

**MINUTES  
Town of Blowing Rock  
Town Council Meeting  
July 12, 2016**

The Town of Blowing Rock Town Council met in regular session on Tuesday, July 12, 2016 at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, N.C. Present were Mayor J.B. Lawrence, Mayor Pro-tem Albert Yount and Council Members Jim Steele, Sue Sweeting, Doug Matheson and Ray Pickett. Others in attendance were Town Manager Scott Fogleman, Town Attorney Allen Moseley, Town Engineer Doug Chapman, Planning Director Kevin Rothrock, Finance Officer Nicole Norman, Public Works and Utilities Director Mike Wilcox, Building Inspector John Warren, Police Chief Tony Jones and Town Clerk Hilari Hubner.

**CALL TO ORDER**

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

**SWEARING IN OF TOWN CLERK AND TAX COLLECTOR**

Mayor Lawrence swore in new Town Clerk and Tax Collector, Hilari Hubner.

**APPROVAL OF MINUTES**

Council Member Pickett made a motion to approve the minutes for meetings held on June 14<sup>th</sup>, June 27<sup>th</sup> and June 28<sup>th</sup> 2016 as written. The motion was seconded by Council Member Sweeting. Unanimously approved.

**SPECIAL RECOGNITIONS AND REPORTS**

**Highway 321 Valley Boulevard Construction Update**

Kipp Turner of Maymead Construction began his monthly update on the Highway 321 Widening Project by thanking Council for their patience through the month of June with the traffic delays due to the July 1<sup>st</sup> substantial completion deadline. Mr. Turner advised the additional lanes seemed to improve traffic flow for the 4<sup>th</sup> of July holiday weekend. Mr. Turner stated the next phase of the project is to wrap up and complete any remaining areas not yet completed such as sidewalk and driveway tie-ins. Mr. Turner advised the goal in this next phase is to have all work completed by early afternoon on Friday to keep all traffic lanes open with no traffic impact during the busy times on the weekends.

Mr. Turner stated the sub-contractor will soon begin work on the concrete sculpturing on the rock face below Cliff Dwellers. Mr. Turner advised concrete median work will continue as well as median island work.

Mr. Turner stated plan revisions had been made to the parking lot that will be located at the old 321 Business Route. Those changes are to help tie in the Middle Fork Greenway project and will include additional sidewalks and widening of the existing sidewalks.

Mr. Turner advised work on the wall near Chetola is continuing on both the side facing the road as well as below the wall between the wall and the dam. Mr. Turner further explained work is being done in that area to restore the old sidewalk that was there and new concrete will be poured. He further advised paving will resume in the business driveways and underground work will progress to get the new traffic signals operational.

He also stated the first phase of the wall at the golf course has been completed and the second phase is underway.

Mayor Lawrence thanked Mr. Turner for his update.

### **Median Update**

Town Manager Scott Fogleman gave a brief update on the 321 Median Improvement Project located on US Hwy 321 near the Blue Ridge Parkway. Mr. Fogleman presented a few digital pictures of the design for the project. He further explained NCDOT is funding \$110,000 for this project which will include planting 25 to 30 trees, numerous smaller bushes, approximately 120 small boulders and 25,000 square feet of sod.

### **Senate Bill 667 Ratified**

Town Manager Fogleman reviewed for Council's information the following; Section 5 of Senate Bill 667: It is the intent of the General Assembly for even-numbered year municipal elections, effective with the 2020 election cycle. The Joint Legislative Elections Oversight Committee shall study the options to implement this change and recommend to the General Assembly any legislation it deems advisable. It shall make a final report before the convening of the 2017 Regular Session of the General Assembly.

## **CONSENT AGENDA**

Town Manager Fogleman presented the following consent agenda items:

### **1. Annual Tax Settlement Report and Order of Tax Collection**

Consideration of the Tax Collector 2015 Settlement Report and approval of an order of the Town Council for the collection of 2016 taxes representing revenues for fiscal year 2016-2017. **Annual Tax Settlement Report and Order of Tax Collection - Attachment A**

### **2. Resolution Identifying Town Officials to Make ABC Permit Recommendations**

In the past, only the Town Manager has been authorized to make ABC Permit Recommendations. At times, this has caused difficulty based on availability of staff to sign related documents. A resolution has been prepared for Council consideration to add

the Police Chief and the ABC Officer to the list of designated officials. **Resolution Identifying Town Officials to Make ABC Permit Recommendations – Attachment B**

### **3. Blowing Rock Chamber of Commerce Event Dates for 2017**

The Blowing Rock Chamber of Commerce has identified their list of event dates for calendar year 2017 and has requested that Council provide approval. Events include Winterfest, Savor Blowing Rock (formerly Blue Ridge Wine & Food Festival), Art in the Park, and the Farmers Market. **Blowing Rock Chamber of Commerce Event Dates for 2017 – Attachment C**

A motion was made by Council Member Pickett to approve all Consent Agenda items as presented, seconded by Council Member Sweeting. Unanimously approved.

## **PUBLIC HEARINGS**

### **1. CZ 2016-02 Conditional Rezoning from HMC to CZ-R6M (Former Hospital Property)**

Mr. Rothrock gave a staff report and PowerPoint presentation. Chestnut Development Partners, LLC is requesting a conditional rezoning of the current Blowing Rock Hospital and Davant Medical Clinic property from HMC, Hospital Medical Complex to Conditional Zoning – CZ-R-6M, Multi-family (CZ-R-6M). The 3.61 acre property is located at 364 and 420 Chestnut Drive. Chestnut Development Partners is proposing to demolish the hospital and clinic and construct 23 or 24 condominium units. Proposed parking is 76 spaces, 10 more than required. There are currently three (3) driveways into the property and the proposed project will have two (2). Storm water runoff will follow current drainage patterns. The impervious surfaces will be reduced by 15%, lessening runoff from storm events. The current water and sewer systems will be adequate for the proposed development. Upon recommendation from the Fire Marshal and Public Works Director, the Applicant has agreed to loop the existing water main through the entire site for improved fire flow.

Mr. Rothrock reviewed the applicants proposed conditions:

1. Density shall be 7 units/acre which is in line with the current zoning.
2. Option “B” can be substituted for Option “A”.
3. Project to reduce total impervious from what is currently existing.
4. New drainage patterns shall match existing as close as possible.
5. Building separations of 20’ shall not include decks.
6. To minimize disturbance to Chestnut Drive, utilize as much of the existing 6” ductile iron water main as possible.
7. In order to match existing drainage patterns there shall be no minimum separation between structures and the storm drainage system.
8. Perimeter buffer shall be allowed to follow roadway instead of property perimeter in the southwest corner for better aesthetics.
9. To avoid rock, sanitary sewer service for building pad 8 shall be allowed to run between units 6 & 7.

Mr. Rothrock advised at the June 16<sup>th</sup> Planning Board meeting, the Planning Board recommended approval of the conditional rezoning with the following additional conditions:

1. Roll-out style cans will be used for garbage collection.
2. All infrastructure will be completed prior to issuance of any Certificates of Occupancy.
3. The Applicant will coordinate an acceptable construction traffic plan with the Police Department and other department supervisors prior to the demolition phase of the project.

Council Member Sweeting asked if ditch work on Chestnut Drive would be on hold due to this project. Public Works Director Mike Wilcox stated it would be on hold. Council Member Sweeting further asked if Chestnut Drive could handle the amount of trucks and the tons that will be hauled out with the hospital demolition. Mr. Wilcox advised tractor trailers have been going in and out Chestnut Drive for years making deliveries to the hospital and it should not be an issue.

Planning Board Vice-Chairman Wes Carter stated at the Planning Board meeting residents and Planning Board Members were very positive and receptive to this project and that nobody had any negative comments of any kind, only positive. Mr. Carter further explained all felt as though the buildings fit in the area as well as bring an asset to the neighborhood.

Council Member Sweeting thanked Mr. Carter for the Planning Board's hard work on the consideration of this project.

Project team member Jerry Hutchens stated that these plans have been in process for more than a year. Mr. Hutchens further introduced additional members of the team: Hunt Broyhill, Charles Campbell, Mike Trew and David Patrick Moses. Each spoke to Council about their reasoning for the project and what visions they had for it.

Council Members Matheson and Council Member Sweeting commented on the beautiful design. Council Member Sweeting further stated she and Council Member Matheson went out and spoke with some of the neighbors about their feelings and how pleased they all are with this project as well as the beauty of it.

Mayor Lawrence asked for public comments or questions. With no comments or questions, Mayor Pro-Tem Yount made a motion to close the Public Hearing, seconded by Council Member Pickett.

Council Member Matheson made a motion to approve the conditional rezoning from HMC to CZ-R6M along with the applicant's conditions as well as the Planning Board's recommendations and conditions, seconded by Council Member Sweeting. Unanimously

approved. **CZ 2016-02 Conditional Rezoning from HMC to CZ-R6M (Former Hospital Property) - Attachment D**

## **DISCUSSION AGENDA**

### **1. Village Foundation Presentation For Concept Approval of Laurel Lane Improvement Project**

John Aldridge spoke on behalf of the Village Foundation regarding a concept approval for the Laurel Lane area located off of Main Street. Mr. Aldridge advised at the last Village Foundation board meeting it was decided that the Village Foundation wanted to do a project that would be visible as well as enhance the beauty of Blowing Rock. He explained Laurel Lane was discussed and was decided to be the focus because of the Main Street connection all the way down to Broyhill Lake.

Mr. Aldridge stated, if the concept is approved by Town Council, the Village Foundation will be able to develop a strategy to raise money for the project. Mr. Aldridge explained the next steps would be to develop detailed plans and specifications which would first be presented to Planning Board then Council for final approval. He further explained all was dependent upon the funds being raised for the project.

Jim Pitts, Chief Executive of Blue Ridge Mountain Club, presented via PowerPoint a design plan for the Laurel Lane Project.

Council Member Sweeting made a motion to approve the concept of the Laurel Lane improvement project, seconded by Council Member Pickett. Unanimously approved.  
**PowerPoint – Attachment E**

### **2. Downtown Utility Relocation Study Update**

Town Engineer Doug Chapman presented via PowerPoint an update on the downtown utility relocation study. Mr. Chapman advised the total cost estimate of the project is a little over 17 million dollars. Mr. Chapman explained that it is possible to divide the project into three phases: Sunset Drive, North Main Street and South Main Street. John Aldridge commented from the audience that the downtown area is the main focus from the economic stand point of the Town and that should be the primary focus. David Rogers commented from the audience he recalled during the mid-year retreat, Mayor Pro-Tem Yount asked if an alternative could be done to consolidate some of the lines and if Mr. Chapman had looked into that option further. Mr. Chapman stated that he has started looking into that option, but does not have any results yet. Council Member Matheson asked Mr. Chapman what the lifespan was for overhead verses underground utilities. Mr. Chapman advised it is 30 years for underground versus 50 years for above ground.  
**Downtown Utility Relocation Study Update – Attachment F**

### **3. Bid Award for Drainage Improvements**

Town Engineer Doug Chapman stated part of the General Obligation Bond Roadway projects include Resurfacing, Ditchline Repairs, Roadway Failure Repairs and Drainage Improvements. Mr. Chapman reviewed the areas that drainage improvements are planned for and presented a digital map of those areas.

Mr. Chapman advised two (2) contractors submitted bids for consideration on the Resurfacing, Ditchline Repairs, and Roadway Failure Repair Projects. Mr. Chapman advised M&M Construction was the low bidder in the amount of \$112,090, plus a 10% contingency and an allowance of \$5,000 for construction material testing during construction to be funded with Roadway General Obligation Bond funding.

Mr. Chapman explained that the original budget for the drainage improvement was \$101,317, and the roadway portion is approximately \$219,000 under budget giving room for the additional cost of the drainage portion of the project.

Mr. Chapman stated when the bids were advertised on June 30<sup>th</sup> the required three (3) bids, per statute, were not received for the Resurfacing, Ditchline Repairs and Roadway Failures Repairs and they had to be re-advertised. Mr. Chapman advised the plan is to bring a recommendation back before Council at a special meeting.

Mayor Pro-Tem Yount made a motion to approve M&M Construction's bid for the Drainage Improvements, seconded by Council Member Pickett. Unanimously approved.  
**Staff Report and Map of Drainage Improvements – Attachment G**

### **SPEAKERS FROM THE FLOOR**

None

### **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 8:00 p.m.

**MAYOR** \_\_\_\_\_  
**J.B. Lawrence**

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

### **ATTACHMENTS**

**Annual Tax Settlement Report and Order of Tax Collection - Attachment A**  
**Resolution Identifying Town Officials to Make ABC Permit Recommendations – Attachment B**

**Blowing Rock Chamber of Commerce Event Dates for 2017 – Attachment C**

**CZ 2016-02 Conditional Rezoning from HMC to CZ-R6M (Former Hospital Property) - Attachment D**

**PowerPoint – Attachment E**

**Downtown Utility Relocation Study Update – Attachment F**

**Staff Report and Map of Drainage Improvements – Attachment G**

