it reserves the right to rescind any approved application up to and during the course of the event. In the case of a special event being held at a Town-owned facility for which a rental fee is usually charged, the normal rental fee shall be charged to the applicant unless the Town Council waives such rental.
- Application must be filed in the Parks & Recreation Office at least ninety (90) days prior to the time that the applicant desires to first take possession of the area to make preparations for the special event. The applicant for a special event must be a non-profit organization, organized and existing for the purpose of either some charitable or public benefit or for the promotion of business in the area of Blowing Rock. In addition, said non-profit organization may at the request of the Council be required to produce evidence of their non-profit corporation status as defined by state and federal laws. In addition, procedures to be used for selecting participants and vendors must be included with the application.
- The applicant shall provide to the Parks & Recreation Director at least two (2) weeks prior to the beginning of the public participation in the special event a list of all of the vendors or others having booths or display tables during the special event. No other persons may sell merchandise or operate any booth or display tables during the special event, unless the applicant, in writing, requests the Town Manager to amend such list accordingly and permission is granted.
- No motor vehicles or other large equipment or manufactured items or livestock will be permitted within the area unless they are clearly identified and described and the proposed location is stated in the application and specific approval is given.
- The size, type of construction and location of display tables and booths must be described generally in the application; all construction must be safe and self-sustaining; no spikes or other holding devices may be driven into the ground of any street, sidewalk or tied to any tree.
- When food preparation, painting and/or pottery making activities or similar activities are held, appropriate protective materials must be placed over any paved or brick areas for protection.

Blue Ridge Conservancy

NAME OF NON-PROFIT ORGANIZATION

BRIEFLY DESCRIBE THE PURPOSE OF THE NON-PROFIT ORGANIZATION:

Blue Ridge Conservancy partners with landowners and local communities to permanently protect natural resources with agricultural, cultural, recreational, ecological and scenic value in northwest North Carolina.

LIST ORGANIZATIONS OFFICERS:

Zika Rea, Chairperson

828-264-2511

TELEPHONE

Margaret Newbold, Vice Chairperson

828-264-2511

TELEPHONE

Meagan Phillips, Secretary

828-264-2511

TELEPHONE

CHAIRPERSON OF THE SPECIAL EVENT:

Nikki Robinson

828-264-2511

NAME

TELEPHONE

166 Furman Road Boone, NC 28607

ADDRESS

The undersigned Applicant is aware of the rules regulating the use of public places and parks for special events, and will abide with the same; and further understands that the Town of Blowing Rock will not be responsible for the security or protection of any articles, items, merchandise, display tables, booths or other property owned by the applicant or others participating in the special event. The undersigned Applicant agrees to reimburse the Town of Blowing Rock for the additional cost of providing police department and/or fire department personnel to supervise the event, including services rendered both before, during and after the event itself, to ensure the compliance with all laws and ordinance, to direct traffic and to promote the safety and welfare of participants and other citizens.

11-6-19

Date

Zika Rea

President

Non-Profit Organization

Approved by:

TOWN MANAGER

DATE

DATE APPROVED BY BLOWING ROCK TOWN COUNCIL:

NORTH CAROLINA

RELEASE AND INDEMNITY AGREEMENT

WATAUGA COUNTY

THIS RELEASE AND INDEMNITY AGREEMENT, entered into by THE TOWN OF BLOWING ROCK, a North Carolina Municipal Corporation, party of the first part, and the Blue Ridge Conservancy, a non-profit organization with its principal place of operation being Watauga County, North Carolina, party of the second part:

WITNESSETH

WHEREAS, the party of the first part is desirous of allowing the party of the second part to conduct a special event within the Town Limits of Blowing Rock, North Carolina, pursuant to the Blowing Rock Town Code; and

WHEREAS, the party of the second part is desirous of conducting a special event within the Town Limits of Blowing Rock, North Carolina; and

WHEREAS, to this end, said party of the second part has heretofore filed with the Town of Blowing Rock an application for approval of said event, and wishes to enter into this Release and Indemnity Agreement pursuant to the Blowing Rock Town Code and the administrative rules of the Town of Blowing Rock;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, and for other good and sufficient consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. That the party of the second part hereby completely and unequivocally releases the party of the first part, the officials of the party of the first part, and all employees of said party of the first part, and their families, from any and all claims, damages, injuries or rights of action which the party of the second part may incur by reason of the special event being conducted by the party of the second part.
2. That the party of the second part hereby agrees to indemnify and hold harmless the party of the first part for any liability, injury or claim which may arise to the benefit of the party of the second part as a result of the special event being conducted by the party of the second part.
3. That the parties to this Release and Indemnity Agreement stipulate and acknowledge that there exists sufficient consideration for the execution of this instrument.

This the 6th day of November, 2019.

Tika Lea
President

Carol Gray
Witness



Town of Blowing Rock

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

To: Shane Fox, Mayor Sellers, and Members of Town Council
From: Nicole Norman, Finance Officer
Subject: Budget Amendment Ordinance to Account for Various Items
(Ordinance #2019-17)
Date: December 10, 2019

Enclosed please find a Budget Amendment Ordinance for the fiscal year 2019-2020 for your consideration.

Section 1 (General Fund) is to appropriate Department of Justice grant funds received for Personal Protective Equipment and Optics Equipment for the Police department (\$15,860) as well as NC League of Municipalities Safety Grant funds for Light Towers used in the Utility Field Operations department. This grant was a joint grant with the Fire Department, in which the Fire Department will reimburse the Town of half of the cost of the light towers above the amount covered by the grant. The Town's portion of the light tower cost totals \$2,683, while the total cost of the towers (including Fire Department towers) was \$10,054. This section allocates the Fire Departments reimbursement (\$2,683) to the Water/Sewer Fund.

This section also allocates BRAAC Fund Balance towards the professional decoration of the two large maples in the park (\$5,460). This allocation was voted on by BRAAC members.

Section 2 (General Capital Projects Fund) is to allocate funds donated (\$2,000) for a Memorial Bench in Memorial Park.

Section 3 (BRAAC Fund) allocates BRAAC Fund Balance towards the professional decoration of the two large maples in the park (\$5,460). This allocation was voted on by BRAAC members.

Section 4 (Water/Sewer Fund) allocates the NC League of Municipalities safety grant (\$4,688) towards the purchase of light tower equipment used in the Field Operations department. This section also transfers the Fire Departments reimbursement (\$2,683) towards the expense in the water/sewer fund.

Please let me know if you need further details on the proposed amendment.

2019-2020
Budget Amendment Ordinance 2019-17

Be it ordained by the Town Council of the Town of Blowing Rock, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2020:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-4260-215	Maint./Repair- Grounds	\$ 10,500	\$ -	\$ 5,460	\$ 15,960
10-00-4200-502	Transfer to Water Fund	\$ -	\$ -	\$ 2,683	
10-10-4310-037	DOJ Grant- Personal Protective Equip. & Optics	\$ -	\$ -	\$ 15,860	\$ 15,860
			<u>\$ -</u>	<u>\$ 24,003</u>	

This will result in a net increase of \$24,003 in the appropriations of the General Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-3400-402	BRAAC Transfer In	\$ 3,000	\$ -	\$ 5,460	\$ 8,460
10-10-3400-375	Volunteer Contribution	\$ 291,690	\$ -	\$ 2,683	
10-00-3400-348	Grants (Non-Federal/State)	\$ -	\$ -	\$ 15,860	\$ 15,860
			<u>\$ -</u>	<u>\$ 24,003</u>	

Section 2. To amend the General Capital Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
20-80-5000-458	Memorial Park Bench Maint./Purchases	\$ -	\$ -	\$ 2,000	\$ 2,000
			<u>\$ -</u>	<u>\$ 2,000</u>	

This will result in a net increase of \$2,000 in the appropriations of the General Capital Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
20-80-3400-005	Memorial Park Tree/Bench Donations	\$ 11,140	\$ -	\$ 2,000	\$ 13,140
			<u>\$ -</u>	<u>\$ 2,000</u>	

Section 3. To amend the BRAAC Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
15-00-6100-500	Transfer to General Fund	\$ 9,000	\$ -	\$ 5,460	\$ 14,460
			<u>\$ -</u>	<u>\$ 5,460</u>	

This will result in a net increase of \$5,460 in the appropriations of the BRAAC Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
15-00-3400-399	Appropriated Fund Balance	\$ 6,000.00	\$ -	\$ 5,460	\$ 11,460
			<u>\$ -</u>	<u>\$ 5,460</u>	

Section 4. To amend the Water/Sewer Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
30-91-7120-502	Capital Outlay-Field Operations	\$ 56,000	\$ -	\$ 7,371	\$ 63,371
			<u>\$ -</u>	<u>\$ 7,371</u>	

This will result in a net increase of \$7,371 in the appropriations of the Water/Sewer Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
30-91-3400-330	Transfer from General Fund	\$ -	\$ -	\$ 2,683	\$ 2,683
30-91-3400-348	Grants (Non-Federal/State)	\$ -	\$ -	\$ 4,688	\$ 4,688
			<u>\$ -</u>	<u>\$ 7,371</u>	

Section 5. Copies of this budget amendment shall be furnished to the Clerk to the Town Council and to the Finance Officer for their implementation.

Adopted this 10th day of December, 2019.

Attested by:

Charles Sellers, Mayor

Hilari Hubner, Town Clerk

TO: Mayor Charlie Sellers and the Blowing Rock Town Council
FROM: Kevin Rothrock, Planning Director
SUBJECT: CZ 2019-03 Conditional Rezoning from CB to CZ-CB
APPLICANT: John Winkler
DATE: December 3, 2019

REQUEST

John Winkler is requesting a conditional rezoning of the former Blue Ridge Motor Court property from Central Business to Conditional Zoning – Central Business (CZ-CB). The .44-acre property is located on Main Street. The Applicant is proposing the construction of a 12-unit hotel on the property. The property is further identified by Watauga County PIN 2807-98-6873-000.

General

The Applicant is seeking the conditional rezoning to construct a 12-room hotel on the former Blue Ridge Motel property.

Setbacks

The setback on Main Street is 15 feet from back of the proposed sidewalk and the setback off Sunflower Lane is 15 feet from the edge of the road. The side setbacks on the property are 5 feet. The proposed hotel meets all setback requirements as the building is shown at 54 feet from the back of the sidewalk to the closest point of the building.

Architectural Design

All building materials as proposed on the hotel appear to meet the commercial design standards. The overall height of the building is 36 feet 10 inches from the grade at the primary entrance. The overall height includes a parapet to screen HVAC equipment. The building is limited to 37 feet in height.

Access

Access to the site will be a revised and relocated driveway entrance off Main Street. The previous driveway was through the middle of the site and the new access will be moved slightly west and to the left of the property frontage. No access will be provided to Sunflower Lane.

Parking

The proposed hotel requires 12 spaces and 15 spaces are shown on the site plan.

Storm Water

The storm water runoff from the site will be conveyed to an onsite detention system under the parking area and released to the storm drainage system on Main Street, consistent with the Land Use Ordinance.

Garbage Collection

Garbage collection will be picked up the owner or a private service.

Landscaping

A landscape plan shows some large shade trees to be planted and will meet the screening requirements. The buffer on the northwest corner of the site needs to be increased from 4 to 8 feet but there is sufficient room to accommodate. There are 2 or 3 large shade trees along Sunflower Lane that can be retained to enhance the rear street yard.

Applicant Proposed Conditions

None proposed

PLANNING BOARD RECOMMENDATION

At their regular meeting on November 21, 2019, the Planning Board made a recommendation to approve the conditional rezoning as submitted.

ATTACHMENTS

1. Draft Ord No. 2019-16 Blue Ridge Hotel Conditional Rezoning (CZ-CB)
2. Site and architectural plan package
3. Landscape plan
4. Photos and aerial view of site

ORDINANCE NO. 2019-16

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF BLOWING ROCK; CREATING THE BLUE RIDGE HOTEL CONDITIONAL ZONING DISTRICT (CZ-CB)

WHEREAS, the Town of Blowing Rock has the authority, pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, this Ordinance is consistent with NC General Statutes 160A-381, establishing conditional zoning districts in local zoning jurisdictions; and

WHEREAS, this Ordinance is consistent with the Town’s 2014 Comprehensive Plan Update for the reasons set out herein; and

WHEREAS, the Town of Blowing Rock has reviewed the proposed ordinance and recommends its enactment by the Board of Commissioners;

NOW, THEREFORE, THE TOWN OF BLOWING ROCK BOARD OF COMMISSIONERS, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, HEREBY ORDAINS THE FOLLOWING.

Section One. Upon petition of John Winkler, the Official Zoning Map of the Town of Blowing Rock is hereby amended to create the Blue Ridge Hotel, Conditional Zoning District (CZ-CB) as more particularly set forth herein.

Section Two. This Ordinance is found to be consistent with the Town of Blowing Rock 2014 Comprehensive Plan Update, particularly with the following policies contained therein:

- LC-1 Refocus growth on Blowing Rock’s core through policies and actions that encourage both infill development and the redevelopment of properties that are not being utilized for their highest and best use.
- H-2: The architectural design of new development on the site will reinforce the western NC vernacular and respect the character of the town and surrounding neighborhoods.
- LC-6.4: Encourage the use of the Conditional Zoning process to address situations where rezoning to an existing base zoning district would not be compatible with surrounding development in the absence of conditions tailored to the particular nature of the proposed use or development.

Section Three. The zoning classification of that certain real property shown on the aerial photo map, attached hereto as **Exhibit A** and made a part hereof, is hereby changed from CB, Central Business to CZ-CB, Conditional Zoning-Central Business. Said property is also identified on Watauga County PINs 2807-98-6873-000.

Section Four. The Blue Ridge Hotel Conditional Zoning District is a conditional zoning district established pursuant to the Land Use Ordinance of the Town of Blowing Rock by means of authority granted by the North Carolina General Statutes. Future development and use of lands situated within the Blue Ridge Hotel Conditional Zoning District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Blue Ridge Hotel Conditional Zoning District: List of Standards & Conditions, which is attached to this ordinance as **Exhibit B** and incorporated herein. The aforementioned List of Standards & Conditions, made a part thereof, shall run with the land and shall be binding on John Winkler, his heirs and assigns.

Section Five. Pursuant to Section 16-9.6 of the Town of Blowing Rock Land Use Ordinance, the Master Plan replaces all conflicting development regulations set forth in the Land Development Standards, and such development regulations are varied to the extent they conflict with the Master Plan and List of Standards & Conditions. The Master Plan specifically includes the architectural plans and civil engineering and site plans (dated 10-3-19) submitted to Town Council on December 10, 2019 and subsequent construction drawings revised as a result of additional conditions imposed by Town Council after the December 10, 2019 public hearing. Construction drawings include at a minimum: site plan, utility plan, grading plan, landscape plan, and architectural plan and elevations. The conditional zoning district and use of the property is limited to hotel use only, as listed as use description 1.630 in the Table of Permissible Uses in the Land Use Ordinance. Any substantial change to the Master Plan as noted below shall be reviewed by the Planning Board and approved or denied by the Town Council as an amended conditional zoning district. The following changes to the Master plan shall require approval by the Town Council:

- (a) Land area being added or removed from the conditional district.
- (b) Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance.
- (c) A change in land use or development type beyond that permitted by the approved master plan.
- (d) When there is introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access.
- (e) Hours of operation and/or delivery hours.
- (f) Change from hotel use to any other use.

All other changes to the Master plan shall receive approval by the Administrator. However, if in the judgment of the Administrator, the requested changes alter the basic development concept of the Conditional Zoning District, the Administrator may require concurrent approval by the Town Council.

Section Six. Enactment of this Ordinance constitutes the approval of a site-specific development plan resulting in the establishment of a vested right, pursuant to N.C.G.S. 160A-385.1, to undertake and complete the development and use of the property under the terms and conditions specified in the Master Plan and the List of Standards & Conditions. Such vested right shall have a term of two years from the date of adoption of this Ordinance.

Section Seven. The Office of the Zoning Administrator is hereby authorized and directed to modify the Town’s Official Zoning Map consistent with this Ordinance.

Section Eight. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

Section Nine. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten. This ordinance shall be in full force and effect from and after the date of adoption.

Adopted this _____ day of _____, 2019.

Mayor

ATTEST:

Town Clerk

Blue Ridge Hotel Conditional Rezoning (CZ-CB)



EXHIBIT A

Exhibit B

Blue Ridge Hotel Conditional Zoning District
Conditional Zoning – CB
PINs 2807-98-6873-000
Main Street

List of Standards & Conditions

1. The opaque landscape buffer on the NW corner of the property shall be no less than 8 feet wide
2. Based on the closest setback of 54 feet from the proposed sidewalk along Main Street, the building height is allowed to be 37 feet measured from the finished grade at the central access of the building.
3. Garbage collection will be hauled away privately.
4. The Applicant is required to obtain an NCDOT driveway permit.
5. The Applicant shall provide the sidewalk along Main Street.





GENERAL NOTES:

- 1.) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADIUS ARE GIVEN AT THE FACE OF CURB.
- 2.) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3.) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURBS AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- 4.) ALL NEW UTILITIES SHALL BE UNDERGROUND.

SITE NOTES:

- 1.) TRACT IS ZONED CONDITIONAL CB (CENTRAL BUSINESS). SEE CUP APPROVED BY PLANNING & ZONING BOARD DATED NOVEMBER 16, 2017.
- 2.) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3.) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED BY THE SITE.
- 4.) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC (SEE PHOTOGRAPHIC PLAN IN AREA PLANS).
- 5.) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6.) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLES, EQUIPMENT, PRODUCTS, ETC.
- 7.) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR OUTDOOR SIGNAGE.
- 8.) ALL PAVEMENT MARKING WHEN NOT FOR ROADWAY SHALL BE CONSTRUCTED ACCORDING TO NOTED SPECIFICATIONS.
- 9.) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. HOWEVER, A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH ADJACENT AUTHORIZATION.
- 10.) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF DEVELOPMENT SERVICES.
- 11.) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 12.) THE JURISDICTION ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 13.) DUMPSTER AND RECYCLING ENCLOSURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING BY PAINTING THE ENCLOSURE THE SAME COLOR AS THE BUILDING SIDING.
- 14.) 24 HOUR CONTACT: JASON GASTON, P.E., 770-922-9170

WATERSHED CALCULATIONS - BLUE RIDGE HOTEL

A1 Area of Parcel:	29,734.56 sf
A2 Area of Parcel Outside Watershed:	-
A3 Net Area of Parcel Subject to Watershed:	29,734.56 sf
A4 Existing Impervious Area: Watershed Prior to 9/15/93:	9,462.00 sf
A5 Net Property Subject to Watershed:	13,272.56 sf
A6 Allowable % Impervious in Watershed:	20%
A7 Net Property Allowable Impervious:	4,058.12 sf
A8 Impervious Area added after 9/15/93:	47
A9 Total Net Property Allowable Impervious:	2,058.12 sf
A10 TOTAL ALLOWABLE IMPERVIOUS AREA (A2+A4+A5):	12,290.32 sf
A11 TOTAL PROPOSED IMPERVIOUS AREA:	12,035.00 sf

PARKING CALCULATIONS

PROPOSED BUILDING (SEE PLAN SHEET 1.03)	1 SPACE / ROOM
MIN. PARKING REQUIREMENT =	12 ROOMS
PROPOSED NUMBER OF ROOMS =	12 ROOMS
MIN. REQUIRED PARKING =	12 SPACES
STANDARD PARKING SPACES:	14
ADDITIONAL ACCESSIBLE PARKING PROVIDED =	12 SPACES

PROPOSED BUILDING HEIGHT

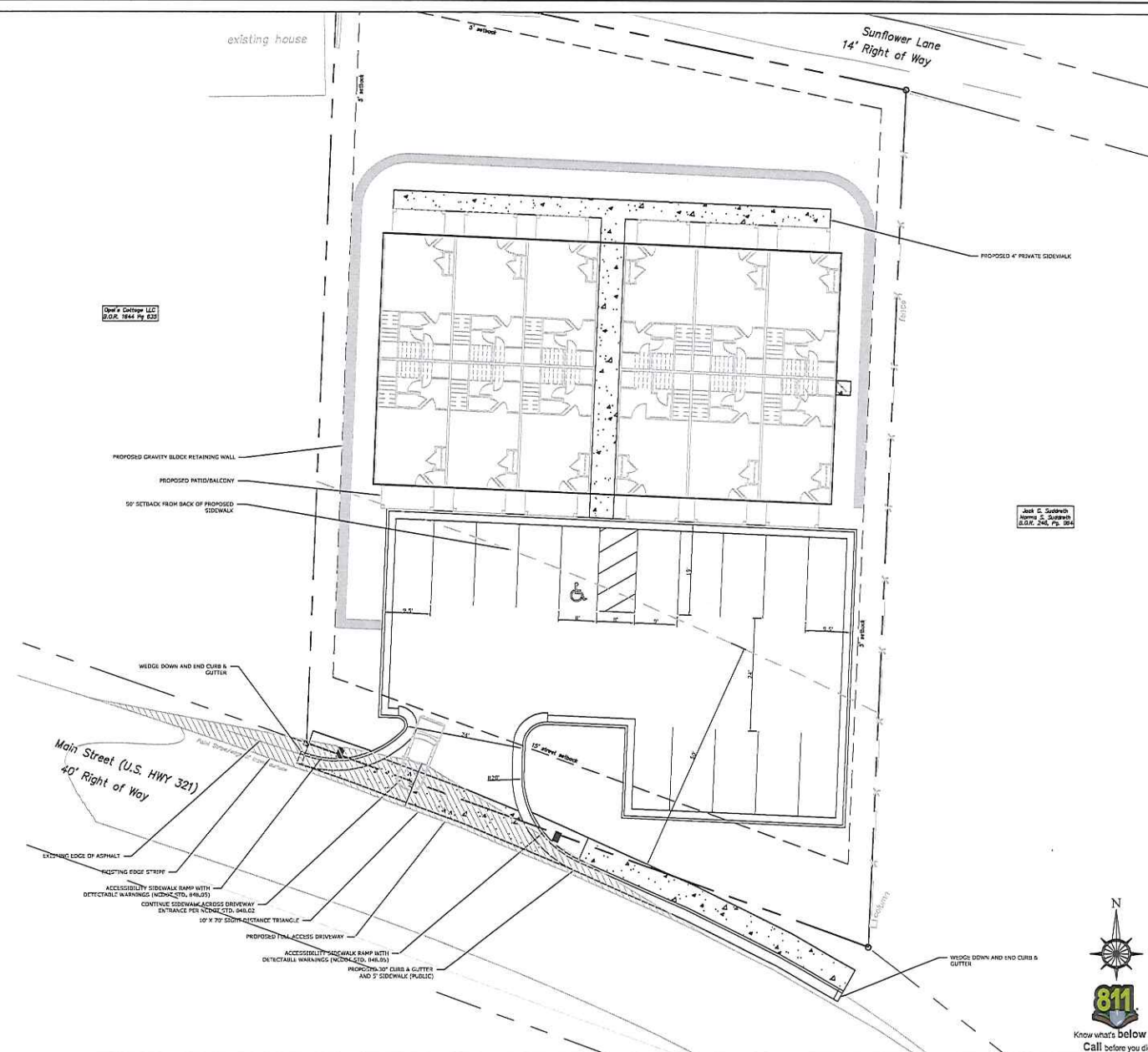
BUILDING IS 50' FROM THE BACK OF THE PROPOSED SIDEWALK. THEREFORE, THE MAXIMUM BUILDING HEIGHT SHALL BE MEASURED FROM THE AVIATION-FINISHED GROUND ELEVATION ADJACENT TO THE PARKWAY ENTRANCE (16.19412)

AVIATION FINISHED GROUND ELEVATION: 1005.50

PROPOSED ELEVATION: 1043.50 (37')

LEGEND

	PROPOSED CONCRETE
	PROPOSED SIGN
	PROPERTY LINE
	ADJACENT PROPERTY LINES



Jack C. Seavey
James S. Squires
S.E.P. 246, Pg. 004

PROJECT:
Blue Ridge Hotel
A Commercial Development

ADDRESS:
830 Main Street
Blowing Rock, NC

DEVELOPER:

Winkler Organization
RESIDENTIAL & COMMERCIAL PROPERTY MANAGEMENT

215 Boone Heights Drive, Ste. 100
Boone, NC 28607
828-262-3431

CONTACT: MR. JOHN WINKLER

ENGINEER:

VALOR ENGINEERING

215 Boone Heights Drive, Ste. 107
Boone, NC 28607
828-262-9807
www.valorengineering.com

SEAL:

REVISIONS

REVISIONS	DATE

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN BLOWING ROCK
DATE: 09/30/19
SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER: C-1

SCALE: 1" = 10'

FILE NUMBER: 001-047



GRADING NOTES:

- 1.) ALL SPOT ELEVATIONS SHOWN ARE @ THE EOP UNLESS OTHERWISE NOTED.
- 2.) ALL PROPOSED SIDEWALKS SHALL BE BUILT WITH A 2% CROSS-SLOPE AWAY FROM THE BUILDING.
- 3.) THE CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM WATER CONVEYANCE CHANNELS AND PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
- 4.) COORDINATE WITH THE TOWN OF BLOWING ROCK INSPECTIONS DURING CONSTRUCTION.
- 5.) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- 6.) CONTRACTOR EROSION CONTROL BARRIERS FOR THE TOWN OF BLOWING ROCK INSPECTION AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- 7.) THE CONTRACTOR SHALL RE-ESTABLISH ALL RIGHT OF WAY AREA WHICH IS DAMAGED OR DISTURBED TO ORIGINAL CONDITIONS OR BETTER DURING AUTHORIZED WORK. ALL WORK IN RIGHT OF WAY SHALL COMPLY WITH NCDDOT SPECIFICATIONS.
- 8.) ALL CURBED ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND SEEDS.
- 9.) MAXIMUM CUT SLOPE IS 1:5:1 AND MAXIMUM FILL SLOPE IS 2:1.
- 10.) ALL BUFFERS, TREE SAVI AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 11.) ALL HOPE STORM PIPES SHOWN ON THIS PLAN SHALL BE WRAPPED WITH LOCATION WIRE AND TAP.
- 12.) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE. ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, SIGNAL SYSTEMS, UNDERBRUSH, TOPSOIL, AND OTHER DEBRIS/ODIOUS MATERIAL, THE CONTRACTOR SHALL BE COMPLETED TO 10% STANDARD PRACTICE MAXIMUM DEPTH FOLLOWING FULL REMOVAL OF THEIR MATERIALS.
- 12.5.) ALL SURVEYED IRIS AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT COMPLIANCE WITH THE RECOMMENDATIONS PROVIDED IN THE PROJECT'S GEOTECHNICAL REPORT. THE CONTRACTOR SHALL MAKE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE FORTHWITH OPERATING AND CONSTRUCTION PRACTICES MONITORING TO INSURE THAT ALL CONSTRUCTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING CONNECTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.
- 14.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. 24 HR. CONTACT: MR. JASON GASTON (772) 722-9178
- 15.) A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL STUDIED, DATE 12/20/09. HOWEVER, NO PORTION OF THE BUILDING SHALL BE LOCATED INSIDE THE FLOOD HAZARD AREA, AND NO PORTION OF THE ROADWAY SHALL BE DISTURBED.
- 16.) STORMWATER MANAGEMENT FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GRASS COVER IS ESTABLISHED. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
- 17.) EXTREME CAUTION SHALL BE USED WHEN WORKING WITHIN THE VICINITY OF THE EXISTING OVERHEAD POWER LINES. CONTRACTORS SHALL NOTIFY/COORDINATE WITH NEW RIVER LIGHT AND POWER COMPANY PRIOR TO CONSTRUCTION.
- 18.) ALL PUBLICLY MAINTAINED SIDEWALKS SHALL BE BUILT WITH 5,000 PSI CONCRETE WITH FIBER 4" THICK AND 4" W/8" WEDGED STONE UNDERLAY. SIDEWALKS TO BE SEALED WITH CONCRETE SEALERS. ALL DRIVEWAYS SHALL BE 6" W/8" WEDGED STONE AND 5,000 PSI CONCRETE WITH FIBER AND SEALER. ALL PROPOSED SIDEWALKS SHALL BE BUILT WITH A 2% CROSS-SLOPE AWAY FROM THE BUILDING.
- 19.) ANY EXISTING MATERIAL (SIDEWALK, ASPHALT, ETC.) THAT IS DAMAGED FOR THE PURPOSES OF STORM DRAINAGE DESIGN WORK SHALL BE RESTORED IN KIND AS SOON AS INSTALLATION WORK IS COMPLETED. ANY EXISTING DRIVEWAYS SHALL BE KEPT IN SERVICE DURING BUSINESS HOURS OF THE ASSOCIATED PROPERTY.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINES
	PROPOSED WALL
	CONCRETE SIDEWALK AND PAVING
	PROPOSED NCDDOT PAVING
	PROPOSED STANDARD DUFF PAVING
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING CONTOURS
	PROPOSED CONTOURS

EARTHWORK CALCULATIONS

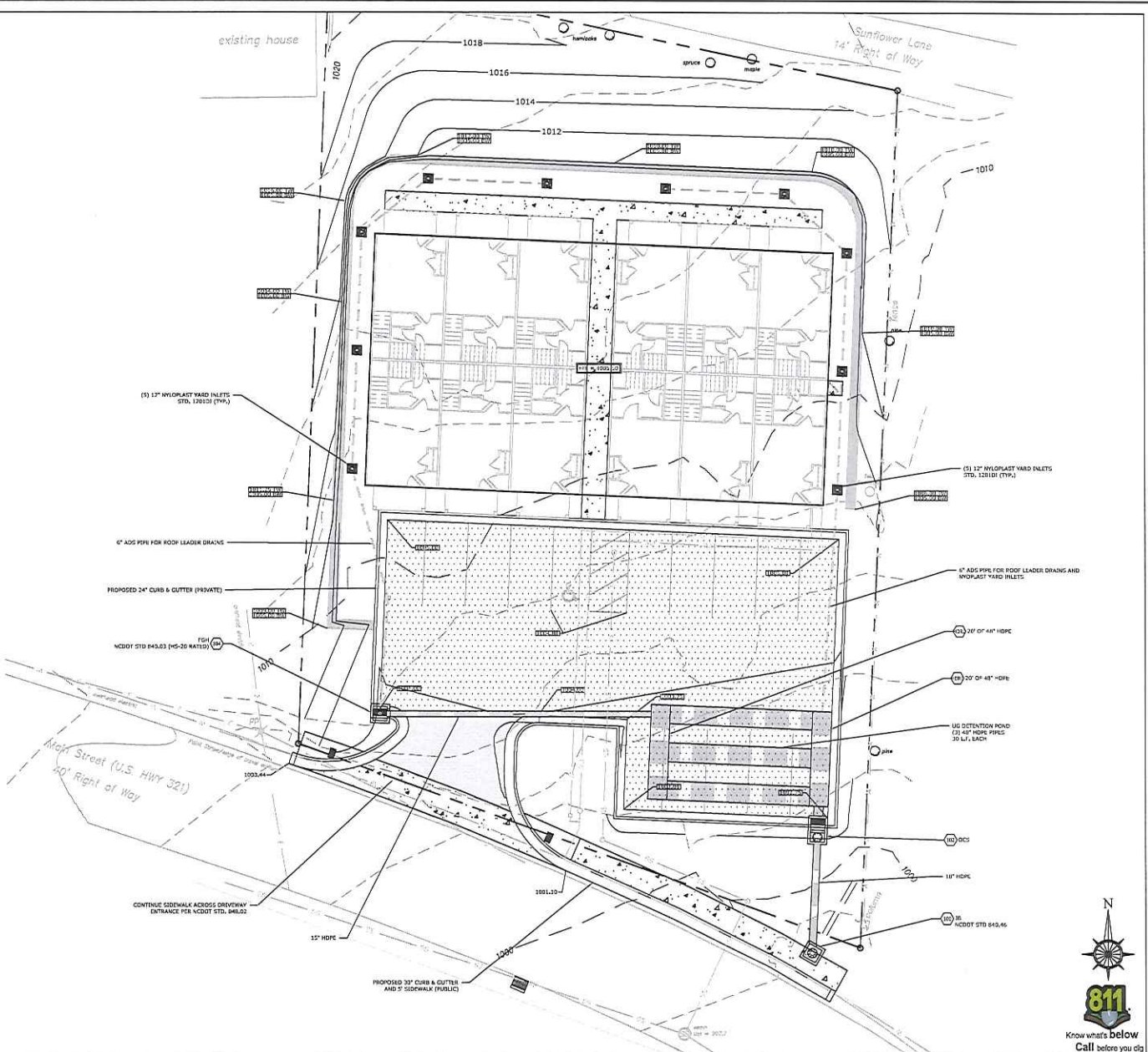
REQD CUT =	3950	CY
REQD FILL =	10,110	CY
ADDITIONAL REQD FILL FOR SHRINKAGE, ETC. =	1,510	CY
ADDITIONAL CUT FROM INVOLVEMENT BASE =	1,510	CY
ADDITIONAL CUT FROM BULKY REMOVAL =	0	CY
BALANCE:	= 3970	CY

Pathway/View Notings:

- 1.) A SURVEY OF 1/2" WAS TO ACCOUNT FOR REMOVAL OF TOPSOIL, CONNECTION, ETC.
- 2.) REQD CUT IS IN SITU CUT.
- 3.) ANY SOIL MATERIAL TO BE TRANSPORTED OFFSITE SHALL BE CARRIED TO A SPOIL SITE APPROVED BY THE GOVERNING JURISDICTION.
- 4.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES AND DIMENSIONS. THESE CALCULATIONS ARE PROVIDED FOR REFERENCE ONLY.

Table 6: Detention Pond Summary

Detention Impervious Area (Flow ID# 17379)	1,543.00 sf
Proposed Impervious Area	12,835.00 sf
Net Impervious Area (see Notation)	3,273.00 sf
Proposed Stormwater Lower Area	8,436.20 sf
Required Storage for Net Impervious Area @ 3.00 cfs/acre	517.5 cf
Required Storage for Vegetative Cover Area @ 0.60 cfs/acre	697.4 cf
Total Storage Requirement per 10-10-13.2	1,214.9 cf
Total Storage Provided	1,333.0 cf



PROJECT:
Blue Ridge Hotel
 A Commercial Development

ADDRESS:
 830 Main Street
 Blowing Rock, NC

DEVELOPER:

Winkler organization
 RESIDENTIAL & COMMERCIAL PROPERTY MANAGEMENT

215 Boone Heights Drive, Ste. 100
 Boone, NC 28607
 828-262-3431

CONTACT: MR. JOHN WINKLER

ENGINEER:

VALOR ENGINEERING

215 Boone Heights Drive, Ste. 107
 Boone, NC 28607
 828-262-9807
 www.valorengineering.com

SEAL:

REVISIONS	DATE

PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN BLOWING ROCK
DATE: 09/30/19
SHEET TITLE:

PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NUMBER: C-2

SCALE: 1" = 10'

FILE NUMBER: 001-047

GENERAL NOTES:

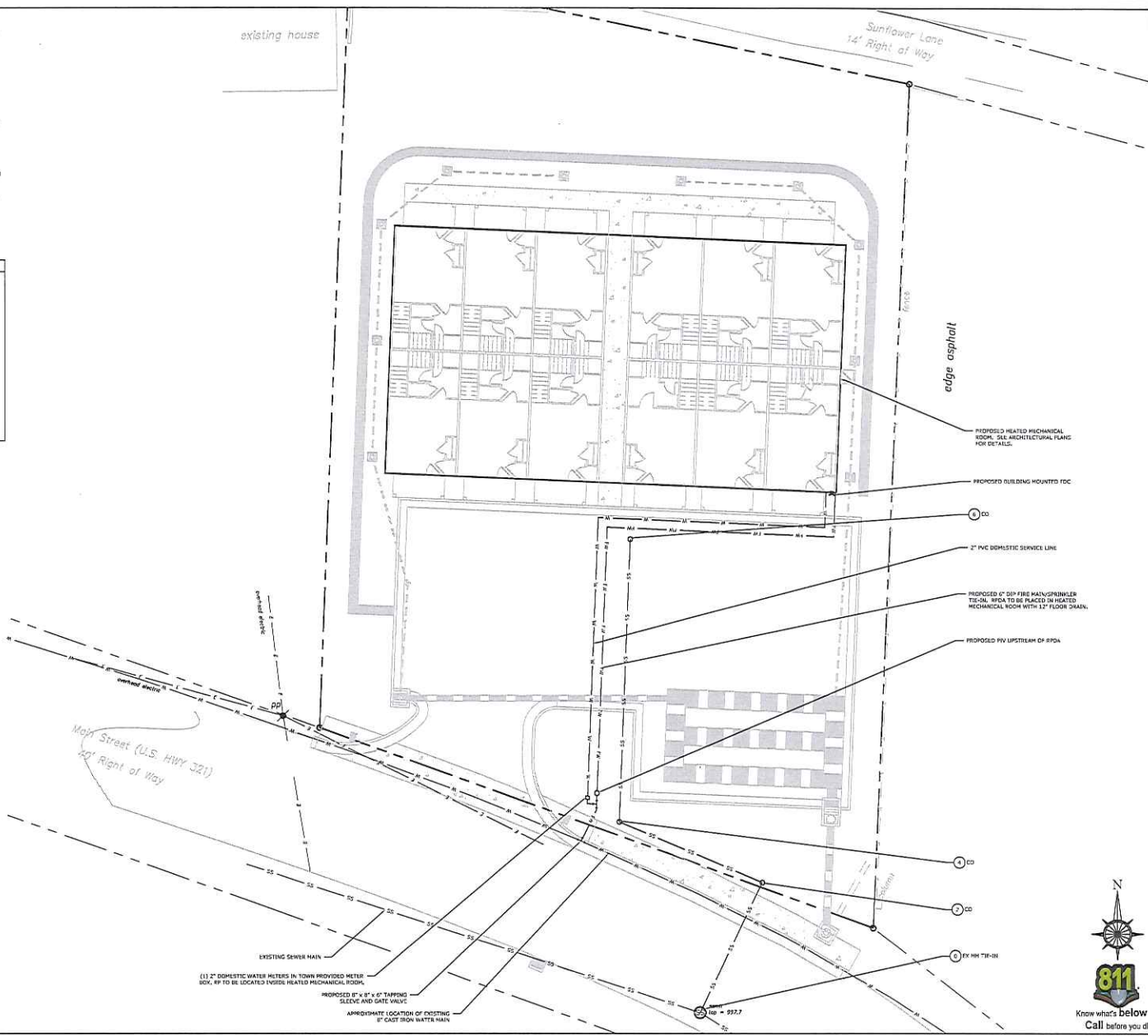
- 1.) NEW RIVER LIGHT AND POWER COMPANY WILL PROVIDE UNDERGROUND ELECTRICAL SERVICE TO THE TRANSFORMER PAD. CONTRACTOR MUST PROVIDE ELECTRICAL SERVICE FROM THE TRANSFORMER TO EACH BUILDING. CONTRACTOR TO COORDINATE WITH NEW RIVER LIGHT AND POWER COMPANY FOR FINAL COORDINATION OF UNDERGROUND CONDUITS ON SITE.
- 2.) COORDINATE AS REQUIRED WITH TOWN OF BLOWING ROCK INSPECTIONS DURING CONSTRUCTION FOR REQUIRED INSPECTIONS.
- 3.) THIS SITE INDICATES POTABLE WATER SERVICE AND SANITARY SEWER LATERALS. NORTH CAROLINA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A NORTH CAROLINA LICENSED PLUMBER. ALL WORK MUST BE INSPECTED TOWN OF BLOWING ROCK CODES AND INSPECTION DEPARTMENT.
- 4.) ALL ON-SITE PVC PIPE SHALL BE PRESSURE CLASS 500-26 WITH CLASS B BIDDING. PVC MUST BE HANDLING, UVTA, AND PRESSURE TESTED BY THE UTILITY CONTRACTOR AND WITNESSED/INSPECTED BY THE TOWN OF BLOWING ROCK.
- 5.) ALL CONDUIT, PIPE, AND CHASE PIPE SHALL BE WRAPPED WITH THE APPROPRIATE LOCATION WIRE AND TAPIC.
- 6.) NOTIFY WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.
- 7.) ALL ELECTRIC POWER LINES, GAS DISTRIBUTION, TELEPHONE AND CABLE TELEVISION LINES SHALL BE PLACED UNDERGROUND.
- 8.) UPON COMPLETION OF ALL WORK PERFORMED WITHIN THE PUBLIC ROW, THE DISTURBED AREA SHALL BE REPLACED TO VINDO WITH EQUAL OR BETTER MATERIALS.

FIRE MARSHAL NOTES:

- 1.) ALL FIRE HYDRANTS SHALL BE FITTED WITH HYDRANT MARKERS FOR INCIDENT WEATHER LOCATION (10" x 60" BARCO PRODUCTS OR EQUIVALENT).
- 2.) ALL STREET NUMBERS SHALL BE 8" MIN HEIGHT AND A COLOR CONTRASTING THE SURROUNDING PAVEMENT.

LEGEND

	PROPERTY LINE
	EXISTING GFI ELECTRICAL LINE
	EXISTING LUG ELECTRICAL LINE
	EXISTING FORCE MAIN
	EXISTING LUG GAS LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY SEWER LINF
	PROPOSED WATER LINE
	PROPOSED LUG ELECTRICAL LINE
	PROPOSED LUG ELECTRIC SERVICE
	PROPOSED STORM PIPE
	PROPOSED TRANSFORMER
	PROPOSED A/C UNIT



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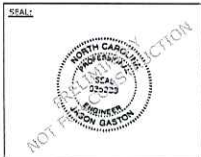
DEVELOPER:

Winkler Organization
 RESIDENTIAL & COMMERCIAL PROPERTY MANAGEMENT
 215 Boone Heights Drive, Ste. 100
 Boone, NC 28607
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REVISIONS	DATE

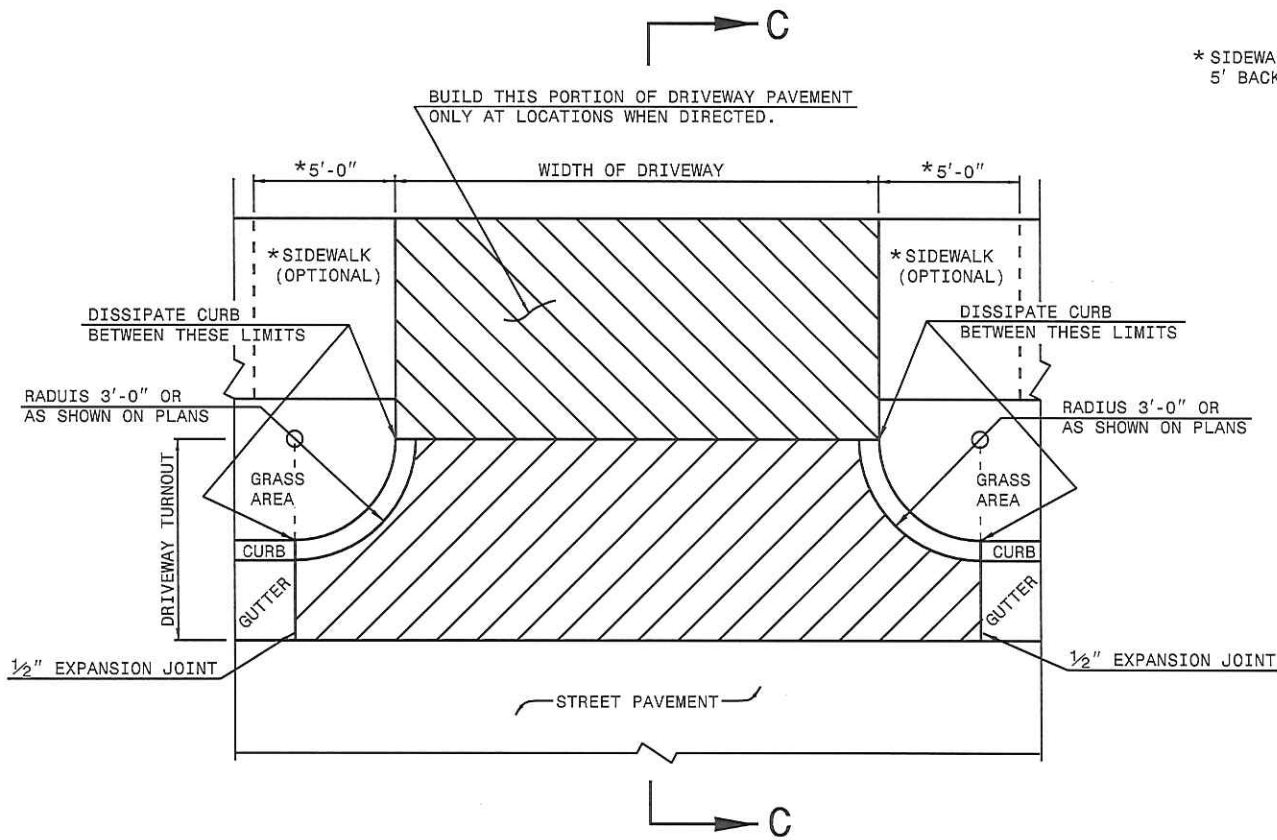
PROJECT MANAGER: JEG
DRAWING BY: JEG
JURISDICTION: TOWN BLOWING ROCK
DATE: 09/20/19
SHEET TITLE:

PRELIMINARY UTILITY PLAN
SHEET NUMBER: C-3

SCALE: 1" = 10'

FILE NUMBER: 001-047

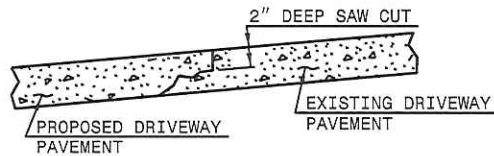




* SIDEWALK TAPERS DOWN
5' BACK FROM DRIVEWAY.

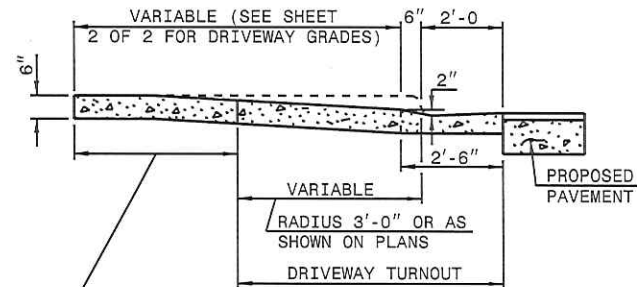
BUILD THIS PORTION OF DRIVEWAY PAVEMENT
ONLY AT LOCATIONS WHEN DIRECTED.

**PLAN
DETAIL OF DRIVEWAY**



METHOD OF TIE IN

WHEN EXISTING DRIVEWAY PAVEMENT IS CONCRETE,
SAW CUT 2" DEEP JOINT AT THE POINT OF TIE-IN.
SAW JOINT PERPENDICULAR TO EDGE OF EXISTING
DRIVEWAY PAVEMENT.



BUILD THIS PORTION OF DRIVEWAY
PAVEMENT ONLY AT LOCATIONS
WHEN DIRECTED.

SECTION C-C

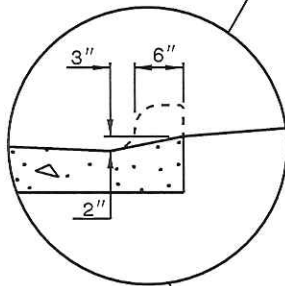
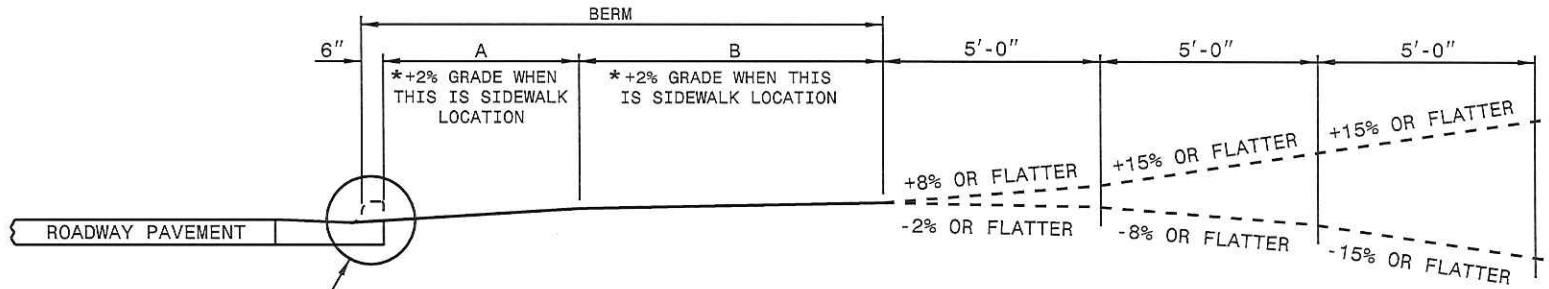
1-18 STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
DRIVEWAY TURNOUT
RADIUS TYPE

SHEET 1 OF 2

848.02

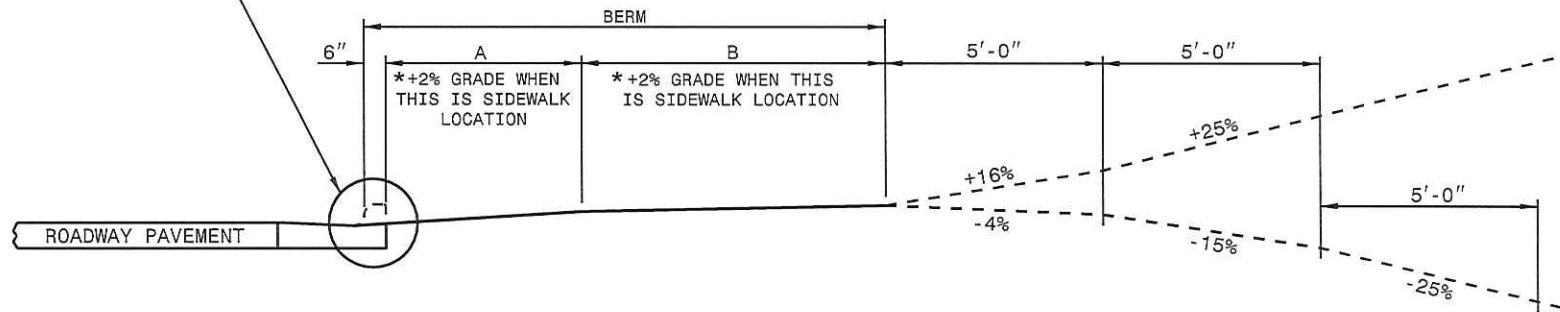
DESIRABLE DRIVEWAY GRADES

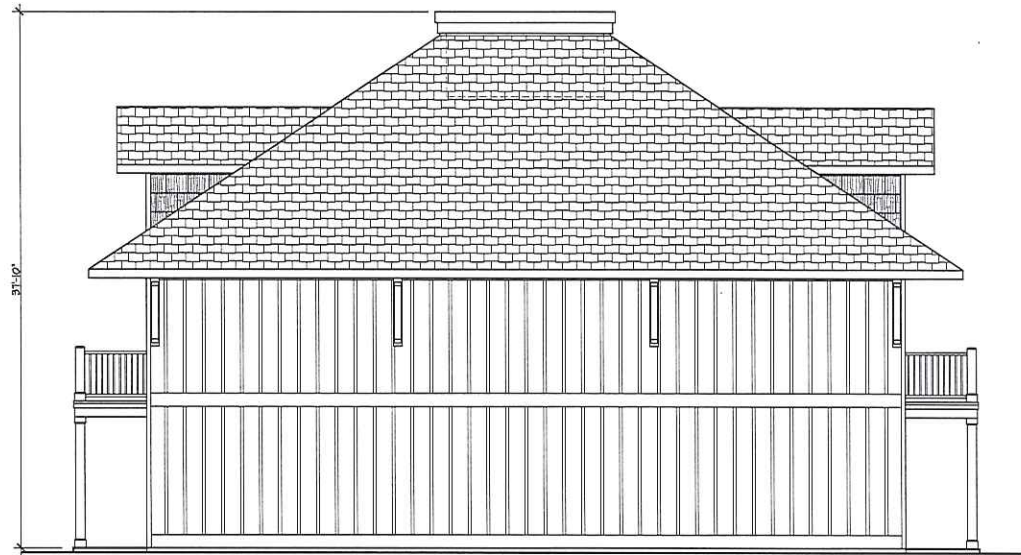


*SIDEWALK LOCATION
(DO NOT PLACE SIDEWALK ON
BERMS LESS THAN 6' WIDE.)

DESIRABLE OR MAXIMUM DRIVEWAY GRADES				
BERM WIDTH	A		B	
	DIST.	GRADE	DIST.	GRADE
8' OR LESS	5'-0"	+2%*	2'-6"	+5%
8' OR LESS	2'-0"	+6%	5'-6"	+2%*
10'	4'-0"	+4%	5'-6"	+2%*
12' & OVER	4'-6"	+4%	7'-0"	+2%*

MAXIMUM DRIVEWAY GRADES

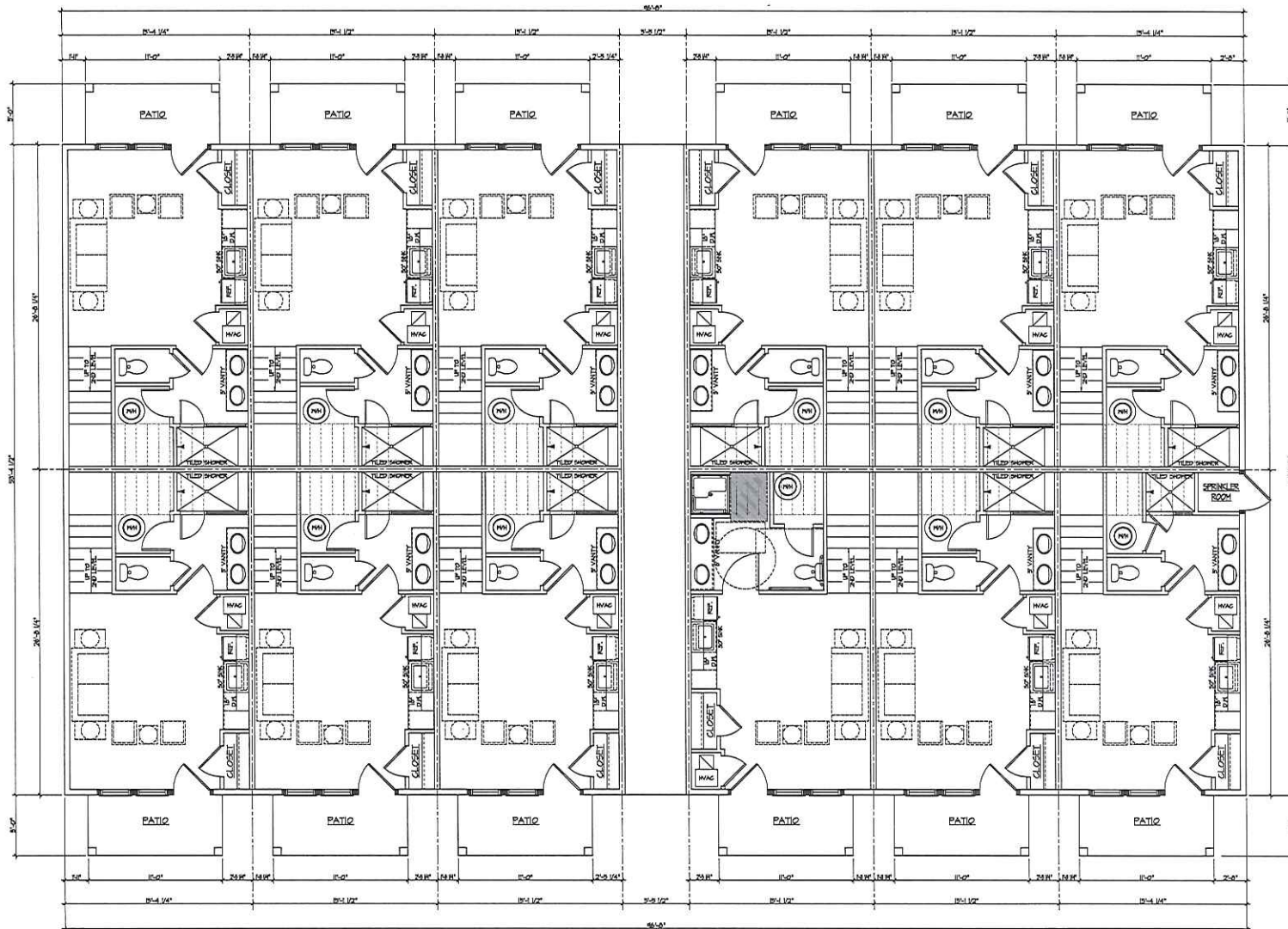




LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

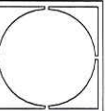


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



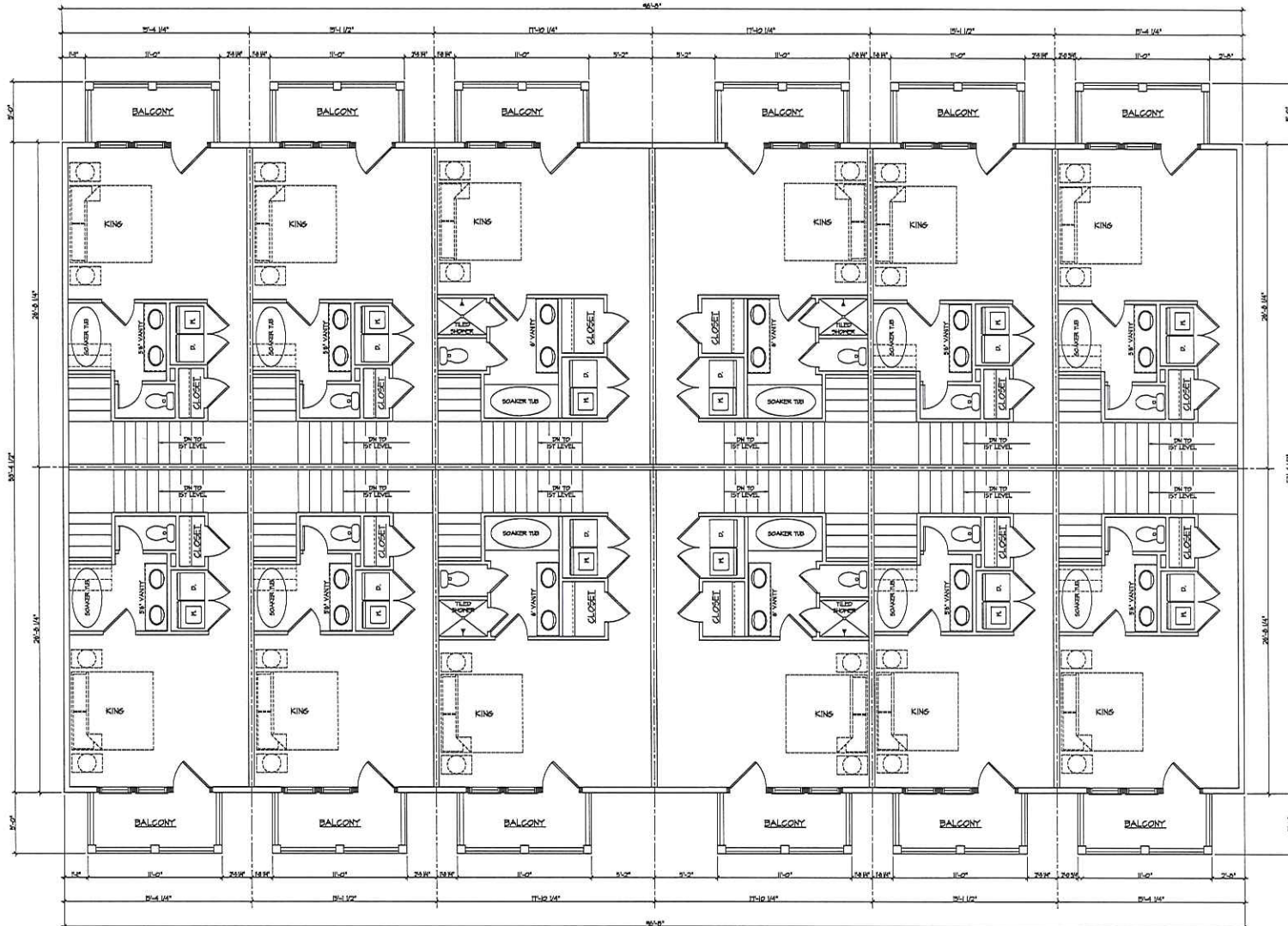
DEVELOPER:

BLUE RIDGE HOTEL
BLOWING ROCK
NORTH CAROLINA

DATE	LOG NO.
9/24/19	912419
10/2/19	912419

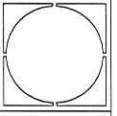
BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET
A10



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPER:

BLUE RIDGE HOTEL
BLOWING ROCK
NORTH CAROLINA

DATE	JOB NO.
02/20/19	191219
02/21/19	CONCEPTUAL DESIGN
	CONCEPTUAL DESIGN

BRENT DAVIS ARCHITECTURE, INC.
BOONE, NORTH CAROLINA

SHEET
A1.1



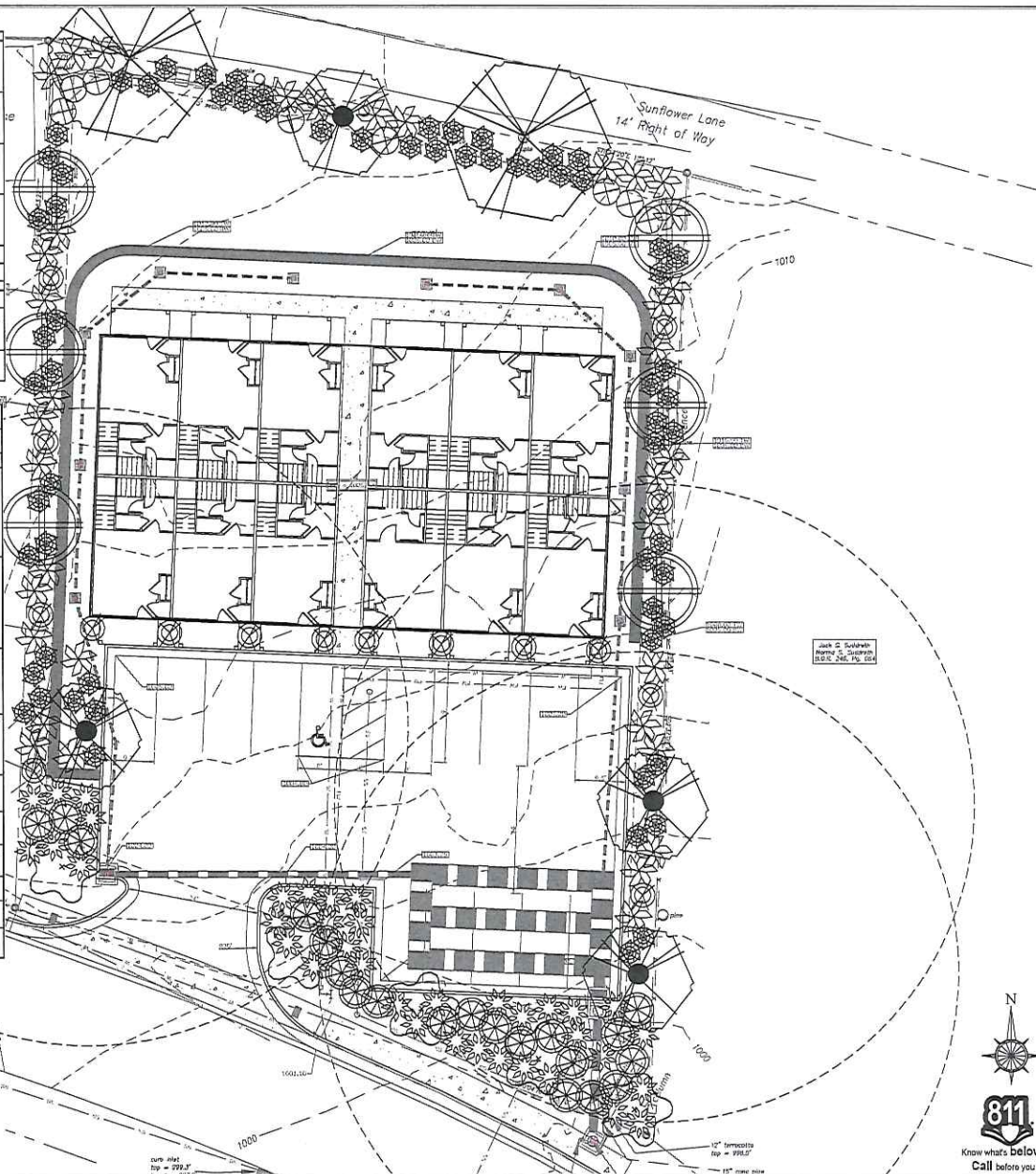


Blue Ridge Hotel Landscape Calculations

Section	Requirements	Satisfaction of Requirements
16-22.2	Linear feet of Type 'B' screen required along western property line. The requirement is to provide an opaque screen from the ground to a height of at least 2', allowing for evergreen shrubs to grow in for several years after planting. Above that is an intermittent screen to a height of 20'.	(1) Forest Pansy redbud, (1) red maple, (2) serviceberry, (15) rhododendron, (2) mountain laurel, (21) sycamore and (4) emerald green arborvitae are shown along the western property line to satisfy the requirement. The landscape buffer width is a minimum of 5'.
16-22.3	Linear feet of Type 'B' screen required along eastern property line. The requirement is to provide an opaque screen from the ground to a height of at least 2', allowing for evergreen shrubs to grow in for several years after planting. Above that is an intermittent screen to a height of 20'.	(1) Forest Pansy redbud, (2) red maple, (3) serviceberry, (15) rhododendron, (2) mountain laurel, (21) sycamore and (4) emerald green arborvitae are shown along the eastern property line to satisfy the requirement. The landscape buffer width is a minimum of 5'.
16-22.4	Linear feet of Type 'B' screen required along northern property line. The requirement is to provide an opaque screen from the ground to a height of at least 2', allowing for evergreen shrubs to grow in for several years after planting. Above that is an intermittent screen to a height of 20'.	(1) red maple, (2) existing red maple, (11) rhododendron, (8) mountain laurel and (24) sycamore are shown along the northern property line to satisfy the requirement. The landscape buffer width is a minimum of 15'.
16-22.5	Linear feet of Type 'B' screen required along southern property line. The requirement is to provide an opaque screen from the ground to a height of at least 2', allowing for evergreen shrubs to grow in for several years after planting. Above that is an intermittent screen to a height of 20'.	(1) red maple, (2) existing red maple, (11) rhododendron, (8) mountain laurel and (24) sycamore are shown along the southern property line to satisfy the requirement. The landscape buffer width is a minimum of 15'.
16-22.4-R	Required Trees Along Dedicated Streets	
16-22.4-R	Frontage along Main Street. One tree that will grow to a dbh of 12 inches every 30 feet of frontage.	(3) Small ornamental trees (Forest Pansy redbud) are shown under the power lines which parallel the entire street side of the property.
16-23.1b	Vehicle Accommodation Area	
16-23.1b	All parking spaces shall be more than 50' from a shade tree.	All parking spaces are within 50' of one or more of the (3) red maples shown adjacent to parking.
16-23.1b	An area equal to 20% of the parking area shall be shaded by either a large shade tree or small ornamental tree.	20% of the 3,708 sq vehicle accommodation area needs to be shaded, equal to 1,150 square feet. (1) (3) adjacent red maples, each with a shading credit of 354 sq. feet, contribute 1062 sq. ft. to the required area. (3) adjacent Forest Pansy redbuds, each with a shading credit of 127 sq. feet, contribute 411 sq. ft. to the required area.
16-23.1b	Parking areas shall be separated from the exterior wall of a structure by a landscaped planting area of at least 4' in width.	(8) planting beds, each approximately 4'x4' are each planted with an Emerald Green arborvitae. Each of these will, in time, fill the area of each of the planting beds.

Blue Ridge Hotel Plant Legend

Symbol	Qty	Plant Botanical Name	Plant Common Name	Planted size
	4	Acer rubrum	red maple	3-3.5" caliper
	2	Acer species	Existing red maple or sugar maple to remain	Existing
	6	Amelanchier 'Autumn Brilliance'	Autumn Brilliance serviceberry	8' height, 1" caliper minimum
	5	Cercis canadensis 'Forest Pansy'	Forest Pansy redbud	3-3.5" caliper
	20	Ilex glabra cultivar	Inkberry holly	#3 container
	8	Kalmia latifolia	mountain laurel	#3 container
	65	Leucothoe fontanesiana	doghobble	#3 container
	37	Munchkin oakleaf hydrangea	Hydrangea quercifolia 'Munchkin'	#3 container
	35	Rhododendron catawbiense hybrid	Hybrid catawba rhododendron	#3 container
	16	Thuja occidentalis 'Emerald Green'	Emerald Green arborvitae	8' height



PROJECT:
Blue Ridge Hotel
 A Commercial Development
ADDRESS:
 830 Main Street
 Blowing Rock, NC

DEVELOPER:

 Winkler organization
 RESPONSIBLE COMMERCIAL PROPERTY MANAGEMENT
 215 Boone Heights Drive, Ste. 100
 Boone, NC 28607
 828-262-3431
CONTACT: MR. JOHN WINKLER

LANDSCAPE ARCHITECT:

 215 Boone Heights Drive, Ste. 107
 Boone, NC 28607
 828-262-9807
 www.valeriangreene.com

SEAL:

 NOT FOR CONSTRUCTION

REVISIONS	DATE

PROJECT MANAGER: RNO
DRAWING BY: RNO
JURISDICTION: TOWN BLOWING ROCK
DATE: 10/07/19
SHEET TITLE:

Preliminary
 Landscape Plan

SHEET NUMBER: L-1

SCALE:

 SCALE IN FEET

FILE NUMBER: Blue Ridge Hotel



Town of Blowing Rock
Request for Council Action

FROM: Shane Fox, Town Manager
SUBJECT: RTAC – High Country Council of Governments (HCCOG) Appointment
TO: Town Council
DATE: December 10, 2019

BACKGROUND:

The High Country RPO's Rural Transportation Advisory Committee (RTAC) is the RPO's governing board and is comprised of one county commissioner from each county, one municipal elected official from each county, one elected official from each municipality with a population of 10,000 or more, and one member representing the NC Board of Transportation.

Sue Sweeting, Blowing Rock Town Council Member has been serving as the Watauga County Municipal Representative on the RTAC he past two years. Sue Sweeting's term is set to expire on December 31, 2019. Therefore, the HCCOG is requesting a Town Council Member from Blowing Rock or Seven Devils to fill Sue Sweetings vacancy on the RTAC. Please note that reappointment is possible. The Town of Seven Devils has formally declined to fill this position; thus, the Town of Blowing Rock is asked to fill this position for the upcoming two-year term beginning January 2020 thru December 31, 2022.

The Blowing Rock Town Council will need to consider the appointment of this position for the upcoming term.

ATTACHMENTS:

1. Memorandum from David Graham, Transportation Planner - HCCOG

Johnny Riddle
Chair of the Board

Valerie Jaynes
Vice-Chair



Mark Evans
Secretary

Chris Jones
Treasurer

468 New Market Blvd.
Boone, NC 28607

www.regiond.org

Voice: 800-735-8262

Phone: 828-265-5434
Fax: 828-265-5439

MEMORANDUM

TO: Debbie Powers, Manager, Town of Seven Devils
Shane Fox, Manager, Town of Blowing Rock

FROM: David Graham
Transportation Planner

SUBJECT: Appointment for High Country RPO
Rural Transportation Advisory Committee

DATE: October 10, 2019

The High Country RPO's Rural Transportation Advisory Committee (RTAC) is the RPO's governing board and is comprised of one county commissioner from each county, one municipal elected official from each county, one elected official from each municipality with a population of 10,000 or more, and one member representing the NC Board of Transportation.

Sue Sweeting, Blowing Rock Town Council Member has been serving as the Watauga County Municipal Representative on the RTAC. Sue Sweeting's term is set to expire on December 31, 2019. Therefore, I am we requesting a Town Council Member from Blowing Rock or Seven Devils to fill Sue Sweetings vacancy on the RTAC. Please note that reappointment is possible.

The RTAC's regular meeting date/location is the third Wednesday of February, May, August, and December at the High Country Council of Government offices in Boone.

Municipal representatives on the RTAC are chosen by a caucus of the municipalities within each county. No procedure is spelled out in the RTAC bylaws that describes alternating representation among towns, process for selecting a municipal representative, etc. Therefore, decisions on appointments (or reappointments) of municipal representatives on the RTAC are left to the towns' administration and governing boards.

Please consider Title VI of the Civil Rights Act of 1964 which prohibits discrimination on the basis of race, color, or national origin when deciding on an appointment to the RTAC.

Please have the appointment to the RTAC selected prior to January 15, 2020 and notify me of this appointment. I will be glad to answer any questions you may have regarding this matter.

You may contact me at 828-265-5434, ext. 135 or dgraham@regiond.org.

cc: Phil Trew, Director of Planning and Development, High Country COG

FINANCIAL REPORT AS OF NOVEMBER 30, 2019

Financial Overview

We are 42% into fiscal year 2019-20. The 2019 property tax billing was completed in September. To date, we have collected \$2,104,050 or 48% of budget (this is approximately 3% below last year at this time). With collections being one month in arrears, we have collected \$33,359 or 39% of motor vehicle taxes for the four months of collections in the new fiscal year (this is 6% above budget pace at this time and 2% above last year's collections at this time last year).

Sales tax revenues are collected two months in arrears, so for the three months of revenues collected so far, we have collected \$519,194 or 29% for the fiscal year (this is 11% above last year's revenues at this time). Building permit fees to date total \$34,097 or 68% (1% less than last year at this time) and zoning fees total \$5,302 or 53% (24% above last year at this time).

The fourth utility billing of the fiscal year will occur in late February. Collections for the current fiscal year total \$349,441 or 38% (remaining 9% above last year's collections at this time) and \$283,153 or 37% (6% above last year's collections at this time) for water and sewer fees respectively. Water and sewer connection fees to date total at \$6,750 for water or 34% of budget and \$10,997 for sewer or 50% of budget, both continue to be significantly lower than last year at this time due to the Inn at Cornish project fees paid last year.

Overall expenditures for the General Fund are at 43% (3% above last year at this time) and 44% (15% above last year at this time-mainly due to capital equipment purchases and timing) for the Water/Sewer Fund. Overall revenue for the General Fund is at 39% (5% below last year at this time) and 38% for the Water/Sewer Fund (7% higher than last year). Since many of our revenues are collected in arrears, these totals are somewhat expected at this point in the fiscal year, however we will continue to monitor revenues as we progress to a mid-year review. All department expenditures are in line with budget at this time with the exception of the Public Buildings, Central Government and Plant Operations departments which are due to annual debt service payments having recently been made as well as capital equipment purchases (Plant Operations). See the attached report for departmental breakdowns.

Attached is the monthly financial report in numbers. Please let me know if you have any questions on these reports.

Department Activity Notes

We are currently working towards retreat material preparation as well as end of the year required financial reporting such as w2 and 1099 reporting as well as required NC Local Government reports.

Town Auditors, Martin Starnes & Associates will deliver the FY 2018-19 audit presentation.

Bond Activity Update Summary

All required sale documents have been completed and reviewed in preparation for the anticipated sale date of December 10, 2019, when we will receive bids for the interest rate of the financing.

Attached please find the financial report in numbers.

Thank you,

Nicole M. Norman
Finance Officer

TOWN OF BLOWING ROCK FINANCIAL SUMMARY REPORT

As of November 30, 2019, 42% of Fiscal Year 2019-20

GENERAL FUND

REVENUES	Annual Budget	Actual to Date	Y-T-D % Collected
Current Year Levy of Property Taxes	\$ 4,359,606	\$ 2,104,050	48.26%
Motor Vehicle Taxes	84,572	33,359	39.44%
Utilities Franchise Taxes	374,400	-	0.00%
Local Option Sales Taxes	1,821,591	519,194	28.50%
Fund Balance Appropriated	120,000	-	0.00%
All Other Revenues	1,879,734	673,256	35.82%
	\$ 8,639,903	\$ 3,329,860	38.54%
EXPENDITURES	Annual Budget	Actual to Date	Y-T-D % Spent
Governing Board	\$ 56,181	\$ 17,446	31.05%
Central Government	1,819,857	1,011,003	55.55%
Public Buildings	599,880	486,093	81.03%
Administrative/Finance	457,122	174,264	38.12%
Police	1,422,290	504,197	35.45%
Emergency Services	1,088,664	407,820	37.46%
Planning and Inspections	300,550	123,373	41.05%
Street	1,415,126	368,263	26.02%
Sanitation	406,463	184,371	45.36%
Parks and Rec/Landscaping	1,073,770	411,133	38.29%
	\$ 8,639,903	\$ 3,687,962	42.69%
Y-T-D FUND BALANCE INCREASE (DECREASE)	\$ -	\$ (358,102)	

Property Tax Collection As a Percentage of Total Levy (Motor Vehicles Not Included)	<u>FY 2020</u>	<u>FY 2019</u>	<u>FY 2018</u>	<u>FY 2017</u>
	55.48%	100.05	98.49%	99.13%

WATER AND SEWER FUND

REVENUES	Annual Budget	Actual to Date	Y-T-D % Collected
Water Revenue	\$ 928,200	\$ 349,441	37.65%
Sewer Revenue	773,680	283,153	36.60%
Connection Fees	42,000	17,747	42.25%
Fund Balance Appropriation	40,000	-	0.00%
All Other Revenues	212,511	100,949	47.50%
	\$ 1,996,391	\$ 751,290	37.63%
EXPENDITURES	Annual Budget	Actual to Date	Y-T-D % Spent
Administrative	\$ 620,464	\$ 162,646	26.21%
Plant Operations	814,503	523,454	64.27%
Field Operations	488,482	188,605	38.61%
Contribution to Fund Balance/Contingency	72,942	-	0.00%
	\$ 1,996,391	\$ 874,704	43.81%
Y-T-D FUND BALANCE INCREASE (DECREASE)	\$ -	\$ (123,415)	