



# Town of Blowing Rock

Date: Tuesday, December 13, 2022, 6:00 p.m.

Location: 1036 Main Street, Blowing Rock, NC 28605

## Agenda

Item		Present & Participants
I.	<b>CALL TO ORDER – ROLL CALL FOR ATTENDANCE</b>	Mayor Charles Sellers
II.	<b>PLEDGE OF ALLEGIANCE</b>	Mayor Charles Sellers
III.	<b>APPROVAL OF MINUTES – By Roll Call</b>  <b>1. November 9, 2022 – Regular and Closed Session Meeting Minutes</b>  <b>REGULAR AGENDA ADOPTION</b>	Mayor & Council  Mayor & Council
IV.	<b>CONSENT AGENDA:</b>  <b>1. Budget Amendment - #2022-15</b> <b>2. Tax Releases - #2022-04 and #2022-05</b> <b>3. Blowing Rock Brewing – Request to set Annexation Date</b>	Mayor & Council
V.	<b>PUBLIC COMMENTS.....</b> <i>comments shall be limited to three (3) minutes</i>	
VI.	<b>SPECIAL RECOGNITION:</b>  <b>1. Town Employee Service Awards</b>	Town Manager Shane Fox
VII.	<b>PUBLIC HEARING:</b>  <b>1. Rumple SUP – 2022-01</b> <b>2. USDA – Application to Apply</b> <b>3. Change of Use Table</b>	Planning Director Kevin Rothrock Town Engineer Doug Chapman Planning Director Kevin Rothrock
VIII.	<b>REGULAR AGENDA:</b>  <b>1. Disposal of Town Assets</b> <b>2. Laurel Drive Sewer Line Replacement</b>	Finance Officer Nicole Norman Town Manager Shane Fox

IX.	<b>OFFICIALS REPORTS &amp; COMMENTS:</b> <ol style="list-style-type: none"> <li>1. Mayor</li> <li>2. Council Members</li> <li>3. Town Attorney</li> <li>4. Town Manager</li> </ol>	
X.	<b>CLOSED SESSION – Attorney/Client privilege and NCGS 143-318.11 (a)(5)</b>	
XI.	<b>ADJOURNMENT/RECESS...</b> <i>Mayor Charles Sellers entertains a motion and second to adjourn or recess the meeting.</i>	

# Town Council Meeting - Wednesday, November 9th, 2022

Wed, Nov 16, 2022 3:47PM • 1:15:36

The Town of Blowing Rock Town Council met for their regular monthly meeting on Wednesday, November 9, 2022, at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street Blowing Rock, NC. Present were Mayor Charlie Sellers, Mayor Pro-Tem Doug Matheson and Council Members Albert Yount, David Harwood, Melissa Pickett and Pete Gherini. Others in attendance were Town Manager Shane Fox, Town Attorney Allen Moseley, Town Engineer Doug Chapman, Police Chief Aaron Miller, Planning Director Kevin Rothrock, Public Works Director Matt Blackburn, Finance Officer Nicole Norman, Emergency Services Director Kent Graham and Town Clerk Hilari Hubner who recorded the minutes.

## **SUMMARY KEYWORDS**

short term rentals, year, special use permit, council, ordinance, planning board, approve, zoning permit, moving, people, motion, subcommittee, required, duplex, terms, town, property, questions, main street, project

## **SPEAKERS**

All, David Harwood, Allen Moseley, Doug Matheson, Chelsea Garrett, Brandon Walker, Shane Fox, Albert Yount, Kevin Rothrock, Melissa Pickett, Pete Gherini, Charlie Sellers, William Brinker

### **Charlie Sellers**

Welcome ladies and gentlemen on this Wednesday evening, November 9th for our November, Town Council meeting. I am sure you all are all aware we did delay it for the election last night. Felt it would be a lot more convenient for all because I know everybody was glued to their television. But moving right along calling this meeting to order, roll call. All are present. Do I have a motion to approve the minutes October 11, 2022.

### **Doug Matheson**

So made.

### **Charlie Sellers**

Do I have a second?

### **Pete Gherini**

Second.

**Charlie Sellers**

Any discussion?

**All**

Unanimously approved.

**Charlie Sellers**

All right moving right along, regular agenda adoption. Do I have a motion to approve the regular agenda?

**David Harwood**

So made.

**Charlie Sellers**

Do I have a second. Second. Any discussion?

**All**

Unanimously approved.

**Charlie Sellers**

The regular agenda is adopted. Consent agenda, do I have a motion to approve the consent agenda?

**Melissa Pickett**

So moved.

**Charlie Sellers**

Do I have a second?

**David Harwood**

Second.

**All**

All in favor.

**Charlie Sellers**

Okay, consent agenda is approved. Now, if you would like to make comments under the three minutes section, would you step over and see Ms. Hilari to sign up. Okay. Well, thank you for coming, everyone. Hope everybody's having a good week. Moving right along, we have a presentation on the underground utility project that the chamber is spearheading. Now, there's this is strictly for information purposes. No vote will be taken on this tonight. This is strictly coming forward to let the Council and the citizens know how they were moving forward with design drawings and so on and so forth.

**William Brinker**

William Brinker made a presentation on behalf of the Chamber Taskforce to update on the work that's been performed to date on the bid-ready documents that were originally approved by Council in March of 2022.

**Pete Gherini**

William and Chelsea, thank you for the many hours that you and all the people that are involved with this have put in. Obviously, a lot of effort. My question is, what effort are you and the Chamber going to make to educate the general populace in town about this project? So they'll be informed? Like we are. And I'd be interested in hearing what you have planned.

**Chelsea Garrett**

So I would say, Mr. Gherini, that we can do that in a number of different ways from a forum standpoint, whether it be a public forum, or whether that be printed material. But just to tag onto what Will said so the sections of that the slides that show the number of sections on Main Street. I believe we have all the information saved numbers that you're going to talk about the retreat with Shane, that every single question that a property owner would have about how, what does it look like, how long will it take to transfer over. Every single thing that affects them personally, in terms of the operation of their business is answered in the information we have already not to be answered, it is answered already. And so what you can tell folks, when they ask you is at least we do have an answer for that. And we can literally go door to door and meet and show them exactly what's going to happen. So there are no outstanding questions with regard to property owners on Main Street and how it will affect them personally with their utility providers. And so that's I rest assured that is the case. So as far as getting that information out, I would say I would want to talk about with the Chamber and maybe even town staff, what's a good way to disseminate that information, and whether that's multiple forums of just like this, where there's sort of a shred so to speak. But we do have an information. So for anybody that may be tuning in, or that's here. And, you know, any articles about this project, I would like those to reflect that. That information is readily available. And it is certain already.

**Pete Gherini**

I would encourage that because my time on the planning board, there were maybe a couple of times when we didn't go to the public and give them information that came back to bite us. So just It's good that you're going to get out there and give people the information ahead of time.

**Chelsea Garrett**

Right and I mean, I would tell you that our goal of tonight, and I know that Will went quickly. We know what those things look like we can answer all the questions about the weeds, we are trying to remove all the questions you guys would have. So that all you're focused on at that retreat is dollars and how to get it done. And so I guess if you would be willing to trust that those answers are there. And then because it's a lot of information, we will find a way to get it out to people. That would be our request at this time.

**William Brinker**

I'd also like to just elaborate, as far as the educational piece, we want to let people know about this project. So if you guys have ideas on how we educate community members, that would be great,

because a lot of our community members are saying somehow, they don't know that water sewer is coming to. So whenever I'm having a conversation, right, and because I've literally I've probably talked to hundreds of people that, you know, they don't know what's coming, even though they can attend this meeting, or listen or get an update. That information is not out. Right. And so, the water and sewer is happening, regardless, right. And that is the big impact. And the big savings is you know, the excavators, the bulldozers, the traffic control all the locates all that's happening regardless. So, we can figure out how to put a third ditch in and strategically do that to minimize the additional impact. Now now's the time.

**Pete Gherini**

Thank you.

**All**

If I may and so part of the project, obviously, as Doug mentioned, is water and sewer and that's end to end at least the water piece within that so as we go through the bid process, and start receiving those bids back and discussion at the retreat, there's going to be a need to have probably several open forum neighborhood type meetings, once we start getting some ideas on timelines, etc, within certain areas. And that's yet to be determined at this point. So once we, once we get those bid documents out, we know that bidders are prior to construction taking place, there'll be a tremendous amount of information shared with just the timing of the project. Like I said, everyone on Main Street is going to be affected by this total project. So until we get a little bit more information, we haven't shared anything other than the fact that it's coming and kind of that generic timeline. And when it's coming.

**David Harwood**

Thank you so much to the task force, they have put in hundreds and hundreds of hours. And thank you to the providers for putting in their time. And Will especially the thank you for your leadership and Erica for volunteer telling him.

**William Brinker**

Thank you, I'm just here serving groups trying to help serve our community, just like you guys are. I would like to give an open invitation to review plans with each of you individually, walk to project etc. I am happy to do so.

**Charlie Sellers**

Thank you so much for your hard work. Okay, moving right along, we have two public hearings in tonight. One is the short term rentals.

**Kevin Rothrock**

Thank you Mayor. Good evening Council. You know, the planning board has spent some time on reviewing our short term rental ordinance. But I will read this entire staff for those in the audience. For those that would like a little bit of background. So a North Carolina Court of Appeals case in early 2002 decided that the North Carolina General statutes prohibits communities from requiring registrations for short term rental uses. Involved in this case with the city of Wilmington, which had a permitting requirement to register short term rentals in the city, and also required a lottery for those property

owners who wish to rent their properties short term. The lottery process was also to limit the number of short term rentals by distance requirements in certain neighborhoods. And both of these processes were deemed invalid by the North Carolina Court of Appeals. In response, we worked with Allen and he recommends that we cease the process of registration for short term rentals that we started a few years ago, in 2018, when we adopted a new ordinance for short term rentals and remove that language from the code. However, we can still require a zoning permit where a change in use takes place. For example, if a home had been used exclusively by the homeowner or rented long term, a zoning permit would be required to change to a short-term rental. The draft ordinance will still require the regulations about smoke and carbon monoxide detectors, 911 address postings. This draft ordinance went to the Council in May but was then tabled for some additional language and considerations. Was then forwarded the planning board and then onto a subcommittee. The subcommittee responded back to the full planning board in October and recommended the attached draft ordinance which requires a zoning permit when there's a change in use to a short-term rental and eliminate subsection D which dealt with permit revocation. The land use code still has a section that deals with permit revocation if we need that. And the planning board recommends approval of the attached draft ordinance. In your packet, there was ordinance 2022-07. That has proposed highlighted, added and deleted language. And then there's a clean version that just shows how it would read, if approved, as submitted. Also, the subcommittee and the Planning Board reviewed short term rental, frequently asked questions. The staff put that together, and also a short-term rental map. And we would like to put those on the town website have something very distinct that you could go to the town website, see something, say short term rentals, click that and then have frequently asked questions that typically, people would ask us even in our office, and then a map that directs people where you can do short term rentals. We'd be glad to revise that or add some other questions that you would see that would be appropriate. And in the map, also on our GIS currently, on the website, there is a layer that you can click that has an overlay of where you can do short term. And so that's been helpful that we added that last couple of months. So, I hope our work is done. And be glad to answer questions, the subcommittee, I'd like to thank them. And the planning board for getting us to this point.

**Doug Matheson**

I think the only thing that I discussed with you that I had just a little bit a problem with is the contact with the person being so far away. I know, general, from what I've read on this most places ask that the contact person the within one hour. That way, it doesn't tie somebody up so long, because everything that I've seen and read says you know, it's not a PD job, it should be the contact person. PD should have the contact personnel on file. But everything else looks great. That was the only thing, and that's not a make or break thing. But that was just something you and I talked about

**Charlie Sellers**

Are you making a request Doug?

**Doug Matheson**

I was asking to see how he's feelings were.

**Kevin Rothrock**

I don't have any feelings either way. If you would like to change it to one hour I don't think it would be a deal breaker either. That was original language that we had four years ago. But we can certainly change it to one hour.

**Doug Matheson**

I just think it cuts down some time that some other people might have to stay on scene, especially if you take some of the drastic things that it might be if it's a allowed party, nobody wants to wait two hours before the contact person gets there to take care of it. You know, even though the noise level the police may have to.

**Kevin Rothrock**

I would think police will be on that.

**Doug Matheson**

Yeah.

**Kevin Rothrock**

I guess a lot of times it will be the homeowner that is the contact person. But we can change that to one hour. With the short term rentals that we have that are legal we don't have any problems.

**Doug Matheson**

That's the thing, we're not having any problems. That's the reason I think one hours too bad.

**Albert Yount**

I would just suggest if you're going to have somebody within a one hour, that's not the owner that you use the term designated and their name or whatever. Have it somewhere, at the police department or in your file cabinet. And you're not going to get out of here until I ask what do you think of this Mr. Zoning Director?

**Kevin Rothrock**

Of this ordinance?

**Albert Yount**

Yeah.

**Kevin Rothrock**

It's great. Except for the one hour, we'll change in to one hour to make it even better. We hashed this out back and forth over and over. And we came to the realization that the problems we have are with illegal short term rentals in the neighborhoods, not with those legal ones that we permit. We haven't had problems with those. So this is an ordinance. I think it's pretty straightforward. It is good to have the language about smoke detectors, carbon monoxide, addresses and a contact person. Sounds like it's a good ordinance.

**Albert Yount**

Well, I ask that because I put total weight in what you say mostly.

**Kevin Rothrock**

Thank you.

**Albert Yount**

Mostly.

**Kevin Rothrock**

That's alright. I'll take that.

**Doug Matheson**

I would like to thank you, too for the committee going back and putting this effort and coming back with this. This is great.

**Kevin Rothrock**

I hope it stands some time. You never know what the General Assembly will do. But at least we have something in place that's a system with statutes.

**Albert Yount**

I just hope the public can be informed or that this is not an expansion of short term rentals. It's just a tightening up legally of short term rentals.

**Charlie Sellers**

This public hearing is open. If there's anybody in the audience that would like to come up and speak on this particular ordinance change or the verbiage change in this ordinance? If you would state your name and address.

**Brandon Walker**

Brandon Walker, 232 Ransom Street. Kevin, is the special use permit under the statute at your discretion if the property is in the general business area and meets the criteria otherwise.

**Kevin Rothrock**

Special use permit? I'm sure I understand the question.

**Brandon Walker**

Would it be at your discretion if you deny it for some reason other than what's listed as the requirements here you have to meet?

**Kevin Rothrock**

I don't approve a special use permit, I approve a zoning permit. Council approves a special use permit.

**Brandon Walker**

So is that becoming discretionary? Where you might deny the permit for some reason other than what's up there.

**Charlie Sellers**

It would depend on what the recommendations would be from zoning, and what the general feelings were from the people impacted close to it.

**Brandon Walker**

Even if you're in the proper zoning districts.

**Kevin Rothrock**

Only a zoning permit's required, a special use permit is not required. It's just a simple change. It would be administrative.

**Brandon Walker**

Okay.

**Kevin Rothrock**

We're not going to deny it if it meets the criteria.

**Brandon Walker**

That was my only question.

**Charlie Sellers**

So other words to clarify, if it's a new location, new application, then its considered to be conditional, correct?

**Kevin Rothrock**

No, if it's a new location, if it's the house down on Sunset, that was always like a long term house, nobody lives there and they want to make it a short-term rental they would get a zoning permit to change the use and meet the criteria they would move on.

**Charlie Sellers**

Okay, does that answer your question?

**Brandon Walker**

Yes, thank you.

**All**

And I would add just within the allowed area, so that's we are speaking just within the allowed area that's up here is what we're speaking nothing outside of that area that would be different.

**Charlie Sellers**

Would anyone else like to speak? All right. Do I have a motion to close the public hearing?

**Pete Gherini**

So moved.

**Charlie Sellers**

Do I have a second.

**David Harwood**

Second.

**Charlie Sellers**

Okay. Council, how do you feel? Would you like to entertain a motion with Doug's requested amendment and let it move forward since we knocked this can down the road for a year or so?

**Doug Matheson**

I'll put that forward.

**Brandon Walker**

I'll second.

**Charlie Sellers**

Okay and what would you like the motion to state?

**Doug Matheson**

I make a motion we accept this with the exception of having it changed to one hour for the contact person versus two.

**Charlie Sellers**

Okay. We have a second by Pete, yeah go ahead Pete.

**Brandon Walker**

Yes, also that include the short term FAQs and the map. So that's part of everything.

**Charlie Sellers**

Okay. Do you include that with your motion.

**Doug Matheson**

Yes.

**Charlie Sellers**

All right, good. Any discussion Council?

**David Harwood**

Yes, just a clarifying question. So we're not putting the FAQs in the ordinance.

**Kevin Rothrock**

No.

**Shane Fox**

Correct.

**David Harwood**

Okay.

**All**

All in favor to approve.

**Charlie Sellers**

All right, moving right along. We have another public hearing, the Ice House lease now, let me start this out by saying this is for the Council to look at the terms of the current lease. And whether they want to continue with that current lease moving forward as is or change it in some way, shape or form. This is not for discussion of the past lease holder or the present lease holder. Okay. So, Mr. Fox.

**All**

Thank you, Mayor and Council. I believe we started this process back in August. So it's been a few months. Last month at your regular meeting, you did vote three to two to move forward with negotiating a lease with Studio M. I have before you up on screen here. Just a little information and I'll share with you. The public hearing is in accordance with North General Statute 160A-272. And the purpose is to gather any public input on the terms of the lease and vote to accept the terms as presented. The terms as presented is the Town of Blowing Rock has proposed to enter into a lease agreement with Studio M Salon incorporated for a three year lease term with a rate of \$1,100 the first year, \$1,133, the second year, and \$1,167 in the third year. I'll be happy to answer any questions that you may have towards the lease terms.

**Charlie Sellers**

Any questions on lease terms?

**Pete Gherini**

Was there in the original proposal was there after the third year, there were two years of options how is that?

**All**

Yes, it is worded different within the packet, it is worded that after the end of the third year, there is the option and this option is available under North Carolina General Statute 160A-272 to extend it for a one year term, or a one year term, going forward and would allow for either you or for the Town Manager to be designated as being the entity that would negotiate that lease.

**Pete Gherini**

So you would be responsible for that?

**Shane Fox**

If it's for a term of one year or less? That is correct, I'm allowed to under North General Statutes 160A-272, anything more than a year has to come before the Council.

**Pete Gherini**

Ok, thank you.

**Albert Yount**

And that could go year after year after year after year.

**All**

It is at the discretion of the Council that is what is approved to allow for that to take place that would allow for that to take place and for me to negotiate that lease. So that's a yes. If three years from now, the five of you approved for me to do that or the person sitting in this seat.

**Charlie Sellers**

Okay, we're open for public hearing. Do we have attendees that would like to speak on the length of the contract or the type of the contract? Okay, do I have a motion to close the public hearing?

**Doug Matheson**

So moved.

**Charlie Sellers**

Do I have a second?

**Melissa Pickett**

Second.

**Charlie Sellers**

Okay the public hearing is closed. Council, what are your thoughts?

**Melissa Pickett**

I'd like to make a motion that we do a lease agreement for a year or less and turn it over to the Town Manager to maintain.

**All**

May I clarify after the terms?

**Charlie Sellers**

Okay. Yes, we have to stick by the current terms.

**Melissa Pickett**

Yes, after the three years.

**Charlie Sellers**

Your motion is?

**Melissa Pickett**

To accept for three years. And then after that, turn it over to Town staff.

**Charlie Sellers**

So after the three years, each additional year after that Town staff makes the decision on the rental of the property?

**Melissa Pickett**

Yes.

**Allen Moseley**

It'll still come back to you. It still has to come back to you. It's just if you want to renew it year to year it will still be on the agenda three years from now. And you will approve that.

**Charlie Sellers**

So really that doesn't change anything, does it?

**Allen Moseley**

No.

**Charlie Sellers**

Okay.

**All**

I think what you're maybe asking three years from now, hypothetically, you would put on the agenda, the Ice House lease in which you would take action that particular night to allow for me to enter into that discussion for one year. Is that correct?

**Allen Moseley**

Yes.

**Charlie Sellers**

We have a motion on the table. Do we have a second?

**Pete Gherini**

Second.

**Charlie Sellers**

Any further discussion?

**All**

All in favor of the motion.

**Charlie Sellers**

All right, moving right along. regular agenda, retreat dates and location. Okay, I'll lead off in favor of this year. I think having it in the Town of Blowing Rock considering all that's taking place the last few years and with a lot of the issues, we're gonna have a lot to talk about. And I think that, from what I've heard January 30th, 31st and February 1st would be doable. So how does the Council feel about that?

**Albert Yount**

I would hope it could be at the Legion.

**Charlie Sellers**

Okay. I'm sure that can be done.

**Shane Fox**

Absolutely.

**Charlie Sellers**

Okay. Pete go ahead.

**Brandon Walker**

Just to echo your comments about having it here. So we have participation from the residents and people even though they can't speak at least they can come here and see what we're doing. And so I would agree and also a cost saving.

**Charlie Sellers**

Maybe not.

**Albert Yount**

Are we deciding on the venue?

**Charlie Sellers**

That could be determined by our Town Manager. I think he says that Legion Hall is available.

**Shane Fox**

Correct?

**Charlie Sellers**

Everybody okay with that?

**All**

So Monday, the 30th, Tuesday 31st and Wednesday, the 1st at the American Legion.

**Charlie Sellers**

Do I have a motion to approve the dates and the location?

**Doug Matheson**

So moved.

**Pete Gherini**

Second.

**Charlie Sellers**

I have a first and second. Any more discussion?

**All**

Motion was unanimously approved.

**Charlie Sellers**

All right. Downtown Development Standards Committee creation. Mr. Rothrock your backup.

**Kevin Rothrock**

Go back a few years again. At the August 2018 Planning Board meeting, there was an ad hoc subcommittee formed to study the current development standards for central business in town center. And over the next several months, the subcommittee consisted of Pete Gherini, Mike Paige, Wes Carter and David Harwood met to discuss the development standards of downtown. We also invited Sue Glen because she had done a lot of research on building heights for downtown and we walked Main Street looked at existing conditions of building heights, setbacks, sidewalk width and mass and landscaping and design and some other criteria. And then we helped us understand the relationships of buildings on both sides of Main Street, and we went off of Main Street to I think we went down Sunset, went down North Main Street, and some of the side streets anyway. We submitted a draft ordinance to Planning Board in December of 2018. That was recommended for approval to Council in February of 2019. Council tabled that discussion on the draft ordinance in favor of having a wider and more involved public process. So fast forward a few more years at the winter retreat this past year. You've asked planning board to address review these ideas and then create a public involvement strategy to gain feedback from citizens. So last month planning board meeting, the planning board established a subcommittee to review this downtown development information and work together to prepare public involvement. Bill Carter, Cat Perry and Tom Barrett are on the subcommittee. The planning board is also asking for a member or two of Council and someone from the community one or two. Keep a small group but expand the group to get some involvement. Maybe a business owner in downtown to serve on this subcommittee and this process will take several months. We wanted to evaluate the existing conditions, current land use ordinance and develop a public process to involve residents, property and business owners, and work on revamping our ordinance. And if we do nothing but make it simpler, I will be very appreciative. I wrote it a long time ago. And it is hard for someone that is not familiar with it to a developer or an engineer or architect to get through the code and understand it on their own. And so we need to make something simple and then evaluate the difference between East

and West and draft the ordinance to reflect that. That's all I'll say about it. After that, once we put a subcommittee together we may come up with other ideas, but we will also want to involve the public. So I'm looking for you to provide us one or two members of Council to serve. And some names, if you have any, that could also serve.

**Pete Gherini**

Yes. Moving forward, I'd like to nominate Doug as a representative from the Council to that committee. And, and then from the private sector, Steve Cohen.

**Doug Matheson**

I'd like to nominate David Harwood and Sue Glen from the public sector.

**Charlie Sellers**

Okay, so moving forward. You've chosen four people. Okay. So we have Doug, David, Steve Cohen, and Sue Glen. And how many did you want to have on this committee?

**Kevin Rothrock**

Eight or nine? I think it's good.

**Charlie Sellers**

So you all want to defer to Kevin to fill the blanks in from there or

**David Harwood**

That probably rounds it out.

**Kevin Rothrock**

That's eight, so it rounds it out.

**Doug Matheson**

I have an alternate in case anybody is interested, it's Jim West. So I'll throw that name out.

**Charlie Sellers**

Okay Council will make a motion to approve. Who wants to make the motion?

**Pete Gherini**

I'll make it.

**Charlie Sellers**

Okay make the motion to approve with the names specified.

**Pete Gherini**

I make the motion to approve Doug, Steve Cohen, David and Sue Glen.

**Charlie Sellers**

Okay. We have a motion on the table. Do we have a second?

**Melissa Pickett**

Second.

**Charlie Sellers**

Okay. Any further discussion Council?

**All**

Motion was unanimously approved.

**Charlie Sellers**

. Okay, moving right along. Use table amendment consideration.

**Kevin Rothrock**

Okay. Use table amendment consideration. So included at the bottom of the page is a highlighted section of the table of permissible uses. That needs some modification in my opinion, one and two family construction in North Carolina is exempt from local jurisdiction architectural design standards. Also, duplex construction is still subject to other provisions of land use ordinance landscape and watershed stormwater detention and those things, but cannot regulate design colors, materials. Duplex construction is currently allowed in these districts through a special use permit. I'm of the opinion that this should be evaluated to consider allowing these uses through a zoning permit. Single family with accessory apartment is also permitted in these nonresidential zoning districts, Central Business, Town Center, General Business, ONI and HMC. With a special use permit, I believe this should be evaluated to allow these users with a zoning permit as well. If Council would agree to allow planning board to study this issue of permissible uses we would be glad to add this to our agenda, in the coming months. I would be glad to answer questions.

**Charlie Sellers**

David, you've been on planning. What's your thoughts?

**David Harwood**

Well, I'm interested in why you think we need to change this.

**Kevin Rothrock**

I think it's a cumbersome process for someone to build an accessory apartment, especially in downtown when they can do it with a zoning permit and a RA, R10S, R10B, R6M, they can do it with a zoning permit. And there's nothing that we can do related to those with respect to design. And the same with duplexes. I think it's a cumbersome process. And I don't think it's needed, the special use permit for those particular types of uses. They should be allowed by right.

**David Harwood**

But are we legislating the Council's review of it away?

**Kevin Rothrock**

Yes, you would. But I don't know what you would do with it in the land use code standards, and they have to meet that. I'm not sure what additional requirements you would have that the code doesn't already address.

**David Harwood**

Would A rezoning be available to them?

**Kevin Rothrock**

No, rezoning would have to come here.

**David Harwood**

I know. But I'm saying under the current code can they do special use or rezoning?

**Kevin Rothrock**

Like conditional?

**David Harwood**

Yes.

**Kevin Rothrock**

Yes. That's always an option. If a special use permit is required, you could do conditional zoning.

**David Harwood**

So as long as they are meeting all the criteria?

**Kevin Rothrock**

Yes, stormwater is required. Stormwater is not required for accessory apartment. But it would be for a duplex. Landscaping parking, handicap, if needed, based on the number of units, dwelling unit, density, all of those things watershed.

**David Harwood**

I mean, how frequently this is happening?

**Kevin Rothrock**

It's not frequent. But it's going to happen more. We're having applications on land that is tougher to develop. And we're having more variance requests because of what's left for people to develop has some hard situation hardships. And I think as people want to make as much as property values increase, they want to make use of the property. And it would be customary for someone in downtown, you know, I want to build a house, but I'd like to have an accessory apartment, maybe to rent out, maybe to keep for family. And I don't know that there's anything in the code that would apply to it outside design standards that the Council would have much less as far as leverage above and beyond the code.

**David Harwood**

Yeah, I realize that. I'm just thinking that in terms of, as you said, some of this property is hard to develop. And that we may say, with a conditional zoning that we say, well, you can't there's no way you can meet this. But if you would do that, and that we can omit some of those hard to make things through a conditional process. Which is going to have to come to us if they can't meet the criteria anyway.

**Kevin Rothrock**

They would have to come to you. If it's a duplex, lets take a acre and a half piece of property, and they want to divided it into three lots does not need your approval would be administrative. And then I want to put a duplex on each one. We saw it happen up on Chestnut the HMC zoning district across from the condos. The code required only a zoning permit. And so we permitted that through our office, and they divided it into three lots of and they built a duplex on each one. They did stormwater detention, landscaping parking, they met all the criteria. We didn't have anything to say about design, because the general statutes prohibit us. But pretty good design, because most construction that's going to be here, there's going to be good looking design, nice buildings. We don't have a say in it. But traditionally, the type of construction here, single family or duplex is good construction. So if you want us to go forward, we'll be glad to the proper protocol would be to bring this to you first.

**David Harwood**

Right.

**Charlie Sellers**

Do you want to make a motion to pass this off to planning and let them move forward.

**David Harwood**

Yeah, I'll make that motion.

**Albert Yount**

I'll second it. I just need to know more about this.

**Charlie Sellers**

Any further discussion.

**All**

Motion was unanimously approved.

**David Harwood**

Thank you Kevin.

**Charlie Sellers**

I would like to commend the Harper and Hinkle families for their donation the the three achers of property to the Foothills Conservancy. Our hearts and prayers go out to the Curly and the Miller

families with the accident the other day. Prayers for everyone in the path of the hurricane, I think they call it Nicole.

**Albert Yount**

33 years ago today, the Berlin Wall fell. Most people don't know that. This Friday is the Veterans Day, the American Legion Post 256 will have a ceremony, it starts at 11 o'clock and there will be refreshments provided by the Chamber immediately afterward.

**David Harwood**

I don't have any comments.

**Melissa Pickett**

I don't have any comments either.

**Doug Matheson**

None other than before we get back together again. I want to wish everybody a Happy Thanksgiving.

**Pete Gherini**

A couple points. Want to say thank you to the ABC, Edith and her team. And Susie Greene and her board for the nice contribution that they made to the town. much appreciate it. And while talking about the ABC, thank you to David for his help on getting the warehouse door done, which is been going on for some time. So thank you for getting that moving.

**Charlie Sellers**

And that was on his own time was it not?

**Pete Gherini**

Yes without any cost. So thank you, David. And thirdly, I had mentioned to Shane and Albert before everybody was here that beginning of the year, I'd been talking with Culey about the potential for a light at Aho and 321. And at the time, before he got sick, he was having an engineer, look at that. And then of course, you know, he's now no longer doing it. So I hope that his replacement, I can go back and continue that discussion and least put it back on the board. Thank you.

**Shane Fox**

Thank you. Mayor and Council. Start by giving a couple updates on a couple of projects that are smaller, but the timing is good, given the fact that we've got some rain coming. Our Oak Street project that you approved a couple months ago, has been completed. So that's a stormwater project on Oak, actually on Sourwood, Oak and Goforth. A combination of all three of those streets and work was completed within the last couple of weeks. Our Morningside stormwater work was completed just in the last couple days as well. And Laurel Lane is well underway. So that's good news as well that goes back to August of last year. And that was a FEMA fully reimbursed project. So we're glad to see the contractor on site performing that work. Hopefully I've got everything before the rain comes in the next couple of days. We'll check on that tomorrow. A couple of things within your packet of staff reports, we are starting to see a little flattening within the TDA and ABC from a revenue standpoint, a little bit down

from last year of course. Last year was unprecedented times still fairly aggressive compared to 2019, which is pre COVID. I'm going to give you updates on a couple of those numbers ABC store for instance, \$278,000 this past month versus \$300,000. So a little bit less still considerably more than 2019 which is I think a lot of what we're going to start seeing and using for comparisons versus last year in some ways. Again, to echo Pete's comments toward the ABC Store in their latest contribution to us from the year end. Update on a few dates. Town offices will be closed this coming Friday the 11th for Veterans Day. Please come out to the American Legion at 11 o'clock. Town offices will be closed Thursday and Friday the 24th 25th for Thanksgiving. And then on the 25th a reminder Lighting of the Town is at 5:30 that night and our Christmas parade is the next morning the 26th at 10:00 am. Just reminder that we will be asking everyone to move their cars off of Main Street by 2am the night before. I'm sure we will have a record turnout with that parade. Of course whether depending on that but be glad to answer any questions that you have for me

**Doug Matheson**

Along that note on what you just mentioned about the parade this year, let's try and get our signs back up on the snow removal reminding people that in case of inclement weather, they need to make sure they're not parked on Main Street.

**Shane Fox**

Snow removal signs. I will say that out loud. So I'm sure Mr. Blackburn can hear me through the speaker.

**Doug Matheson**

I know it just helps to take know that they're not supposed to park there when we're expecting snow. It doesn't make much difference but.

**Charlie Sellers**

Ladies and gentlemen, we're going to take a 10 minute recess then we will be going into closed session under

**Albert Yount**

North Carolina general statute 143-318.11 attorney client privilege.

**Charlie Sellers**

Ladies and gentlemen, there should be no decisions made after that closed session. Thank you for coming this evening.

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

**ATTEST** \_\_\_\_\_

**Charlie Sellers**

**Hilari Hubner, Town Clerk**

**ATTACHMENTS:**

**Budget Amendment #2022-14 – Attachment A**

**Tax Releases #2022-2 and #2022-3 – Attachment B**

**Tax Refund #2022 – 1 – Attachment C**

**Short-Term Rentals – Attachment D**



# Town of Blowing Rock

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

To: Mr. Shane Fox, Mayor Sellers, and Members of Town Council  
From: Nicole Norman, Finance Officer  
Subject: Budget Amendment Ordinance to Account for Various Items  
(Ordinance #2022-15)  
Date: December 13, 2022

---

Enclosed please find a Budget Amendment Ordinance for the fiscal year 2022-2023 for your consideration.

**Section 1 (General Fund)** allocates funding as follows:

- Allocates a donation from Mr. Paul Withrow (\$1,500) and Blowing Rock United Methodist Church (\$1,000) towards the purchase of SWAT vests for Police Officers.
- Allocates Fund Balance \$10,000 as approved by Town Council towards Chetola Lake Dredging as invoiced.
- Allocates Fund Balance (\$15,000) towards a parking plan model (First Tryon Advisors contracted service).
- Allocates and transfers Fund Balance (\$11,000) towards additional Memorial Park renovation design costs associated with solar design options.
- Allocates Grant Funds awarded to the Police Department (\$74,624) from the NC State Bureau of Investigation Internet Crimes Against Children Grant and the purchase of equipment and training to be used against internet crimes against children related crimes.

**Section 2 (General Capital Projects Fund)** allocates funding as follows:

- Allocates and transfers Fund Balance (\$11,000) towards additional Memorial Park renovation design costs associated with solar design options.
- Allocates donated funds towards a Memorial Park Bench purchase (\$1,000).

**Section 3 (Water/Sewer Fund)** allocates funding as follows:

- Allocates Water/Sewer Fund Balance (\$26,000) to repair both the upper and lower roofs that are damaged at the Wastewater Treatment Plant.

**Section 4 (Water/Sewer Capital Projects Fund)** allocates funding as follows:

- Allocates Water Plant Project reserve funds (\$14,000) towards additional contract engineering costs associated with USDA loan modifications in order to expedite repairs needed to Mayview sewer lines.

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

**2022-2023  
Budget Amendment Ordinance 2022-15**

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, 2023:

**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>
10-10-4310-033	Materials/Supplies- PD	\$ 25,000	\$ -	\$ 2,500	\$ 27,500
10-00-4200-406	Chetola Lake Dredging Contribution	\$ -	\$ -	\$ 10,000	\$ 10,000
10-00-4200-407	Downtown Paid Parking Plan Model	\$ -	\$ -	\$ 15,000	\$ 15,000
10-00-4200-505	Transfer tp Capital Projects Fund	\$ 61,603	\$ -	\$ 11,000	\$ 72,603
10-10-4310-038	Grant Expense- PD	\$ -	\$ -	\$ 74,624	\$ 74,624
			<u>\$ -</u>	<u>\$ 113,124</u>	

This will result in a net increase of \$113,124 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>
10-00-3400-358	Donations	\$ 1,500	\$ -	\$ 2,500	\$ 4,000
10-00-3400-399	Appropriated Fund Balance	\$ 1,475	\$ -	\$ 36,000	\$ 37,475
10-10-3400-353	Grant Revenue- PD (State)	\$ -	\$ -	\$ 74,624	\$ 74,624
			<u>\$ -</u>	<u>\$ 113,124</u>	

**Section 2. To amend the General Capital Projects 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>
20-80-5000-446	2022 Mem. Pk. Imp. Project: Engineering	\$ 163,500	\$ -	\$ 11,000	\$ 174,500
20-80-5000-458	Memorial Park Bench Maint./Repair/Purchase	\$ 8,495	\$ -	\$ 1,000	\$ 9,495
			<u>\$ -</u>	<u>\$ 12,000</u>	

This will result in a net increase of \$12,000 in the appropriations of the Capital Projects 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>
20-00-3400-331	Transfer from General Fund	\$ 2,374,824	\$ -	\$ 11,000	\$ 2,385,824
20-80-3400-005	Memorial Park Tree/Bench Donations	\$ 19,635	\$ -	\$ 1,000	\$ 20,635
			<u>\$ -</u>	<u>\$ 12,000</u>	

**Section 3. To amend the Water/Sewer 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>
30-91-7120-500	Water/Wastewater Treatment Plant Capital Outlay	\$ -	\$ -	\$ 26,000	\$ 26,000
			<u>\$ -</u>	<u>\$ 26,000</u>	

This will result in a net increase of \$26,000 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>
30-91-3400-399	Funad Balance Appropriated	\$ -	\$ -	\$ 26,000	\$ 26,000
			<u>\$ -</u>	<u>\$ 26,000</u>	

**Section 4. To amend the Water/Sewer Capital Projects 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>
50-91-5000-525	Water Plant Projects	\$ 76,023	\$ 14,000	\$ -	\$ 62,023
50-91-5050-529	2022 USDA Water/Sewer Projects- Engineering	\$ 38,700	\$ -	\$ 14,000	\$ 52,700
			<u>\$ 14,000</u>	<u>\$ 14,000</u>	

This will result in a net increase of \$0 in the appropriations of the Water/Sewer Capital Projects 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>
		\$ -	\$ -	\$ -	\$ -

**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 13th day of December, 2022.

Attested by:

Charles Sellers, Mayor

Hilari Hubner, Town Clerk

# PRICE ROOFING COMPANY

P.O. Box 2918

Lenoir, NC 28645

Telephone: 828-758-7409

Email: [priceroofingcompany@gmail.com](mailto:priceroofingcompany@gmail.com)

NC License # 66538

---

Proposal Date: **November 21, 2022**

Proposal # **TOBL-0005**

Prepared For: **Town of Blowing Rock**

Contact: **Mark Presnell**

Address: **647 Cone Road  
Blowing Rock, NC 28605**

Job Name: **Sewer Plant  
(Lower Sections of Roof)**

Job Location: **Blowing Rock**

Job Phone: **828-295-5228**

---

We hereby propose to furnish materials and labor necessary of the completion of:  
Sewer Plant (Lower Sections of Roof)

1. Sweep loose gravel.
2. Install 1" ISO insulation, mechanically attached.
3. Install .060 mil TPO roof membrane, mechanically attached along all seams and perimeters, seams hot air welded and checked with a probe.
4. Properly dispose of all debris associated with the roofing project.

**20 year material warranty  
5 year workmanship**

---

**WE PROPOSE** to furnish material and labor, complete and in accordance with above specifications, for the sum of:  
**Twelve Thousand Five Hundred Ninety Dollars (\$12,590.00)**

---

All material is guaranteed to be a specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or derivation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Note: This proposal may be withdrawn by Price Roofing Company if not accepted within Ten (10) days.

---

**ACCEPTANCE OF PROPOSAL.** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to execute the work as specified. Payment will be made as outlined above.

Authorized Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Acceptance Date: \_\_\_\_\_

## PRICE ROOFING COMPANY

P.O. Box 2918

Lenoir, NC 28645

Telephone: 828-758-7409

Email: [priceroofingcompany@gmail.com](mailto:priceroofingcompany@gmail.com)

NC License # 66538

---

Proposal Date: **November 21, 2022**

Proposal # **TOBR-00004**

Prepared For: **Town of Blowing Rock**

Contact: **Mark Presnell**

Address: **647 Cone Road  
Blowing Rock, NC 28605**

Job Name: **Sewer Plant  
(High Section of Roof)**

Job Location: **Blowing Rock**

Job Phone: **828-295-5228**

---

We hereby propose to furnish materials and labor necessary of the completion of:  
Sewer Plant (High Section of Roof)

1. Remove the top layer of the roof.
2. Install 1" ISO insulation, mechanically attached.
3. Install .060 mil TPO roof membrane, mechanically attached along all seams and perimeters, seams hot air welded and checked with a probe.
4. Properly dispose of all debris associated with the roofing project.

**20 year material warranty**

**5 year workmanship**

---

**WE PROPOSE** to furnish material and labor, complete and in accordance with above specifications, for the sum of:  
**Fourteen Thousand Nine Hundred Dollars (\$14,900.00)**

All material is guaranteed to be a specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or derivation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Note: This proposal may be withdrawn by Price Roofing Company if not accepted within Ten (10) days.

---

**ACCEPTANCE OF PROPOSAL.** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to execute the work as specified. Payment will be made as outlined above.

Authorized Signature: \_\_\_\_\_

Printed Name:

Acceptance Date:





# TOWN OF BLOWING ROCK

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

## Release Request No: 2022-4

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

Assessment Release	Tax Release	Interest	Total	Tax Year
\$50,490	\$186.81		\$186.81	2022
\$824,710	\$3,051.43		\$3,051.43	2022
\$215,200	\$796.24		\$796.24	2022
\$150,700	\$557.59		\$557.59	2022
\$411,000	\$3,924.11		\$3,924.11	2022
\$301,100	\$1,114.07		\$1,114.07	2022

**Reason for Releases:** Each year tax releases come up from time to time due to various factors, incorrect billing values, no longer to be billed (personal property) or clerical errors. Above are the current tax releases that were billed for the incorrect values with the release amount requested for your approval.

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



# TOWN OF BLOWING ROCK

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

## Release Request No: 2022-5

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

Assessment Release	Tax Release	Interest	Total	Tax Year
\$41,984	\$58.44		\$58.44	2013
\$41,984	\$88.98		\$88.98	2014
\$41,984	\$105.76		\$105.76	2015
\$41,984	\$119.45		\$119.45	2016
\$41,984	\$149.98		\$149.98	2017
\$31,001	\$100.09		\$100.09	2018
\$149,010	\$453.88		\$453.88	2022

**Reason for Releases:** Each year tax releases come up from time to time due to various factors, incorrect billing values, no longer to be billed (personal property) or clerical errors. The above amount was overbilled in value since 2013. This is a split property with only 10% of the property inside the city limits. The property was being billed for full value amounts in error.

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

TO: Mayor Charlie Sellers and Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: Blowing Rock Brewing – SW Corner of Hwy 321/Edmisten Rd

DATE: December 6, 2022

Blowing Rock Brewing has submitted a petition of voluntary satellite annexation for Council consideration. The 3.87 acre subject property is located in the ETJ on the SW corner of Hwy 321 and Edmisten Rd. The property is zoned CZ-GB, Conditional Zoning-General Business and further identified by Watauga County PIN 2818-44-3066-000.

### **Key points**

- The applicant has submitted a petition for satellite annexation as required by the approved conditional rezoning Ordinance No. 2022-11 for the purpose of connecting to Town utilities. Consistent with Town policy, any property that desires connection to Town utilities must be located within the corporate limits.
- Blowing Rock Brewing is responsible for the cost of extension of any utilities to serve the property.

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:

- 1) 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;
- 2) No point on the proposed satellite corporate limits is closer to another municipality than to the Town of Blowing Rock;
- 3) The area described is so situated that the Town of Blowing Rock will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- 4) No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation, and
- 5) 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.

## **RECOMMENDATIONS**

To pursue annexation, staff recommends that Council approve resolution Nos. 2022-17 and 2022-18 which initiates the annexation process and establishes a public hearing for January 10, 2023 for consideration of the annexation petition.

## **ATTACHMENTS**

- Annexation Petition submitted by Blowing Rock Brewing
- Resolution 2022-17—directing the Town Clerk to investigate the annexation petition
- Resolution 2022-18 – setting date of public hearing
- Survey of BR Brewing property



## TOWN OF BLOWING ROCK

PO Box 47

Blowing Rock, NC 28605

Telephone: (828) 295-5240 Fax: (828) 295-0357

[www.townofblowingrocknc.gov](http://www.townofblowingrocknc.gov)

## PETITION OF ANNEXATION OF PROPERTY

### Submittal Checklist

Please include all of the following. *If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:*

- City or County Property Map** with parcels included in the annexation request clearly marked. An excerpt of a tax map is acceptable, but the map number must appear on the excerpt. This map must show the EXISTING and PROPOSED CITY LIMITS.
- Annexation Plat:** (these plats should conform to G.S. 47-30) 3 mylar and 2 paper copies of a recordable annexation plat. Plat must show the existing and proposed City Limits, state if the annexation is contiguous or non-contiguous and title the annexation (i.e. Green Fields Contiguous Voluntary Annexation)
- Metes and Bounds Description** of property being considered for annexation.
- Copy of Approved Preliminary Site Plan or Final Site Plan or Copy of Subdivision Plat**-if applicable.
- Projected Market Value of Development at build-out** (land and improvements).
- General Annexation Area Data:** Linear feet of public streets, total annexation acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.
- This Application Form** completed, dated and signed by property owners, and attested.

### Required, but often missing information. Please make sure to include the following:

**Correct Tax Map, Block and Lot Number(s).** Call Watauga County Tax Department at 828-265-8026, or Caldwell County Tax Department at 828-757-1340 if there is any question about the number. **THIS IS VERY IMPORTANT!** Incorrect tax map, block and lot number(s) can cause the application to be rejected, requiring resubmittal. If the property being requested for annexation is only a portion of an existing parcel, please indicate this is the case.

**Owners Signature and Date of Signature.** See lower section of this application. All real property owners must sign the application, and the date of signature MUST be filled in!

**Corporate Seal** for property owned by a corporation.

**Re-Zoning Application** if the property is currently outside Blowing Rock's Extraterritorial Jurisdiction.

## Summary Information

Development Project Name: Blowing Rock Brewing – Brewery and Drafthouse  
Street Address: (TBD) Blowing Rock Road (US Hwy 321S)

Tax Map, Block and Lot Number(s)

Map # 2818-44-3066

Acreage of annexation site: 3.87 acres

Linear feet of public streets within annexation boundaries: None

Annexation site requesting connection to Town water: Yes

Sewer: Yes

Number of proposed dwelling units

Type of units: Single-family, Townhouse, Condo, Apt.

Building square footage of non-residential space: 9,670sf

Specific proposed use (office, retail, warehouse, school, etc.): Brewery and Drafthouse

Projected market value at build-out (land improvements): \$5 Million

Person to contact if there are questions about the petition:

Name: M. Devin Staley, PE

Address: 924 Main Street, Suite 200, North Wilkesboro, NC 28659

Telephone: 336-838-2500 Fax:

Cell: 336-467-2348 e-mail: devin@ridge.blue

## Annexation Petition

State of North Carolina

County of Watauga/Caldwell (please circle one)

Petition of Annexation of Property to the Town of Blowing Rock, North Carolina

**PART 1.** The undersigned, being all the owners of the real property described in this application respectfully request the annexation of said property to the Town of Blowing Rock, North Carolina.

The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Land Use Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners. The property to be annexed is:

       contiguous to the present corporate limits of the Town of Blowing Rock, North Carolina, or

      X       not contiguous to the municipal limits of the Town of Blowing Rock, North Carolina, not closer to the limits of any other municipality and is located within (3) miles of the municipal limits of the Town of Blowing Rock, North Carolina (pursuant to G.S. Chapter 160A-58.1).

**PART 2.** NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? YES        NO       X

Do you otherwise claim a vested right for the property subject to this petition? YES        NO   X    
If yes, please submit proof that vested rights have been granted by a governing board or some other means. I hereby declare that my failure to disclose the existence of vested right terminates any vested right previously acquired for this property.

Print Owner Name(s), Addresses

A. Boone Brewing Company LLC

Owner's Signature(s):

Date: 12-7-22

Phone: \_\_\_\_\_

B. \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_

C. \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_

D. \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_

E. \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_

*If additional owners, please attach a separate sheet with names, addresses, signatures, and date.*

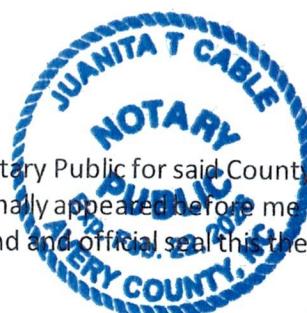
Corporate Seal

North Carolina  
Artery County

I, Juanita Cable, a Notary Public for said County or State, do hereby certify that Jeffrey Lee Walker personally appeared before me this day and acknowledge the due execution of the foregoing instrument. Witness my hand and official seal this the 7 day of December, 2022.

My commission expires 2/22/24

. Notary Public Juanita Cable



**RESOLUTION NO. 2022-17****RESOLUTION DIRECTING THE TOWN CLERK TO INVESTIGATE A PETITION  
RECEIVED UNDER G.S. 160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on December 7, 2022 by the Town of Blowing Rock; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation procedures take place; and

WHEREAS, the Board of Commissioners of the Town of Blowing Rock deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Blowing Rock, North Carolina, that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Board of Commissioners the result of her investigation.

Adopted this the 13th day of December, 2022

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Charlie Sellers, Mayor

ATTEST:

Hilari H. Hubner, Town Clerk

**RESOLUTION NO. 2022-18****RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF  
ANNEXATION PURSUANT TO G.S. 160A-31**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Board of Commissioners of the Town of Blowing Rock has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Blowing Rock, North Carolina, that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Blowing Rock Town Hall Council Chambers at 1036 Main Street at 6:00 P.M. on January 10, 2023.

Section 2. The area proposed for annexation is described as follows:

BEING ALL of that certain 3.87-acre tract (inclusive of a portion of the right-of-way of US Highway 321), located at the intersection of US Highway 321 and Edmisten Road in Blowing Rock Township, Watauga County, North Carolina and being more particularly described as follows:

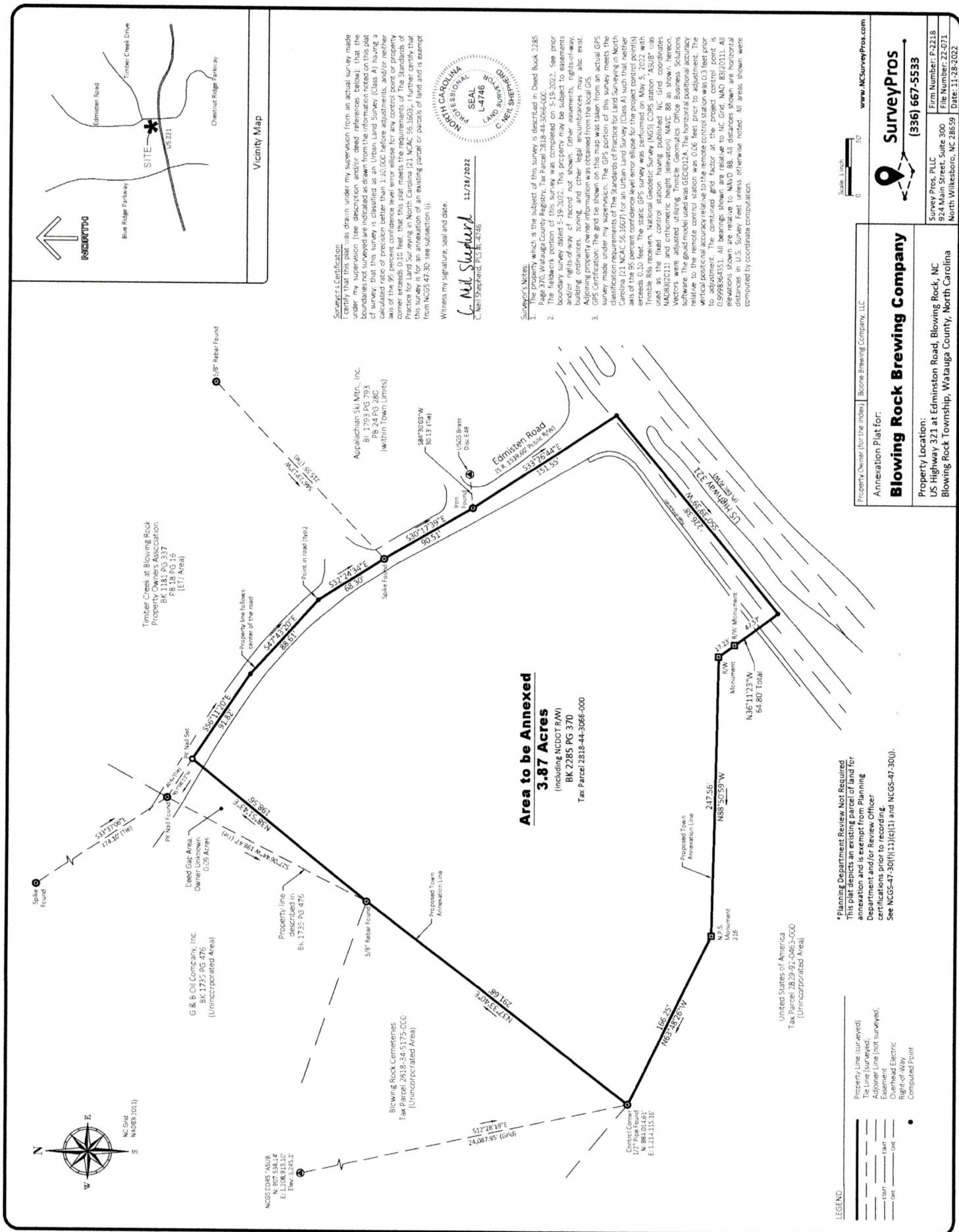
BEGINNING at an iron found in the centerline of the right-of-way of Edmisten Road, said iron being located South 84 degrees 30 minutes 03 seconds West 30.13 feet from USGS brass disc E48; thence from the BEGINNING with the approximately centerline of Edmisten Road South 33 degrees 26 minutes 44 seconds East 151.55 feet to a computed point within the right-of-way of US Highway 321; thence South 50 degrees 39 minutes 39 seconds West 226.38 feet to another computed point within the highway right-of-way; thence North 36 degrees 11 minutes 23 seconds West, passing a NCDOT right-of-way monument at 47.57 feet, a total of 64.80 feet to a right-of-way monument found at Benchmark Control Point #303 at an elevation of 3,437.18 feet; Thence with the line of the United States of America North 88 degrees 50 minutes 59 seconds West 247.56 feet to N.P.S. Monument 216; thence continuing with the government line North 63 degrees 48 minutes 26 seconds West 166.25 feet to a 1/2-inch pipe found at a control corner at North 884,014.61' and East 1,214,115.15'; thence with the line of Blowing Rock Cemeteries North 37 degrees 33 minutes 40 seconds East 291.08 feet to a 5/8-inch rebar found; thence North 38 degrees 51 minutes 43 seconds East 198.56 feet to a PK Nail set in the approximate centerline of Edmisten Road; thence with said road centerline the following four calls: (1) South 56 degrees 11 minutes 20 seconds East 91.82 feet; (2) South 47 degrees 43 minutes 20 seconds East 88.61 feet; (3) South 32 degrees 24 minutes 34 seconds 68.30 feet to a spike found; and (4) South 30 degrees 17 minutes 39 seconds East 90.51 feet to the POINT OF BEGINNING, as surveyed by C. Neil Shepherd, PLS L-4746, on map dated 5-19-2022 and bearing File No. 22-071.

Section 3. Notice of the public hearing shall be published in The Blowing Rocket, a newspaper having general circulation in the Town of Blowing Rock, at least 10 days prior to the date of the public hearing.

Adopted this the 13<sup>th</sup> day of December, 2022

ATTEST: \_\_\_\_\_  
Hilari H. Hubner, Town Clerk

Charlie Sellers, Mayor



41

## **Special Presentation Agenda - Staff Report**

**To: Mayor Charlie Sellers and the Blowing Rock Town Council**

**From: Shane Fox, Town Manager**

**Subject: Town Employee Service Awards**

**Date: December 13, 2022**

### **Information:**

Each year the Town of Blowing Rock presents service awards for milestone years of service for Town employees. These awards are initially presented to the employees at the Town Christmas Party. We have asked each employee that received an award to attend the regular Town Council meeting on December 13, 2022, to be recognized publicly for their years of service.

These fulltime employees include:

Tasha Johnston (Admin) – 5 Years

Thomas Gunnells (Police) – 5 Years

Jason Roten (Fire) – 5 Years

Colby Whitt (Fire) – 5 Years

Alex Price (Fire) – 5 Years

Hunter Shook (Public Works) – 5 Years

Nicole Norman (Finance) – 15 Years

Aaron Miller (Police) – 15 years

Sterling Lewis (Public Works) – 15 Years

James Townsend (Public Works) – 15 Years

Sharon VanDyke (Police) - 25 Years

TO: Mayor Charlie Sellers and the Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: SUP 2022-01 Rumple Presbyterian – Fellowship Hall Addition

APPLICANT: Rumple Memorial Presbyterian Church

DATE: December 5, 2002

## **REQUEST**

Rumple Memorial Presbyterian Church is requesting a Special Use Permit to add a new fellowship hall. The property is zoned TC, Town Center and O-I, Office-Institutional and is located partially in the WS-IV water supply watershed. The property is further identified by Watauga County PIN 2807-87-6276-000, 2807-87-8057-000, 2807-87-8261-000, 2807-87-7140-000, and 2807-87-6143-000.

## **SITE PLAN**

The church is proposing a new fellowship hall and repurposing other areas of the existing church facilities. New entryways are proposed and a relocated playground area.

The Rumple House is currently being renovated but that is not part of this application.

## **Parking**

No additional parking is being proposed as the new fellowship hall will serve the existing congregation. Much of the existing parking at the church is used by the public during the week and the public parking is widely available in downtown during Sunday church services. A parking narrative is provided for explanation.

The Planning Board recommended that the additional parking of 1 space per 200 square feet required by the Land Use Ordinance be eliminated.

## **Storm Water Management**

Storm water will be directed to and collected in the rear parking area where a new detention system is proposed.

## **ARCHITECTURAL**

The new building will be complimentary in materials and colors to the existing building. The new entry ways will have rock columns and timber framing to match the current entries.

### **PLANNING BOARD RECOMMENDATION**

At the November 17, 2022 meeting, the Planning Board made a recommendation to approve the Special Use Permit with a condition that the existing parking be sufficient for the needs of the existing church and the proposed addition.

The Planning Board also recommends amending the Parking Table to eliminate the 1 space/200 square feet of additional parking required for churches beyond the 1 space/4 seats for services.

### **ATTACHMENTS**

1. Draft Special Use Permit
2. Parking Narrative
3. Site/grading/utility plan (SUP Plan Set)
4. Architectural schematic plans

NORTH CAROLINA

WATAUGA COUNTY

**TOWN OF BLOWING ROCK SPECIAL USE PERMIT**  
**Rumple Memorial Presbyterian Church – Fellowship Hall Addition**  
**SUP No. 2022-01**

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

Applicant: Rumple Memorial Presbyterian Church

Project Name: Rumple Presbyterian – Fellowship Hall Addition

Property Location: 1218 Main Street

Tax Parcel No.: 2807-87-6276-000, 2807-87-8057-000, 2807-87-8261-000, 2807-87-7140-000, and 2807-87-6143-000.

Property Owners of Record: Rumple Memorial Presbyterian Church

Proposed Use of Property: Church Addition – Fellowship Hall

Current Zoning Classification of Property: TC and O-I

Meeting Date: December 13, 2022

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

1. The Applicant shall complete the development of the subject property in accordance with the plans submitted and approved by this Board, except as amended by the following conditions. Where said plans are in conflict with the provisions of the Land Use Code, the provisions of the Land Use Code shall prevail, except as specifically provided herein. Copies of said plans are made a part hereof as if fully rewritten herein, and shall be maintained in the Special Use Permit file in the Town Clerk's office. Any deviations from or changes in the plans must be pointed out to the Administrator in writing and specific written approval must be obtained as provided in the Blowing Rock Land Use Code.
2. The building shall be constructed and modified according to the designs submitted, except as amended herein. Specific materials and colors shall be submitted to the Planning Director for approval before construction.
3. The property is hereby approved a fellowship hall addition with the existing church activities and services.
4. In consideration that the church offers its parking to the general public through the week and has sufficient public parking available in the immediate area, the existing parking is adequate to serve the needs of the church and the fellowship hall addition.

5. All electric, phone, and cable utilities shall be placed underground. No building shall be constructed over any part of any utility easement.
6. Garbage collection will be located in a new dumpster area in the NE corner of the upper parking lot. One parking space may be lost due to the dumpster enclosure area. Dumpster enclosure materials shall be complimentary to the building materials and colors.
7. Prior to the commencement of any land disturbing activity, the Applicant shall be required to submit to the Town Engineer and receive approval of a grading plan and storm water management plan. The storm water management plan shall specifically address the handling of any on-site storm water as well as the off-site storm water that currently drains across the property.
8. Storm water detention is required for this project and must meet the standards in Section 16-16.31 of the Land Use Ordinance. The system will be placed in the parking lot area and drain to Wallingford Street.
9. A semi-opaque buffer shall be planted and maintained between the church property and the Town Tavern property. The buffer is existing but shall be filled in where there are voids.
10. The Applicant shall be responsible for the perpetual maintenance of all trees, plants, and landscaping required herein. Any dead, unhealthy, or missing vegetation, or any vegetation disfigured by severe pruning, shall be replaced with new vegetation.
11. Prior to the commencement of any earth disturbing activities or the issuance of any building permit, the Applicant shall provide the Town Attorney with a title opinion on the subject property that there are no easements, rights-of-way, restrictions, or any other matters of record that would prevent the Applicant from completing the project as proposed.
12. Before any building permit is issued, the Applicant shall submit a revised site plan, in such form as shall be required by the Zoning Officer, that incorporates the terms and conditions of this Special Use Permit. All utility easements shall be signed and recorded prior to final approval of the site and grading plan.
13. Failure to comply with any provision herein shall subject the Applicant to forfeiture of the Permit and a stop work order on any further construction.
14. The Applicant shall reimburse the Town for all required legal advertising and the cost of mailing notices to all adjoining property owners. Two site plan reviews are included in the basic permit fees. An additional amount of \$100.00 will be charged for each additional review of the same site plan. The review by the Town Engineer of the basic site plan is included in the basic permit fee structure. However, the Applicant shall reimburse the Town for the Engineer's design or review of storm water management plans, water supply plans, erosion control plans, grading plans, or other detailed plans. The Applicant shall also reimburse the Town for all on-site inspections conducted by the Town Engineer.
15. In the event it is determined by the Town that the Applicant is in violation of its erosion control plan or any other condition of this Permit, thereby causing the Town to employ the Town Engineer to review and inspect the project, the Applicant shall be obligated to pay the Town Engineer for all time associated with his work on the project.
16. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this Permit shall be void and of no effect.

IN WITNESS WHEREOF, the Town of Blowing Rock has caused this Permit to be issued in its name and the undersigned being property owner(s) and/or agent(s) of the property owner(s) does hereby accept this Special Use

Draft

Rumple Presbyterian – Fellowship Hall Addition

Special Use Permit No. 2022-01

Permit, together with all of its conditions as binding upon them and their successors in interest.

TOWN OF BLOWING ROCK

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

ATTEST:

Hilari H. Hubner, Town Clerk

(CORPORATE SEAL)

Parking Narrative  
for  
  
Rumple Memorial Presbyterian Church  
Fellowship Hall Addition

October 17, 2022

This parking analysis is presented for the addition of a 6,317 SF fellowship hall addition to Rumple Memorial Presbyterian Church (RMPC). An 850 SF structure will be demolished in the location of the new addition. Other improvements consist of a new cover entrance for the Blowing Rock Cares facility, covered walkways, courtyard, columbarium and relocated playground area. The proposed addition and improvements are meant to serve the existing congregation.

Project Information:

Number of seats in sanctuary:	204
Floor area exclusive of sanctuary:	20,006 SF

Parking Spaces Required in Town Center:

$(1 \text{ Space} \times 204 \text{ Seat}/4) + (1 \text{ space} \times 20,006 \text{ SF}/400) = 101 \text{ Parking Spaces}$

Parking Spaces Provided on Site: 65 Parking Spaces

Pursuant to Section 16-20.4 of the Town of Blowing Rock's Land Use Ordinance, Rumple Memorial Presbyterian Church is requesting flexibility in the application of the parking requirements due to the following factors:

1. The proposed addition of the new fellowship hall is meant to serve the current congregation of the church and replaces the existing fellowship hall which will be repurposed for the youth of the church after demolition of the existing youth cottage.
2. When the congregation is attending services, the rest of the facility will not be fully utilized. Conversely, when the other church facilities are being utilized, services are not typically being conducted.
3. Blowing Rock Cares utilizes a portion of the church facilities and operates during the week and not during services.

4. RMPC has one of the larger private parking lots in Blowing Rock's Town Center. On days other than before noon on Sundays (during services), the church opens its parking lot for use by the general public so visitors can go to restaurants, shop, visit BRAHM or just enjoy the high country.
5. Public parking spaces in the Town Center are more readily available on Sunday mornings, if needed by church members, when church services are held.

Due to the factors above, Rumple Memorial Presbyterian Church respectfully requests flexibility in the application of the parking requirements so that it is allowed to construct its proposed Fellowship Hall addition for use by its congregation.

# RUMPLE MEMORIAL PRESBYTERIAN CHURCH

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Before and After Comparisons for Special Use Permit

**adwarchitects**  
environmentsforlife

architecture

planning

interiors



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Courtyard Behind Rumble House  
Current Condition **51**



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Courtyard/ Covered Walkway  
Schematic **52** Design Rendering



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Rear of Keys Chapel from Parking  
Current Condition  
53



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

New Fellowship Main Entry and Covered Drop-off  
Schematic Design **54**

**adw**architects  
environmentsforlife



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Rear of Keys Chapel and Youth Cottage from Parking  
Current Condition **55**



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

New Fellowship Main Entry and Covered Drop-off  
Schematic Design **56** Rendering

adw architects  
environmentsforlife



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Rear of Keys Chapel and Youth Cottage from Parking  
Current Condition **57**



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

New Fellowship Main Entry  
Schematic Design **58** Rendering

adw architects  
environmentsforlife



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

Courtyard/ Covered Walkway – Aerial View  
Schematic Design **50** Rendering



Rumple Memorial Presbyterian Church  
Blowing Rock, NC

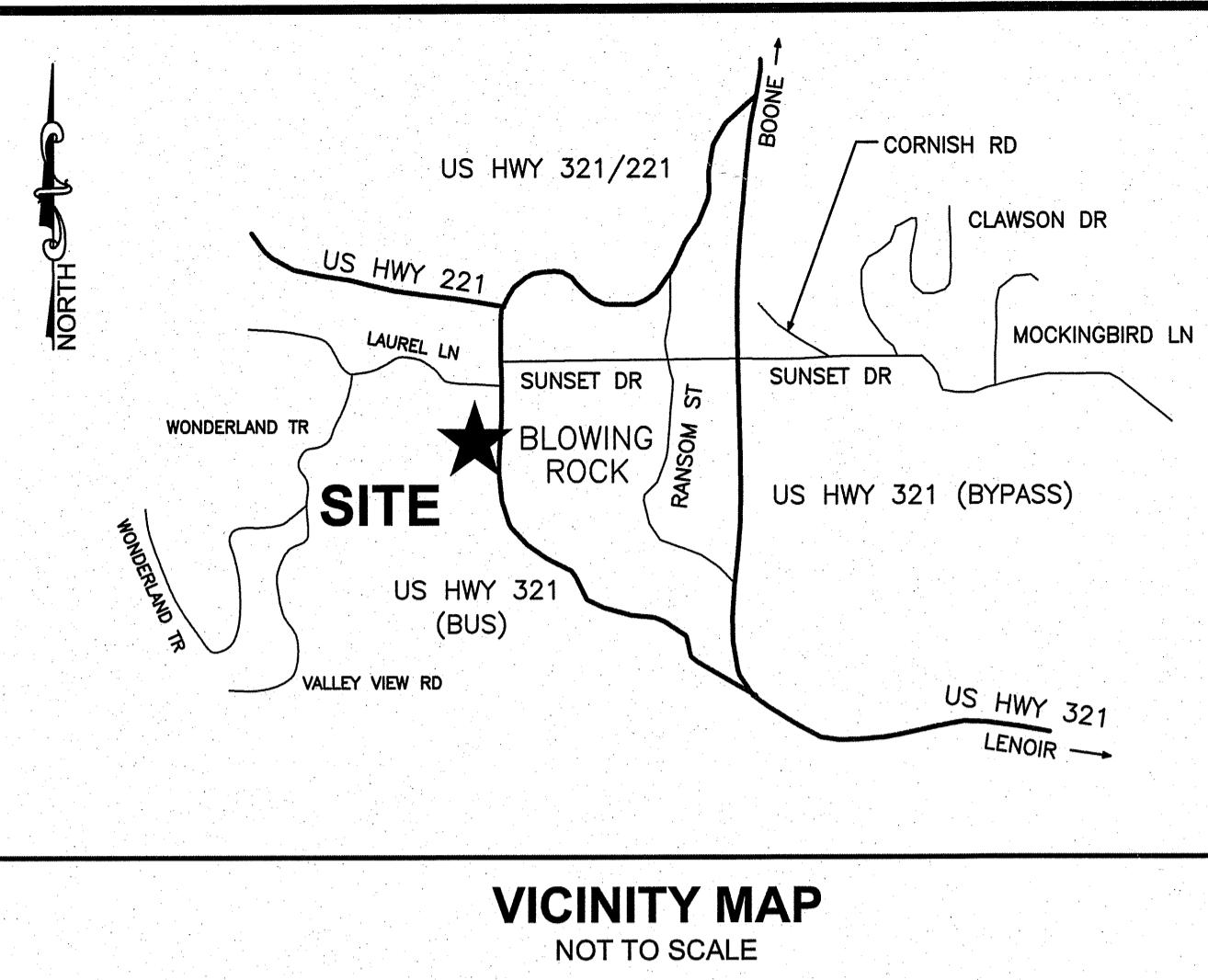
Courtyard/ Covered Walkway  
Schematic **60** Rendering

**adw architects**  
environmentsforlife

architecture

planning

interiors



## INDEX OF DRAWINGS

**OWNER/APPLICANT:**  
RUMPLE MEMORIAL PRESBYTERIAN CHURCH  
PO BOX 393  
BLOWING ROCK, NC 28605  
(828) 295-7675

**CIVIL ENGINEER:**  
MUNICIPAL ENGINEERING INC.  
820-B STATE FARM ROAD  
BOONE, NC 28607  
(828) 262-1767

**SURVEYORS:**  
WESTERN CAROLINA SURVEYORS, PA  
912 WILKESBORO BLVD.  
LENOIR, NC 28645  
(828) 758-5353

**ARCHITECT:**  
ADW ARCHITECTS  
SIX COLISEUM CENTRE  
2815 COLISEUM CENTRE DRIVE, SUITE 500  
CHARLOTTE, NC 28217  
(704) 379-1920

**RUMPLE MEMORIAL PRESBYTERIAN  
NEW FELLOWSHIP HALL ADDITION**

# PRELIMINARY

FOR REGULATORY REVIEW ONLY

By: \_\_\_\_\_  
Professional Engineer

LEGEND		LINE TYPES	ZONING COMPLIANCE INFORMATION	PARKING CALCULATIONS
EX. POWER POLE	PROPOSED POWER POLE	— . . — PROPOSED WATERMAIN — 3200 — PROPOSED CONTOURS — 3200 — EXISTING CONTOURS — <— <— <— <— <— STREAM OR CREEK — <— <— <— <— <— DITCH OR SWALE — T/B — T/B — STREAM OR CREEK TOP OF BANK — SB — SB — STREAM BUFFER — TB — TB — TROUT BUFFER — WTL — EXISTING WETLANDS	WATAUGA COUNTY PIN: 2807-87-6276-000, 2807-87-8057-000, 2807-87-6261-000, 2807-87-7140-000 & 2807-87-6142-000 (ALL PROPERTIES TO BE RECOMBINED)	NUMBER OF SEATS IN SANCTUARY = 204 TOTAL FLOOR AREA EXCLUSIVE OF SANCTUARY = 20,06 SF REQUIRED PARKING PER UDO: (1 SPACE X 204 SEAT/4) + (1 SPACE X 20,06 SF/40) = 101 PARKING SPACES PROPOSED ON SITE PARKING SPACES: 65 SPACES
EX. SS MANHOLE	PROPOSED SS MANHOLE			
EX. SS CLEANOUT	PROPOSED SS CLEANOUT			
EX. GATE VALVE	PROPOSED GATE VALVE			
EX. FIRE HYDRANT	PROPOSED FIRE HYDRANT			
EX. LIGHT POLE	PROPOSED WATER METER			
EX. CATCH BASIN	PROPOSED LIGHT POLE			
EX. DROP INLET	PROPOSED STORMWATER DETENTION OUTLET CONTROL STRUCTURE	■■■■■ PROPOSED DRAINAGE PIPE - - - - - EXISTING STORM DRAINAGE		
EX. WATER METER	PROPOSED STORMWATER DRAINAGE STRUCTURE	— <— PROPOSED SANITARY SEWER MAIN — — — CENTERLINE — □ — □ — □ — FENCES — . . — EXISTING WATERLINE — R/W — RIGHT-OF-WAY LINE — EA — EA — EASEMENTS — WS — WS — EXISTING WATERSHED — AE — EXISTING FLOOD ZONE AE LIMIT — = = = <— = = = EXISTING SANITARY SEWER		
EX. GUY WIRE	PROPOSED STORMWATER PIPE FLARED END SECTION			
EX. TEST PIT				
EX. DRAINAGE MANHOLE				
EX. GAS MARKER				
EX. WELL				
EX. TREE				
EX. BUSH				
EX. SIGN				
EX. TELEPHONE PEDESTAL				
EX. FIBER OPTIC MARKER				
STORM WATER DISCUSSION				
EXISTING IMPERVIOUS AREA: 4,30 SF PROPOSED IMPERVIOUS AREA: 5,42 SF				
STORM WATER DETENTION SHALL BE PROVIDED FOR THE ADDED IMPERVIOUS AREA OF 7,123 SF. FINAL CALCULATIONS AND DESIGN TO BE REVIEWED AND APPROVED BY THE TOWN OF BLOWING ROCK'S ENGINEER.				
SUP PLAN SET				
DRAWING NO. C-1 SHEET NO. 1 OF 7				
SHEET NO. 1 OF 7				
1218 M 1218 M BLOWING ROCK				
RUMBLE MEMO NEW FELLOWS				



**WATER SERVICE & FIRE LINE NOTES:**

1. ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED BY CONTRACTOR PRIOR TO EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING LOCATION, SIZE & TYPE OF ALL EXISTING PIPES AT TIE-IN POINTS, PRIOR TO ORDERING NEW PIPE OR FITTINGS.
3. ALL WATER SERVICE LINES SHALL BE CTS POLYETHYLENE PIPE.
4. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM 3' COVER UNLESS SPECIFIED OTHERWISE.
5. ALL VALVES SHALL BE RESILIENT-SEAT DUCTILE IRON GATE VALVES.
6. COORDINATE LOCATION OF ALL NEW TAPS & METERS WITH TOWN OF BLOWING ROCK UTILITY DEPARTMENT (828-295-5200).
7. CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS AND FITTINGS FOR MAINS AND SERVICES OVER 4" IN DIAMETER.
8. ALL BENDS AND TEES SHALL BE RESTRAINED JOINT AND HAVE THRUST BLOCKING. SEE DETAIL SHEET FOR SCHEDULE OF THRUST BLOCKING.
9. PLUMBING ENGINEER SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL WATER SERVICES. SPRINKLER CONTRACTOR SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL FIRE AND FDC LINES.
10. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE WATER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.

**GENERAL NOTES:**

1. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WESTERN CAROLINA SURVEYORS, P.A., JOB NO. 7915-22T, DATED 6-21-2022.
2. PARTIAL LIDAR TOPOGRAPHIC DATA ADDED BY MUNICIPAL ENGINEERING, INC.
3. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS AND AREAS HAVE BEEN CALCULATED USING THE COORDINATE GEOMETRY METHOD.
4. CONTOUR INTERVAL = 1 FOOT.
5. SITE IS ZONED OI (OFFICE AND INSTITUTIONAL) AND TC (TOWN CENTER).
6. TOTAL PROPERTY AREA = 1.999 ACRES.
7. THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA.
8. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 1-800-632-4949.
9. ALL UTILITIES SHALL BE UNDERGROUND.
10. CONTACT TOWN OF BLOWING ROCK PUBLIC WORKS DEPARTMENT (828-295-5228) TO COORDINATE WATER AND SEWER CONNECTIONS.
11. CONTACT BLUE RIDGE ENERGY FOR LOCATION OF POWER SERVICE AND ANY UNDERGROUND UTILITIES ON SITE (828-264-8894).
12. CONTACT AT&T FOR PHONE SERVICE AND ANY UNDERGROUND UTILITIES ON SITE (828-262-4908).
13. CONTACT CHARTER COMMUNICATIONS FOR CABLE SERVICE AND ANY UNDERGROUND UTILITIES ON SITE (828-733-1510).
14. 18" CONCRETE MOUNTABLE CURB & GUTTER (NC DOT STD. 846.01) SHALL BE USED AS SHOWN ON PLAN.
15. PARKING SPACE DIMENSIONS ARE TO FACE OF CURB, TYP. RADII ARE TO BACK OF CURB, TYP.
16. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE WATER & SEWER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.
17. HANDICAPPED ACCESSIBLE PARKING SPACES SHALL BE MARKED BOTH ON PAVEMENT & WITH SIGNS IN COMPLIANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA ACCESSIBILITY CODE.
18. NEW SIGN PERMITTING AND LOCATION TO BE HANDLED BY OWNER.

**BACKFLOW PREVENTION NOTES:**

1. PLUMBING CONTRACTOR SHALL CONSULT WITH THE TOWN OF BLOWING ROCK UTILITY DEPARTMENT REGARDING SPECIFIC BACKFLOW REQUIREMENTS FOR THE PROPOSED DEVELOPMENT.

**SANITARY SEWER SERVICE NOTES:**

1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. ALL SANITARY SEWER SERVICES SHALL BE 4" SCHEDULE 40 PVC, UNLESS OTHERWISE SPECIFIED, AND CONSTRUCTED ACCORDING TO NC BUILDING CODE. PLACE 2-DIRECTIONAL CLEANOUTS ON S.S. SERVICE WITHIN 10' OF BUILDING.
3. PLUMBING ENGINEER SHALL CONFIRM SIZE, MATERIAL AND LOCATION OF ALL SEWER SERVICES.
4. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE SEWER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.

**LIGHTING NOTES:**

1. OWNER & CONTRACTOR SHALL COORDINATE INSTALLATION OF SITE LIGHTING.
2. CONTRACTOR SHALL WORK WITH THE OWNER REGARDING RELOCATION OF THE EXISTING UNDERGROUND POWER SERVICE TO SITE LIGHTS.
3. A LIGHTING PLAN THAT MEETS THE TOWN'S REQUIREMENTS WILL BE SUBMITTED WITH DESIGN PLANS FOR ZONING PERMIT.

**SIGNAGE NOTES:**

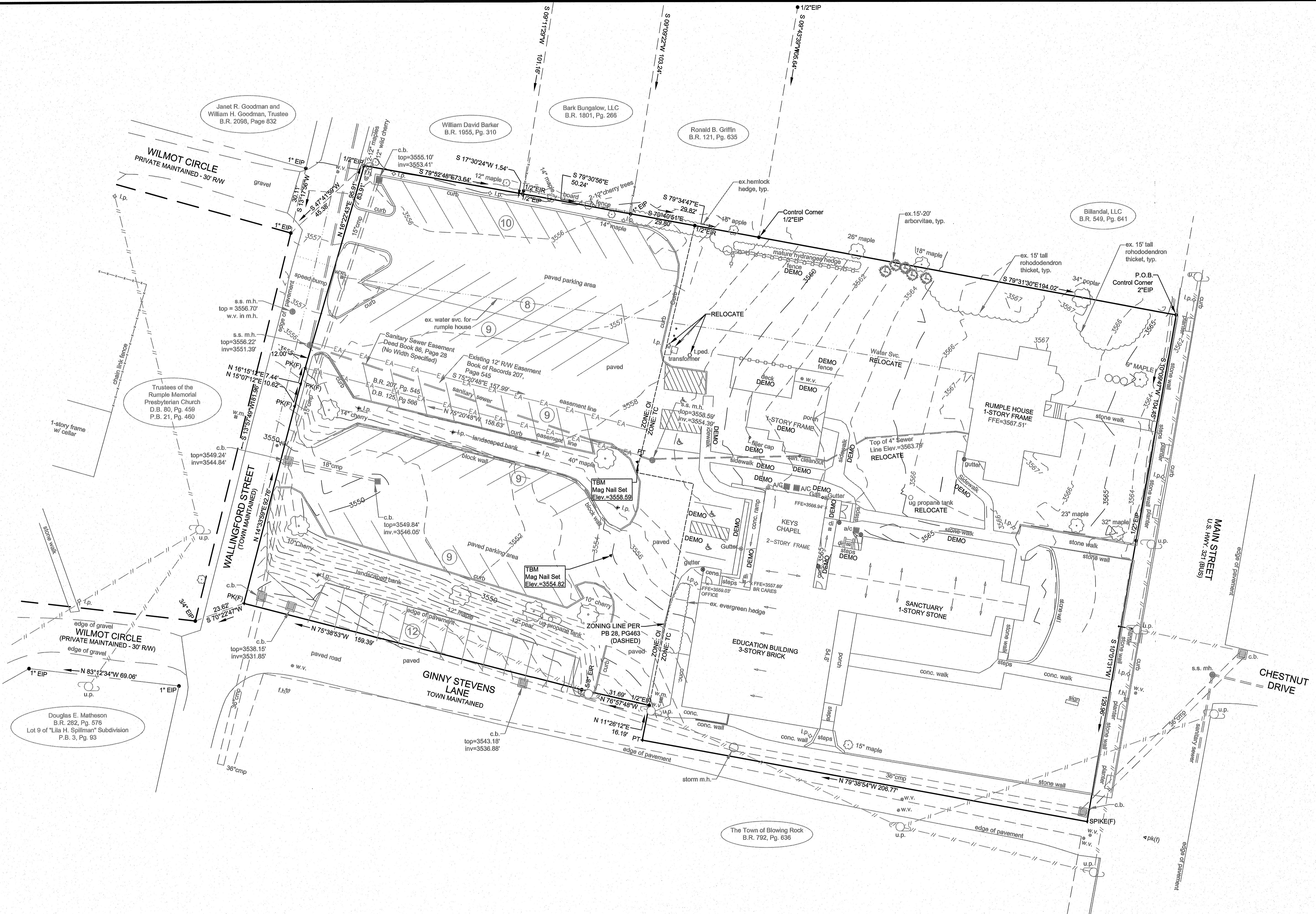
1. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.

**CONSTRUCTION NOTES:**

1. REFER TO SITE WORK SPECIFICATIONS FOR GRADING, COMPACTING, DRAINAGE AND SEDIMENT & EROSION CONTROL.
2. ALL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER THE NCDEQ EROSION & SEDIMENT CONTROL PLANNING & DESIGN MANUAL.
3. ALL EROSION & SEDIMENTATION CONTROL FABRIC SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
4. IF CONTRACTOR WISHES TO USE AN EROSION & SEDIMENTATION CONTROL FABRIC OTHER THAN WHAT IS SPECIFIED, PRIOR APPROVAL MUST BE GRANTED BY THE ENGINEER.
5. CONTRACTOR SHALL PLACE CONCRETE INVERTS TO THE LEVEL OF THE OUTLET PIPE IN ALL DRAINAGE STRUCTURES SO THAT THERE IS NO PONDING IN STRUCTURES.
6. EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION & SEDIMENT CONTROL, ADDITIONAL EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
7. THE CONTRACTOR SHALL USE ALL REASONABLE MEANS (E.G. WATER TRUCK, TARPS, MULCH, TEMPORARY SEEDING, ETC.) NECESSARY TO REDUCE DUST DURING CONSTRUCTION.
8. EXACT DIMENSIONS OF NEW BUILDING SHALL BE STAKED OUT ACCORDING TO THE ARCHITECT'S FOUNDATION PLAN AND NOT THE GRADING PLAN IN THIS SET OF DRAWINGS.

**PRELIMINARY**  
 FOR REGULATORY REVIEW ONLY

**SUP PLAN SET**



GRAPHIC SCALE  
(IN FEET)  
1 INCH = 20 FEET

**PRELIMINARY**  
FOR REGULATORY REVIEW ONLY

**SUP PLAN SET**

# MUNICIPAL ENGINEERING, INC.

DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393  
ARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767  
LICENSE NUMBER: F-0812 & C-586



**RUMPLE MEMORIAL PRESBYTERIAN  
NEW FELLOWSHIP HALL ADDITION  
1218 MAIN STREET  
BLOWING ROCK, NORTH CAROLINA**

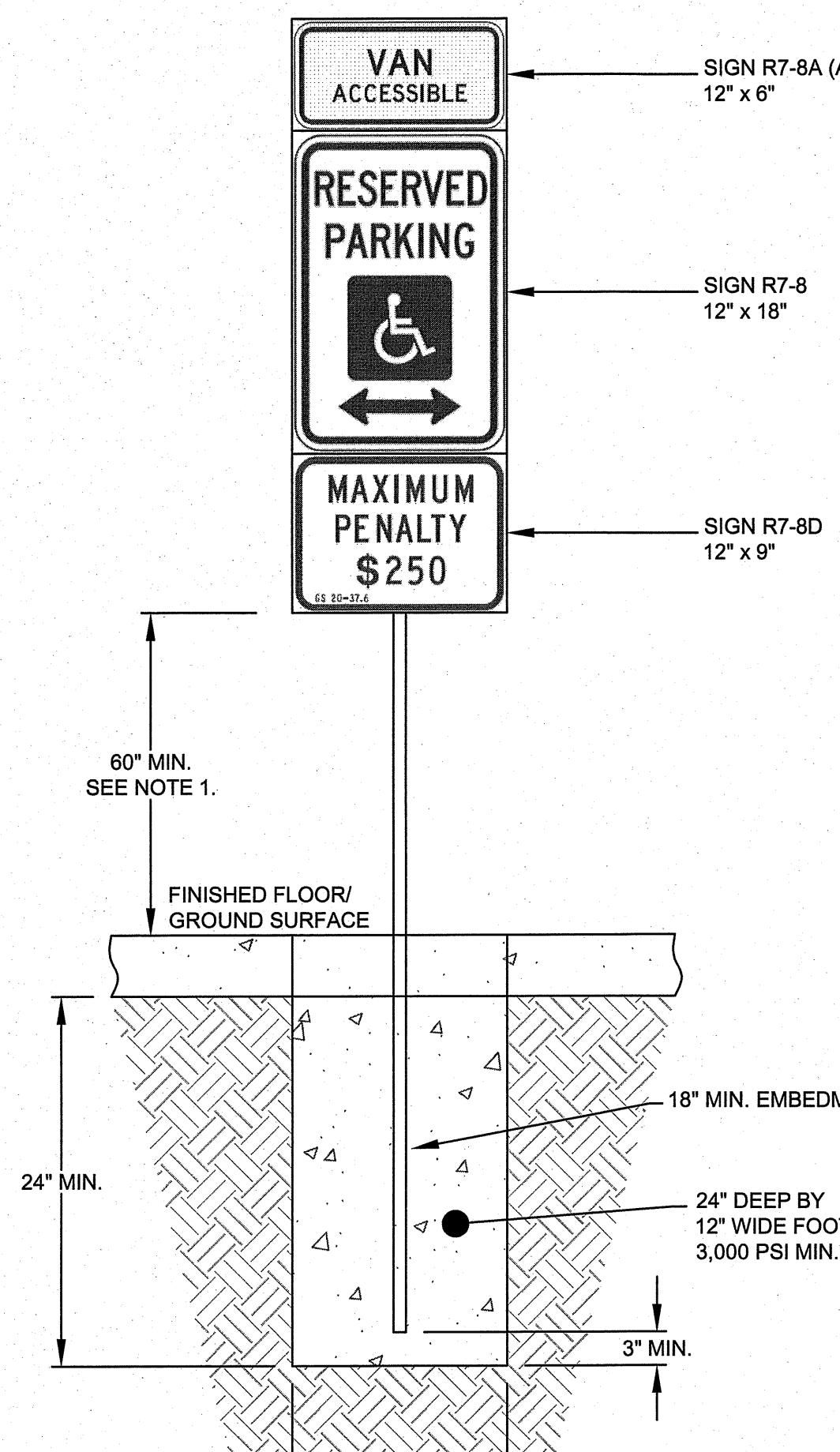
# PRELIMINARY

FOR REGULATORY REVIEW ONLY

## SUP PLAN SET



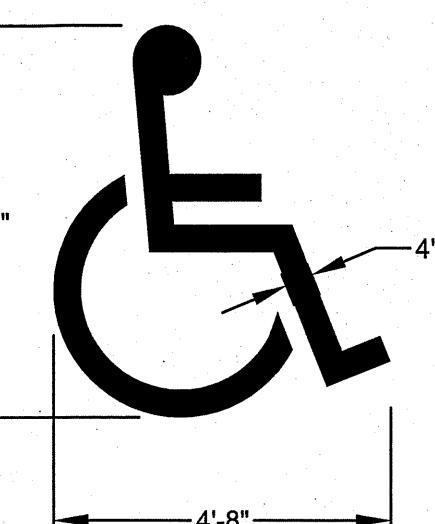




NOTES:

1. SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.

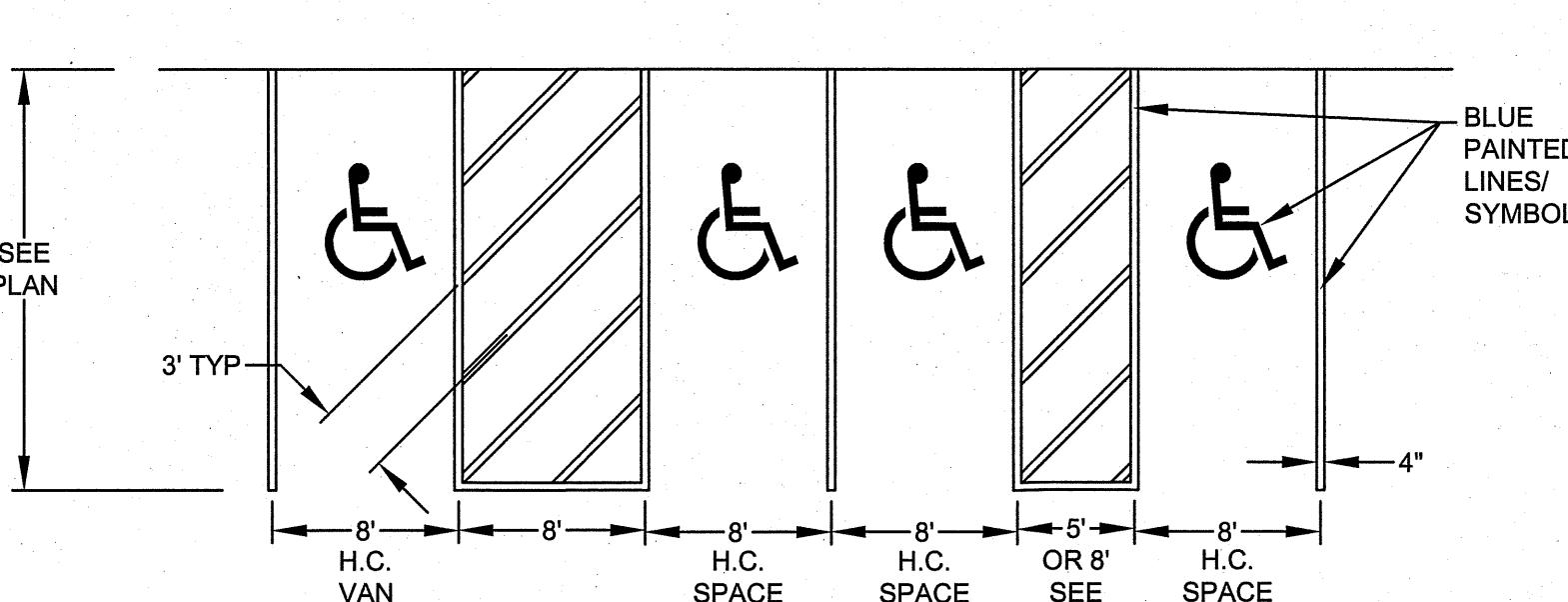
SEE NOTE 1.



HANDICAP SYMBOL

NOTE:

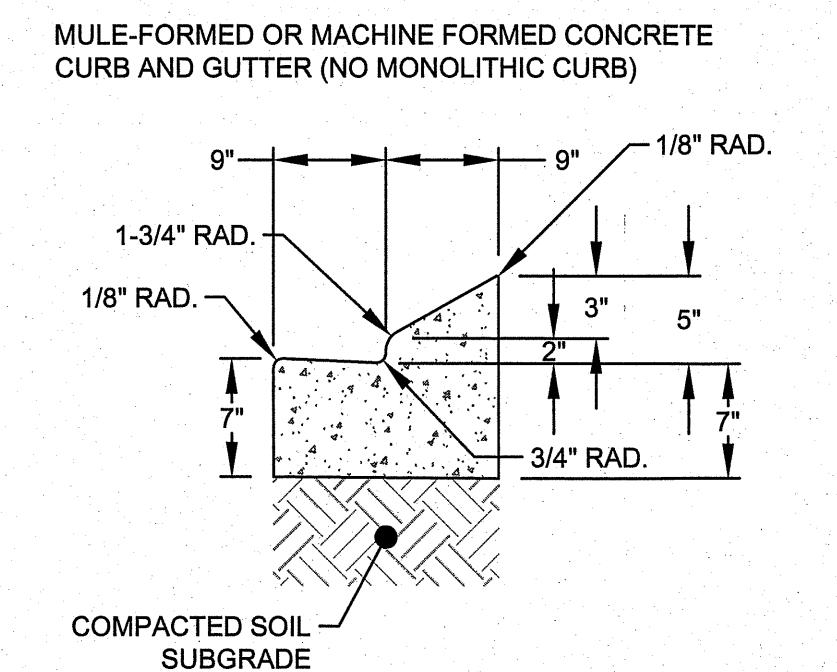
PAINT SYMBOL BELOW ONTO PAVED SURFACE WITH 2 COATS OF BLUE PAINT



PLAN

TYPICAL ACCESSIBLE PARKING LAYOUT & SIGNAGE

NOT TO SCALE



NOTES: (DETAIL COPIED FROM NCDOT STD. 846.01)

PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.

JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.

CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS.

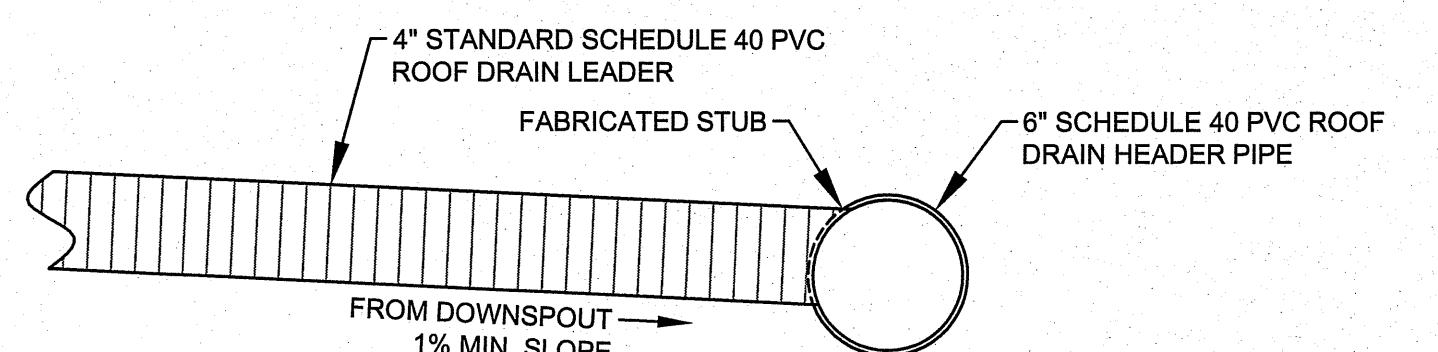
CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1 1/2" DEEP.

FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8" X 6" MEDIAN CURB WITH JOINT FILLER AND SEALER.

SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

NC DOT 18" MOUNTABLE CURB AND GUTTER

NOT TO SCALE



NOTES:

1. INSTALL 4" STANDARD SCHEDULE 40 PVC FABRICATED STUB AS CLOSE AS POSSIBLE TO TOP OF ROOF DRAIN HEADER.
2. 4" ROOF DRAIN LEADERS FROM DOWNSPOUTS TO ROOF DRAIN HEADER SHALL MAINTAIN MINIMUM 1% PIPE SLOPE.
3. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS.

ROOF DRAIN CONNECTION TO HEADER SYSTEM

NOT TO SCALE

**PRELIMINARY**  
FOR REGULATORY REVIEW ONLY

**SUP PLAN SET**

**MUNICIPAL ENGINEERING  
SERVICES COMPANY, P.A.**



68 SHIPWASH DRIVE, GARNER, NC 27529 • PHONE: 919-772-5393  
820-B STATE FARM ROAD, BOONE, NC 28607 • PHONE: 828-262-1767  
LICENSE NUMBER: C-0281

SITE WORK DETAILS

SCALE: AS SHOWN

DATE: 10-17-22

DRWN. BY: EGT

CHKD. BY: AJC

PROJECT NUMBER

B22027

DRAWING NO. C-7

SHEET NO. 7 OF 7

## **Public Hearing Agenda - Staff Report**

**To: Mayor Charlie Sellers and the Blowing Rock Town Council**

**From: Shane Fox, Town Manager**

**Subject: USDA – intent to file application**

**Date: December 13, 2022**

### **Information:**

The Town of Blowing Rock intends on utilizing a low-interest federal USDA Loan to fund an upcoming project to upgrade the Town's water treatment plant and wastewater plant along with the replacement of the Town's Mayview sewer lift station. In accordance with federal requirements, the Town of Blowing Rock must hold a public meeting to discuss the upcoming project and to discuss the Town's Notice of Intent to file an application to the USDA.

### **Request:**

To hold a public hearing to allow for the public to speak for or against the Town of Blowing Rock's intentions to file an application for USDA funding for the upcoming water and wastewater plant upgrades along with the replacement of the Mayview lift station.

### **Attachments:**

McGill – PowerPoint Presentation

USDA – Notice of Intent – USDA requirements

USDA – Notice of Intent to File Application

USDA – Notice of Intent and Public Meeting Notice

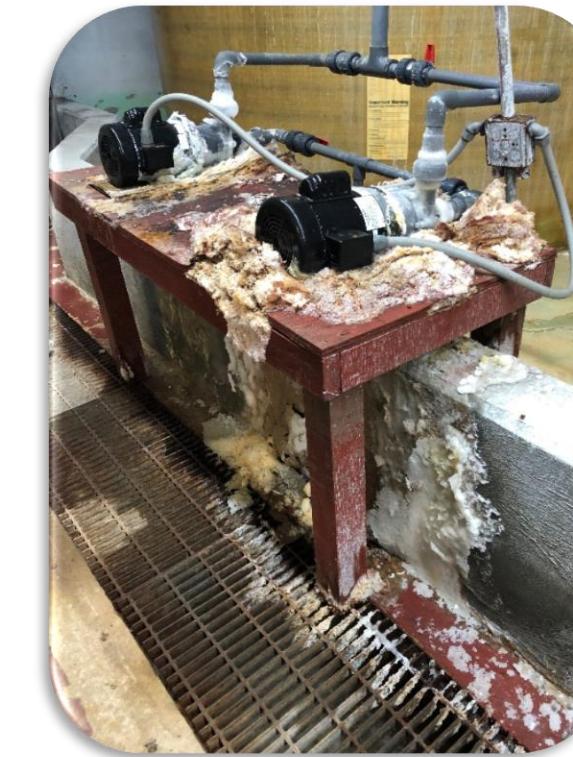
Watauga Democrat Ad #1 and #2

# Town of Blowing Rock WATER AND SEWER IMPROVEMENTS



# History

- Prior Water Treatment Plant upgrades
- Prior Wastewater Treatment Plant upgrades
- 2014 Bonds
- Main Street Water and Sewer Replacement Project
- Current needs





# Funding Opportunities

- Clean Water SRF/Drinking Water SRF
- ARPA
- USDA: terms, payback, interim financing





# Mayview Lift Station and Force Main

## Proposed Improvements:

- Replace lift station with new backup generator
- 760 ft of 6-inch ductile iron pipe force main replacement



# Water Treatment Plant

## Proposed Improvements:

- Replace Flocculators
- Replace High Service Pump and Valve
- Replace Finished Water Pump
- Replace and Relocate Turbidimeters
- Valve, Piping, and Bolt Replacement and Recoating
- Electrical Improvements
- SCADA Improvements



# Wastewater Treatment Plant

## Proposed Improvements:

- Replace bar screen
- Replace digester aeration system
- Rebuilding influent pump
- Operations building roof replacement
- Electrical Improvements
- SCADA Improvements





# Next Steps

1. Authorize Submitting application
2. Funding consideration by USDA
3. Funding award by USDA
4. Design
5. Permitting
6. Bidding
7. Obtain interim financing
8. Construction

Any questions?

Thank you!





## **PUBLIC INFORMATION REQUIREMENTS**

You are required as part of the application process to provide notice to the citizenry of your intent to apply for Federal funds through a published Notice of Intent. In addition, you are required to publish a notice and hold a public information meeting to allow the citizenry an opportunity to become acquainted with the proposed project. The notice must be published in a newspaper of general circulation in the service area at least 10 days prior to the date of the meeting. The applicant must also post a public notice at its principle office and notify Rural Development of the meeting. A sample notice is provided below.

You must submit an affidavit of publication and the minutes of the public meeting to Rural Development as part of your application.

### **SAMPLE NOTICE OF INTENT AND PUBLIC MEETING NOTICE**

The Organization's Name will file/has filed an application with the USDA Rural Development for financial assistance to develop Identified Project. A public meeting for comments will be held at Time on Date at Location to discuss the proposed project and to provide the opportunity for public comment.

## NOTICE OF INTENT AND PUBLIC MEETING NOTICE

The Town of Blowing Rock will file a Water and Sewer Improvements application with the USDA Rural Development for financial assistance regarding improvements at the water treatment plant, wastewater treatment plant, a section of force main in the wastewater collection system, and at the Mayview Lift Station. A public meeting for comments will be held at 6:00 p.m. on Tuesday, December 13, 2022, at Town Hall, 1036 Main St., Blowing Rock NC to discuss the proposed project and to provide the opportunity for public comment.

## NOTICE OF INTENT TO FILE APPLICATION

The **Town of Blowing Rock** intends to file a **Water and Sewer Improvements** application for federal financial assistance with the U. S. Department of Agriculture, Rural Development. The project includes **improvements at the water treatment plant, wastewater treatment plant, a section of force main in the wastewater collection system, and at the Mayview Lift Station.** Any comments regarding this application should be submitted to the **Town of Blowing Rock**.



## -Ad Proof-

**Date:** 11/28/2022  
**Account:** HCM105366  
**File#:**  
**Company Name:** TOWN OF BLOWING ROCK  
**Contact:** Accounts Payable  
**Address:** PO Box 47  
Blowing Rock, NC 286050047  
**Telephone:** 828-295-5200  
**Fax:** 828-295-5202

**Ad ID:** 129859  
**Start:** 11/30/2022  
**Stop:** 11/30/2022  
**Total Cost:** \$118.05  
**Columns Wide:** 1.00  
**# of Inserts:** 2  
**Ad Class:** 1010  
**Amount Due:** \$118.05

**Run Dates:** file a Water and Sewer Improvements

### Watauga Democrat

11-30-22

wataugademocrat.com

11-30-22

### NOTICE OF INTENT TO FILE APPLICATION

The Town of Blowing Rock intends to file a Water and Sewer Improvements application for federal financial assistance with the U. S. Department of Agriculture, Rural Development. The project includes improvements at the water treatment plant, wastewater treatment plant, a section of force main in the wastewater collection system, and at the Mayview Lift Station. Any comments regarding this application should be submitted to the Town of Blowing Rock.



HighCountryNC.com

*live the adventure*

All About

# WOMEN

## -Ad Proof-

**Date:** 11/28/2022  
**Account:** HCM105366  
**File#:**  
**Company Name:** TOWN OF BLOWING ROCK  
**Contact:** Accounts Payable  
**Address:** PO Box 47  
Blowing Rock, NC 286050047  
**Telephone:** 828-295-5200  
**Fax:** 828-295-5202

**Ad ID:** 129857  
**Start:** 11/30/2022  
**Stop:** 11/30/2022  
**Total Cost:** \$128.82  
**Columns Wide:** 1.00  
**# of Inserts:** 2  
**Ad Class:** 1010  
**Amount Due:** \$128.82

**Run Dates:** WILL FILE A WATER & SEWER IMPROVEMENTS

**Watauga Democrat**

11-30-22

[wataugademocrat.com](http://wataugademocrat.com)

11-30-22

### NOTICE OF INTENT AND PUBLIC MEETING NOTICE

The Town of Blowing Rock will file a Water and Sewer Improvements application with the USDA Rural Development for financial assistance regarding improvements at the water treatment plant, wastewater treatment plant, a section of force main in the wastewater collection system, and at the Mayview Lift Station. A public meeting for comments will be held at 6:00 p.m. on Tuesday, December 13, 2022, at Town Hall, 1036 Main St., Blowing Rock NC to discuss the proposed project and to provide the opportunity for public comment.

TO: Mayor Charlie Sellers and Blowing Rock Town Council  
FROM: Kevin Rothrock, Planning Director  
SUBJECT: Use Table Amendments – Duplexes and Accessory Apartments  
DATE: December 7, 2022

Single-family with an accessory apartment uses (SFA) are allowed in all residential zoning districts except R-15 and R-MH. They are allowed with the approval of a zoning permit in the residential districts. SFAs are also allowed in the non-residential zoning districts but with a Special Use Permit.

Duplex and other two-family uses are allowed in the multi-family residential zoning districts and non-residential zoning districts with a special use permit.

One and Two-Family construction in NC is exempt from regulation by local jurisdiction architectural design standards. However, duplex construction is still subject to other provisions of the Land Use Ordinance including landscaping, watershed, and storm water detention. In November, Council asked Planning Board to evaluate the use table and determine if it is appropriate to require only a zoning permit.

At the November meeting, the Planning Board recommended that SFAs and Duplex and Two-family uses be permitted through a zoning permit in the zoning districts where they are currently permitted through a special use permit process.

Definitions of these residential uses are shown below and the attached section of the use table is highlighted indicating the changes proposed. A draft ordinance is attached for Council review and consideration.

**Duplex.** A two-family residence other than a two-family conversion.

**Residence, Multi-Family.** A residential use consisting of two dwelling units located in separate buildings on the same lot or three or more dwelling units located in one or more buildings on the same lot.

**Residence, Single-Family.** A residential use consisting of a building containing one dwelling unit on a single lot.

**Residence, Single-Family with Accessory Apartment.** A residential use having the external appearance of a single-family residence, but in which there is located a second dwelling unit that comprises not more than twenty-five percent of the gross floor area of the building nor more than a total of 750 square feet.

**Residence, Two-Family.** A residential use consisting of two dwelling units within a single building on a single lot other than a single-family residence with accessory apartment. Two dwelling units that are connected only by structural components designed to form a passageway (e.g., a covered walkway) rather than a place of occupancy (e.g., porch or garage) shall not be regarded as a two-family residence.

**Townhouse.** A unit in a non-vertically attached, multi-unit complex where the owner of the unit owns in severalty both the unit (including the entire physical structure) and the land on which the unit rests. The common areas are owned by the unit owners' association.

**Two-Family Conversion.** A two-family residence resulting from the conversion of a single building containing at least 2000 square feet of gross floor area that was in existence on the effective date of this Chapter and that was originally designed, constructed and occupied as a single-family residence.

Uses Description	R-A	R-15	R-10S	R-10D	R-10M	R-6S	R-6M	R-MH	CB	TC	GB	OI	HMC	HSG	PGS
<b>1.000 Residential</b>															
<b>1.100 Single-family residences</b>															
<b>1.110</b> Other than mobile homes	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
<b>1.120</b> Manufactured homes								Z							
<b>1.130</b> Single family residence with accessory apartment	Z		Z	Z	Z	Z	Z		<b>SZ</b>	<b>SZ</b>	<b>SZ</b>	<b>SZ</b>	<b>SZ</b>		
<b>1.200 Two-family residences</b>															
<b>1.210</b> Duplex				<b>SZ</b>	<b>SZ</b>		<b>SZ</b>		<b>SZ</b>	<b>SZ</b>	<b>SZ</b>	<b>SZ</b>	Z		
<b>1.220</b> Two-family conversion				<b>SZ</b>	<b>SZ</b>		<b>SZ</b>		<b>SZ</b>	<b>SZ</b>	<b>SZ</b>	<b>SZ</b>	Z		
<b>1.230</b> Townhouses				<b>SZ</b>	<b>SZ</b>		<b>SZ</b>		<b>SZ</b>	<b>SZ</b>	<b>SZ</b>	<b>SZ</b>	<b>SZ</b>		

**AN ORDINANCE TO REVISE THE PERMITTING PROCESS FOR ACCESSORY APARTMENTS AND TWO-FAMILY USES IN THE PLANNING AND ZONING JURISDICTION OF THE TOWN OF BLOWING ROCK, NORTH CAROLINA**

WHEREAS, the Table of Permissible Uses in the Land Use Code specifies whether a particular use is allowed in each zoning district and if the use requires a zoning permit or special use permit in the Blowing Rock Town Limits and Extraterritorial Jurisdiction; and

WHEREAS, the Planning Board and Board of Commissioners agree that this ordinance amendment is consistent with Policy LC-3.4 of the 2014 Comprehensive Plan Update, which encourages the expansion of housing choices through allowing accessory apartments in association with single-family dwellings in appropriate zoning districts; and

WHEREAS, the Planning Board and Board of Commissioners agree that this ordinance amendment is consistent with Policy LC-3.5 of the 2014 Comprehensive Plan Update, which allows multi-family uses by right in additional base zoning districts to encourage greater housing diversity and lowers barriers to enter the housing market; and

WHEREAS, the expansion of housing options specifically supports policies in the 2014 Comprehensive Plan and helps to promote the health, safety, and general welfare of the citizens of the Town of Blowing Rock.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Blowing Rock, North Carolina, that:

Section 1. The Table of Permissible Uses in Section 16-10.1 of the Land Use Code of the Town of Blowing Rock is hereby amended to read as set forth herein.

Uses Description	R-A	R-15	R-10S	R-10D	R-10M	R-6S	R-6M	R-MH	CB	TC	GB	OI	HMC	HSG	PGS
<b>1.000 Residential</b>															
<b>1.100 Single-family residences</b>															
<b>1.110</b> Other than mobile homes	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
<b>1.120</b> Manufactured homes									Z						
<b>1.130</b> Single family residence with accessory apartment	Z		Z	Z	Z	Z	Z		SZ	SZ	SZ	SZ	SZ	SZ	
<b>1.200 Two-family residences</b>															
<b>1.210</b> Duplex				SZ	SZ		SZ		SZ	SZ	SZ	SZ	Z		
<b>1.220</b> Two-family conversion				SZ	SZ		SZ		SZ	SZ	SZ	SZ	Z		
<b>1.230</b> Townhouses				SZ	SZ		SZ		SZ	SZ	SZ	SZ	SZ	SZ	

Section 2. Severability; Conflict of Laws. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to that end, the provisions of this ordinance are declared to be severable. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 3. Effective Date. This ordinance shall be effective upon being signed by the Mayor and Town Clerk.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

TOWN OF BLOWING ROCK

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Charlie Sellers, Mayor

ATTEST:

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Hilari H. Hubner, Town Clerk



# Town of Blowing Rock

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

## MEMO

Date: December 7, 2022

To: Mayor Sellers and Town Council  
Cc: Shane Fox, Town Manager  
From: Nicole Norman, Finance Officer

RE: Surplus Equipment

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Pursuant to N.C.G.S. 160A-270(c), Town Council is authorized to sell personal property by electronic auction upon adoption of a resolution authorizing an appropriate town official to dispose of personal property belonging to the town by public auction. Resolution #2022-01 authorizes the Town Manager or his designee to sell the property via electronic auction on [www.GovDeals.com](http://www.GovDeals.com).

Items to be sold include a 1997 Chevrolet C8500 Leaf/Dump truck VIN# 1GBP7H1J0VJ105935 (62,210 miles) and a 2006 Freightliner Class M2 Garbage Truck VIN#1FVACXDJ46HW65098 (67,447 miles). These vehicles have been removed from service and can no longer be used by the Town and therefore we would like to sell them via GovDeals auction.

GovDeals will be compensated at 7.5% of the total gross sale price for the sale through auction proceeds. The Town signed a contract with GovDeals.com on July 10, 2007 for disposal of surplus items utilizing the electronic auction method.

Attachment: Resolution Declaring Surplus Property & Authorization Disposal  
(Resolution #2022-01)



# TOWN OF BLOWING ROCK

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

## RESOLUTION DECLARING SURPLUS PROPERTY & AUTHORIZING DISPOSAL (Resolution #2022-01)

**Whereas**, the Town of Blowing Rock has surplus property as listed below:

- 1997 Chevrolet C8500 Leaf/Dump truck VIN# 1GBP7H1J0VJ105935 (62,210 miles)
- 2006 Freightliner Class M2 Garbage Truck VIN#1FVACXDJ46HW65098 (67,447 miles)

**Whereas**, North Carolina General Statute 160A-270(c) allows the Town Council to authorize an appropriate town official to dispose of personal property belonging to the town electronically by public auction.

**Now, Therefore, Be It Resolved** that the Town Council of the Town of Blowing Rock declares surplus and authorizes the Town Manager or his designee to dispose of the above listed property via electronic auction on GovDeals - [www.govdeals.com](http://www.govdeals.com).

All sales will be processed through GovDeals and remitted to the Town net of auction fees. These items will be sold on an "as is" basis and all sales are final. The Town of Blowing Rock reserves the right to reject any and all bids.

Adopted by the Town Council of the Town of Blowing Rock this the 13<sup>th</sup> day of December, 2022.

ATTEST:

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Charlie Sellers  
Mayor

---

Hilari Hubner  
Town Clerk

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

## **Regular Agenda - Staff Report**

**To: Mayor Charlie Sellers and the Blowing Rock Town Council**

**From: Shane Fox, Town Manager**

**Subject: Laurel Drive Staff Report**

**Date: December 13, 2022**

### **Information:**

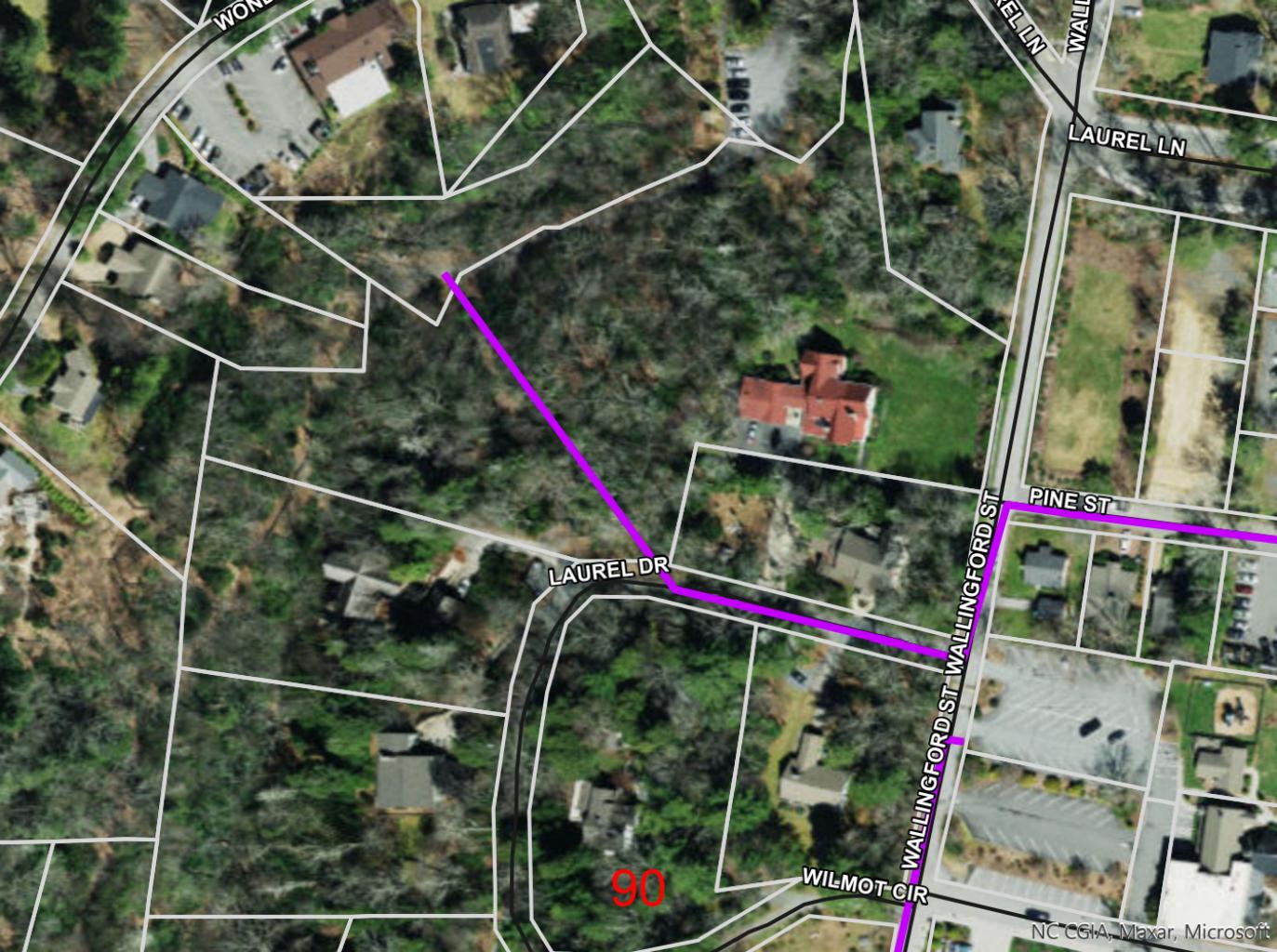
The Town of Blowing Rock currently owns and maintains a 6" pressure sewer line that extends from Pine Street to the Mayview Lift Station along Laurel Drive. The sewer line has fallen into a state of disrepair with over 8 occurrences of failures in the past several years. Replacement of the line has been included in the upcoming Mayview Lift Station Project. After the most recent failure it was determined that the timeline for replacement of the line was immediate. The USDA process will more than likely take upwards of a year or longer to complete and staff would like to move forward with the replacement as soon as possible. Staff has worked with McGill and has obtained a quote from Iron Mountain Construction to replace the line for \$58,070. The repair would take place within the next month and would not have any negative impacts on the overall Mayview Lift Station Project. The monies for the replacement would be sourced from unspent sewer monies related to the 2014 Bond Issuance and the upgrading of sewer lines along highway 321, that resulted in a favorable budget outcome. No monies would be spent from fund balance to cover the cost of this project.

### **Request:**

To replace the approx. 500ft. of pressure sewer line that extends from Pine St. to Mayview and utilize existing authorized but unspent monies that occurred due to a favorable budget outcome for funding.

### **Attachments:**

- Map – Laurel Drive
- Iron Mountain Construction quote
- Budget Amendment 2022-16



90



November 1, 2022

Att: Matt Blackburn, Public Works Director  
Town of Blowing Rock

From: Sam Icenhour  
President

Quote for: Mayview Force main Replacement

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Item	Quantity	Unit Price	Total
1. Mobilization	lump sum	1200.00	1200.00
2. 6" C-900 Force main	500 lf	81.00	40,500.00
3. 6" MJ Fittings	6 each	375.00	2250.00
4. Testing	lump sum	600.00	600.00
5. Asphalt repair	140 lf	30.00	4200.00
6. Gravel repair	360 lf	12.00	4320.00
7. Tie into existing line	2 each	2500.00	5000.00
8. Rock if encountered	cubic yard	150.00	
Total:			\$58,070.00

**2022-2023  
Budget Amendment Ordinance 2022-16**

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, 2023:

**Section 1. To amend the Water/Sewer Capital Projects 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>
50-91-5000-577	Mayview Force main Replacement Project	\$ -	\$ -	\$ 58,070	\$ 58,070
50-91-5000-576	Sewer Interceptor (Hwy 321)	\$ 406,450	\$ 58,070	\$ -	\$ 348,380

This will result in a net increase of \$0 in the appropriations of the Water/Sewer Capital Projects 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>
	\$ -	\$ -	\$ -	\$ -

**Section 2. 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 13th day of December, 2022.

Attested by:

Charles Sellers, Mayor

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Hilari Hubner, Town Clerk