



**AGENDA**  
**Regular Town Council**  
**Tuesday, July 9, 2019**  
**Council Chambers 4:00 PM**

	Page
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
3. INVOCATION	
4. PLEDGE OF ALLEGIANCE	
5. EAGLE SCOUT PROCLAMATIONS	
5.1. <a href="#">Charles V. McCormick Eagle Scout</a> <a href="#">Michael Holloman Eagle Proclamation</a> <a href="#">Mercer Ledford Eagle Proclamation</a>	5 - 9
6. PUBLIC COMMENT	
7. PUBLIC HEARING	
7.1. Shane Park Rezoning Request continued from June 11, 2019	
8. CONSENT AGENDA	
8.1. Consideration to Adopt Council Minutes: May 7, 2019 & June 11, 2019 regular meeting minutes <a href="#">Regular Council - 07 May 2019 - Minutes - Pdf</a> <a href="#">Regular Council - 11 Jun 2019 - Minutes - Pdf</a>	11 - 29
8.2. Tax Release & Refund <a href="#">Output Document (Staff Report - 0155) - Pdf</a>	31 - 33
9. NEW BUSINESS	
9.1. NCRWA Drinking Water Award <a href="#">Output Document (Staff Report - 0150) - Pdf</a> <a href="#">Town of Beech Mountain Wins Second Place Water Award</a>	35 - 37
9.2. Town Hall meeting- discuss a date and time for scheduling	
9.3. Town Manager's request to consider changing October 8, 2019 to October 1 or October 7, as Town Council's regularly scheduled meeting date for October	
9.4. Clubhouse Road <a href="#">Output Document (Staff Report - 0124) - Pdf</a> <a href="#">Beech Mountain - Speed Limit Ordinance Amendment - Clubhouse Road</a>	39 - 42
9.5. Reduce Speed Limit - Oz area	43 - 46

[Output Document \(Staff Report - 0143\) - Pdf](#)  
[Beech Mountain - Speed Limit Ordinance Amendment - Oz Road](#)

10. OLD BUSINESS

- 10.1. Lake Coffey building and site project presented by Jay Johnson, Withers & Ravenel & Chrissy Burton, Fisher Architects 47 - 52

[Output Document \(Staff Report - 0149\) - Pdf](#)

- 10.2. Zoning Text Amendment 53 - 61

Town staff is requesting a conventional rezoning, which would be a consistent zoning with the Buckeye Lake Recreation Area and other Town owned properties. As indicated in Table 1, the development of the property as a park would be a permitted use in both the R-1 zoning district, as well as the PS/C zoning district. Town staff is also seeking to amend the zoning ordinance and permitted use table in a separate action, which would allow tent camping as a permitted use in the PS/C zoning district. Staff finds that the proposed rezoning and development is generally consistent with the Town's Comprehensive Plan. Specifically, staff finds the proposal consistent with LU.G4 Prioritize Recreational Land Use and LU.G4.P2 Acquire Land for Recreational Purposes. The proposal is also found to be consistent with Policy R.G2.P1 Strive to offer the best [recreational] programming and activities that are fun, safe, fulfilling, and rewarding.

Town staff is requesting text amendments to the zoning ordinance to establish a Public Service/Camping District. These amendments would allow the Shane Park Property to be developed as a park and to include a campground amenity. Staff finds that the proposed text amendments and development are generally consistent with the Town's Comprehensive Plan. Specifically, staff finds the proposal consistent with LU.G4 Prioritize Recreational Land Use and LU.G4.P2 Acquire Land for Recreational Purposes. The proposal is also found to be consistent with Policy R.G2.P1 Strive to offer the best [recreational] programming and activities that are fun, safe, fulfilling, and rewarding.

[Output Document \(Staff Report - 0153\) - Pdf](#)

- 10.3. Shane Park Property Rezoning 63 - 68

[Output Document \(Staff Report - 0154\) - Pdf](#)

- 10.4. Water Loss Report and Water Update 69 - 76

[Output Document \(Staff Report - 0151\) - Pdf](#)

11. TOWN MANAGER AND STAFF REPORTS

- 11.1. Police Department Monthly Report 77 - 79

[Output Document \(Staff Report - 0144\) - Pdf](#)

- 11.2. Fire Department Monthly Report 81 - 82

[Monthly Report - Pdf](#)

- 11.3. TDA Report July 2019 83 - 85

[Output Document \(Staff Report - 0145\) - Pdf](#)

- 11.4. Public Works June 2019 Report 87 - 91

[Output Document \(Staff Report - 0147\) - Pdf](#)

- 11.5. June Recreation Report 93 - 96

[Output Document \(Staff Report - 0148\) - Pdf](#)

11.6. Planning and Inspection Monthly Report 2019-06  
[Output Document \(Staff Report - 0152\) - Pdf](#)

97 - 99

12. TOWN COUNCIL COMMENTS
13. CITIZENS' AGENDA COMMENTS
14. ADJOURNMENT





**Proclamation  
Conferring the Rank of Eagle  
Charles V. McCormick**

**Whereas**, Charles has been on the trail to Eagle earning the ranks of Scout, Tenderfoot, Second Class, First Class, Star, Life and finally Eagle,

**Whereas**, He earned the 13 required merit badges and eight elective merit badges, served in the troop leadership and Senior Patrol leader for a total of 16 months,

**Whereas**, He spent at least 16 hours and more on service projects, not including the many hours spent on his Eagle Scout Service Project,

**Whereas**, in all he has completed at least 325 requirements,

**Whereas**, Charles constructed an Overlook Trail Bridge and Steps in September 2018 to facilitate hiker safety and provide trail improvements,

**Whereas**, the Eagle project is an opportunity for the Scout to plan, organize, construct and carryout a project that develops leadership skills necessary for continuing as a productive citizen and life time community volunteer,

**NOW THEREFORE, BE IT RESOLVED** that Charles V. McCormick has preserved the character of Beech Mountain. In keeping with the time-honored tradition of recognizing and honoring those who have the best interest of Beech Mountain at heart, the Town of Beech Mountain does hereby extend its gratitude to Charles V. McCormick for service and contributions to this mountain community.

Signed this date:  
July 6th, 2019

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Renee D. Castiglione, Mayor



ATTEST: \_\_\_\_\_  
Tamara Mercer, Town Clerk





**Proclamation  
Conferring the Rank of Eagle  
Michael H. Holloman**

**Whereas**, Michael has been on the trail to Eagle earning the ranks of Scout, Tenderfoot, Second Class, First Class, Star, Life and finally Eagle,

**Whereas**, He earned the 13 required merit badges and eight elective merit badges, served in the troop leadership and Senior Patrol leader for a total of 16 months,

**Whereas**, He spent at least 16 hours and more on service projects, not including the many hours spent on his Eagle Scout Service Project,

**Whereas**, in all he has completed at least 325 requirements,

**Whereas**, Michael constructed the Sled Hill Safety Fence in September 2018 to separate participants and observers for a safer sledding experience,

**Whereas**, the Eagle project is an opportunity for the Scout to plan, organize, construct and carryout a project that develops leadership skills necessary for continuing as a productive citizen and life time community volunteer,

**NOW THEREFORE, BE IT RESOLVED** that Michael H. Holloman has preserved the character of Beech Mountain. In keeping with the time-honored tradition of recognizing and honoring those who have the best interest of Beech Mountain at heart, the Town of Beech Mountain does hereby extend its gratitude to Michael H. Holloman for service and contributions to this mountain community.

Signed this date:  
July 6th, 2019

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Renee D. Castiglione, Mayor



ATTEST: \_\_\_\_\_  
Tamara Mercer, Town Clerk





**Proclamation  
Conferring the Rank of Eagle  
Mercer M. Ledford**

**Whereas**, Mercer has been on the trail to Eagle earning the ranks of Scout, Tenderfoot, Second Class, First Class, Star, Life and finally Eagle,

**Whereas**, He earned the 13 required merit badges and eight elective merit badges, served in the troop leadership and Senior Patrol leader for a total of 16 months,

**Whereas**, He spent at least 16 hours and more on service projects, not including the many hours spent on his Eagle Scout Service Project,

**Whereas**, in all he has completed at least 325 requirements,

**Whereas**, Mercer constructed an Overlook Trail Bridge and Steps in September 2018 to facilitate hiker safety and provide trail improvements,

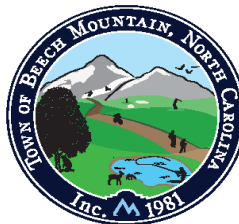
**Whereas**, the Eagle project is an opportunity for the Scout to plan, organize, construct and carryout a project that develops leadership skills necessary for continuing as a productive citizen and life time community volunteer,

**NOW THEREFORE, BE IT RESOLVED** that Mercer M. Ledford has preserved the character of Beech Mountain. In keeping with the time-honored tradition of recognizing and honoring those who have the best interest of Beech Mountain at heart, the Town of Beech Mountain does hereby extend its gratitude to Mercer M. Ledford for service and contributions to this mountain community.

Signed this date:  
July 6th, 2019

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Renee D. Castiglione, Mayor



ATTEST: \_\_\_\_\_  
Tamara Mercer, Town Clerk





# MINUTES

## Regular Council Meeting

3:00 PM - Tuesday, May 7, 2019  
Council Chambers

The Regular Council of the Town of Beech Mountain was called to order on Tuesday, May 7, 2019, at 3:00 PM, in the Council Chambers, with the following members present:

**COUNCIL PRESENT:** Mayor Renee Castiglione  
Vice-Mayor Barry Kaufman  
Councilman Carl Marquardt  
Councilman Weidner Abernethy  
Councilman Wendel Sauer

**COUNCIL EXCUSED:**

**STAFF PRESENT:** Town Manager Tim Holloman  
Attorney Stacy Eggers, IV  
Director of Special Projects Riley Hatch  
Public Utilities Superintendent Daniel Davis  
Building Inspector John Merritt  
Director of Tourism and Economic Development Kate Gavenus  
Public Works Superintendent Matthew Clawson  
Town Planner Preston Yates  
Fire Chief Robert Pudney  
Director of Infrastructure Robert Heaton  
Parks and Rec Director Sean Royall  
Finance Officer Steve Smith  
Chief of Police Tim Barnett  
Police Captain Renee Carpenter

1. **CALL TO ORDER**
2. **CLOSED SESSION - PURSUANT TO NC GS 143-318.11 (A)(3) (A) (6) ATTORNEY CLIENT MATTERS AND PERSONNEL**
  - 2.1. Mayor Castiglione called the meeting to order and asked for a motion to move to closed session for Attorney/Client matters and Personnel, §G.S. 143-318.11 (A) (3) (6).

**Motion**

Wendel Sauer made a motion to move to closed session and Weidner Abernethy seconded the motion. CARRIED. unanimously.

### **3. ADOPTION OF AGENDA**

- 3.1. Agenda Update: Mayor Castiglione noted that the agenda changes to be made, where for the Recreation Committee member appointment, which was listed under Consent Agenda, and would be moved to Old Business. This was for a nomination discussion for that Committee and for a Board of Adjustment member nomination.

#### **Motion**

Wendel Sauer made a motion to accept the updated agenda and Weidner Abernethy seconded the motion. CARRIED. unanimously.

### **4. INVOCATION BY CHIEF TIM BARNETT**

### **5. PLEDGE OF ALLEGIANCE**

### **6. PUBLIC COMMENT**

- 6.1. Kelly Melang of 1032 Charter Hills Road reported three bear trash areas that she witnessed at 208 Dogwood Lane, 1070 Charter Hills Road and 238 Greenbriar Road.

### **7. CONSENT AGENDA**

- 7.1. Adoption of Minutes: February 25, 2019 Special meeting & April 9, 2019 Regular meeting minutes
- 7.2. General Statute Unpaid Taxes and Order to Advertise

#### **Motion**

Weidner Abernethy made a motion to accept the consent agenda and Wendel Sauer seconded the motion. CARRIED. unanimously.

### **8. OLD BUSINESS**

- 8.1. Recreation Committee member and Board of Adjustment member resignations and new member appointments.

Mayor Castiglione stated Mr. Peter Fabri resigned from the Recreation Committee and Mr. Lee Wittmann resigned from the Board of Adjustment, therefore a nomination of Carol Beckmann is to be considered for the Recreation Committee, and she asked for Council to consider Jennifer Lavrack to be nominated onto the Board of Adjustment. Since Jennifer Lavrack served as the first alternate on the Board of Adjustment, the Council may consider appointing Judy Elliot in the first alternate position on the Board of Adjustment.

#### **Motion**

Wendel Sauer made a motion to nominate Carol Beckman to the vacant term on the Recreation Committee and Weidner Abernethy seconded the motion. CARRIED. unanimously.

**Motion**

Barry Kaufman made a motion to appoint Jennifer Lavrack to the vacant Board of Adjustment position and Carl Marquardt seconded the motion. CARRIED. unanimously.

**Motion**

Wendel Sauer made a motion to appoint Judy Elliot to first alternate position on the Board of Adjustment and Barry Kaufman seconded the motion. CARRIED. unanimously.

- 8.2. Golf Cart Ordinance proposed amendment version I and version II were submitted for consideration

**Motion**

Weidner Abernethy made a motion to consider the proposed amended first version submission of the Golf Cart Ordinance and Carl Marquardt seconded the motion. CARRIED. unanimously.

- 8.3. Golf Cart Ordinance proposed language and the version up for discussion was clarified by Attorney Eggers and further discussion of the safety features to be included in the proposal, allowance of usage and the dates of operation ensued.

**Motion**

Carl Marquardt made a motion to consider discussion to accept the Golf Cart Ordinance proposed alternate version noted as II, beginning with page 27 and Weidner Abernethy seconded the motion. CARRIED. unanimously.

- 8.4. Councilman Marquardt stated that he was in favor of the proposed amended language which included the added safety restrictions. He did not believe any vehicles currently met the new safety requirements but a genuine need for alternative transportation might be warranted by the residents of Beech Mountain, so this ordinance addressed that need.

Councilman Sauer noted he was not in favor of the proposal and he disputed the results of the survey and the percentage results in favor by the respondents of the survey. He believed the respondents that were in favor of the ordinance was a lower percentage, about 52% who were in favor of the golf cart usage which is actually not 65%, also in the survey, people were more in favor of bicycles than golf carts.

Vice Mayor Kaufman noted he would consider it with added safety language.

Councilman Marquardt added that if people wished to come into compliance with the proposed ordinance, this was what he was in favor of, but there should not be any confusion as to when the effective date for compliance will be adopted. Mr. Holloman requested that Council also consider including the costs and fines adopted into the Town's Fee Schedule, if the ordinance should pass.

Mayor Castiglione stated she was extremely concerned for the safety of the passengers in the golf carts and is not in favor of the ordinance as the mountain, and its roadways are incompatible with golf carts and UTV vehicles together with motor vehicles. Mayor Castiglione produced her research from the Insurance Institute for Highway Safety Reports and stated that the Institute released data which showed that golf carts are designed for operation on a golf course only. The crash test results from accidents with motor vehicles are life threatening or result in death for passengers in a golf cart after which she called for a vote on the matter.

There was further discussion and it was decided that the effective date would be effective immediately for compliance with the seat belts, lights, horn, and no rear-facing passengers are allowed, and no UTV vehicle are allowed to use the streets and roadways, except for Chestnut Way, Grassy Gap Loop, Lakeledge Road, and Lake Road as that section of the ordinance previously adopted will remain unchanged.

#### **Motion**

Carl Marquardt made a motion to approve the amended language to Golf Cart Ordinance allowing golf cart usage on the mountain as listed with the added safety requirements and restrictions and Weidner Abernethy seconded the motion. CARRIED. 3-2 (opposed: Renee Castiglione and Wendel Sauer).

#### **Motion**

Carl Marquardt made a motion to change and update the fee schedule from \$25 to \$75 per cart or \$500 for a fleet of carts and Wendel Sauer seconded the motion. CARRIED. unanimously.

#### **8.5. Question and Answer period:**

Several citizens asked questions and Chief Barnett and Council reviewed the procedures and answered various questions called out from the audience for golf cart usage and compliance as specified in the new ordinance.

### **9. NEW BUSINESS**

#### **9.1. Request for Public Hearing for Rezoning and Zoning Text Amendment for Shane Outpost Park**

#### **Motion**

Wendel Sauer made a motion to set a Public Hearing date for June 11, 2019 to consider the Shane Outpost Park rezoning and text amendment and Barry Kaufman seconded the motion. CARRIED. unanimously.

**9.2.** Public Hearing for Town of Beech Mountain FY: 2019-2020 Annual Budget

**Motion**

Barry Kaufman made a motion to open the Public Hearing for the FY: 2019-2020 Annual Budget Wendel Sauer seconded the motion. CARRIED. unanimously.

**9.3.** Mayor Castiglione opened the public hearing for the proposed FY: 2019-2020 Annual Budget and she recognized Town Manager, Tim Holloman to present the proposed Annual Budget.

Mr. Holloman reviewed the Staff's timeline for budget work sessions held by the Town Department Heads, Town Council including the consultant reports submitted to Council. He pointed out the proposed changes to the Tourism Development Authority Director position and Visitor's Center Assistant position. The Marketing Budget reduction was related to economic development issues.

He reviewed the General Fund balances and revenues including the Public Works Utility and Sanitation Department funds as well as pointing out the E-911 fund. The proposed tax rate for fiscal year 2019-2020 is \$.732 per \$100 of valuation which is unchanged from the previous four fiscal years. This rate is based on a tax valuation of \$545,991,320 and a 97% tax collection rate.

The total General Fund expenditures are projected to be \$7,067,051 resulting in a decrease of approximately 8.7% less than last FY 2018-19 amended budget. Each department has worked to maintain or reduce spending for this fiscal year and only necessary capital outlay items are being requested in the 2019-2020 budget.

Mr. Holloman noted his concerns with some of the accounting practices of budgeting including the local sales tax revenues for next year and transferring \$500,000 and reduce the revenue balance by that \$500,000 and to rectify that with the reserves, to which the Mayor concurred.

Mr. Holloman continued and explained that the public safety building project is scheduled to be built on the parcel of land which was purchased by Town Council for the future public safety site and although it is a future capital project we will not begin this construction this year. He mentioned the funding balance and future reserves for the Watauga Water Intake Project and the planned alternate water sources and how the Town would fund those capital improvements as well as reviewing the Shane Outpost Park project and the grants and fundraisers planned for the public park. The new Public Works building has a committed reserve of \$400,000 and the Town begins construction on that facility this year.

There was a question and answer period regarding the Shane Outpost Park project and grants which may or may not be awarded. Mr. Heaton also answered questions regarding the well at Buckeye Creek and Shane Park. He noted the tax base and collection rate, fines and penalties, expected revenues, and he also discussed Administration, the facility building and maintenance projects funding. The landscaping budget was discussed, the hill stabilization and landing zone approach at Buckeye Lake and the streetscape projects, followed by a discussion of the health insurance plan and insurance costs. Town Hall and building improvements listed in the budget were discussed. Lake Coffey improvements were noted such as the building and bathrooms and future plans to address the layout and design were discussed.

There was discussion regarding the Tourism Development Authority restructuring and positions and Mr. Holloman said he suggests perhaps the Mayor and a council member could work with a few members of the TDA to work on those changes. Mr. Holloman said he would follow-up with a meeting schedule.

The discussion then turned to the Police Department and personnel, equipment and training programs. Council complimented Chief Barnett on the note explanations in the proposed budget. The portable information sign is included in the Police Department budget and will be moved where and when it is needed to inform the public regarding issues and events. The Fire Department and budget was reviewed. Special projects, trucks, equipment and building inspections were noted, as well as the Staff Development budget including line items such as contracted services, gas and fuel, and GIS specialty items. Mr. Steve Smith, Finance Officer, explained the billing process for vehicles and equipment services and how the invoices were accounted for in the budget.

Mr. Robert Heaton, Director of Infrastructure, answered Council's questions regarding the Public Works Department, equipment, staffing, staff development and the mowing program. The road paving policy was touched upon along with road maintenance, stabilization and gravel roads wherein Mr. Heaton explained the procedure for grading, filling and repairing of the roads. Mr. Preston Yates, Town Planner explained the planning and inspections of property which Council asked for clarification of the Planning Department line items.

Mr. Daniel Davis, Public Utilities Superintendent clarified and answered questions by Council regarding the water and intake supplemental water sources and projects planned. The Convenience Center and the procedures, cameras, fees and fines and general problems facing the Sanitation Department at the recycle center was discussed. Mr. Holloman concluded the Budget review and asked Council to submit any requests and/or changes to Staff before the next Budget Workshop scheduled for May 24, 2019 at 2:00 p.m.

The revised Budget is available electronically on the Town's website at <https://townofbeechmountain.com/finance/> and a hard copy is available in the Clerk's Office and at the reception area in Town Hall. Vice Mayor Kaufman

requested that worker's compensation claims be listed out separately and for the department heads to remain within their individual budgets.

**9.4. Public Hearing FY:2019-2020 Annual Budget**

Ms. Sandy Carr, TDA board member addressed the potential change planned by Council which was not included in the TDA Board's approved March 5, 2019 Retreat. Ms. Carr said the TDA Board agreed to commit \$50,000 to the Shane Outpost Park under their proposed budget but due to the substantial restructuring of the TDA as proposed by Council, which includes cutting the TDA Executive Director position and its funding; Ms. Carr said four of the five-member board will consider a change to the promised funding to Shane Park. The previously budgeted Director's salary and benefits are proposed to be eliminated and the funding cuts would have a negative, \$55,494 deficit to the TDA budget. Ms. Carr said, that this item is placed on the TDA's agenda for May 8, 2019 to discuss rescinding the \$50,000 commitment to Shane Park. She added that this was due to the Board's fiduciary responsibility to solvency of the TDA. The TDA budget has collected \$370,830, which is a 75% increase under the TDA Executive Director, Ms. Carr continued to review the successes under the program and current Director and wished to work closer with Council to address the budget changes.

Ms. Carr announced the upcoming event sponsored by the TDA and Parks and Recreation, In Cold Mud- Mud Run on May 18, 2019, a fundraiser for Shane Outpost Park. Councilman Marquardt questioned Ms. Carr's statement that the increase was only due to the Executive Director, as he said the occupancy tax collection increases are a result of the various boards and Town programs.

Ms. Phyllis Winter, Chairman of the TDA noted that the TDA meeting was May 8, 2019, to which Mayor Castiglione added that Councilman Marquardt and herself would schedule a meeting with the TDA Chairman and Co-chairman.

Mr. Urs Gsteiger stated he was concerned with the Town's infrastructure problems. He was concerned that no senior Beech Mountain Staff live on the mountain or pay taxes and was concerned with the rising employee salary and benefits' costs. Mr. Gsteiger said raises and employee benefits should be controlled, and employees should pay more for their health insurance coverage costs.

Mr. Gsteiger said he has not seen a 5- or 10-year road paving plan and was concerned with the condition of the roads. The \$180,000 budgeted for paving is backwards for planning. The allocation of the local sales tax also concerned Mr. Gsteiger as well as the un-funded water intake project at Watauga, he suggested in order to address those issues, the Town must save money in other areas, to which Mayor Castiglione stated that Mr. Gsteiger was not present when the 5-year roadway plan was discussed.

Councilman Abernethy said he agreed with Mr. Gsteiger that the employees need to pay more for their health insurance to which Councilman

Marquardt agreed that 50% should be paid by the employee and can gradually increase. There was further discussion as to the method of incrementally increasing the employee costs. Mayor Castiglione asked for a consensus of opinion on raising the employees' portion of the coverage costs and to move onto the next item.

### **Motion**

Wendel Sauer made a motion to close the public hearing and Weidner Abernethy seconded the motion. CARRIED. unanimously.

## **10. TOWN MANAGER AND STAFF REPORTS**

- 10.1.** Mr. Holloman submitted the department reports and said that Mr. Davis would update Council on the Buckeye Lake dam repairs.

Mr. Davis said construction completion was expected to occur the second week of May as the operation has been successful so far. Mr. Holloman noted that the grass was to be seeded at the Buckeye Recreation Landing approach and that project would then be completed. The final stages of the design for the Public Works building will soon be bid out and Mr. Riley stated the streetscape project needed certification from NCDOT and then that project would begin after permitting.

On July 31st the Town and Parks and Rec is holding another Shane Outpost Park Fundraiser. He updated Council on garbage cans/bins and the educational program for bear proofing and garbage issues. The Planning Commission Chairman, Pete Chamberlain stated the Comprehensive Plan is almost completed and will be presented to Council.

- 10.2.** Police Department Activity Report
- 10.3.** Fire Department Monthly Report
- 10.4.** Parks and Recreation Report
- 10.5.** Department of Infrastructure Reports
- 10.6.** Planning and Inspections Report 2019-04
- 10.7.** TDA Report May 2019

## **11. TOWN COUNCIL COMMENTS**

- 11.1.** Councilman Sauer cautioned citizens to be careful of the safety of children with the new golf cart ordinance. Councilman Marquardt was disappointed with issues on the TDA Board and with the employee participation level in the Town's 401 K, and he asked for departments to increase participation to which Mayor Castiglione agreed that the 401 K benefits should be taken advantage. She thanked the Chamber of Commerce for sponsoring a great 'trash day' as 45 miles of roadway were cleaned of trash!

## **12. CITIZENS' AGENDA COMMENTS -NONE**

**13. ADJOURNMENT**

**13.1.** There being no further business, Mayor Castiglione requested a motion to adjourn.

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Town Clerk

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Mayor, Town of Beech Mountain

Please note: The absence of Town Clerk, Tamara Mercer was excused prior to the adopted scheduled meeting.





# MINUTES

## Regular Council Meeting

3:00 PM - Tuesday, June 11, 2019  
Council Chambers

The Regular Council of the Town of Beech Mountain was called to order on Tuesday, June 11, 2019, at 3:00 PM, in the Council Chambers, with the following members present:

**COUNCIL PRESENT:** Mayor Renee Castiglione  
Vice-Mayor Barry Kaufman  
Councilman Carl Marquardt  
Councilman Weidner Abernethy  
Councilman Wendel Sauer

**COUNCIL EXCUSED:**

**STAFF PRESENT:** Town Manager Tim Holloman  
Attorney Stacy Eggers, IV  
Town Clerk Tamara Mercer  
Director of Infrastructure Robert Heaton  
Public Utilities Superintendent Daniel Davis  
Public Works Superintendent Matthew Clawson  
Director of Special Projects Riley Hatch  
Chief of Police Tim Barnett  
Police Captain Renee Carpenter  
Town Planner Preston Yates  
Director of Tourism and Economic Development Kate Gavenus  
Fire Chief Robert Pudney  
Building Inspector John Merritt  
Finance Officer Steve Smith  
Assistant Parks and Rec Director Kate Prisco  
Parks and Rec Director Sean Royall

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
  - 2.1. Amended Agenda

**Motion**

Wendel Sauer made a motion to accept the amended agenda and Weidner

Abernethy seconded the motion. CARRIED. unanimously.

**3. INVOCATION**

**4. PLEDGE OF ALLEGIANCE**

**5. PUBLIC COMMENT**

- 5.1. Mr. Wilson King of 407 Beech Mountain Parkway presented a history of recent Beech Mountain citizens we lost. Mr. Pete Chamberlain and family lost Shirley Chamberlain in April, she was a great lady.

In the 1960s, Mr. Hobert Watson became the acting Chief of Police, and Hobert took part in all events on Beech Mountain. Mr. King recounted how members of the community became the police department since everyone helped each other as a community. He gave examples and stories of the members of the community helping each other as this is a place where the police are friends who help the elderly and watch your dog. Beech Mountain began community policing before the rest of the country followed this trend. He remembered Ms. Jewel Watson and Hobert giving to the mountain various supplies and of course, support.

- 5.2. Mr. Mark Brown of 110 Sweetwater Drive, said he was concerned with the McCormick Peatross property donation, as the parcel abuts his property on Sweetwater Drive. Mr. Brown said he has lived there for 19 years. The aerial photograph shows the surrounding woods and refuge area. Mr. Brown stated that the proposed parcel acceptance and future use by the Town, should be for the highest and best use. The land should be preserved to keep the character of neighborhood. Mr. Brown requested notice if the property is to be used for something else.

- 5.3. Mr. Jimmy Accardi of 402 Beech Mountain Parkway and TDA Vice chairman presented the TDA report and noted that there has been a tremendous increase in website traffic, social media such as Ski Southeast and coverage for Land of Oz utilizing Pineapple marketing. The occupancy tax revenue has increased 5.6 % from visitor related revenue as posted from the State Governor's Office.

**6. PUBLIC HEARING**

- 6.1. FY:2019-2020 Annual Budget

**Motion**

Barry Kaufman made a motion to open the Public Hearing regarding the FY: 2019-2020 Annual Budget and Wendel Sauer seconded the motion. CARRIED. unanimously.

- 6.2.

Mr. Urs Gsteiger of 124 Raven road said the proposed policy is a compromise of a fair and good budget moving in the direction which the Town needs to move, however he has issues and concerns. Mr. Gsteiger was concerned with the continuing growth of the police budget and staff salaries.

He said some of the increases were due to the mandatory State Firefighter Retirement Fund, but there has been a dramatic increase in the Parks and Recreation Department which has an 18% increase.

As to Staff salaries, Mr. Gsteiger suggested bonuses rather than raises, as he was concerned that COLA (Cost of Living Adjustment) and merit increases were too high for personnel costs. He said bonuses, not raises should be directed towards outstanding employees only. His concern was a need to focus on services and infrastructure.

Mayor Castiglione requested any others to speak on the Public Hearing for the Annual Budget. All those being heard, she requested a motion to close the hearing.

### **Motion**

Wendel Sauer made a motion to close the Public Hearing for the Annual Budget and Barry Kaufman seconded the motion. CARRIED. unanimously.

- 6.3. Shane Outpost Park Rezoning Request and text amendment for Conditional Use for camp sites- Staff requests a continuation to the July 9, 2019 regular Council meeting

### **Motion**

Wendel Sauer made a motion to open the discussion for the Shane Outpost Park rezoning and Barry Kaufman seconded the motion. CARRIED. unanimously.

- 6.4. Planning Director, Preston Yates stated that the Staff has reworked the plan for Shane Park and wishes to restructure the request for rezoning; therefore, Staff requests to continue the case and to address the rezoning in a further comprehensive manner next month to a date certain of July 9, 2019.

Councilman Marquardt suggested Staff also address the flooding on the subject site. There was flooding this past weekend and there needs to be new ways to consider it. Parks and Recreation Director, Sean Royal spoke to Council, and said the orientation and location of the proposed bathroom area is not foreseen to flood. Mr. Marquardt restated his concern that we plan for the flooding and he asked if the parcel is viable for a stage and theater with electricity, to which Mr. Holloman noted that the planned Amphitheatre is located on the current town property.

There was further discussion of the locations of the pump house, water feature, the areas noted by Councilman Marquardt and the re-combination of the site plan.

### **Motion**

Barry Kaufman made a motion to continue the Public Hearing for the property located at the Shane Outpost Park, as noted on the submitted GIS map, to the

July 9, 2019 regular Council meeting and Wendel Sauer seconded the motion. CARRIED. unanimously.

## **7. CONSENT AGENDA**

- 7.1. Adoption of Minutes- April 17, 2019 FY:2019-2020 Budget Retreat meeting and May 24, 2019 FY:2019-2020 Budget Retreat meeting and May 7, 2019 Closed Session minutes and May 28, 2019 Special called meeting
- 7.2. July 2014-June 2017 Capital Project Ordinance
- 7.3. Golf Cart amendment for Clubhouse Road
- 7.4. Land Donation to Town of Beech Mountain- McCormick/ Peatross parcel approx. 17 acres
- 7.5. Land Donation to Town of Beech Mountain- Taylor parcel
- 7.6. Board of Adjustment Meeting Time Change from 6:00 p.m. to 4:00 p.m. as per request of the Board of Adjustment
- 7.7. Budget Amendment #2019-13- Finance Officer's final account fund adjustments for year-end purposes FY:2018-2019

Councilman Marquardt asked if the speed limit was lowered on the roads to which Mr. Holloman answered that the Police Department was making that request in July.

Councilman Abernethy inquired into the 17-acre McCormick Peatross land donation and asked why the parties asked for an appraisal. Mr. Holloman said the 17 acres are to be appraised in order for the donators to receive the best taxable assessment for donation purposes. The donators will pay for the appraisal, after the appraisal is completed the Town Attorney will prepare the acceptance and complete the property transfer. Town Clerk, Tamara Mercer pointed out a typo correction to a date in the agenda, as the minutes were for the May 28, 2019 Special Called meeting not April.

### **Motion**

Wendel Sauer made a motion to accept the consent agenda with the correction of the typo on the agenda for the minutes date from April to May 28, 2019 and Barry Kaufman seconded the motion. CARRIED. unanimously.

## **8. NEW BUSINESS**

- 8.1. Shane Park Property Rezoning

### **Motion**

Barry Kaufman made a motion to continue the public hearing which is a staff-initiated request, proposing to rezone an approximately 3.5-acre property located on Pine Ridge Road and Buckeye Creek Road. The request is to rezone the undeveloped property from the Low Density Residential (R-1) zoning district to the Private-Public Service District (PS) zoning district. The

purpose of the rezoning is to allow for development of the site as the proposed Shane Outpost Park. The property is located completely within the Buckeye Creek Critical (WS-IIC) watershed overlay district; until the July 9, 2019 regular Council meeting and Wendel Sauer seconded the motion. CARRIED. unanimously.

## **8.2. FY:2019-2020 Annual Budget**

Mr. Holloman read his Budget Message statement noting the tax rate proposed for fiscal year 2019-2020 is \$.732 per \$100 of valuation which is unchanged from the previous four fiscal years. This rate is based on a tax valuation of \$545,991,320 and a 97% tax collection rate. Each penny on the tax rate generates approximately \$54,599. The total General Fund expenditures are projected to be \$7,067,051 resulting in a decrease of approximately 8.7% less than last FY 2018-19 amended budget. Each department has worked to maintain or reduce spending for this fiscal year and only necessary capital outlay items are being requested in the 2019-2020 budget.

Mr. Holloman reviewed the projected expenditures for capital projects. He said the streetscape grant was split up into 2 years, but now is only listed in the 2019-2020. The water and sewer revenues will increase and directed toward the Watauga Water Source Intake project. He reviewed the already funded water and sewer line replacement projects and maintenance replacement schedules. The Sanitation fund is budgeted to cover the additional employee to be hired and the land fill collection costs, the 911 operation and the 1% cost of living adjustment (COLA), which does include the up to 2% merit increase as directed for personnel and is listed in the budget.

He noted the increase in insurance claims and the changes that were made within the budget for the new public safety facility, which will not be included in this year's budget. We will however move forward with the planned capital improvement project for the new Public Works facility which was already budgeted. He reviewed and reiterated the Town's future capital project concerns which were the Watauga Water Intake Project, the public safety facility, and the Shane Park funding as listed in the Town Council's plan. The Watauga Water Intake project is projected to cost 16 million. Mr. Holloman reviewed the budget schedule and work session dates that were held by Council and Staff as well as the health insurance meetings and quote research held by Staff and the employee Health Insurance Committee.

Councilman Abernethy requested the department heads to remove the wants from the needs in the budget and for each department head to decrease the funding requests as budgeted. Mayor Castiglione noted that the budget sessions have taken place wherein the budget was discussed time and time again, and perhaps Councilman Abernethy can pursue that next year.

Councilman Marquardt stated he agreed with Mr. Gsteiger's concerns and said there is room for improvement and perhaps we can trim more. He understood the concern over the growth of the Recreation and Police Departments' budget as year over year increases are not sustainable, but this

budget; as written is good. We can seek further cuts with salary costs and benefits costs unless we increase our tax base revenue, which in the long haul no one wants a tax increase.

Vice Mayor Kaufman inquired into starting with a zero base-line budget, to which Mr. Holloman said he is familiar with the process but that would need to be implemented earlier beginning with the departments in January. Vice Mayor Kaufman agreed we can start at zero and see what we need. Councilman Marquardt agreed and added we can cut capital improvement projects and get aggressive with savings. Councilman Sauer agreed with Council deciding the target department to begin at a zero based budget and building from the needs starting in early January.

### **Motion**

Wendel Sauer made a motion to accept the FY: 2019-2020 Annual Budget and Barry Kaufman seconded the motion. CARRIED. 4-1 (opposed: Weidner Abernethy).

#### **8.3. Town Personnel Policy Article VI Employee Benefits**

Mr. Holloman reviewed the request for the revised language to the Town's Employee Personnel Policy with the as:

*Section 8. Vacation Leave: Maximum Accumulation*

*Vacation Leave may be accumulated without any applicable maximum until December 31 of each year.*

*However, if the employee departs from service, payment for accumulated vacation leave shall not exceed 25 days prorated as shown in Section 16.*

*Effective the first payroll in each calendar year, any employee with more than 25 days of accumulated leave shall have the excess accumulation removed so that only 25 days are carried forward to January 1 of the next calendar year.*

*Employees are not eligible to receive pay for all vacation not taken. Employees will be allowed to request in writing that they receive pay in leu of vacation time, for up to 5 days of vacation leave annually as approved by the manager within budget restraints. Employees must have 5 days remaining to receive any pay for vacation leave. Employees may have the excess vacation leave (over 25 days prorated as shown in Section 16) converted to sick leave.*

He explained the need for some employees, who qualify under the new provision, to be able to receive a pay-out instead of the vacation time, for budgeting; this will also remove the liability on the books for the accrued employee vacation time.

Vice Mayor Kaufman is in favor of this as long as the employees take time off. He said efficiency is important and people need vacation time. Mayor Castiglione agreed but noted we can't tell employees what to do. Councilman Marquardt believed as long as there is a cap on the time-off backlog and to encourage the vacation time is used. Councilman Sauer agreed and said the intent is in the right spirit, if they take the money there was still the mandatory days off requirement.

**Motion**

Wendel Sauer made a motion to accept the Personnel Policy revision and Weidner Abernethy seconded the motion. CARRIED. unanimously.

**9. OLD BUSINESS**

**9.1. Tourism Development Authority member nomination**

Mayor Castiglione requested a nomination due to the resignation of the TDA member, Phyllis Winter.

**Motion**

Barry Kaufman made a motion to appoint Cindy Porter onto the Tourism Development Authority and to appoint TDA member, Jimmy Accardi as Chairman to that board and Weidner Abernethy seconded the motion. CARRIED. unanimously.

**9.2. TDA Vice Chairman**

**Motion**

Barry Kaufman made a motion to appoint TDA member, Calder Smoot as Vice chairman and Weidner Abernethy seconded the motion. CARRIED. unanimously.

**10. TOWN MANAGER AND STAFF REPORTS- SUBMITTED**

**10.1.** Mr. Holloman congratulated long serving employee, Dany Ollis, the Equipment Services Supervisor who is retiring at the end of June. The Landing Zone at the Buckeye Recreation Center is built, and the crew will perform a stress test soon. Mr. Royal, the Recreation Director submitted the Town's PARTF Grant and we should be hearing about that in a few months.

The new public works building was bid out and the contractor is submitting the architectural renderings in June so that project has begun. Public Works Department has received an award for the second-best drinking water in the State, which will be presented to Council in July, as well the completion and testing of the gate valve was successful at Buckeye Reservoir.

**10.2.** Fire Department Monthly Report

**10.3.** Activity Yearly Summary Totals/BMPD

**10.4.** May Parks and Recreation report

**10.5.** Department of Infrastructure Reports

**10.6.** Planning and Inspections Report 2019-05

**10.7. TDA Monthly Report**

**11. TOWN COUNCIL COMMENTS**

**11.1.** Councilman Sauer congratulated the Town and participants organizing the MUD run. There were 80 runners in the event.

Councilman Abernethy discussed the increased fees for sanitation and he suggested any HOA that is bringing their garbage to our town convenience center, needs to pay their fair share and we can require outside people to have their own dumpster.

Vice Mayor Kaufman has heard complaints regarding golf carts and people holding babies and on the back. He said we need a neighborhood watch and to take a picture, report it to police so they ticket or issue a warning if there is improper use of golf carts. Safety and following the rules can be enforced. Mr. Holloman added that the Town is sending out the golf cart ordinance with the utility bill. He also noted that we have an intern with us working with all departments and he introduced, graduate student, Sarah Lapish from Appalachian State.

Mayor Castiglione discussed road conditions and the recent storms, and she noted that Wild Daisy Lane had washed out. She said Public Works, Road Maintenance Supervisor, Mathew Clawson and Joe Townsend, were there at 7:30 p.m.; and that the crews were out at 7:00 a.m. till noon, and back again at 4:00 p.m. and worked into the evening. She explained a river had sprung up and the debris, branches, shrubs and trees from the woods will clog the culverts. She recounted the areas where property owners had allowed the culverts and drains to remain clogged. Mayor Castiglione requested the attorney to explain the storm water ordinance.

Attorney Eggers stated that it is Ordinance 154.221, Storm Water Protection Ordinance, and the responsibility for maintenance on the homeowner's property is the homeowners. If it is the Town's culvert, which may have been dedicated and the Town accepted, then the Town maintains the right-of-way and the Town's culvert roads. But at a driveway at a road, it is the homeowner's responsibility to maintain a clear ditch or culvert. If its smashed, the Ordinance addresses that it must be either corrugated metal or a corrugated double wall plastic, with a minimum diameter of 18". Attorney Eggers also explained the procedure for a notice of violation of the ordinance. After completing the process as per the ordinance, the Town may elect to become proactive and fix the issue wherein civil penalties may build at a rate of \$100 per day.

The Red Cross meeting was held at the Recreation Center, which will be organized for a shelter opened during storms or for disaster response teams. The next Town Hall meeting for a general open topic meeting where citizens can submit questions and hold discussion will be announced.

**12. CITIZENS' AGENDA COMMENTS**

- 12.1. Mr. Rick Miller suggested plaques to honor community members who have passed away, such as for Vern Holland, Reuben Mooradian and Charlie Burleson.

**13. ADJOURNMENT**

- 13.1. There being no further business the meeting adjourned at 5:13 p.m.

**Motion**

Wendel Sauer made a motion to adjourn and Weidner Abernethy seconded the motion. CARRIED. unanimously.

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Town Clerk

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Mayor, Town of Beech Mountain





## COUNCIL ACTION ITEM

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**TO:** Mayor & Council  
**FROM:** Rebecca Ward  
**DATE:** July 9, 2019  
**SUBJECT:** Tax Release & Refund

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**FOR THE PURPOSE OF:**

Pursuant to NC G.S. 105-381 all releases and refunds must be approved by the governing board. Pursuant to NC G.S. 105-380 all refunds must be approved by the governing board

**ATTACHED FOR YOUR CONSIDERATION:**

Request for refunds attached as processed by Tax Administrator

**SIGNATURES:**

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Town Manager

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Town Clerk

**TOWN OF BEECH MOUNTAIN TAX OFFICE**

**RELEASE REQUEST**

PROPERTY OWNER	LAST	FIRST	MIDDLE
	BIONDO	GERALD	
ADDRESS	6725 SW 117TH ST MIAMI, FL 33156		
LOCATION	PORT OF 3.24 PO14/227		COUNTY
			Watauga

I HEREBY REQUEST RELEASE OF TAX UNDER G.S. 105-381 FOR THE FOLLOWING YEAR:

YEAR	ASSESSMENT		TAX AMOUNT			RECEIPT NUMBER
	TOWN	DISTRICT	TOWN	DISTRICT	TOTAL	
2014			375300			
2015			375300			
2016			375300			
2017			375300			
2018			375300			

ACCOUNT NUMBER	
PARCEL NUMBER	11940729698000
AMOUNT OF RELEASE	\$13735.62
DATE OF COUNCIL MEETING	07-09-2019

**SPECIFIC REASON FOR RELEASE**

WATAUGA COUNTY AND AVERY COUNTY WAS TAXING THE SAME PARCEL OF LAND.

*Rebecca Ward*

Tax Administrator

Approved By

Date

**REFUND REQUEST**

I HEREBY REQUEST REFUND OF TAX UNDER G.S. 105-380 FOR THE FOLLOWING YEARS:

YEAR	TAX	INTEREST PENALTIES COSTS	TOTAL PAID	DATE PAID	TOTAL REFUND
2014	0		2747.02		2747.02
2015	0		2747.00		2747.00
2016	0		2747.20		2747.20
2017	0		2747.20		2747.20
2018	0		2747.20		2747.20
<b>MAKE CHECK TOTAL</b>					<b>13735.02</b>

**SPECIFIC REASON FOR REFUND**

Refund taxes that was paid for the last 5 year in error.

*Rebecca Ward*

Tax Administrator

Approved By

Date







## PROCLAMATION

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**TO:** Town Council  
**FROM:** Daniel Davis  
**DATE:** July 9, 2019  
**SUBJECT:** NCRWA Drinking Water Award

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**FOR THE PURPOSE OF:**

The North Carolina Rural Water Association spokesman Marty Wilson will be in attendance to present the Buckeye Lake Water Treatment Facility with the 2019 NCRWA Water Tasting Competition 2nd Place in the state award.

**SIGNATURES:**

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Town Manager

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Town Clerk



North Carolina Rural Water Association, Inc.

Post Office Box 540 • Welcome, NC 27374 • Telephone (336) 731-6963 • Fax (336) 731-8589 • [www.ncrwa.com](http://www.ncrwa.com)

### **Town of Beech Mountain Wins Second Place at NCRWA Water Taste Contest**

Welcome, NC July 23, 2019 – The North Carolina Rural Water Association has announced that the Town of Beech Mountain in Beech Mountain, NC won second place in the water taste contest on Wednesday, May 15, 2019 that took place at the NCRWA 42<sup>nd</sup> Annual Conference and Exhibition held in Greensboro, NC.

The NCRWA water taste contest is open to all North Carolina water systems that are members in good standing with North Carolina Rural Water Association (NCRWA) and have no current violations for bacteriological or contaminant monitoring. Water samples must be collected by a North Carolina “Certified Operator.” The certified operator is also certifying that the water sample was taken from a “representative tap” located in the system and has received no further treatment before or after the collection of the water sample. The water sample is tested on a grading scale for taste, odor, color and clarity. The first place winner of this contest will be invited to compete at the national level at the National Rural Water Association’s Great American Taste Test held in February in Washington, D.C. The first place winner of this year’s contest is the Town of Mount Olive.

The North Carolina Rural Water Association was established in 1976 and is a member-owned, non-profit, trade association based in Welcome, North Carolina. Originally formed to be the collective voice of the water and wastewater systems across the state, NCRWA has played an active role in state and federal advocacy for the past four decades. In addition to advocating on behalf of our members utilities, NCRWA is also the recognized leader in on-site technical assistance, source water and wellhead protection planning, and training for professionals across the industry. For more information about NCRWA, please visit [www.ncrwa.com](http://www.ncrwa.com).



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## COUNCIL ACTION ITEM

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**TO:** Mayor and Town Council  
**FROM:** Tim Barnett  
**DATE:** July 9, 2019  
**SUBJECT:** Clubhouse Road

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**FOR THE PURPOSE OF:**

Police Department speed reduction request on Clubhouse Road.

**BACKGROUND:** Clubhouse Rd. encounters a large volume of vehicle traffic and pedestrian traffic from May through October every year due to the Beech Mountain Club being open for the summer season. The Club's parking areas are split by Clubhouse Rd. to which causes a safety issue for anyone traveling by vehicle or walking in this area. I along with my staff feel that it would in the best interest of the Town and all that go to the Beech Mountain Club to have the speed limit reduced from 25 MPH to 15 MPH for Clubhouse Road in its entirety.

**SIGNATURES:**

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Town Manager

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Town Clerk



**Ordinance No. 2019-05**

**TOWN OF BEECH MOUNTAIN**

**AN ORDINANCE TO AMEND CHAPTER 73 – SPEED LIMITS**

**WHEREAS**, the Town of Beech Mountain is a municipal corporation of the State of North Carolina authorized by statute to provide for the health, safety, and general welfare of its citizens; and

**WHEREAS**, N.C. Gen. Stat. §160A-296(a) provides “A city shall have general authority and control over all public streets, sidewalks, alleys, bridges, and other ways of public passage within its corporate limits except to the extent that authority and control over certain streets and bridges is vested in the Board of Transportation,” and

**WHEREAS**, Clubhouse Road encounters a large volume of traffic and pedestrian travel, which has resulted in a safety concern for those who use this road; and

**WHEREAS**, the Town Council finds that a reduction in the speed limit for Clubhouse Road will promote the safety and welfare of those using this road;

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BEECH MOUNTAIN, NORTH CAROLINA, THAT:**

SECTION I. CHAPTER 73, Schedule IV of the Town of Beech Mountain Code of Ordinances is hereby amended to include the additional following street on the schedule of Speed Limits:

Street/Location	Speed Limit
Clubhouse Road	Maximum 15 Mph

SECTION II. All other speed limits and restrictions set forth in Schedule IV of Chapter 73 are reaffirmed and not otherwise disturbed or altered by the passage of this Ordinance.

SECTION III. CODIFICATION. The provisions of Sections I of this Ordinance shall be published as appropriate in the Town of Beech Mountain Code of Ordinances as soon as practicable.

SECTION IV. SEVERABILITY CLAUSE. If any section, part or provision of this Ordinance is declared unconstitutional or invalid by a court of competent

jurisdiction, then it is expressly provided and it is the intention of the Town Council in passing this Ordinance that its parts shall be severable and all other parts of the Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect upon its ratification by the Town Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council of Beech Mountain, North Carolina, at which a quorum was present and which was held on the 9th day of July, 2019.

This Ordinance adopted the 9th day of July, 2019.

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Renee D. Castiglione, Mayor

Attest:

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Tamara Mercer  
Town Clerk



## COUNCIL ACTION ITEM

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**TO:** Mayor and Council  
**FROM:** Tim Barnett  
**DATE:** July 9, 2019  
**SUBJECT:** Reduce Speed Limit - Oz area

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**FOR THE PURPOSE OF:**

Oz Rd., Misty Hollow, Oz Circle and Emerald Forest Ln. encounters a much larger volume of traffic during the months of March through November to include both vehicle and pedestrians. The increased traffic volume increases the concern for safety for all those that may use this area of roadway to travel to and from their homes as well as those that may be visiting the area to take in the beautiful views from the Oz area. I along with my staff feel that it would be in the best interest of the Town and all that utilize this area of roadway to have the speed limit reduced from 25 MPH to 15 MPH.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**



**Ordinance No. 2019-04**

**TOWN OF BEECH MOUNTAIN**

**AN ORDINANCE TO AMEND CHAPTER 73 – SPEED LIMITS**

**WHEREAS**, the Town of Beech Mountain is a municipal corporation of the State of North Carolina authorized by statute to provide for the health, safety, and general welfare of its citizens; and

**WHEREAS**, N.C. Gen. Stat. §160A-296(a) provides “A city shall have general authority and control over all public streets, sidewalks, alleys, bridges, and other ways of public passage within its corporate limits except to the extent that authority and control over certain streets and bridges is vested in the Board of Transportation,” and

**WHEREAS**, OZ Road, Misty Hollow, Oz Circle, and Emerald Forest Lane have seen significant increases in both vehicular and pedestrian traffic, which has resulted in safety concerns for those who use these roads; and

**WHEREAS**, the Town Council finds that a reduction in the speed limit for these roads will promote the safety and welfare of those using these roads;

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BEECH MOUNTAIN, NORTH CAROLINA, THAT:**

SECTION I. CHAPTER 73, Schedule IV of the Town of Beech Mountain Code of Ordinances is hereby amended to include the additional following streets on the schedule of Speed Limits:

Street/Location	Speed Limit
Oz Road	Maximum 15 mph
Misty Hollow	Maximum 15 mph
Oz Circle	Maximum 15 mph
Emerald Forest Lane	Maximum 15 mph

SECTION II. All other speed limits and restrictions set forth in Schedule IV of Chapter 73 are reaffirmed and not otherwise disturbed or altered by the passage of this Ordinance.

SECTION III. CODIFICATION. The provisions of Sections I of this Ordinance shall be published as appropriate in the Town of Beech Mountain Code of Ordinances as soon as practicable.

SECTION IV. SEVERABILITY CLAUSE. If any section, part or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the Town Council in passing this Ordinance that its parts shall be severable and all other parts of the Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect upon its ratification by the Town Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council of Beech Mountain, North Carolina, at which a quorum was present and which was held on the 9th day of July, 2019.

This Ordinance adopted the 9th day of July, 2019.

\_\_\_\_\_  
Renee D. Castiglione, Mayor

Attest:

\_\_\_\_\_  
Tamara Mercer  
Town Clerk



## REPORT

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**TO:** Mayor and Town Council  
**FROM:** Riley Hatch  
**DATE:** July 9, 2019  
**SUBJECT:** Lake Coffey building and site project

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**FOR THE PURPOSE OF:**

Lake Coffey Municipal Storage Building contractor construction costs. Design depiction is awaiting Council's decision as to specs for design and site layout.

**SIGNATURES:**

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Town Manager

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Town Clerk



## TECHNICAL MEMORANDUM

To: Tim Holloman, Town of Beech Mountain  
From: James Johnston, PE  
Date: July 2, 2019  
Subject: Budget Estimates for Lake Coffey Municipal Storage Building

WithersRavenel is working in conjunction with Fisher Architects on design and construction documents for a proposed municipal storage building adjacent to Lake Coffey. Preliminary design drawings were submitted on May 21 based on the directions, descriptions and guidance from town staff.

Subsequent to the submittal of the preliminary drawings, we met with town staff and council members Kaufman and Marquardt on May 22, 2019 to discuss the project scope and budget and possible value design considerations.

As it exists in current preliminary designs, the construction budget for the building is as follows:

Site preparation	\$77,000
Demolition of old building	\$33,900
Construction of new building	<u>\$687,200</u>
Estimated Project Total	<b>\$798,100</b>

Based on input from staff and council members Kaufman and Marquardt, certain items included in the initial design were eliminated (see attached letter from Fisher Architects) and the budget was revised. The construction budget for the building as revised is as follows:

Site preparation	\$77,000
Demolition of old building	\$33,900
Construction of new building	<u>\$653,000</u>
Estimated Project Total	<b>\$763,900</b>

During the May 22 meeting we briefly discussed eliminating the second floor of the proposed building if significant cost savings were of enough concern. We will be available for discussion during Council's July 9 meeting.

# FISHER

Tim Holloman  
Town Manager  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604-8012

RE: Lake Coffey Municipal Storage Building

Please find below an estimate of construction costs for the design depicted on drawings dated 5-21-19. This estimate includes the building, water and sewer to 5' beyond the building, sidewalks and accessible parking around the building.

An itemized breakdown of costs by category of work:

General Conditions	20,553
Sitework	23,000
Earthwork/Slab Prep	10,321
Concrete	20,486
Masonry	47,102
Steel	17,334
Carpentry	108,394
Thermal Protection	5,928
Roofing/Water Proofing	15,885
Doors/Hardware	28,760
Specialties	11,495
Windows	10,195
Metal Studs/Sheetrock	20,194
Floor Finish	15,975
Wall Finish	22,156
Plumbing	27,000
HVAC	42,200
Electrical	47,000
Elevator	<u>85,000</u>
	578,978
sales tax/labor burden:	<u>45,703</u>
	589,681
10% overhead & profit:	<u>62,468</u>
Total:	687,149

The following allowances were used in preparing the estimate:

Sitework

Grading	10,000.00
Storm Water	3,000.00
Concrete @ H-Cap Parking	2,000.00
Sidewalks	3,000.00
Landscaping	5,000.00

Masonry

Stone Veneer	\$20.00/SF Labor/Material
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Carpentry

Cabinets/Countertop	\$6,700.00 Labor/Material
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Specialties

Appliances	\$3,300.00 Purchase Only
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Elevator

Elevator	\$85,000.00 Labor/Material
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**FISHER**

Please find below an estimate of construction costs for the design discussed at the meeting held on May 22, 2019 with Barry Kaufman, Carl Marquardt, Tim Holloman, Riley Hatch, Sean Royall, Jay Johnston, John Fisher, and Chrissy Burton present.

Items removed from the scope and reflected in the revised estimate below:

Kitchen – cabinetry, counters, appliances, windows, and door

Private bathroom on ground floor

Interior CMU walls on ground floor except walls around the public bathroom

An *itemized breakdown* of costs by category of work:

General Conditions	20,553
Sitework	23,000
Earthwork/Slab Prep	10,321
Concrete	20,486
Masonry	42,509
Steel	17,334
Carpentry	99,282
Thermal Protection	5,928
Roofing/Water Proofing	15,885
Doors/Hardware	25,370
Specialties	6,075
Windows	8,635
Metal Studs/Sheetrock	18,197
Floor Finish	11,332
Wall Finish	20,270
Plumbing	20,000
HVAC	42,200
Electrical	47,000
Elevator	<u>85,000</u>
	550,887
sales tax/labor burden:	<u>42,753</u>
	593,640
10% overhead & profit:	<u>59,364</u>
Total:	653,004

**FISHER**

The following allowances were used in preparing the estimate:

Sitework

Grading	10,000.00
Storm Water	3,000.00
Concrete @ H-Cap Parking	2,000.00
Sidewalks	3,000.00
Landscaping	5,000.00

Masonry

Stone Veneer	\$20.00/SF Labor/Material
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Elevator

Elevator	\$85,000.00 Labor/Material
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Please contact me with any questions or concerns you may have.

Sincerely

Chrissy Burton, AIA  
LEED AP BD+C  
Fisher Architects, PA

**FISHER**



## ORDINANCE

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** July 9, 2019  
**SUBJECT:** Zoning Text Amendment

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**FOR THE PURPOSE OF:**

The Town of Beech Mountain staff is requesting to amend §154.070 GENERAL USE DISTRICTS, §154.091 PERMITTED USE TABLE, and §154.105 DIMENSIONAL REQUIREMENTS of the zoning ordinance to create a Public Service/Camping (PS/C) zoning district. The purpose of this text amendment would allow the Shane Park property to be developed as a park with a tent camping campground amenity.

**STAFF RECOMMENDATION:**

Town staff is requesting text amendments to the zoning ordinance to establish a Public Service/Camping District. These amendments would allow the Shane Park Property to be developed as a park and to include a campground amenity. Staff finds that the proposed text amendments and development are generally consistent with the Town's Comprehensive Plan. Specifically, staff finds the proposal consistent with LU.G4 Prioritize Recreational Land Use and LU.G4.P2 Acquire Land for Recreational Purposes. The proposal is also found to be consistent with Policy R.G2.P1 Strive to offer the best [recreational] programming and activities that are fun, safe, fulfilling, and rewarding.

**SIGNATURES:**

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Town Manager

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Town Clerk

# Town of Beech Mountain

## Planning Staff Report



Rezoning No. ZA 2019-01		
<b>Meeting Date(s):</b>	Planning Board:	April 23, 2019
	Call for Public Hearing:	June 11, 2019
	Council Public Hearing:	July 9, 2019
<b>Prepared By:</b>	Preston Yates, Planning Director	
<b>Applicant(s):</b>	Staff	
<b>Applicant's Request:</b>	Staff is requesting to amend the zoning ordinance to create a Public Service/Camping (PS/C) zoning district.	
<b>Staff Recommendation:</b>	Approval of text amendment.	

### Background Information

The Town of Beech Mountain staff is requesting to amend §154.070 GENERAL USE DISTRICTS, §154.091 PERMITTED USE TABLE, and §154.105 DIMENSIONAL REQUIREMENTS of the zoning ordinance to create a Public Service/Camping (PS/C) zoning district. The purpose of this text amendment would allow the Shane Park property to be developed as a park with a tent camping campground amenity.

### Staff Analysis

Title XV: Land Usage, Chapter 154 of the Code of Ordinances (Zoning Ordinance) establishes the zoning districts and associated regulations related to each of the zoning districts. Currently the Town has a Public-Private Service District, which is the typical zoning applied to Town owned properties. Additionally, the Town does not have a zoning district, which allows for tent camping by right. In order to establish a zoning district that would permit the Shane Park property to be developed as a park with a tent camping campground amenity, staff is recommending the establishment of a new zoning district. The new zoning district, Public Service/Camping, would be modeled on the existing Public-Private Service District with the addition of "tent camping/campground" as a permitted use. Please see the attached zoning district amendments for the individual changes being proposed.

### Summary and Recommendation

Town staff is requesting text amendments to the zoning ordinance to establish a Public Service/Camping District. These amendments would allow the Shane Park Property to be developed as a park and to include a campground amenity.

The Town Council may approve the text amendments as recommended by staff, deny the zoning amendment request, or consider other options. ***The Planning Board recommended approval of a text amendment to establish campgrounds as a conditional use in the PS zoning district unanimously at the regular meeting on April 23, 2019.***

**Statement of Plan Consistency:**

Staff finds that the proposed text amendments and development are generally consistent with the Town’s Comprehensive Plan. Specifically, staff finds the proposal consistent with LU.G4 Prioritize Recreational Land Use and LU.G4.P2 Acquire Land for Recreational Purposes. The proposal is also found to be consistent with Policy R.G2.P1 Strive to offer the best [recreational] programming and activities that are fun, safe, fulfilling, and rewarding.

**§ 154.070 GENERAL USE DISTRICTS.**

Each district described below constitutes a General Use Zoning District. Each General Use District category serves a different purpose and imposes its own set of requirements and restrictions on the use of land in addition to the general requirements and restrictions imposed on all land or uses within the planning jurisdiction. A General Use District may be layered with an Overlay District.

(A) Each district described below constitutes a General Use District.

(1) *Low Density Single-Family Residential District (R-1)*. The Low Density Single-Family Residential District is primarily intended to provide locations for low density residential and related type development in areas where more intense development is not practical. These areas are not likely to have public water and sewer services available and are located away from the main developed area of Beech Mountain. The minimum required lot area will be 40,000 square feet unless additional land is required for adequate sewage disposal.

(2) *Single-Family Residential District (R-2, R-2A)*.<sup>1</sup> The Single-Family Residential District is primarily intended to provide locations for single-family residential and supporting uses in areas where public water and sewer services are available or will likely be provided in the future. This district is further intended to protect existing single-family subdivisions from encroachment of incompatible land uses and thus does not allow mobile homes or mobile home parks. This district will be applied within those areas designated on the Land Use Plan as Single-Family Residential and platted as single-family residential subdivisions.

(3) *Multi-Family High Density Residential District (R-3A and R-3B)*. These districts are intended for a variety of residential uses, including single-family houses, duplexes and multi-family buildings and developments, depending upon the availability of public water and sewer services. Some areas within these districts may not have adequate water and sewer services available for the higher densities and will thus be suitable for single-family residential units. Other areas within these districts will have adequate public water and sewer service available and will thus be suitable for higher density uses such as multi-family residential units and Planned Unit Developments. These districts also provide for various recreational and community service uses that will complement the residential development. These districts will be applied within those areas designated on the Land Use Plan as Multi-Family Residential, R-3A and R-3B.<sup>2,3</sup>

(4) *Commercial Service Districts (CS-1 and CS-2)*. The Commercial Service Districts (CS-1) (CS-2) are primarily intended to provide suitable locations for clustered commercial development, to encourage the concentration of commercial activity in those specified areas with access to major traffic arteries, and to discourage strip commercial development. These districts will usually be applied to existing commercial developments on sites within areas designated on the Land Use Plan as Commercial Service Centers. These districts may also be applied to suitable areas adjacent to existing commercial concentrations to allow for their expansion. CS-2 shall be contiguous to other commercial zones.

(5) *Private-Public Service District (PS)*. The Private-Public Service District (PS) is primarily intended to be an area containing a concentration of private and public service activities such as schools, recreation parks and emergency services, amidst population centers. This district will apply to those areas designated on the Land Use Plan as Private-Public Service Centers.

(6) *Beech Mountain Resort District (BMR)*. The Beech Mountain Resort District (BMR) is primarily intended to be an area used as a ski resort, theme park or similar recreational area. This district is further intended for activities related to such use.<sup>4</sup>

(7) *MH Mobile Homes*;<sup>5</sup>

(8) *CUO Conditional Use Overlay*.<sup>6</sup>

(9) *Public Service/Camping District (PS/C)*. The Public Service/Camping District (PS/C) is primarily intended to be an area containing a concentration of public service activities such as parks, trails, active and passive recreation, and tent camping.

(1989 Code, Title V, Ch. 51, Art. VII, § 700) (Ord. passed 2-9-1999; Ord. passed 11-5-2002; Ord. passed 2-5-2007; Ord. passed 11-9-2010)

**Editor's note:**

<sup>1</sup> Added by amendment July 1, 1995.

<sup>2</sup> R3-A and R3-B amended July 27, 1988.

<sup>3</sup> District R3 Deleted September 11, 2006.

<sup>4</sup> District created by February 9, 1999.

<sup>5</sup> District added by amendment November 5, 2002.

<sup>6</sup> District added by amendment November 5, 2007.

**§ 154.091 PERMITTED USE TABLE.**

(A) P = Permitted.

(B) C = Allowed as a conditional use.

(C) Blank space = Not permitted.

	Single-Family				Multi-Family		Commercial		Public		Resort
	R-1	R-2	R-2A	M H	R-3A	R-3B	CS 1	CS 2	PS	<u>PS/C</u>	BMR
Single-family residential	P	P	P		P	P	P	P			P
Multi-family residential R-3											P
Multi-family residential R-3A					P						P
Multi-family residential R-3B					P	P					P
Planned Unit Developments					C	C					C
Cluster developments											P
Accessory buildings	P	P	P		P	P	P	P	P	<u>P</u>	P
Hotels and motels							C				P
Type I group homes	P	P	P	P	P	P	P	P			P
Type II group homes											
Churches, public and private schools							P	P	P		P
Public or private non-profit recreational facilities (parks, playgrounds and the like)	P	P	P		P	P	P	P	P	<u>P</u>	P
Private recreational facilities, profit (bowling alleys, skating rinks, country clubs and the like)							P		P		P
Government protective services	P	P	P		P	P	P	P	P	<u>P</u>	P
Public utilities and pumping stations	P	P	P		P	P	P	P	P	<u>P</u>	P
Water and sewer plants; water storage tanks	C	C	C		C	C	C	C	C	<u>P</u>	C
Banks and other financial institutions							P	P			P
Restaurants							P		P		P
Hospitals, health clinics and doctors' offices							P	P			P
Fraternal clubs or lodges							P	P	P		P
Motor vehicle service stations							C	C			C
Self-service laundry and dry cleaning services							P	P			P
Libraries							P	P	P		P
Mechanical car washes							C				C
Professional and business offices and services							P	P	P		P
Retail, coml services, sales and rentals of goods							P	P	P		P
Noncommercial radio and television towers; satellite dishes	C	C	C		C	C	C	C	C	<u>C</u>	P
Mobile homes				P							
Telecommunications towers	C			C							
Mixed Use Residential/ Commercial							P				
Campgrounds	C										
<u>Tent Camping/Campgrounds</u>										<u>P</u>	
Wind Energy System - Commercial	C								C		
Wind Energy System - Accessory	C	C		C			C	C			

Manufacturing/ Processing, Heavy <sup>1</sup>											
Manufacturing/ Processing, Light							C				
Residential Vacation Rental	P	P	P	P	P		P	P	P		P
Sexually Oriented Businesses							C				

<sup>1</sup> Due to the scenic beauty of Beech Mountain, its reputation as a peaceful retirement and resort area community, its emphasis on tourism, the elevation of the town and its views, the Council finds that heavy manufacturing and processing would be incompatible with the community of the Town of Beech Mountain and would injure the nature of the community and its focus on tourism, nature, and recreation.

No Conditional Use Permit required for a satellite dish that is (a) no greater than 24 inches in diameter, (b) attached to the building structure, and (c) placed no higher than the highest point of the structure. (1989 Code, Title V, Ch. 51, Art. VIII, § 801) (Ord. passed 5-11-2010; Ord. passed 12-14-2010; Ord. passed 2-8-2011; Ord. passed 3-8-2011; Ord. passed 8-9-2011; Ord. passed 11-15-2011; Ord. 2012-04, passed 5-8-2012; Ord. 2013-02, passed 1-8-2013; Ord. 2016-08, passed 5-10-2016)

**§ 154.105 DIMENSIONAL REQUIREMENTS.**

The following are tables of the dimensional requirement, split in two tables.

<i>District</i>	<i>Min. Lot Area in Sq. Ft.<sup>1</sup></i>	<i>Density</i>	
		<i>Min. Land Area Per Dwelling Unit In Sq. Ft.</i>	<i>Max. No. Dwelling Units Per Acre</i>
<b><i>R-1 Low Density Singe-Family Residential</i></b>	40,000 (See § 154.074(A))	40,000 (See § 154.074(A))	N/A
<b><i>R-2 Single-Family Residential</i></b>	15,000	15,000	N/A
<b><i>R-2A Single-Family Residential</i></b>	4,000	4,000	N/A
<b><i>R-3 Multi-Family High Density Residential</i></b>	15,000 for single-family except when located in cluster or PUD development. Refer to § 154.117(I) and § 154.117(F)	15,000 for single-family except when located in a cluster or PUD development. For all cluster and PUD densities, refer to next column	6 S-F cluster <sup>6</sup> 6 S-F PUD 12 one bedroom 12 two bedroom 8 three bedroom 6 four bedroom
<b><i>R-3B Multi-Family High Density Residential</i></b>	15,000 for S-F except when located in cluster or PUD	15,000 for S-F except when located in cluster or PUD	6 S-F cluster <sup>6</sup> 6 S-F PUD or 12 bedrooms/acre
<b><i>R-3A Multi-Family High Density Residential</i></b>	15,000 for S-F except when located in cluster or PUD	15,000 for S-F except when located in cluster or PUD	8 S-F cluster <sup>6</sup> 8 S-F PUD or 16 bedrooms/acre
<b><i>CS-1 Commercial Service</i></b>	21,780	N/A	N/A
<b><i>CS-2 Commercial Service</i></b>	10,980	N/A	N/A
<b><i>PS Public-Private Service</i></b>	21,780	N/A	N/A

<b><i>PS/C Public Service/Camping</i></b>	<b><i>No minimum lot size</i></b>	<b><i>N/A</i></b>	<b><i>N/A</i></b>
<b><i>BMR Resort<sup>15</sup></i></b>	No minimum lot size	N/A	N/A
<b><i>WS-II<sup>8</sup></i></b>	43,560 <sup>10,12</sup>	43,560	1
<b><i>WS-II-C<sup>9</sup></i></b>	87,120 <sup>10</sup>	87,120	.5
<b><i>MH Manufactured Homes</i></b>	15,000	15,000	N/A
<sup>1</sup> Minimum lot area shall be subject to approval from the Watauga County Health Department. In no case, however, shall the lot area be less than specified in this subchapter.			
<sup>2</sup> In the R-1, R-2 and R-3 Districts, lots shall have a minimum of 30 feet in width at the front lot line. In the CS-2 District, lots shall have a minimum of 50 feet in width at the front line.			
<sup>4</sup> The minimum setback from a road right-of-way shall be 20 feet.			
<sup>5</sup> When a commercial use is adjacent to a residential zone, the minimum setback shall be 20 feet, of which ten feet shall be a buffer zone.			
<sup>6</sup> See Subdivision Regulations for minimum average lot width and setback requirements in cluster developments.			
<sup>7</sup> The setback requirements shall not apply to exterior walkways that are no greater than four feet in width.			
<sup>8</sup> For uses other than single-family residential, permitted development shall be allowed for a maximum of 12% built-upon area for the WS-II District.			
<sup>9</sup> For uses other than single-family residential, permitted development shall be allowed for a minimum of 6% built-upon area in the WS-II-C District.			
<sup>10</sup> Minimum lot area may be reduced to 1/6 acre where cluster development is permitted.			
<sup>11</sup> Side and rear setbacks may be ten feet where located in a cluster development pursuant to § 154.105 of the Subdivision Regulations.			
<sup>12</sup> Where WS-II overlays the R-1 District, minimum lot size may be reduced to 40,000 sq. ft. provided average lot size per development is a minimum of 43,560. In the same manner, where WS-II overlays R-2, the minimum lot size may be 15,000 sq. ft. with an average lot size per development of 43,560 sq. ft. Where WS-II-C overlays these zones the same minimum lot size would apply but the average lot size would be 87,120 sq. ft.			
<sup>13</sup> Structures shall be located no less than ten feet from another structure.			
<sup>14</sup> Minimum setback on lot lines abutting golf course is 30 feet.			
<sup>15</sup> District added by amendment February 9, 1999.			
<sup>16</sup> A maximum of a two-foot roof overhang may extend into the required yard.			
<sup>17</sup> Setbacks amended by ordinance passed March 13, 2007.			

<i>District</i>	<i>Minimum Average Lot Width</i> <sup>2</sup>	<i>Minimum Setback Requirements in Feet</i> <sup>(6,7,14,16)</sup> <i>(Measured to wall of structure)</i>			<i>Maximum Height in Feet</i>	<i>Min. Dwelling Area (sq. ft.)</i> <sup>18</sup>
		<i>Front Yard from the Front Property Line Adjacent to Road</i> <sup>2, 4, 8, 17</sup>	<i>Side Yard</i> <sup>11</sup>	<i>Rear Yard</i> <sup>11</sup>		
<i>R-1 Low Density Single-Family Residential</i>	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	800
<i>R-2 Single-Family Residential</i>	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	800

<b>R-2A Single-Family Residential</b>	30 ft.	0	0 <sup>13</sup>	0 <sup>13</sup>	Refer to § 154.140	800
<b>R-3A Multi-Family High Density Residential</b>	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	800
<b>R-3B Multi-Family High Density Residential</b>	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	800
<b>CS-1 Commercial Service</b>	No minimum	20 from the lot line or 32 feet from the center line of the road, whichever is greater	10	10	Refer to § 154.140	800
<b>CS-2 Commercial Service</b>	No minimum	20 from the lot line or 32 feet from the center line of the road, whichever is greater <sup>5</sup>	10 <sup>5</sup>	10 <sup>5</sup>	Refer to § 154.140	800
<b>PS Public-Private Service</b>	No minimum	20 from the lot line or 32 feet from the center line of the road, whichever is greater	10	10	Refer to § 154.140	N/A
<b><u>PS/C Public Service/Camping</u></b>	<u>No minimum</u>	<u>20 from the lot line or 32 feet from the center line of the road, whichever is greater</u>	<u>10</u>	<u>10</u>	<u>Refer to § 154.140</u>	<u>N/A</u>
<b>BMR Resort<sup>15</sup></b>	No minimum	20 from the lot line or 32 feet from the center line of the road, whichever is greater	10	10	Refer to § 154.140	800
<b>WS-II<sup>8</sup></b>	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	See requirements for underlying base zoning district
<b>WS-II-C<sup>9</sup></b>	200 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	See requirements for underlying base zoning district
<b>MH Manufactured Homes</b>	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	N/A
<sup>1</sup> Minimum lot area shall be subject to approval from the Watauga County Health Department. In no case, however, shall the lot area be less than specified in this subchapter.						
<sup>2</sup> In the R-1, R-2 and R-3 Districts, lots shall have a minimum of 30 feet in width at the front lot line. In the CS-2 District, lots shall have a minimum of 50 feet in width at the front line.						
<sup>4</sup> The minimum setback from a road right-of-way shall be 20 feet. This requirement ensures that double frontage lots have adequate setbacks from all roads, not just for the side designated as the “front”.						
<sup>5</sup> When a commercial use is adjacent to a residential zone, the minimum setback shall be 20 feet, of which ten feet shall be a buffer zone.						
<sup>6</sup> See Subdivision Regulations for minimum average lot width and setback requirements in cluster developments.						
<sup>7</sup> The setback requirements shall not apply to exterior walkways that are no greater than four feet in width.						
<sup>8</sup> For uses other than single-family residential, permitted development shall be allowed for a maximum of 12% built-upon area for the WS-II District.						
<sup>9</sup> For uses other than single-family residential, permitted development shall be allowed for a minimum of 6% built-upon area in the WS-II-C District.						
<sup>10</sup> Minimum lot area may be reduced to 1/6 acre where cluster development is permitted.						
<sup>11</sup> Side and rear setbacks may be ten feet where located in a cluster development pursuant to § 145.105 of the Subdivision						

Regulations.
<sup>12</sup> Where WS-II overlays the R-1 District, minimum lot size may be reduced to 40,000 sq. ft. provided average lot size per development is a minimum of 43,560. In the same manner, where WS-II overlays R-2, the minimum lot size may be 15,000 sq. ft. with an average lot size per development of 43,560 sq. ft. Where WS-II-C overlays these zones the same minimum lot sized would apply but the average lot size would be 87,120 sq. ft.
<sup>13</sup> Structures shall be located no less than ten feet from another structure.
<sup>14</sup> Minimum setback on lot lines abutting golf course is 30 feet.
<sup>15</sup> District added by amendment February 9, 1999.
<sup>16</sup> A maximum of a two-foot roof overhang may extend into the required yard.
<sup>17</sup> Setbacks amended by ordinance passed March 13, 2007.
<sup>18</sup> Minimum dwelling areas listed apply to single family, detached dwelling units only.

(1989 Code, Title V, Ch. 51, Art. IX, § 900) (Am. Ord. 2015-01, passed 4-14-2015; Ord. 2017-02, passed 1-10-2017)

*Click here to view the tables from § 154.105 in a PDF document.*





## ORDINANCE

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** July 9, 2019  
**SUBJECT:** Shane Park Property Rezoning

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**FOR THE PURPOSE OF:**

The Town of Beech Mountain staff is requesting to rezone an approximately 3.5 acre property located on Pine Ridge Road and Buckeye Creek Road, which sits to the south of Buckeye Lake along Buckeye Creek. The request is to rezone the undeveloped property from the Low Density Residential (R-1) zoning district to the proposed Public Service/Camping (PS/C) zoning district. The purpose of the rezoning is to provide consistency with property's ownership and intended use as a park.

**STAFF RECOMMENDATION:**

Town staff is requesting a conventional rezoning, which would be a consistent zoning with the Buckeye Lake Recreation Area and other Town owned properties. As indicated in Table 1, the development of the property as a park would be a permitted use in both the R-1 zoning district, as well as the PS/C zoning district. Town staff is also seeking to amend the zoning ordinance and permitted use table in a separate action, which would allow tent camping as a permitted use in the PS/C zoning district. Staff finds that the proposed rezoning and development is generally consistent with the Town's Comprehensive Plan. Specifically, staff finds the proposal consistent with LU.G4 Prioritize Recreational Land Use and LU.G4.P2 Acquire Land for Recreational Purposes. The proposal is also found to be consistent with Policy R.G2.P1 Strive to offer the best [recreational] programming and activities that are fun, safe, fulfilling, and rewarding.

**SIGNATURES:**

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Town Manager

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Town Clerk

# Town of Beech Mountain

## Planning Staff Report



Rezoning No. RZ 2019-01		
<b>Meeting Date(s):</b>	Planning Board:	April 23, 2019
	Call for Public Hearing:	June 11, 2019
	Council Public Hearing:	July 9, 2019
<b>Prepared By:</b>	Preston Yates, Planning Director	
<b>Applicant(s):</b>	Staff	
<b>Applicant's Request:</b>	Rezone subject property from the Low Density Residential (R-1) zoning district to the Public Service/Camping (PS/C) zoning district	
<b>Staff Recommendation:</b>	Approval of rezoning from R-1 to PS/C	

### Background Information

The Town of Beech Mountain staff is requesting to rezone an approximately **3.5 acre** property located on Pine Ridge Road and Buckeye Creek Road, which sits to the south of Buckeye Lake along Buckeye Creek. The request is to rezone the undeveloped property from the Low Density Residential (R-1) zoning district to the proposed Public Service/Camping (PS/C) zoning district. The purpose of the rezoning is to provide consistency with property's ownership and intended use as a park. The property is located completely within the Buckeye Creek WS-IIC critical watershed overlay district.

### Property Information

	Property Use	Land Use	Zoning
<b>Existing</b>	Vacant	Low Density Residential	R-1
<b>Proposed</b>	Park	Public Service/Camping	PS/C

### Surrounding Property Information

	Existing Use	Land Use	Zoning
<b>Northwest</b>	Vacant	Single-Family Residential	R-2
<b>Northeast</b>	Park/Rec. Center	Public-Private Service	PS
<b>South</b>	Vacant	Low Density Single-Family Residential	R-1
<b>East</b>	Vacant	Single-Family Residential	R-2
<b>West</b>	Vacant	Low Density Single-Family Residential	R-1



and apply to any development of the property. A comparison of the permitted and conditional uses for R-1, PS, and PS/C zoning districts is included below in Table 1.

**Table 1:** (P = Permitted; C = Allowed as a conditional use; Blank space = Not permitted)

USE	R-1	PS	PS/C
Single-family residential	P		
Accessory buildings	P	P	P
Type I group homes	P		
Churches, public and private schools		P	
Public or private non-profit recreational facilities (parks, playgrounds and the like)	P	P	P
Private recreational facilities, profit (bowling alleys, skating rinks, country clubs and the like)		P	
Government protective services	P	P	P
Public utilities and pumping stations	P	P	P
Water and sewer plants; water storage tanks	C	C	P
Restaurants		P	
Fraternal clubs or lodges		P	
Libraries		P	
Professional and business offices and services		P	
Retail, coml services, sales and rentals of goods		P	
Noncommercial radio and television towers; satellite dishes	C	C	C
Telecommunications towers	C		
Campgrounds	C		
Tent Camping/Campgrounds			P
Wind Energy System - Commercial	C	C	
Wind Energy System - Accessory	C		
Residential Vacation Rental	P	P	

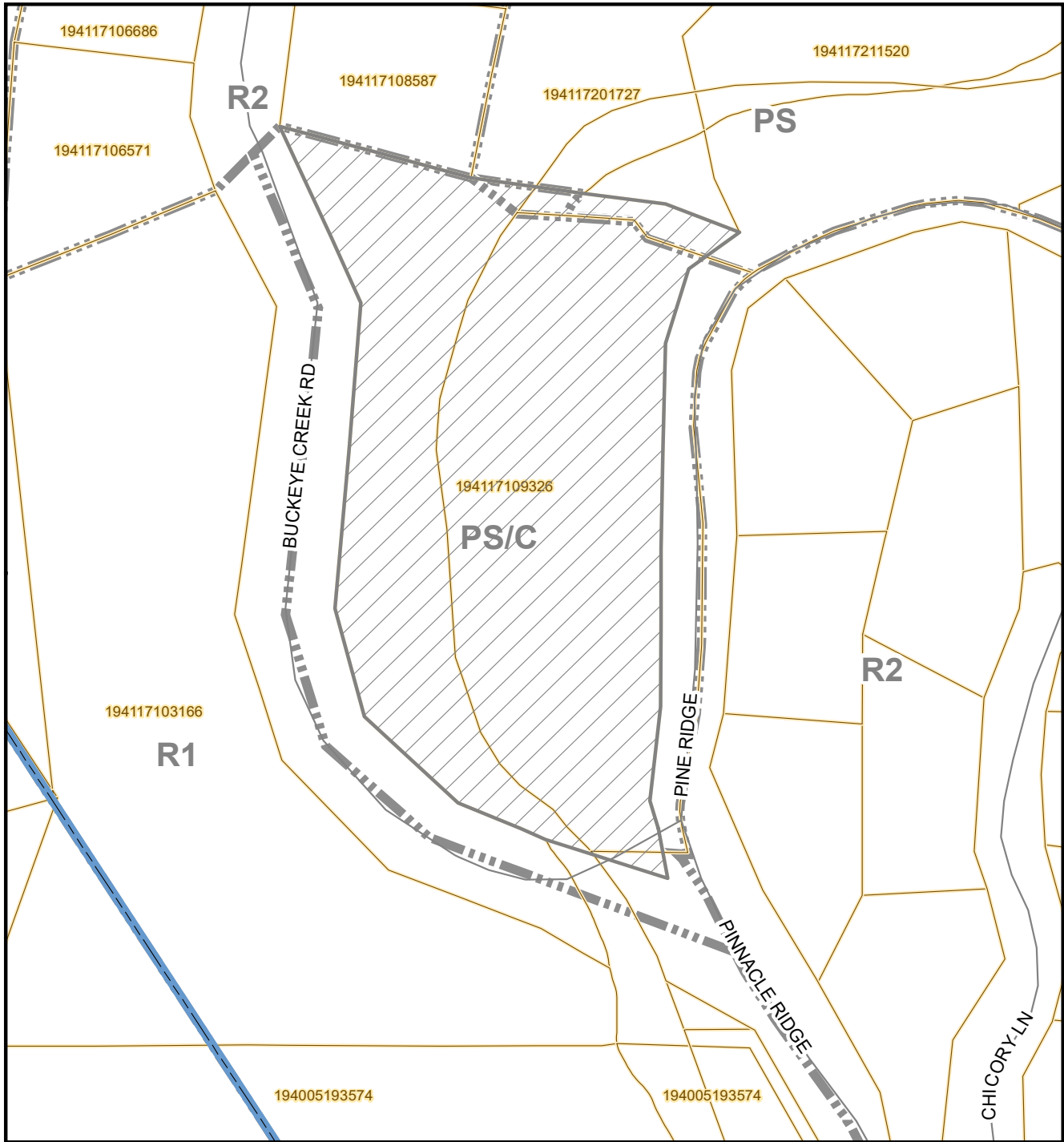
### Summary and Recommendation

Town staff is requesting a conventional rezoning, which would be a consistent zoning with the Buckeye Lake Recreation Area and other Town owned properties. As indicated in Table 1, the development of the property as a park would be a permitted use in both the R-1 zoning district, as well as the PS/C zoning district. Town staff is also seeking to amend the zoning ordinance and permitted use table in a separate action, which would allow tent camping as a permitted use in the PS/C zoning district. Staff finds the rezoning consistent with the Comprehensive Plan.

The Town Council may approve a conventional rezoning to Public Service/Camping (PS/C) district, as recommended by staff, consider another zoning district, deny the rezoning request, or consider other options. ***The Planning Board recommended approval of rezoning the property to PS unanimously at the regular meeting on April 23, 2019.***

**Statement of Plan Consistency:**

Staff finds that the proposed rezoning and development is generally consistent with the Town's Comprehensive Plan. Specifically, staff finds the proposal consistent with LU.G4 Prioritize Recreational Land Use and LU.G4.P2 Acquire Land for Recreational Purposes. The proposal is also found to be consistent with Policy R.G2.P1 Strive to offer the best [recreational] programming and activities that are fun, safe, fulfilling, and rewarding.



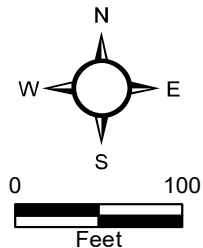
Author: Preston Yates    Date: 7/3/2019    Document: \\SERVER12\Shared Folders\Company\Planning\MAPS\Projects\Shane Park Rezoning.mxd

# SHANE OUTPOST PARK REZONING REQUEST

Source: Beech Mountain GIS



This product is for informational purposes and is not suitable for legal, engineering, or surveying purposes. Users of this map and the contents therein are solely responsible for interpretations made from these products. Town of Beech Mountain cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.





# REPORT

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**TO:** Town Council  
**FROM:** Daniel Davis  
**DATE:** July 9, 2019  
**SUBJECT:** Water Loss Report and Water Update

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**FOR THE PURPOSE OF:**

Update to the 2019 Unaccounted for water report previously presented.

**SUPPORTING DOCUMENTS:**

Power point previously presented with updated adjustment on the 2018 unaccounted for water figure.

**SIGNATURES:**

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Town Manager

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Town Clerk

# TOWN OF BEECH MOUNTAIN

## DEPARTMENT OF INFRASTRUCTURE: UTILITIES

2019 Update

Projects

Accounting

Unaccounted for Water

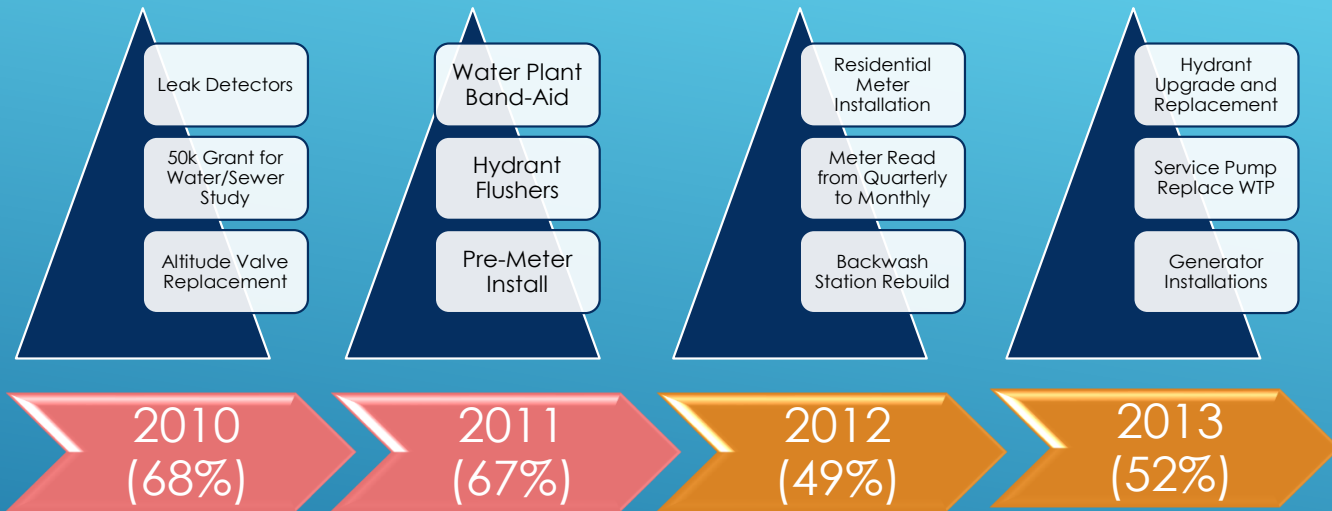


IN 2009,

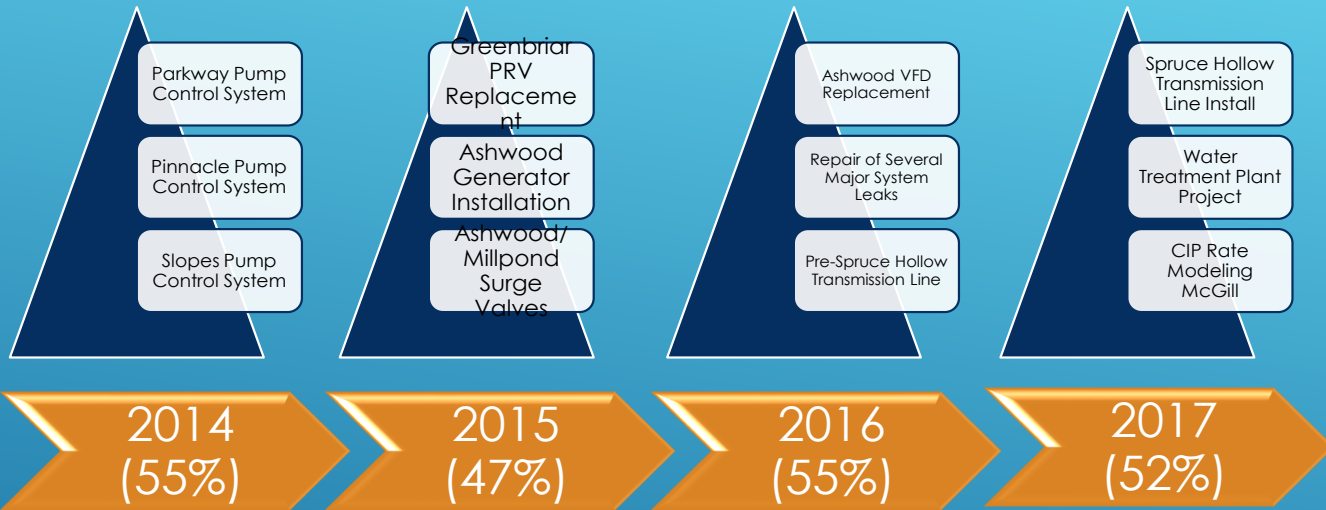
IT WAS FOUND THAT WE  
HAVE A MAJOR ISSUE  
WITHIN OUR SYSTEM

ANALYSIS BEGINS TO  
SHOW AN EXTREME NEED  
FOR MAJOR UPGRADES  
AND REPAIRS IN THE TOWN  
WATER SYSTEM

WORK BEGINS TO REMEDY  
THIS SITUATION AND  
PROVIDE A POSITIVE  
OUTLOOK FOR OUR  
FUTURE



During This Period of time, along with the many improvements listed above, improvements and upgrades were also put in place for the accounting side including meter reading and billing practices.



During This Period of time, accounting practices have proved much more reliable, it has been found that Commercial Meters need to be upgraded to remove more billing error.

68%

67%

49%

52%

55%

47%

2016 (55%)

2017 (52%)

Replace both pumps at Ashwood and Millpond Pumping Stations

PRV Replacement at Lake Ledge Rd.

Commercial Meter Replacement Complete

THE COMMERCIAL METER UPDATE WAS THE FINAL KEY TO ACHIEVING ACCOUNTING INTEGRITY

2018 (66%)

▶ **Utility Projects Completed from 2010 – 2019**

- ▶ Year            Project Description
- ▶ 2010            Summit pump replacement
- ▶ 2010            Summit SCADA replacement
- ▶ 2010            Leak detectors installed and moved every month (except winter)
- ▶ 2010 study        Obtained \$50,000 grant and completed combined Water/Sewer Utility
- ▶ 2010            Reroofed all lift stations and pump houses
- ▶ 2011            Spruce Hollow and Parkway altitude valve replacement
- ▶ 2011            Water treatment plant band-aid
- ▶ 2011-2012      Eight hydrant flushers built and installed
- ▶ 2011            Completed \$1,000,000 radio read meter project
- ▶ 2011            Converted utility reading/billing from quarterly to monthly
- ▶ 2012            Backwash pump station rebuild
- ▶ 2012            Eight tank mixers built and installed
- ▶ 2012            Back wash basin cleaning
- ▶ 2012-2016      Hydrant upgrade replacement (18)
- ▶ 2013            Pinnacle Inn generator replacement
- ▶ 2013            Mill Pond generator installation
- ▶ 2013            Service pump replaced at Water Treatment Plant
- ▶ 2014            Sludge removal at Water Treatment Plant and Pond Creed Waste Water Treatment Plant
- ▶ 2014 (VFD)      Parkway pump station upgrade control panels, 2 pumps and motors
- ▶ 2014            Pinnacle Inn control replacement
- ▶ 2014            Slopes pump controls replacement (VFD)
- ▶ 2014            Ashwood and Millpond surge valve replacement
- ▶ 2015            Greenbriar PRV replacement
- ▶ 2015            Ashwood generator installation
- ▶ 2016            Ashwood control panel electric replacement (VFD)
- ▶ 2017            Spruce Hollow to Parkway water line replacement 1.4 m

- ▶ 2017            Water treatment plant new 6m
- ▶ 2017            Millpond control panel upgrade VFD
- ▶ 2017            CIP and rate molding analysis McGill Associates
- ▶ 2018/19        Both pumps Ashwood/millpond PS replaced \$300,000
- ▶ 2018            PRU replacement Lake Ledge Rd
- ▶ 2018            2" water meter replacement project
- ▶ 2018/19        Buckeye Lake drain valve evaluation
- ▶ 2018/20        Charter Hills/Spring Branch 2" water line upgrade
- ▶ 2018            Water system model complete by west As.
- ▶ 2019/20        Pond Creek Sub basin SCADA project (underway)
- ▶ \*unspecified\* Grassy View lift station replacement
- ▶ \*unspecified\* Grassy View basin sewer line and man hole rehab
- ▶ \*unspecified\* Water treatment plant replacement to bid June 30th 2015
- ▶ \*unspecified\* Grassy Gap Waste Water Treatment Plant airline/diffuser replaced
- ▶ \*unspecified\* Water line assessment underway first (6) project on board
- ▶ \*unspecified\* Line feed system installed at water treatment plant
- ▶ \*unspecified\* Water tank repair under way
- ▶ \*unspecified\* 609 submitted to State for raw water intake
- ▶ \*unspecified\* Telemetry replacement at water treatment plant
- ▶ \*unspecified\* Completed \$750,000 Buckeye lift station and installed 2000' of new sewer line
- ▶ \*unspecified\* Began manhole renovation project
- ▶ \*unspecified\* Renovated Golf View lift station
- ▶ \*unspecified\* Implemented water treatment lime program
- ▶ \*unspecified\* Water tanks scheduled for painting 2015/16 budget
- ▶ \*unspecified\* Both pumps Ashwood/Millpond PS replaced \$300,000
- ▶ \*unspecified\* Pond Creek WWTP supplemental blower project
- ▶ \*unspecified\* WWTP L/S Telemetry upgrade (underway)

THANK YOU FOR YOUR SUPPORT!

WE CONTINUE TO SEEK AND  
IMPLEMENT THE MOST EFFECTIVE  
AND EFFICIENT MEASURES FOR THE  
FURTHERANCE OF THE TOWN OF  
BEECH MOUNTAINS

## COMPREHENSIVE GOALS

- ▶ All data provided is also reflected on the annual reporting requirements and can be found at the North Carolina Local Water Supply Plan website.
- ▶ Project Data Provided by TOBM Dept. of Infrastructure



# REPORT

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**TO:** Mayor and Council  
**FROM:** Tim Barnett  
**DATE:** July 9, 2019  
**SUBJECT:** Police Department Monthly Report

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**FOR THE PURPOSE OF:**  
Police Department Monthly Report for July Council Meeting.

**SIGNATURES:**

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Town Manager

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Town Clerk

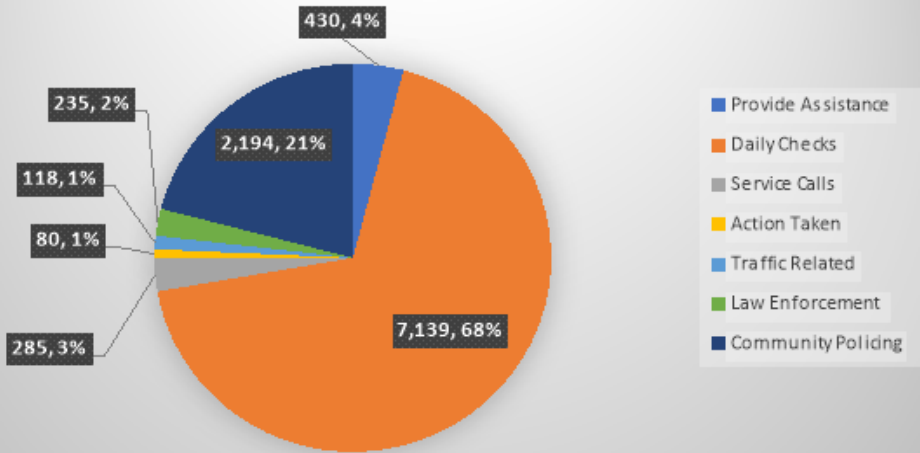


Activity Log Yearly Summary Totals  
 Beech Mountain Police Department  
 January 1, 2019 through June 27, 2019

<i>Call Type</i>	<i>2018</i>	<i>2019</i>	<i>Call Type</i>	<i>2018</i>	<i>2019</i>
<b>Provide Assistance</b>			<b>Traffic Related</b>		
Assist Fire Department	11	12	Driving While Impaired	2	3
Assist Investigation	0	4	Improper Parking	22	40
Assist Other Agency	35	33	Stationary/Directed Patrol	26	21
Assist Town Dept/Business	4	4	Traffic Control	2	1
Assist Home Owner	24	23	Vehicle Accidents	20	13
Assist Motorist	178	84	Vehicle Stops	32	40
Assist Other Officer	25	79			
Escort	203	163	<b>Law Enforcement Calls</b>		
Medical Calls	14	28	911 Hang Ups	13	19
			Alarms	63	50
<b>Daily Checks</b>			Breaking & Entering	3	8
Business Checks	5,316	5,683	Domestic Complaints	7	10
Care Track Test	26	33	Fight	2	1
Security Checks	457	859	Fire Works Violations	0	1
Residence Checks	422	543	Fraud	1	1
Welfare Check	18	21	Hit & Run	0	3
			Intoxicated/Drunk & Disruptive	1	4
<b>Service Calls</b>			Investigation	12	10
Animal Control Domestic/Wildlife	29	24	Larceny	8	8
Calls For Service	140	151	Mental Subject	4	1
Deliver Letter/Message	16	39	Missing Person	1	2
Found Property	2	0	Noise Disturbance/Loud Music	14	13
Golf Cart / UTV Inspections	19	34	Open Door/Open Window	11	28
Recreation/Town Deposit	42	37	Prowler	4	0
			Shots Fired/Sound of Shots Fired	2	1
<b>Action Taken</b>			Ski Pass Violation	0	0
Court	12	13	Suspicious Vehicle	29	50
Felony Arrest	1	0	Trespassing	31	16
Misdemeanor Arrest	1	5	Vandalism	2	9
State Citations	31	15			
Town Ordinance Violations	3	3	<b>Community Policing</b>		
Verbal Warning	22	17	Community Policing Contacts	1,875	2,181
Warning Citations	2	17	Community Events	4	13
Warrant Service	5	10			
<b>2018 Event Totals:</b>	<b>9,233</b>		<b>2019 Event Totals:</b>	<b>10,485</b>	

\*\* Sex Offense - 1

### 2019 Monthly Condensed Calls







# REPORT

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**TO:** Town Council  
**FROM:** Robert Pudney  
**DATE:** July 9, 2019  
**SUBJECT:** Fire Department Monthly Report

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**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

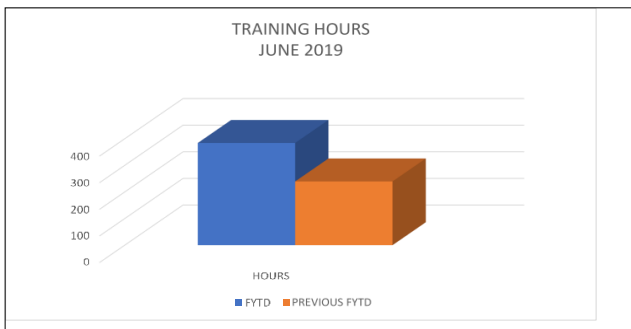
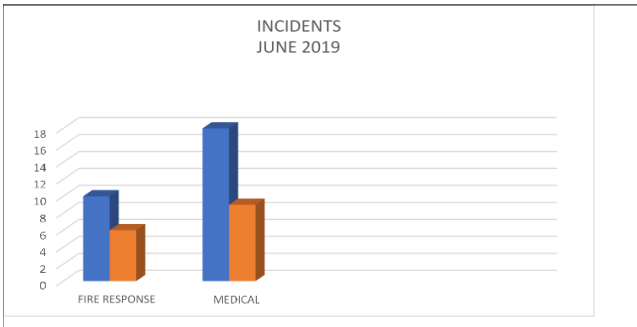
**BEECH MOUNTAIN FIRE DEPARTMENT  
Monthly Report  
June 30, 2019**

EVENT	THIS PERIOD	SAME PERIOD LAST YEAR	FISCAL YTD
FIRE CALLS	10	6	82
MEDICAL CALLS	18	9	106
FIRE SAFETY INSPECTIONS	4	4	21
PUBLIC EDUCATION	2	2	8
FIRE HYDRANT INSPECTIONS	1	0	338
TRAINING HOURS	384	239.5	2927
MEETINGS	8	6	791

**COMMENTS:**

Membership Recruitment Program.

Addressing Project Underway



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# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Kate Gavenus  
**DATE:** July 9, 2019  
**SUBJECT:** TDA Report July 2019

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**FOR THE PURPOSE OF:**

This report gives information about the marketing efforts for Beech Mountain, current media, and results.

**SIGNATURES:**

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Town Manager

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Town Clerk

## Report to Town Council July 2019

### Marketing:

Pineapple PR presented a year-end re-cap and 2019-20 marketing plan to the Tourism Development Authority on June 26<sup>th</sup>, based upon feedback from the information they shared with the TDA last month. The plan includes continued outreach to new media outlets, a targeted media familiarization tour, investment in digital advertising and social media, and some print advertising, including billboard placements in key markets. A new website, built in WordPress 5, is also recommended; the board will decide whether they want to use Pineapple as the website creator or go with another company.

### Here are samples of recent media coverage of Beech Mountain:

July festivities coverage: <https://www.hcpress.com/events/celebrate-the-4th-of-july-throughout-the-high-country.html>

Land of Oz coverage: <https://kiss951.com/tag/beece-mountain/>

<https://www.wjhl.com/local/a-look-inside-the-land-of-oz-at-beece-mountain-nc/2077808765>

Resort's Summer Music Series: <https://thedeatinationmagazine.com/beece-mountain-resort-announces-lineup-for-2019-summer-concert-series/>

Beech Mountain Brewery story: <https://www.brewbound.com/news/craft-brew-alliances-appalachian-mountain-brewery-partners-with-beece-mountain-brewing-company-on-ipa-draft-releaseue>

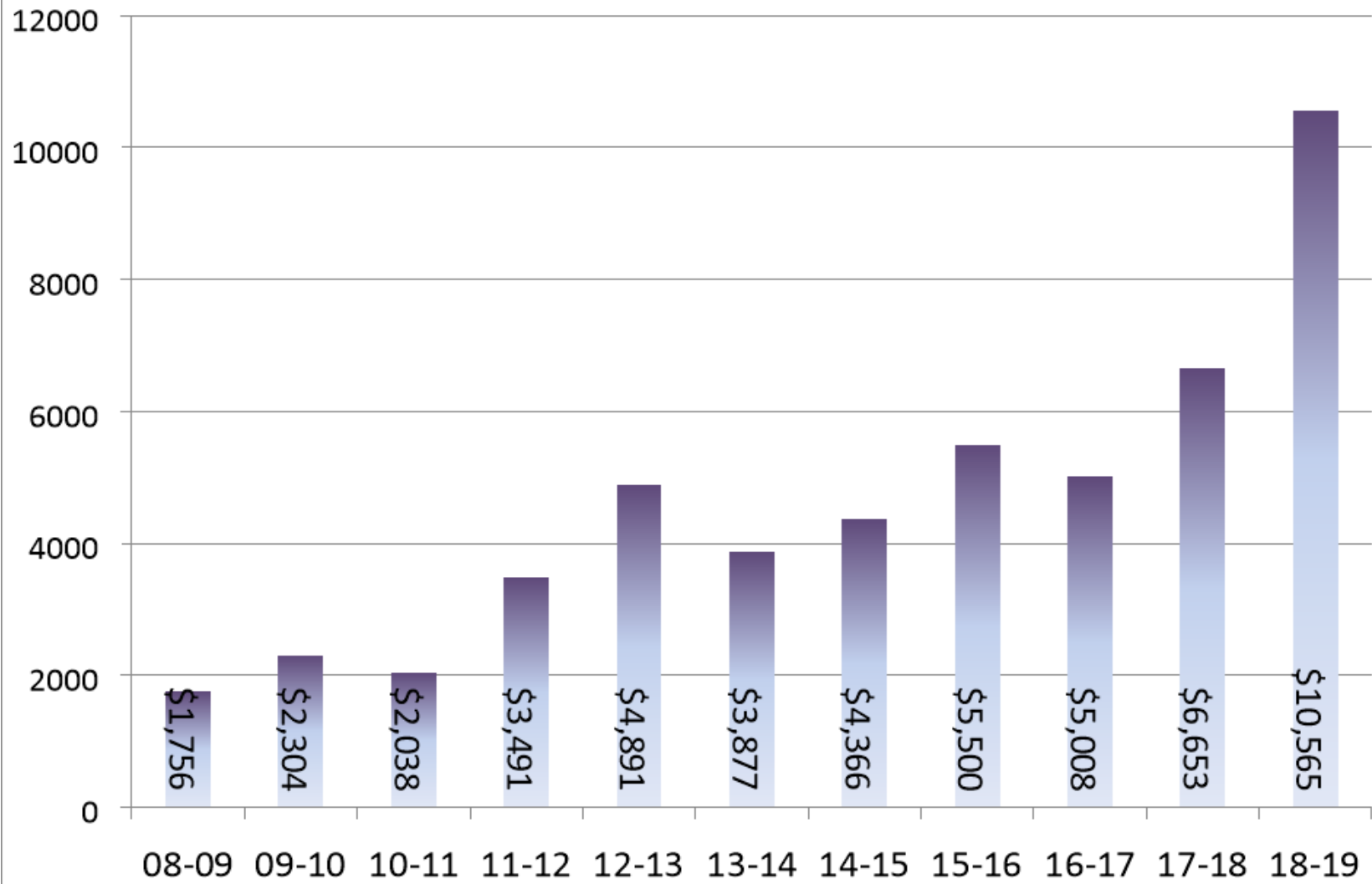
June Family Fun Month story: <https://thedeatinationmagazine.com/june-family-fun-month-returns-to-beece-mountain/>

**Results:** The Beech Mountain Facebook page now has over 15,000 followers, and Instagram followers have increased as well, due to the use of Instagram campaigns with media influencers.

Occupancy tax received in April 2019 was \$10,565, which is 58.8% higher than the \$6,653 collected in 2018.

Traffic on the website continues to increase, and the locations of our web viewers meshes with the home locations of the visitors who complete our survey in the visitor center, and with the home addresses of our overnight lodgers coming mostly from North Carolina, Florida, Georgia, South Carolina and Tennessee.

April Occupancy Tax Receipts, 2008-present







# REPORT

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**TO:** Town Council  
**FROM:** Robert Heaton  
**DATE:** July 9, 2019  
**SUBJECT:** Public Works June 2019 Report

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**FOR THE PURPOSE OF:**  
Public Works, Sanitation, Water and Wastewater Monthly Report

**SIGNATURES:**

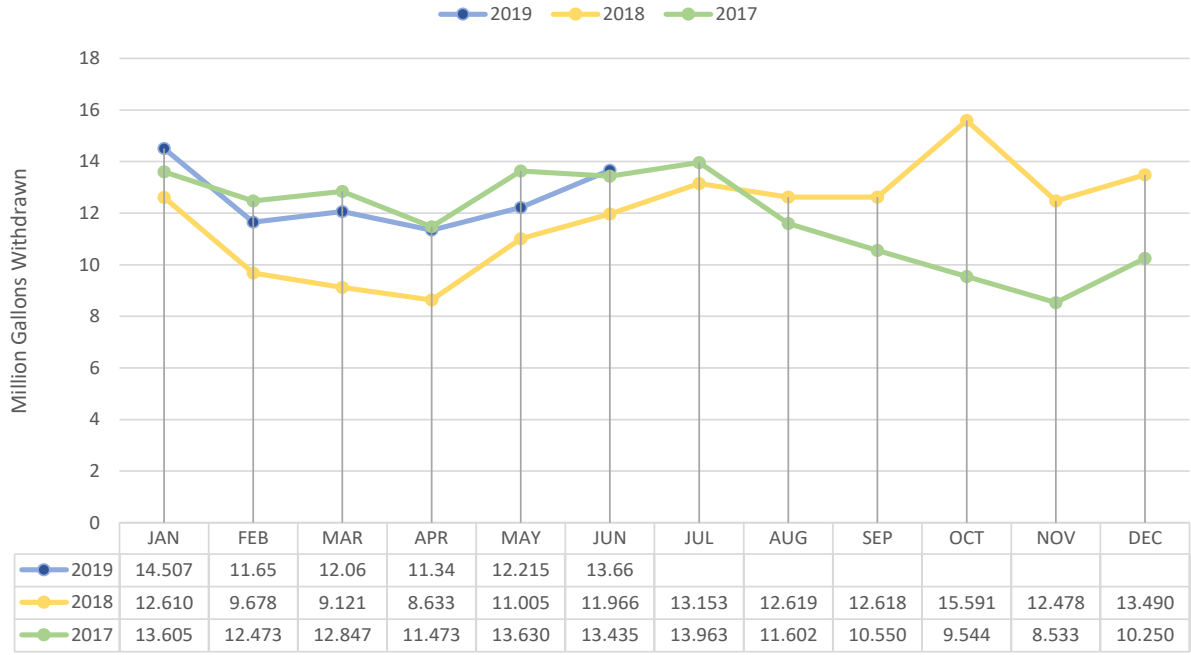
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Town Manager

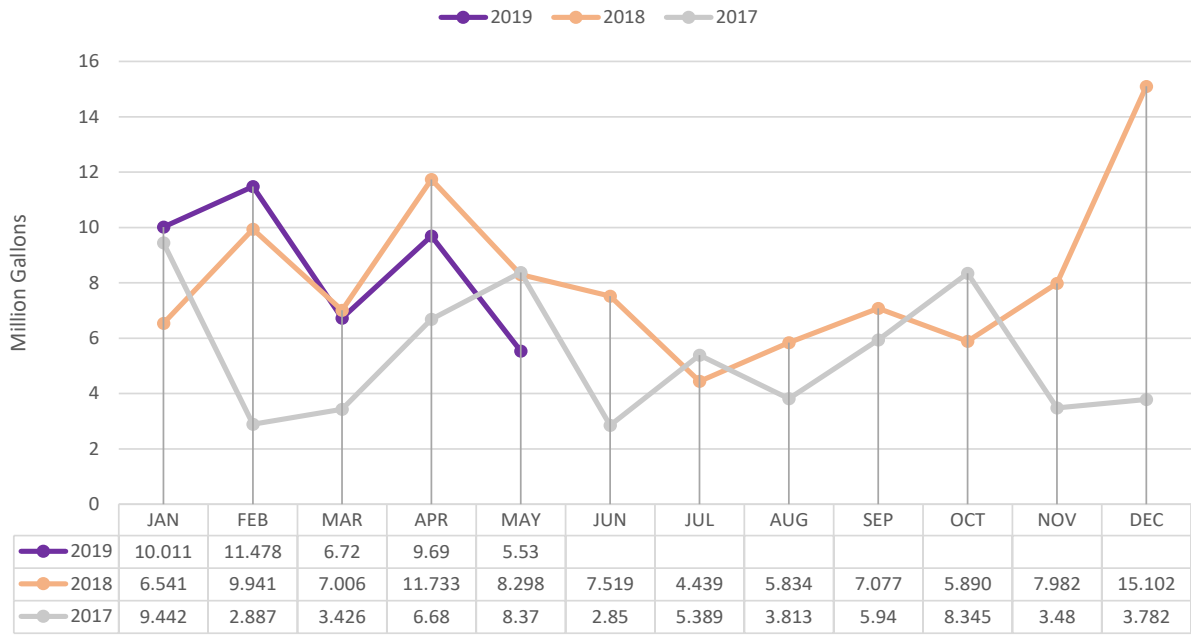
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Town Clerk

### Raw Water Withdrawl from Buckeye Lake 3 Year Period



### Total Wastewater Flows 3 Year Period



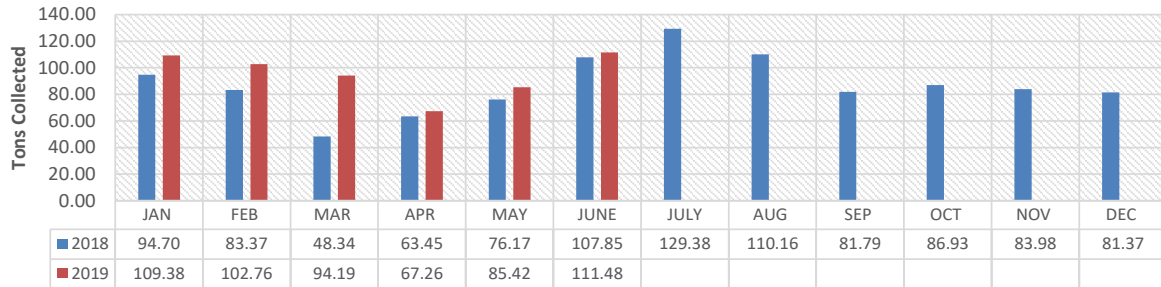


Town of Beech Mountain  
Public Works Department  
Monthly Report

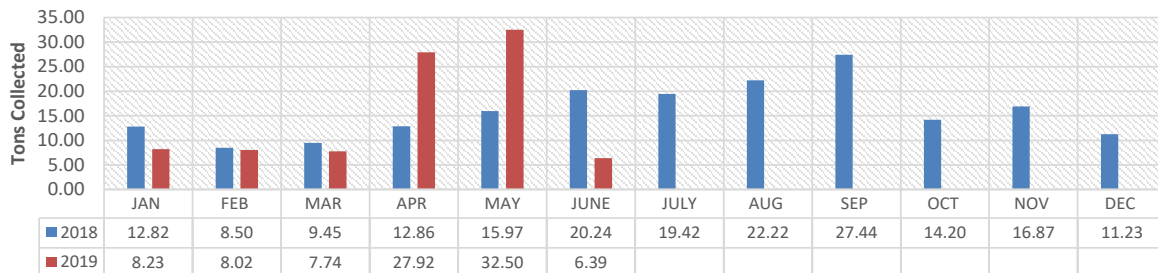
2018	SOLID WASTE	CONSTRUCTION MATERIAL	RECYCLING						--ROAD MAINTENANCE--					
			RECYCLED METAL	PAPER	PLASTIC	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIGING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JAN	94.70	12.82	1.16	0.85	0.76	3.53	1.02	22	0	0	0	0	0	0
FEB	83.37	8.50	1.95	0.66	0.51	0.00	0.00	0	0	0	0	0	0	0
MAR	48.34	9.45	2.69	0.48	0.24	0.00	0.00	0	0	0	0	0	0	0
APR	63.45	12.86	1.91	1.45	0.44	2.84	1.11	0	0	0	10	0	0	9
MAY	76.17	15.97	2.30	0.87	0.46	0.00	0.00	18	22	1	8	5	0	53
JUNE	107.85	20.24	6.90	1.83	1.14	4.08	1.14	8	7	0	3	10	1	31
JULY	129.38	19.42	2.39	1.16	1.04	3.57	0.65	15	4	1	10	0	0	25
AUG	110.16	22.22	4.68	0.98	0.86	3.59	0.89	0	27	0	7	6	0	6
SEP	81.79	27.44	5.21	2.49	0.71	3.97	1.95	15	34	1	3	5	0	7
OCT	86.93	14.20	2.40	2.13	1.08	0.00	0.00	0	4	2	0	9	0	0
NOV	83.98	16.87	2.63	1.19	0.49	4.36	0.99	0	3	2	5	2	0	0
DEC	81.37	11.23	5.00	5.00	5.00	5.00	5.00	15	11	2	0	8	0	0
YTD TOTALS	1047.49	191.22	39.22	19.09	12.73	30.94	12.75	93	112	9	46	45	1	131
2019	SOLID WASTE	CONSTRUCTION MATERIAL	RECYCLING						--ROAD MAINTENANCE--					
			RECYCLED METAL	PAPER	PLASTIC	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIGING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JANUARY	109.38	8.23	2.24	1.25	0.56	3.54	1.95	13	0	0	0	2	1	0
FEBRUARY	102.76	8.02	1.94	2.18	0.60	2.47	1.31	5	11	5	2	0	4	0
MARCH	94.19	7.74	6.14	1.68	0.40	2.12	1.02	6	9	2	0	0	10	0
APRIL	67.26	27.92	2.90	0.00	0.95	0.00	0.00	2	0	0	12	1	1	0
MAY	85.42	32.50	4.60	1.51	1.03	2.96	1.54	4	5	2	7	4	2	11
JUNE	111.48	6.39	2.00	1.05	0.65	4.39	1.47		45	4	6	12	22	30
JULY														
AUGUST														
SEPTEMBER														
OCTOBER														
NOVEMBER														
DECEMBER														
YTD TOTALS	570.49	90.80	19.82	7.67	4.19	15.48	7.29	30	70	13	27	19	40	41

Note: Sanitation & Recycling amounts are reported in tonnage  
 Note: Recycled metal taken to Omni Source  
 Note: Cardboard is by bales - each bale is approx 900 lbs.  
 Note: Began tracking construction material Jan 2018  
 Note: Construction material is charged at \$53.00 per ton

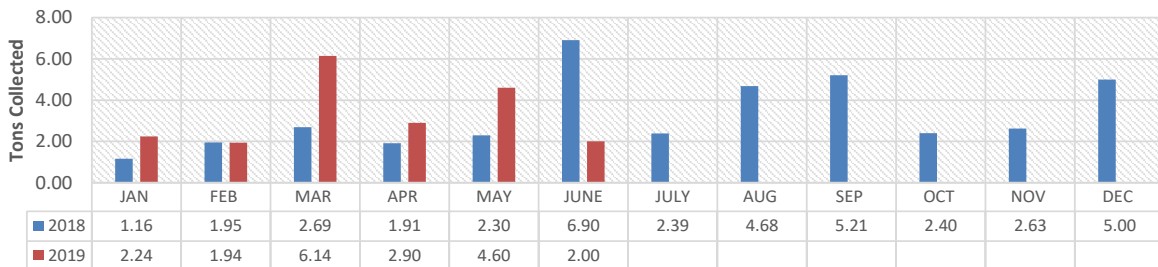
### Solid Waste



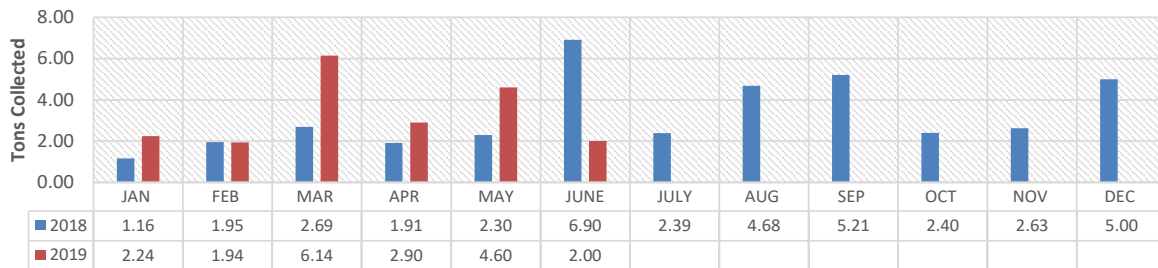
### Construction Material



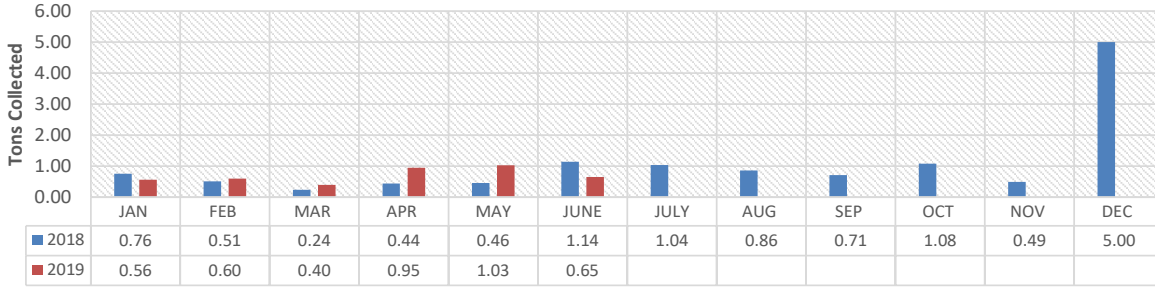
### Recycled Metal



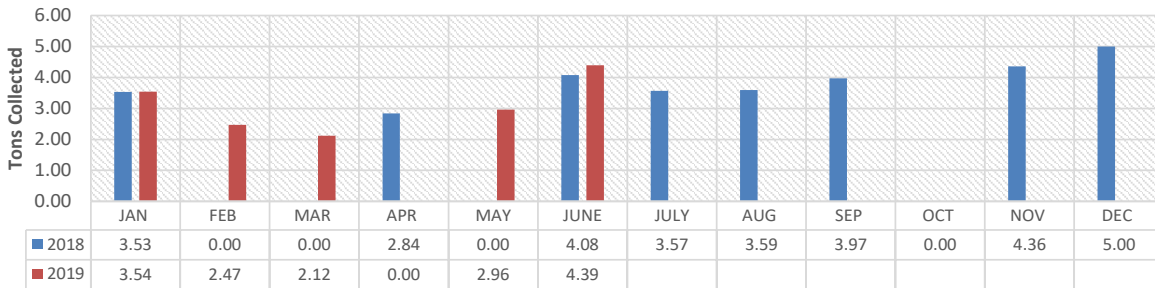
### Recycled Paper



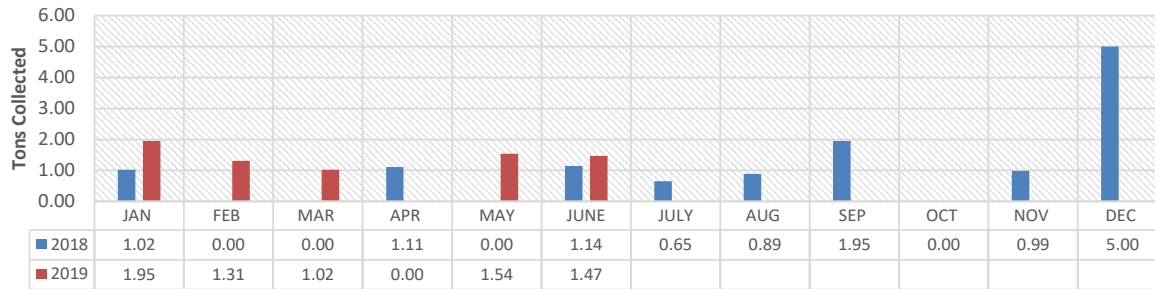
### Recycled Plastic



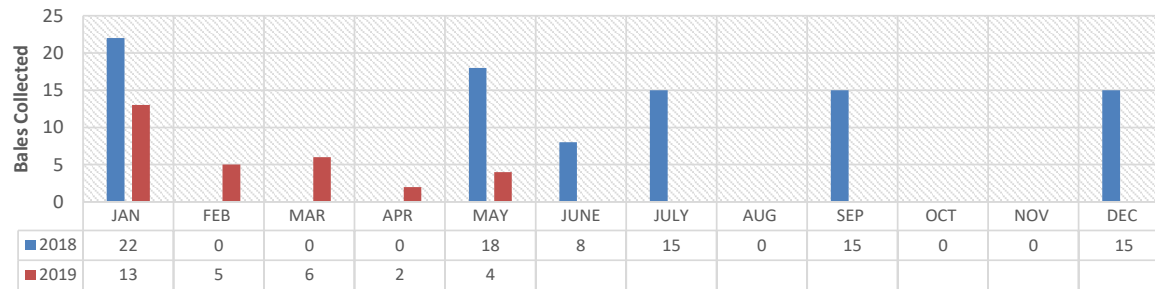
### Recycled Glass



### Recycled Aluminum



### Recycled Cardboard







# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Sean Royall  
**DATE:** July 9, 2019  
**SUBJECT:** June Recreation Report

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**FOR THE PURPOSE OF:**  
Parks and Recreation facilities report

**SIGNATURES:**

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Town Manager

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Town Clerk

# BEECH

## PARKS & RECREATION

### June 2019 Recreation Report

#### Facility Report

Finance Report

Total Monthly Revenue	\$17,838.50
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#### Check-In Report

Member Visits	741
Non-Member Visits	447

#### Membership Report

Total Memberships - \$6,554.75 (Details attached)

<b>Family Annual \$4,363.75</b>		
<i>Active</i>	<i>Passes Expired (not renewed)</i>	<i>Passes sold</i>
144	14	14

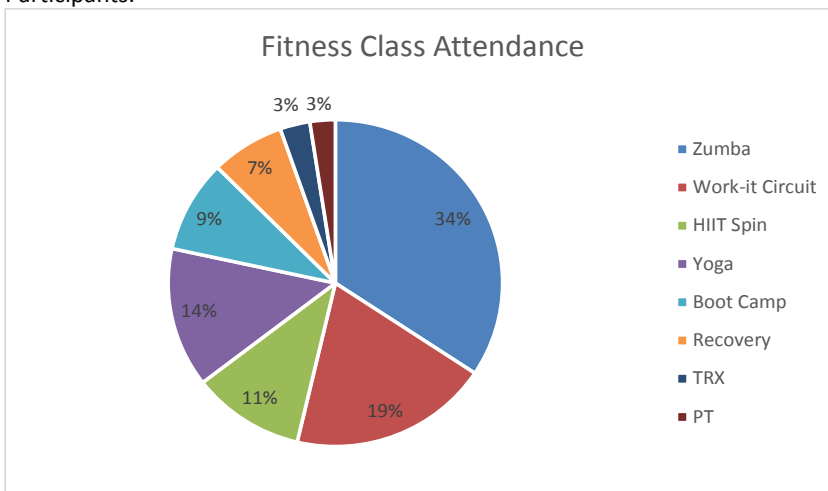
<b>Individual Annual \$1,646.00</b>		
<i>Active</i>	<i>Passes Expired (not renewed)</i>	<i>Passes sold</i>
120	6	11

<b>Week Passes - \$545.00</b>	
<i>Family</i>	<i>Individual</i>
17	2

Renewal Emails and Letters sent: 19 family, 6 individual past due, 20 family, 11 individual about to expire  
Memberships renewed online - \$100.00

#### Fitness Report

Participants:



**Class/Number of classes offered in the month/ Number of participants**

Zumba	154
Work-it Circuit	87
HIIT Spin	49
Yoga	62
Boot Camp	41
Recovery	32
TRX	13
PT	11

Program/Event	Participants
Fishing Derby	131
Shag Dance	55
Cooler 5K	73
Open House	40
Run/ Ride Club	24/21

**Outdoor Report**

Participants:

Emerald Outback Trail (as read from trail counter)	3,274
Guided Hikes (2 hike offered)	21
Binoculars	\$67.75
Guided Fishing	2

**Director's Notes:**

1. Playground stained
2. New trail constructed on Emerald Outback
3. Local bike shops are bringing group rides to Beech due to updated trails and new offerings.

Respectfully Submitted,

Sean Royall  
Parks and Recreation Director  
Town of Beech Mountain  
June 1, 2019

### **Detailed Revenue Totals**

**PROGRAM REGISTRATIONS  
\$8,304.00**

**MEMBERSHIPS \$6,554.75**

**Facility Reservation \$0.00**

**POS \$2,979.75**

**Total Online Sales \$3,075.00**

**TOTAL MONTHLY REVENUE  
\$17,838.50**

**Daily Use (Non Member Check-in)  
\$904.00**

**Fitness Class \$150.00**

**General Donation \$32.00**

**Personal Training \$500.00**

**Trail Map \$23.00**

### **Programs**

**2019 Summer Camp \$8,000**

**Cooler 5k \$1,339.00**

**Shag Dance - \$174.00**

### **Memberships**

**Family Annual Pass \$4,363.75**

**Individual Annual Pass \$1,646.00**

**Individual Week Pass \$35.00**

**Family Week Pass \$510.00**

### **POS**

**Binoculars \$27.75**

**Canoe Donation \$10.00**

**Coke Machine \$65.00**



# REPORT

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** July 9, 2019  
**SUBJECT:** Planning and Inspection Monthly Report 2019-06

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**FOR THE PURPOSE OF:**  
Planning and Inspection monthly report to Town Council.

**SIGNATURES:**

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Town Manager

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Town Clerk

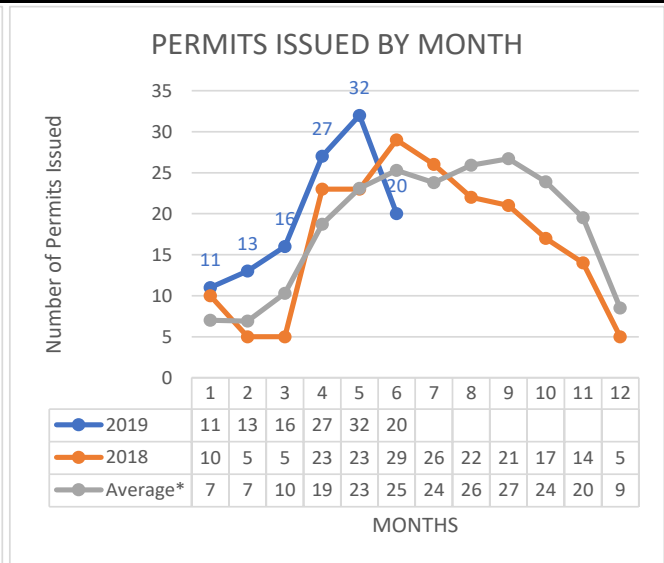
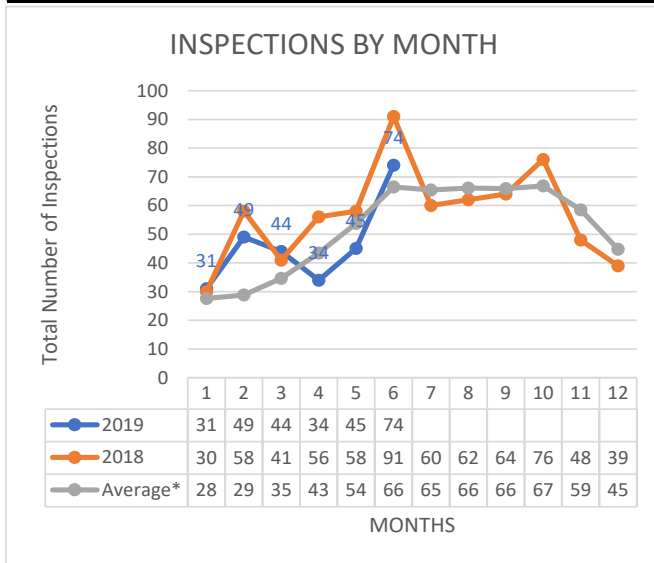
**TOWN OF BEECH MOUNTAIN**  
**Monthly Report**  
**Department of Building Inspections**  
**June-2019**

**1. Number of Inspections**

	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date	Calendar Year to Date
Building	26	25	45	307	237	126
Electrical	12	14	20	104	89	49
Plumbing	16	3	8	67	63	37
Htg/Air & Misc.	20	3	18	148	88	65

**2. Permits Issued**

No. Issued	20	32	29	224	197	119
Value	\$ 68,200	\$ 346,276	\$ 1,239,040	\$ 3,204,110	\$ 3,722,255	\$ 1,528,124
Permit Fees	\$ 4,237.10	\$ 13,856.00	\$ 5,455.00	\$ 64,247.52	\$ 45,028.22	\$ 47,222.62



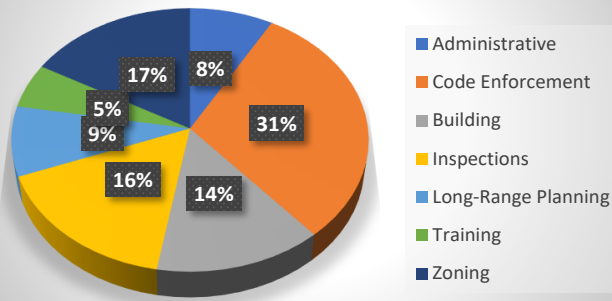
\*NOTE: Average Inspections and Permits are calculated based on a running average since April 2009

**3. Nature of Building Permits**

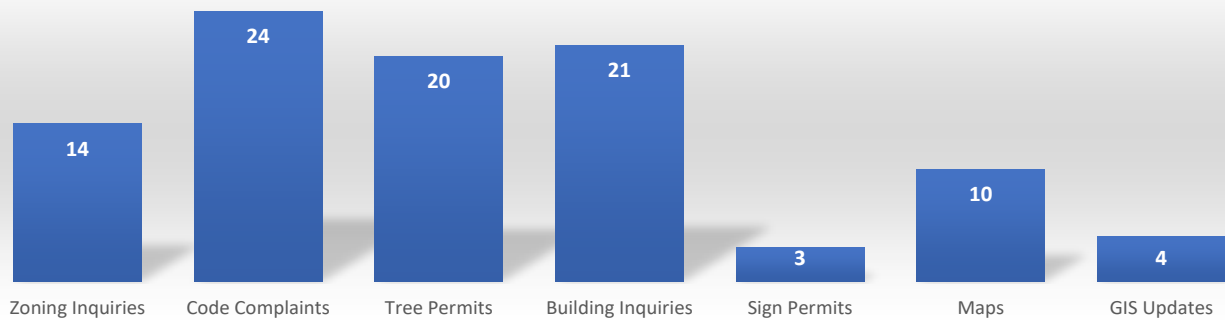
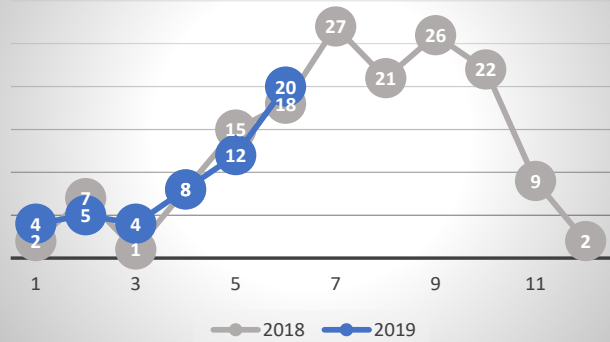
# of Permits	Type	Address	Total Fees	Valuation	New Bldgs FY to Date	New Bldgs Last FY
	New Single Family				2	1
	New Multi-Family				0	0
	New Commercial				0	0
20	Other	Various	\$ 4,237.10	\$ 68,200.00		
20			\$ 4,237.10	\$ 68,200.00		

**TOWN OF BEECH MOUNTAIN**  
**PLANNING AND ZONING MONTHLY REPORT**  
 June-2019

**Time Allocation**



**Tree Permits**



**Summary and Highlights**

**Building:**

Completed transition of Building division duties to Planning

**Training:**

Attended Census 2020 Complete Counts Training  
 Attended NCDOT Powell Bill Workshop

**GIS:**

Updating and amending zoning GIS layer for adoption as official zoning map

**Zoning:**

Held Public Hearing on rezoning and text amendments for campgrounds related to the Shane Property

**Code Enforcement:**

Significant increase in Code complaints and actions