



AGENDA
Regular Town Council
Tuesday, March 12, 2024
Council Chambers 4:00 PM

Page

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. INVOCATION- DEWEY CYCLONE BRETT
4. PLEDGE OF ALLEGIANCE
5. PUBLIC COMMENT

This is a time for the public to address their concerns to their elected officials. The purpose of public comment is to hear from citizens and is not a dialogue between the speaker and the Council. Topics addressed may be referred to the Town Manager for further investigation and potential action at a later meeting. In accordance with §30.15 of the Code of Ordinances, each speaker will be allowed up to five minutes and thirty minutes is allotted for public comment unless extended in the discretion of the Council. Speakers should make their comments from the podium and all speakers shall maintain proper decorum and in a civil manner. Speakers should not address a topic which is the subject of a public hearing on the same agenda. A signup sheet is provided prior to the meeting on the table in the lobby.
6. CONSENT AGENDA

The consent agenda contains those items not expected to require discussion and can be voted upon with a single vote. Any member of the town council can request a consent agenda item to be removed for consideration under new business.

 - 6.1. Adoption of Minutes 3 - 7
[Regular Town Council - 13 Feb 2024 - Minutes - Pdf](#)
 - 6.2. 2024 Budget Ordinance Amendment #2024-05 9 - 10

Approve
[Output Document \(Staff Report - 0998\) - Pdf](#)
 - 6.3. 2024 Budget Ordinance Amendment #2024-06 11 - 12

Approve
[Output Document \(Staff Report - 1000\) - Pdf](#)
7. NEW BUSINESS
 - 7.1. Resolution of Appreciation- Megan Phillips and the NC DOT 13 - 15
[Output Document \(Staff Report - 0988\) - Pdf](#)
 - 7.2. Public Hearing for Rezoning of Town Owned Property 17 - 22
[Output Document \(Staff Report - 0996\) - Pdf](#)

7.3.	Ordinance to Rezone Town-Owned Property to PS Public/Private Service Output Document (Staff Report - 0997) - Pdf	23 - 31
8.	TOWN MANAGER AND STAFF REPORTS	
8.1.	January 2023 Finance and Budget Report Review Output Document (Staff Report - 0989) - Pdf	33 - 37
8.2.	Recreation Report February 2024 Output Document (Staff Report - 0993) - Pdf	39 - 41
8.3.	Police Department Monthly Report Output Document (Staff Report - 0992) - Pdf	43 - 45
8.4.	Fire Department Monthly Report Output Document (Staff Report - 0991) - Pdf	47 - 48
8.5.	TDA Report - March 2024 Output Document (Staff Report - 0994) - Pdf	49 - 51
8.6.	Planning and Inspection Monthly Report 2024-02 Output Document (Staff Report - 0995) - Pdf	53 - 55
8.7.	Public Works Report Output Document (Staff Report - 0999) - Pdf	57 - 62
9.	TOWN COUNCIL COMMENTS This is an opportunity for members of the Council to express items of concern or interest which are not otherwise on the agenda for action.	
10.	ADJOURNMENT	



MINUTES

Regular Town Council Meeting

4:00 PM - Tuesday, February 13, 2024
Council Chambers

The Regular Town Council of the Town of Beech Mountain was called to order on Tuesday, February 13, 2024, at 4:00 PM, in the Council Chambers, with the following members present:

COUNCIL PRESENT: Mayor Weidner Abernethy
Vice Mayor Kelly Melang
Councilmember M.W. Stanford
Councilmember Art Beckmann
Councilmember Alan Villanova

COUNCIL EXCUSED:

STAFF PRESENT: Attorney Stacy Eggers, IV
Town Manager Bob Pudney
Town Clerk Emily Haynes

1. CALL TO ORDER

2. ADOPTION OF AGENDA

2.1. Mayor Abernethy requested a motion to adopt the agenda.

Motion

Kelly Melang made a motion to adopt the agenda Art Beckmann seconded the motion. CARRIED. unanimously.

3. INVOCATION-DEWEY CYCLONE BRETT

4. PLEDGE OF ALLEGIANCE

5. SPECIAL GUEST DR. LESLIE ALEXANDER, WATAUGA SCHOOL SUPERINTENDENT

5.1. Mayor Abernethy introduced Dr. Leslie Alexander to the February 13th Town Council meeting. Dr. Leslie spoke on behalf of Watauga County School system and the importance of having support for the myFutureNC Attainment Goal.

6. TOWN EMPLOYEE RECOGNITION

- 6.1. Mayor and Council thanked the town employees for their tireless efforts during this winter season. Public Works, Recreation, Police, EMS, and Fire department each had employees in attendance that were individually recognized for their service to the town.

7. PUBLIC COMMENT

- 7.1. Dean Phillips of Appalachian Waste introduced himself and his company to the council and offered their services if the town is ever in need of additional waste management.

8. CONSENT AGENDA

- 8.1. Adoption of Minutes
8.2. Resolution Designation of Applicant's Agent
8.3. 2024 Budget Ordinance Amendment #4

Motion

Alan Villanova made a motion to approve the consent agenda Kelly Melang seconded the motion. CARRIED. unanimously.

9. NEW BUSINESS

- 9.1. Resolution 2024-08

Motion

Kelly Melang made a motion to adopt the resolution to support the myFutureNC Attainment Goal Art Beckmann seconded the motion. CARRIED. unanimously.

- 9.2. Appoint Chair Person and Vice Chair to the TDA

Motion

Alan Villanova made a motion to appoint Jana Greer as Chairperson for the TDA Board Kelly Melang seconded the motion. CARRIED. unanimously.

Motion

Alan Villanova made a motion to appoint Dawn Dalglish as Vice Chairperson for the TDA Board Kelly Melang seconded the motion. CARRIED. unanimously.

- 9.3. American Rescue Plan Act Funding (ARPA) - Required Policies

Motion

Art Beckmann made a motion to adopt the following policies; Allowable Costs

and Cost Principles Policy, Conflict of Interest Policy, Eligible Use Policy, Internal Controls for ARPA Funding Policy, Nondiscrimination Policy, Property Management Policy, Record Retention Policy Alan Villanova seconded the motion. CARRIED. unanimously.

9.4. Call for Public Hearing on Rezoning of Recently Annexed Town Property

Motion

M.W. Stanford made a motion to set a public hearing date for the next available Council meeting on Tuesday, March 12, 2024, at 4:00 PM to gather public input on the proposed rezoning Kelly Melang seconded the motion. CARRIED. unanimously.

10. TOWN MANAGER AND STAFF REPORTS

10.1. Town Manager Comments

1. Holiday weekend / winter weather update-
 - a. MLK 1-15 was a disaster.
 - i. Heavy visitor traffic, resort overflowing.
 - ii. Snowstorm in the afternoon.
 - iii. Beech Mountain Parkway blocked in all directions to Tynecastle.
 - iv. Had a patient in our ambulance for 4 hours.
 - v. Opened buckeye as a shelter – housed 40 persons and 1 dog. The resort sheltered over 20 people in the lodge for the night.
 - vi. Unable to move snowplows and salt trucks due to traffic jam.
 - vii. Police, Fire and Public Works worked through the night to clear the roadways. Vehicles had to be towed as they were abandoned in the roadways.
 - b. After action meeting 1-16. Resort and dot invited to attend.
 - i. Policy changes-
 1. Monitor Beech Mountain Parkway for traffic real time to intervene before roads become impassable.
 2. Police control vehicles leaving the resort in small numbers than can be safely handled.
 3. Limit to four-wheel drive or chains.
 4. Relocate fire apparatus from fire station #1 to station #2.
 5. barricaded Pinnacle Ridge Road due to weather.
 6. Traffic sign at Beech Mountain Parkway and Pine Ridge to direct traffic to us 321.
 7. Traffic sign at Pine Ridge Road and Buckeye Creek Road directing to us 321.
 8. Installed camera at resort entrance for dispatch to monitor.
 9. Additional DOT resources to be staged on beech mountain, salt sharing.
 10. Maintain route from Tynecastle to us 321 for traffic

- to exit the mountain. (limits remaining roads)
 - 11. Additional tow trucks to be contracted for quick removal of vehicles blocking the roadways.
 - 12. maintain traffic flow off the mountain in two directions based upon road conditions.
 - 13. bring in additional support personnel to town hall and dispatch.
 - ii. The plan was fully implemented and tested on 1-26 with good results.
 - iii. We will continue to monitor and evaluate the plan for changes.
 - c. 2-3-24 traffic exceeded MLK. Parking on Elderberry Ridge Road exceeds our capacity to enforce. Signs have been added and additional tow trucks contracted for each weekend. There is a **zero-tolerance** illegal parking policy.
2. Project updates-
- a. Skiloft is progressing, materials are staged, and work is planned to begin 4/1/24 at 0800 hrs.
 - b. '23 utility project will begin this spring, construction scheduling will be determined and published on website. The project encompasses several neighborhoods.
 - c. Lake Coffey – Geotech work completed, finalizing the design and cost estimates. Lots of rock.
 - d. Pinnacle well – complete, power is on and testing underway, waiting for state permit. Expect to be online soon.
 - e. Town Hall – getting back on track, contractor has made some supervision changes and added additional staff, roof is progressing.
 - f. BRIC Grant #2– updated with additional information to improve our standing. (thank you Daniel and Steve).
3. The parks and recreation board would like to invite the town council and TDA to tour the many recreation offerings in the town. Sean will be happy to set up a joint tour by bus if you would like.
4. Staff are working on the '24-'25 budget per council directions from the retreat. Our next meeting is scheduled for March 28th at 2:00 pm to go over the financial model.
5. Page 112 – 115 financial reports – we are at 50% of the budget and are on track.

- 10.2. Finance Officer's Monthly Report
- 10.3. Police Department Monthly Report
- 10.4. Fire Department Monthly Report
- 10.5. January 2024 Recreation Report
- 10.6. Department of Infrastructure Monthly Report
- 10.7. TDA Report February 2024

10.8. Planning & Inspections Department Monthly Report 2024-01

11. TOWN COUNCIL COMMENTS

- 11.1.** Councilmember Alan Villanova- Thank you to all town employees for the hard work and long hours that have been put into our town during the snowstorms.

Councilmember Art Beckmann- Thank you to our Town Manager Bob Pudney and staff for putting together a plan to better deal with the busy ski weekend traffic. I'm also glad to see the attendance at today's council meeting.

Councilmember Michael Stanford- Thank you to the Town Manager Bob Pudney and staff. Another issue we are facing when we see the high volume of visitors is the garbage that is being left all over the mountain.

Vice Mayor Kelly Melang- Does the town have a way to determine which/if gravel roads have been salted? Mr. Pudney answered that we do not salt the gravel roads we only use sand or chat. The gravel roads are hard to maintain in the winter months with freezing and rain. Vice Mayor Melang congratulated the TDA Chair and Vice Chair appointments. Vice Mayor also stated she liked the changes that have been made to the agenda with inserting the explanation under the headings.

Mayor Weidner Abernethy- I recently visited another ski resort and the traffic was horrendous. Beech Mountain looks good in comparison to similar towns. Thank you to our Town Manager Bob Pudney for the efforts being put in place to help reduce the traffic throughout the town. Mayor Abernethy stated he would like to pursue RV parking spaces at Shane Park. The council has strong leadership and the town's best interest at heart we are excited to continue the progress in the town. Lastly thank you once again to the town employees.

- 11.2.** Mayor Weidner Abernethy presented a generous donation from the Abernethy Family to the Volunteer Fire Department accepted by the Town Manager/ Fire Chief, Bob Pudney.

12. ADJOURNMENT

- 12.1.** Mayor Abernethy requested a motion for adjournment at 5:28pm.

Town Clerk

Mayor, Town of Beech Mountain



ORDINANCE

TO: Town Council
FROM: Tim Barnett
DATE: March 12, 2024
SUBJECT: 2024 Budget Ordinance Amendment #2024-05

FOR THE PURPOSE OF:

To amend the 2024 Budget Ordinance for the purpose of adding a Grant Award. The Beech Mountain E911 Center has been granted \$17,800 from the North Carolina Emergency Telephone System Board for the purpose of purchasing two portable Viper radios for the the E911 Center.

ATTACHED FOR YOUR CONSIDERATION:

Amendment #2024-05

STAFF RECOMMENDATION:

Approve

SIGNATURES:

Town Manager

Town Clerk

**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA
FY2024 BUDGET ORDINANCE
AMENDMENT # 2024-05**

**TO THE ORDINANCE APPROPRIATING FUNDS FOR THE
OPERATING EXPENSES FOR TOWN OF BEECH MOUNTAIN**

BE IT ORDAINED BY THE TOWN OF BEECH MOUNTAIN TOWN COUNCIL:

A. EXPENDITURES

1. To provide for increases and /or (decreases) in existing Funds:

a. E911 Emergency Telephone System Fund:

1. Two Portable Radios 17,800

TOTAL ADJUSTMENT TO EXPENDITURES \$17,800

B. REVENUES

2. To provide for the adjustments to revenues:

b. E911 Emergency Telephone System Fund:

1. Grant - E911 Emergency Telephone System \$ 17,800

TOTAL ADJUSTMENT TO REVENUE \$ 17,800

C.	FY 2022-2024 E911 Emergency Telephone System Original Budget	\$ 95,700
	FY 2023-2024 Amendment #1	<u>17,800</u>
	FY 2022-2023 Current Budget	\$ 113,500

APPROVED THIS THE 12th Day of March 2024

Emily Haynes, Town Clerk

Mayor Weidner Abernethy



ORDINANCE

TO: Town Council
FROM: Steve Smith
DATE: March 12, 2024
SUBJECT: 2024 Budget Ordinance Amendment #2024-06

FOR THE PURPOSE OF:

Amendment to the 2024 Budget Ordinance is for the purpose of replacing air handlers and boilers with gas furnace split systems. Quote for the job is \$196,200 and the Beech Mountain Tourism Authority has granted the funds for the Town's project.

STAFF RECOMMENDATION:

Approve

SIGNATURES:

Town Manager

Town Clerk

**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA
FY2024 BUDGET ORDINANCE
AMENDMENT # 2024-06**

**TO THE ORDINANCE APPROPRIATING FUNDS FOR THE
OPERATING EXPENSES FOR TOWN OF BEECH MOUNTAIN**

BE IT ORDAINED BY THE TOWN OF BEECH MOUNTAIN TOWN COUNCIL:

A. EXPENDITURES

1. To provide for increases and /or (decreases) in existing Funds:

a. General Fund:

1. Recreation Capital Outlay 196,200

TOTAL ADJUSTMENT TO EXPENDITURES \$196,200

B. REVENUES

2. To provide for the adjustments to revenues:

b. General Fund:

1. Beech Mountain Tourism Development-Grant \$ 196,200

TOTAL ADJUSTMENT TO REVENUE \$ 196,200

C. FY 2022-2024 General Fund Original Budget	\$ 11,549,993
FY 2022-2024 Amendment #1	197,700
FY 2023-2024 Amendment #2	Voided
FY 2023-2024 Amendment #3	1,215,000
FY 2023-2024 Amendment #4	12,000
FY 2023-2024 Amendment #6	<u>196,200</u>
FY 2022-2023 General Fund Current	<u>\$ 13,170,893</u>

APPROVED THIS THE 12th Day of March 2024

Emily Haynes, Town Clerk

Mayor Weidner Abernethy



RESOLUTION

TO:

FROM: Emily Haynes

DATE: March 12, 2024

SUBJECT: Resolution of Appreciation- Megan Phillips and the NC DOT

FOR THE PURPOSE OF:

Resolution of Appreciation by the Town of Beech Mountain to Express its Gratitude to Meagan Phillips and the North Carolina Department of Transportation.

SIGNATURES:

Town Manager

Town Clerk



Resolution 2024-09

Town of Beech Mountain
North Carolina

Date: 3/12/2024

***Resolution of Appreciation by the Town of Beech Mountain to Express its
Gratitude to Meagan Phillips and the North Carolina Department of
Transportation***

Whereas, the Town of Beech Mountain is a municipal subdivision of the State of North Carolina, is eastern America's highest incorporated town, and is the home of the Beech Mountain Ski Resort; and

Whereas, Meagan Phillips serves the State of North Carolina as the Department of Transportation Board Member for Division 11; and

Whereas, the ski industry of North Carolina is a vital economic resource for western North Carolina, generating an annual economic value to the region of approximately two hundred and forty-four million dollars; and

Whereas, NC Highway 184 is a vital transportation corridor serving both Beech Mountain Ski Resort and Sugar Mountain Ski Resort; and

Whereas, a snow storm occurred over the 2024 Martin Luther King Jr. Holiday weekend, which resulted in gridlock traffic, stranding many tourists who were unable to enter or exit the mountain; and

Whereas, Meagan Phillips, through her work with the Department of Transportation, was instrumental in organizing an inclement weather response plan to keep Highway 184 plowed, salted, and maintained through recent inclement weather; and

Whereas, the changes organized by Meagan Phillips and the Department of Transportation have improved the experience of guests and tourists to the mountain, improved motorist safety, and protected both the economic and physical security of the community;

NOW THEREFORE, BE IT HEREBY RESOLVED by the Town of Beech Mountain that it hereby extends its *gratitude and appreciation* to Meagan Phillips and the North Carolina Department of Transportation for their responsive work on behalf of the citizens, residents, and visitors to the Town of Beech Mountain.

This the ____ day of _____, 2024.

J. Weidner Abernethy, Mayor

Attest:

_____(SEAL)
Emily Haynes, Clerk to the Board



COUNCIL ACTION ITEM

TO: Town Council
FROM: Preston Yates
DATE: March 12, 2024
SUBJECT: Public Hearing for Rezoning of Town Owned Property

FOR THE PURPOSE OF:

Hold a Public Hearing to gather input on a proposed rezoning of Town-owned property from Unzoned Avery County to Beech Mountain PS Public/Private Service zoning.

SIGNATURES:

Town Manager

Town Clerk

Town of Beech Mountain Planning Staff Report



REZ 2023-0521 Annexed Town Property at Buckeye Road			
Project Number:	REZ 2023-0521	Report Date:	January 23, 2024
Meeting Date(s):	Planning Board:	January 30, 2024	
	Call for Public Hearing:	February 13, 2024	
	Council Public Hearing:	March 12, 2024	
Prepared By:	Preston Yates, Director of Planning & Inspections		
Applicant(s):	Staff initiated rezoning as part of an annexation of Town property.		
Applicant’s Request:	Staff is requesting to rezone Town-owned property from UNZONED Avery County to Town of Beech Mountain PS PUBLIC/PRIVATE SERVICE		
Staff Recommendation:	Staff asks the Planning Board to consider a recommendation of approval to Town Council for the proposed rezoning.		

Background Information

Town of Beech Mountain staff are requesting to amend the Official Zoning Map of the Town of Beech Mountain, North Carolina to include a recent annexation area as **PS Public/Private Service** zoning from a previously **unzoned** Avery County. The Town Council adopted a Resolution of Intent to Annex for this town-owned property on November 14, 2023, pursuant to NC General Statutes. The Town Council then annexed this property by Ordinance 2023-06 on December 12, 2023, after a duly advertised and conducted public hearing. The subject property is located at the intersection of Buckeye Creek Road and Buckeye Road (S.R. 1312), referred to locally as “the Back Gate” (see **Figure 1: Property Location Map**).

The subject property is approximately 2.13 Acres consisting predominately of public utilities and infrastructure, including Buckeye Creek Road paving and drainage; Mountain Electric Coop. utility poles and lines; Avery County Solid Waste Convenience Station; and Buckeye Road (SR 1312) paving and drainage (see **Figure 2: Public Infrastructure Map**).

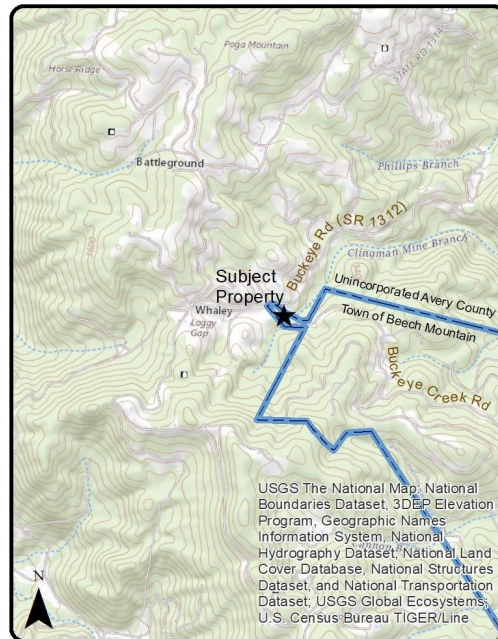


Figure 1: Property Location Map – Shows subject property on USGS Topographic Map with the Town of Beech Mountain recently amended corporate limits overlaid.

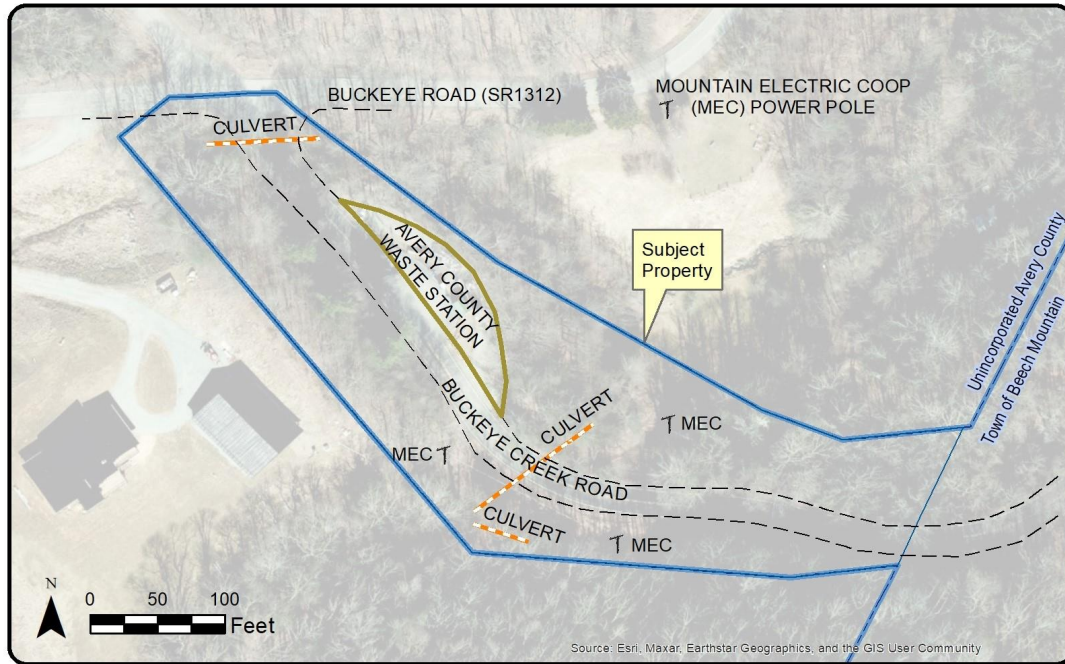


Figure 2: Public Utilities and Infrastructure Map - Showing pavement, waste station, culverts, and utility poles.

Property Information

The table below summarizes the general characteristics and information of the subject property:

Property Information			
Property Address:	Buckeye Road and Buckeye Creek Road (the “Back Gate”)		
Parcel ID #:	1931-00-67-8439	County:	Avery
City:	Beech Mountain	State, Zip	NC, 28604
Current Zoning:	Unzoned, Avery County (Avery County does not utilize zoning authority)		
Proposed Zoning:	PS Public/Private Service, Town of Beech Mountain Zoning District		
Overlay(s):	None		
Acreage:	2.13 (approximate)	Condition:	Partially Developed
Current Use:	Roadway and Solid Waste Convenience Center	Proposed Use:	No Proposed Change in Use
Owner Information			
Owner:	Town of Beech Mountain		
Authorized Person:	Bob Pudney, Town Manager		
Address:	403 Beech Mountain Pkwy		
City:	Beech Mountain	State, Zip:	NC, 28604

Surrounding Property Information

The table below summarizes the use and zoning information of the surrounding properties:

	Existing Use	Land Use	Zoning
East/Northeast	Vacant/Rural Residential	Unincorporated Avery County	NONE
North	Rural Residential	Unincorporated Avery County	NONE
Northwest	Vacant/Government-Institutional	Unincorporated Avery County	NONE
West	Rural Residential/Agricultural	Unincorporated Avery County	NONE
West/Southwest	Vacant/Rural Residential	Unincorporated Avery County	NONE
Southeast	Vacant/Residential	Low Density SF Residential	R-1

NOTE: See **Figure 3: Existing Land Use Map** for details of zoning and land use of surrounding properties

Staff Analysis

OVERVIEW

Staff are recommending this property to be zoned as PS Public/Private Service, which is consistent with the current use of the property, the presence of considerable public utilities and infrastructure, and the fact that the land is publicly owned. However, since Avery County does not utilize zoning authority and the Town does not have an abutting PS zoning district, the designation of this property as PS Public/Private Service would likely constitute a “spot zoning”. Although spot zoning isn’t prohibited by NC general statutes, it is important for the Planning Board and Town Council to consider a number of factors in determining the appropriateness and reasonableness of the zoning designation.

According to NC General Statutes § 160D-605 (b), *when adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors:*

- i. *the size, physical conditions, and other attributes of the area proposed to be rezoned,*
- ii. *the benefits and detriments to the landowners, the neighbors, and the surrounding community,*

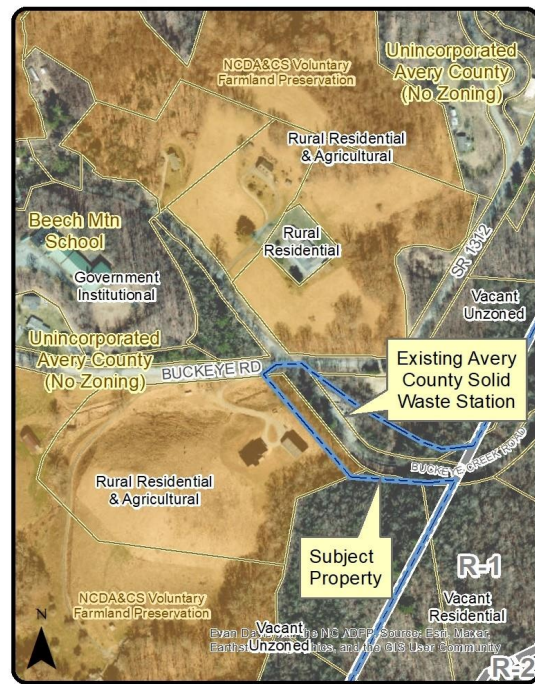


Figure 3: Existing Land Use Map - Showing recently annexed town-owned property existing land uses in relation to surrounding existing land uses and town zoning.

- iii. *the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;*
- iv. *why the action taken is in the public interest; and*
- v. *any changed conditions warranting the amendment.*

SIZE, PHYSICAL CONDITION, & OTHER ATTRIBUTES

As indicated previously, the subject property is approximately 2.13 acres at the intersection of Buckeye Creek Road and Buckeye Road (SR 1312) referred to locally as “the Back Gate”. The property is owned by the Town and consists largely of public utilities and infrastructure. The property extends from the former town limits along Buckeye Creek Road and follows along that road right-of-way to the intersection with Buckeye Road. The most prominent features of the property are the paving and drainage infrastructure of Buckeye Creek Road and the Avery County Solid Waste Convenience Station. Additionally, the property contains a number of Mountain Electric Coop utility poles and associated overhead wires. Recently, the Town constructed a gateway sign to aid in directing visitors entering or leaving from the northern or Tennessee and Watauga Lake side of the Town.

Due to the unique physical conditions of the property, which include the substantial presence of public utilities and infrastructure, Town Staff believe that the PS Public/Private Service zoning district is appropriate, reasonable, and consistent. Further, extracting the potential right-of-way for Buckeye Creek Road and Buckeye Road, it would be difficult, if not impossible, to create a legally conforming lot of any zoning classification from the remaining land area of the property.

BENEFITS & DETRIMENTS

Town Staff believe that the benefit to the surrounding properties and property owners is the actual assignment of a zoning classification to the property. Whereas unincorporated areas of Avery County are without any zoning classification, the assignment of a Town zoning district will restrict the use of the property to only those uses allowed within the PS zoning district. Not only is this a benefit to the surrounding property owners in the county, but also to those surrounding property owners within the Town.

CURRENT & PERMISSIBLE DEVELOPMENT

The property is currently partially developed with public utilities and infrastructure, including the Avery County solid waste convenience station and Buckeye Creek Road paving. The remaining undeveloped portion of the property primarily consists of the right-of-way for Buckeye Creek Road and is likely not suitable for any substantial development, beyond potentially additional public utilities and infrastructure. However, the Town currently has no plans to expand or alter the existing site conditions. Since Avery County does not utilize zoning authority, the currently permissible development of the property is not restricted by any zoning requirements. The addition of Town zoning would restrict the potential development of the property to only those uses allowed within the PS Public/Private Service zoning district.

The development potential of the property is restricted by a number of existing conditions. Firstly, the property is bisected by Buckeye Creek Road. While Buckeye Road and Buckeye Creek Road provide paved-road access to the property, the exclusion of the necessary right-of-way for these roads would considerably restrict the amount of remaining developable land. Secondly, the property is not currently served by public water or sewer utilities. Although there

is an electrical utility running through the property, the lack of public water and sewer utilities considerably restricts the development potential of the property.

PUBLIC INTEREST

It is the opinion of Town Staff that the addition of Town zoning to the property is in the best interest of the public for both Town residents and also residents of the unincorporated portions of Avery County. By applying a zoning district to this property, residents of adjacent properties, both inside and outside of the Town limits, will benefit from a formal zoning and land use designation for this property.

CHANGES WARRANTING THE AMENDMENT

The purpose of the proposed zoning amendment is to apply a zoning district to a newly annexed town-owned property. This change in jurisdiction is the sole impetus for the proposed zoning amendment. Because the property was annexed into the Town limits and previously unzoned, it is important for the Town to assign a zoning district to the property, since all property within the Town limits is assigned to a Town zoning district. Further, this zoning amendment is not requested in conjunction with any proposed development nor any request to increase the development intensity or potential of the property. In fact, this zoning amendment would decrease or lessen the potential development intensity of the property and as such, would likely be considered a down-zoning or be similarly treated. According to NC General Statutes § 160D-601 (d) "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways:

- 1) By decreasing the development density of the land to be less dense than was allowed under its previous usage.
- 2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

It is the position of Town Staff that the proposed zoning amendment would meet both of these criteria. Based on the current and permissible uses of the property, current and permissible uses of adjacent properties, and other factors discussed, the most appropriate Town zoning category for the property, in the opinion of Town Staff, is PS Public/Private Service, which is the zoning designation currently being proposed.

Summary and Recommendation

Town staff are requesting the Town Council to **approve** the **PS Public/Private Service** zoning district for the recently annexed town-owned property located at Buckeye Creek Road and Buckeye Road (SR 1312). The **Planning Board unanimously (4-0) recommended approval of the PS Public/Private Service** district at their regular meeting on Tuesday, January 30, 2024. In deliberating the rezoning recommendation, the Planning Board considered the characteristics and relationships outlined in NC General Statutes § 160D-605 (b) as indicated above, as well as other appropriate factors. It is recommended that the Town Council consider these same characteristics and relationships prior to voting on the proposed amendment.



ORDINANCE

TO: Town Council
FROM: Preston Yates
DATE: March 12, 2024
Ordinance to Rezone Town-Owned Property to PS Public/Private
SUBJECT: Service

FOR THE PURPOSE OF:

An ordinance to amend the Official Zoning Map of the Town of Beech Mountain, as adopted by reference in § 154.074 and pursuant to §§ 154.180 – 154.185 of the Code of Ordinances and in accordance with N.C. General Statutes 160D Article 6; to rezone newly annexed Town-owned territory from previously Unzoned Avery County to Beech Mountain PS Public/Private Service.

SIGNATURES:

Town Manager

Town Clerk



Ordinance

Town of Beech Mountain
North Carolina

Date: 3/12/2024

TOWN OF BEECH MOUNTAIN

Ordinance No. 2024-01

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF BEECH MOUNTAIN, NORTH CAROLINA AS ADOPTED BY REFERENCE IN § 154.074 AND PURSUANT TO §§ 154.180 – 154.185 OF THE CODE OF ORDINANCES OF THE TOWN OF BEECH MOUNTAIN AND IN ACCORDANCE WITH N.C. GENERAL STATUTES 160D ARTICLE 6; TO REZONE NEWLY ANNEXED TOWN-OWNED TERRITORY FROM PREVIOUSLY NON-ZONED AVERY COUNTY TO PS PUBLIC/PRIVATE SERVICE; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the Town of Beech Mountain is a duly incorporated municipality and political subdivision of the State of North Carolina; and

WHEREAS, the Town of Beech Mountain Zoning Administrator is charged with maintaining the Official Zoning Map for the Town of Beech Mountain, North Carolina, pursuant to § 154.074 of the Town of Beech Mountain Code of Ordinances; and

WHEREAS, the Town Council has by Ordinance No. 2023-06 duly annexed the herein described territory in accordance with all applicable N.C. General Statutes and Town of Beech Mountain ordinances, and

WHEREAS, the Town Council of the Town of Beech Mountain, pursuant to a duly advertised public hearing, acted to rezone the property described herein from the previous non-zoned classification of the property to the current classification as set forth herein, and

WHEREAS, the Town Council of the Town of Beech Mountain, pursuant to NC General Statutes § 160D-605 (b), has duly considered among other factors, 1) the size, physical conditions of the area proposed to be rezoned and having found that the property is approximately 2.13 Acres consisting predominately of public utilities and infrastructure, including Buckeye Creek Road paving and drainage; Mountain Electric Coop. utility poles and lines; Avery County Solid Waste Convenience Station; and Buckeye Road (SR 1312)

paving and drainage and that the property exclusive of the necessary roadway right-of-way would not create a conforming lot.

WHEREAS, the Town Council of the Town of Beech Mountain, pursuant to NC General Statutes § 160D-605 (b), has duly considered among other factors, 2) the benefits and detriments to the landowners, neighbors, and surrounding community and having found that the benefit to the surrounding properties and property owners is the assignment of a zoning classification, where previously the property did not have a zoning assignment and was not protected by any zoning restrictions.

WHEREAS, the Town Council of the Town of Beech Mountain, pursuant to NC General Statutes § 160D-605 (b), has duly considered among other factors, 3) the relationship between the current actual and permissible development on the property and adjoining areas and the development that would be permissible under the proposed amendment and having found that the property exclusive of necessary road right-of-way is generally not suitable for any substantial development, beyond potentially additional public utilities and infrastructure.

WHEREAS, the Town Council of the Town of Beech Mountain, pursuant to NC General Statutes § 160D-605 (b), has duly considered among other factors, 4) why the action taken is in the public interest and having found that by applying a zoning district to this property, residents of adjacent properties, both inside and outside of the Town limits, will benefit from a formal zoning and land use designation for this property.

WHEREAS, the Town Council of the Town of Beech Mountain, pursuant to NC General Statutes § 160D-605 (b), has duly considered among other factors, 5) the conditions that have changed warranting the amendment and having found that the recent annexation of the territory has necessitated the rezoning of the property; and

WHEREAS, the Town Council of the Town of Beech Mountain, has determined that the proposed amendment to the official zoning map is reasonable and appropriate, and

WHEREAS, the Town Council further finds that this zoning amendment is in accordance with the Town's Comprehensive Plan and will promote the public health, safety, and general welfare.

NOW THEREFORE be it ordained by the Town Council of the Town of Beech Mountain that:

SECTION I. By virtue of the authority granted by North Carolina General Statutes § 160D-702, the following described territory is hereby zoned as **PS Public/Private Service**.

SECTION II. The territory to be zoned PS Public/Private Service, identified in title as “Newly Annexed Town-Owned Territory”, is depicted on the attached map labeled “Exhibit A” and is hereby described as:

From a POINT OF BEGINNING, being an iron rod at the northwest corner of the herein described property and being coincident with the southerly border of N.C. State Road 1312 (Buckeye Road). Said point also being coincident with the northeast corner of real property described in Deed Book 512 at Page 959 of the Avery County Public Registry. Commencing from the POINT OF BEGINNING, North 51° 7' East, 47.83' to a point; Said point being the approximate centerline of N.C. State Road 1312 (Buckeye Road); Thence continuing with approximate centerline of N.C. State Road 1312 (Buckeye Road) North 86° 57' East, 25.03' to a point on said centerline; Thence North 86° 58' East, 32.50' to a point on said centerline; Thence North 88° 22' East, 21.94' to a point on said centerline; Thence departing said centerline South 49° 17' East, 24.00' to a magnetically enhanced nail; Said nail being on the southwesterly border of real property described in Deed Book 507 at Page 501 of the Avery County Public Registry; Thence continuing with southwesterly border of said property South 52° 24' East, 184.68' to an iron rod on said border; Thence South 60° 12' East, 226.27' to an iron rod on said border; Said iron rod also being coincident with the southwesterly most corner of Lot 106 as shown on Plat Book 14 at Page 39 of the Avery County Public Registry; Thence continuing with southerly border of said Lot 106 South 69° 10' East, 64.57' to an iron rod on the southerly border of said Lot 106; Thence continuing with southerly border of said Lot 106 North 83° 54' East, a distance of more or less 90' to the intersection of the southerly border of said Lot 106 and the existing corporate limits of the Town of Beech Mountain, North Carolina; Thence departing the southerly border of said Lot 106 and continuing with the westerly line of the current corporate limits of the Town of Beech Mountain South 25° 13' West, a distance of more or less 75' to a point on the northerly border of Lot 104 as shown on Plat Book 14 at Page 39 of the Avery County Public Registry; Said point being the intersection of the current corporate limits of the Town of Beech Mountain and the northerly border of said Lot 104; Thence departing the westerly

line of the current corporate limits of the Town of Beech Mountain and continuing with the northerly border of said Lot 104 South 83° 19' West, a distance of more or less 80' to an iron rod; Thence continuing with the northerly border of said Lot 104 North 85° 28' West, 60.00' to an iron rod; Said iron rod being coincident with the northwestern most corner of said Lot 104; Thence departing northerly border of said Lot 104 and continuing with the northerly border of Lot 103 as shown on Plat Book 14 at Page 39 of the Avery County Public Registry North 85° 28' West, 237.73' to an iron rod; Said iron rod being coincident with the southeastern most corner of real property described in Deed Book 512 at Page 959; Thence continuing with the easterly border of said property North 39° 43' West 410.18' to the POINT OF BEGINNING.

SECTION III. The Official Zoning Districts of the Town of Beech Mountain are hereby amended pursuant to N.C. General Statutes § 160D-105 and the Town of Beech Mountain Code of Ordinances § 154.074; and the Zoning Administrator is hereby directed to post the necessary changes to the Official Zoning Map of the Town of Beech Mountain, to reflect this zoning amendment.

SECTION IV. This Ordinance shall take effect immediately upon its passage and publication according to law.

READ, CONSIDERED, PASSED, AND APPROVED at a regular meeting of the Town Council for the Town of Beech Mountain, North Carolina, at which a quorum was present and which was held on the _____ day of _____, 2024.

ADOPTED this the _____ day of _____, 2024.

Mayor

ATTEST:

_____(SEAL)
Emily Haynes
Clerk to the Board



Plan Consistency Statement

Town of Beech Mountain
North Carolina

Date: 3/12/2024

In the matter of a proposed zoning amendment for:

AMENDMENT TITLE:	REZ 2023-0521 Newly Annexed Town Property Rezoning		
ORDINANCE NUMBER:	2024-01	STAFF:	P. Yates
AFFECTED ORDINANCES:	The Official Zoning Map of the Town of Beech Mountain, North Carolina & § 154.074 ESTABLISHMENT OF ZONING MAP		
DESCRIPTION:	Amending the Official Zoning Map of the Town of Beech Mountain, NC to extend the R-1 Low Density Single-Family Residential zoning district to include the entire parcel # 1940-05-19-3574, also known as Lot 131 of the Lodges at Eagles Nest Development.		
PLANNING BOARD DATE(S):	1/30/2024 Item 5.1 New Business		
TOWN COUNCIL DATE(S):	2/13/2024 Call for Public Hearing; 3/12/2024 Public Hearing		

WHEREAS, the Town of Beech Mountain is a Municipal Corporation and political subdivision of the State of North Carolina; and

WHEREAS, the Town of Beech Mountain has duly adopted an ordinance to establish zoning districts throughout the Town of Beech Mountain; and

WHEREAS, the Town of Beech Mountain has duly adopted a comprehensive plan for the Town entitled the *2020-2035 Comprehensive Plan for the Town of Beech Mountain, NC*; and

WHEREAS, the general statutes for the State of North Carolina in § 160D-605 require that the governing board approve a statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan; and

WHEREAS, the Town Council for the Town of Beech Mountain has duly considered the proposed zoning amendment with respect to the 2020-2035 Comprehensive Plan.

THEREFORE, the Town Council finds:

The proposed zoning amendment IS found to be generally consistent with the *2020-2035 Comprehensive Plan* for the Town of Beech Mountain, North Carolina.

APPROVED this the _____ day of _____, 2024.

Mayor

ATTEST:

_____(SEAL)

Emily Haynes

Clerk to the Board



Rezoning Statement of Reasonableness

Town of Beech Mountain
North Carolina

Date: 12/12/2023

In the matter of a proposed zoning amendment for:

AMENDMENT TITLE:	REZ 2023-0521 Town-Owned Property at Buckeye Road		
ORDINANCE NUMBER:	2024-01	STAFF:	P. Yates
AFFECTED ORDINANCES:	The Official Zoning Map of the Town of Beech Mountain, North Carolina & § 154.074 ESTABLISHMENT OF ZONING MAP		
DESCRIPTION:	Amending the Official Zoning Map of the Town of Beech Mountain, NC to establish the PS Public/Private Service zoning district to include the territory described in the annexation Ordinance #: 2023-06, approved on December 12, 2023.		
PLANNING BOARD DATE(S):	1/30/2024 Item 5.1 New Business		
TOWN COUNCIL DATE(S):	2/13/2024 Call for Public Hearing; 3/12/2024 Public Hearing		

WHEREAS, the Town of Beech Mountain is a Municipal Corporation and political subdivision of the State of North Carolina; and

WHEREAS, North Carolina General Statutes § 160D-605 (b) require the governing board to issue a statement of reasonableness when adopting or rejecting any zoning map amendment; and

WHEREAS, the Town Council of the Town of Beech Mountain has duly considered among other factors, 1) the size, physical conditions, and other attributes of the area proposed to be rezoned; 2) the benefits and detriments to the landowners, the neighbors, and the surrounding community; 3) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; 4) why the action taken is in the public interest; and 5) any changed conditions warranting the amendment; and

WHEREAS, the Town Council finds that the subject property is approximately 2.13 Acres consisting predominately of public utilities and infrastructure, including Buckeye Creek Road paving and drainage; Mountain Electric Coop. utility poles and lines; Avery County Solid Waste Convenience Station; and Buckeye Road (SR 1312) paving and drainage; and

WHEREAS, the Town Council finds that due to the unique physical conditions of the property, which include the substantial presence of public utilities and infrastructure, that the PS Public/Private Service zoning district is appropriate and reasonable; and

WHEREAS, the Town Council finds that the benefit to the surrounding properties and property owners is the assignment of a zoning classification to the property where previously the property was unzoned Avery County; and

WHEREAS, the Town Council finds that the remaining undeveloped portion of the property primarily consists of the right-of-way for Buckeye Creek Road and is likely not suitable for any substantial development, beyond potentially additional public utilities and infrastructure; and

WHEREAS, the Town Council finds that the change of jurisdiction resulting from the Town annexing the subject property warrants the zoning amendment; and

WHEREAS, the Town Council finds that this zoning amendment is in the best interest of the public by applying a zoning district to this property, residents of adjacent properties, both inside and outside of the Town limits, will benefit from a formal zoning and land use designation for this property.

THEREFORE, the Town Council of the Town of Beech Mountain declares:

The proposed zoning amendment **IS REASONABLE** and in the interest of the property owner, surrounding properties, and the community, due to the consistency of the zoning amendment with the surrounding properties and with the comprehensive plan for the Town.

APPROVED this the ____ day of _____, 2024.

Mayor

ATTEST:

_____(SEAL)

Emily Haynes

Clerk to the Board



REPORT

TO: Town Council
FROM: Steve Smith
DATE: March 12, 2024
SUBJECT: January 2023 Finance and Budget Report

FOR THE PURPOSE OF:

To report the finance and budget results for the month of January and the seven months year to date.

ATTACHED FOR YOUR CONSIDERATION:

January 2024 Budget Report
January 2024 Financial Report

STAFF RECOMMENDATION:

Review

SIGNATURES:

Town Manager

Town Clerk

GENERAL FUND

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2024

10 -General Fund
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Tax Revenue	6,512,343	851,517.73	6,033,346.06	0.00	478,996.94	92.64
Interest Income	32,700	51,996.41	280,221.47	0.00	247,521.47	856.95
Miscellaneous Income	574,000	86,104.28	425,233.38	0.00	148,766.62	74.08
State Revenue	2,159,950	206,458.62	1,390,942.89	0.00	769,007.11	64.40
Fees	66,200	2,995.00	65,721.10	0.00	478.90	99.28
Gains/Losses	25,000	0.00	0.00	0.00	25,000.00	0.00
Other	550,000	0.00	0.00	0.00	550,000.00	0.00
Other Sources	<u>1,827,500</u>	<u>7,693.66</u>	<u>278,835.61</u>	<u>0.00</u>	<u>1,548,664.39</u>	<u>15.26</u>
TOTAL REVENUES	11,747,693	1,206,765.70	8,474,300.51	0.00	3,273,392.49	72.14
<u>EXPENDITURE SUMMARY</u>						
Administration	3,516,670	44,836.00	2,062,896.25	0.00	1,453,773.75	58.66
Tax Collections	59,140	3,831.00	35,865.14	0.00	23,274.86	60.64
Vistors Center	308,409	21,357.49	156,310.75	0.00	152,098.25	50.68
Police	1,633,475	115,350.08	991,680.43	36,515.36	606,273.55	62.88
Fire	1,000,358	133,212.73	698,037.22	0.00	302,320.78	69.78
Special Projects	0	0.00	0.00	0.00	0.00	0.00
Building Inspections	259,692	11,290.60	102,730.69	0.00	156,961.31	39.56
Planning	157,911	8,720.24	70,770.07	0.00	87,140.93	44.82
Vehicle Maintenance	202,700	20,021.74	72,677.51	500.00	129,522.49	36.10
Road Maintenance	3,490,562	265,393.46	1,776,208.01	23,742.86	1,719,396.09	50.74
Recreation	<u>1,118,776</u>	<u>75,605.04</u>	<u>601,930.01</u>	<u>0.00</u>	<u>517,257.82</u>	<u>53.77</u>
TOTAL EXPENDITURES	11,747,693	699,618.38	6,569,106.08	60,758.22	5,148,019.83	56.18
REVENUE OVER/(UNDER) EXPENDITURES	0	507,147.32	1,905,194.43	(60,758.22)	(1,874,627.34)	0.00

WATER/WASTEWATER UTILITY

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 202430 -Water/Sewer
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Interest Income	10,000	5,739.20	39,096.82	0.00 {	29,096.82)	390.97
Miscellaneous Income	10,000	342.00	1,187.00	0.00	8,813.00	11.87
State Revenue	0	0.00	0.00	0.00	0.00	0.00
Metered Sales & Fees	3,488,096	333,186.55	2,343,636.54	0.00	1,144,459.46	67.19
Gains/Losses	0	0.00	0.00	0.00	0.00	0.00
Other	0	0.00	0.00	0.00	0.00	0.00
Other Sources	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	3,508,096	339,267.75	2,383,920.36	0.00	1,124,175.64	67.95
<u>EXPENDITURE SUMMARY</u>						
W/S Administration	1,641,668	64,196.73	687,465.41	2,835.00	951,367.59	42.05
Water	1,080,319	107,835.23	698,814.04	295.78	381,209.18	64.71
Sewer	422,159	87,378.93	284,329.52	300.00	137,529.48	67.42
Taps & System	363,950	10,568.36	173,305.78	3,540.90	189,598.32	47.91
TOTAL EXPENDITURES	3,508,096	269,979.25	1,843,914.75	6,971.68	1,659,704.57	52.69
REVENUE OVER/(UNDER) EXPENDITURES	0	69,288.50	540,005.61 {	6,971.68) {	535,528.93)	0.00

SANITATION UTILITY

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2024

35 -Sanitation
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Interest Income	150	1,042.37	7,236.12	0.00 {	7,086.12)	4,824.08
Miscellaneous Income	20,500	1,005.00	14,195.50	0.00	6,304.50	69.25
State Revenue	370	0.00	0.00	0.00	370.00	0.00
Fees	771,460	65,315.91	451,580.45	0.00	319,879.55	58.54
Gains/Losses	0	0.00	5,075.00	0.00 {	5,075.00)	0.00
Other	0	0.00	0.00	0.00	0.00	0.00
Other Sources	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	792,480	67,363.28	478,087.07	0.00	314,392.93	60.33
<u>EXPENDITURE SUMMARY</u>						
Sanitation	792,480	57,816.29	447,487.44	5,868.00	339,124.56	57.21
TOTAL EXPENDITURES	792,480	57,816.29	447,487.44	5,868.00	339,124.56	57.21
REVENUE OVER/(UNDER) EXPENDITURES	0	9,546.99	30,599.63 {	5,868.00) {	24,731.63)	0.00

**Town of Beech Mountain
Monthly Financial Report
Fiscal Year 2024**

General Fund

Fiscal Year 2024										Through the reported month					58.33%	% of
<u>General Fund</u>	<u>Budget</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>YTD</u>	<u>Budget</u>	
Total Revenue	11,747,693	107,272	146,222	1,314,237	1,363,067	2,265,587	2,071,150	1,206,766						8,474,300	72.14%	
Total Expenditures	11,747,693	1,036,198	775,333	524,682	945,967	715,539	1,871,769	699,618						6,569,106	55.92%	
Unaudited General Fund fund balance as of July 1st	7,750,882	7,750,882	6,821,956	6,192,845	6,982,400	7,399,500	8,949,548	9,148,929						7,750,882		
Revenues Less Expenditures		(928,926)	(629,111)	789,555	417,100	1,550,048	199,381	507,147	-	-	-	-	-	1,905,194		
Estimated change to Fund Balance		6,821,956	6,192,845	6,982,400	7,399,500	8,949,548	9,148,929	9,656,076	-	-	-	-	-	9,656,076		

Water/Sewer Enterprise Fund

Total Revenue	3,508,096	322,415	352,639	321,248	290,323	388,594	369,434	339,268						2,383,920	67.95%
Total Expenses	3,508,096	263,388	304,843	176,646	276,271	306,433	246,355	269,979						1,843,915	52.56%
Unaudited Unrestricted Cash Reserves as July 1st	2,154,861	2,154,861	2,213,888	2,261,684	2,406,286	2,420,338	2,502,499	2,625,578						2,154,861	
Revenues Less Expenses		59,027	47,796	144,602	14,052	82,161	123,079	69,289	-	-	-	-	-	540,005	
Estimated Change in Cash Reserves		2,213,888	2,261,684	2,406,286	2,420,338	2,502,499	2,625,578	2,694,866	-	-	-	-	-	2,694,866	

Sanitation Enterprise Fund

Total Revenue	792,480	74,197	67,814	66,092	70,410	66,389	65,821	67,363						478,086	60.33%
Total Expenses	792,480	61,442	61,719	55,903	56,203	71,216	83,188	57,816						447,487	56.47%
Unaudited Unrestricted Cash Reserves as July 1st	675,182	675,182	687,937	694,032	704,221	718,428	713,601	696,234						675,182	
Revenues Less Expenses		12,755	6,095	10,189	14,207	(4,827)	(17,367)	9,547	-	-	-	-	-	30,599	
Estimated Change in Cash Reserves		687,937	694,032	704,221	718,428	713,601	696,234	705,781	-	-	-	-	-	705,781	

Book Value - Cash & Investments All FUNDS

	<u>Fund</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>
1. Trust Bank (Pooled)	Pooled	257,844	608,199	1,047,447	1,266,480	1,036,666	1,203,914	1,108,965					
2. North Carolina Capital Management Trust	General Fund	8,177,755	7,458,911	8,170,429	8,206,747	9,519,815	10,002,220	10,541,999					
3. Mountain Community - Certificates of Deposit	General Fund	103,750	103,750	103,750	103,750	103,750	103,750	103,750					
4. North Carolina Capital Management Trust	Utility Fund	1,260,005	1,265,606	1,271,063	1,276,732	1,282,251	1,287,978	1,293,718					
5. North Carolina Capital Management Trust	Sanitation Fund	228,709	229,862	230,853	231,883	232,885	233,926	234,968					
6. North Carolina Capital Management Trust	E911 Fund	76,175	76,514	76,844	77,186	77,520	77,866	78,213					
Total Cash & Investments		10,104,238	9,742,842	10,900,386	11,162,778	12,252,887	12,909,654	13,361,613	-	-	-	-	-

All accounts reconciled through reporting month

Transfers for the month January.

Transferred \$750k from 1 to 2 as numbered above



REPORT

TO: Town Manager and Town Council
FROM: Sean Royall
DATE: March 12, 2024
SUBJECT: Recreation Report February 2024

FOR THE PURPOSE OF:

For review by town manager and council

ATTACHED FOR YOUR CONSIDERATION:

February 2024 Recreation Report

SIGNATURES:

Town Manager

Town Clerk



February 2024 Recreation Report

Facility Report

Finance Report

Total Monthly Revenue	\$10,654.00
Parking Lot Monthly Revenue	\$11,996.42
Total Recreation Revenue	\$22,650.42

Detailed Revenue Totals

Program Registrations \$5,305.00

Memberships \$3,057.50

Facility Reservations \$710.00

POS \$1,331.50

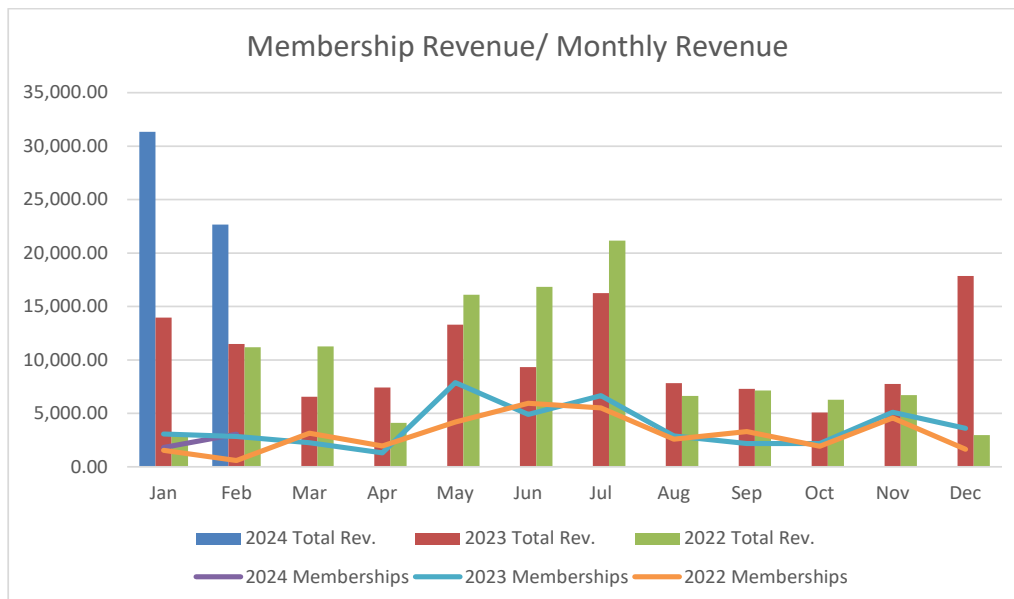
Check-In Report

Member Visits	564
Non-Member Visits	124

Membership Report

Total Memberships \$3,057.50

Family Annual \$1,500.00	Individual Annual \$1,387.50	Week Passes \$170.00
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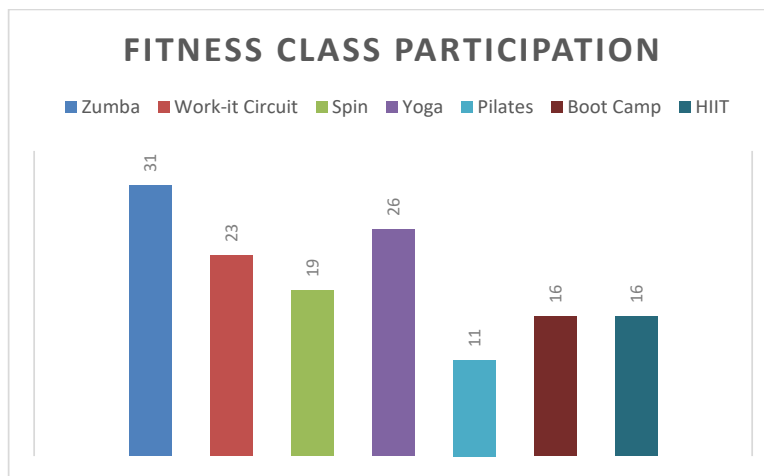


Fitness Report

Participants:

Number of classes offered in the month/ Participants.

Zumba	6	31
Work-it Circuit	6	23
Spin	7	19
Yoga	7	26
Pilates	3	11
Boot Camp	5	16
HIIT	3	16
Personal Training		34



Respectfully Submitted,

Sean Royall
Parks and Recreation Director
Town of Beech Mountain



REPORT

TO: Mayor and Town Council
FROM: Tim Barnett
DATE: March 12, 2024
SUBJECT: Police Department Monthly Report

SIGNATURES:

Town Manager

Town Clerk



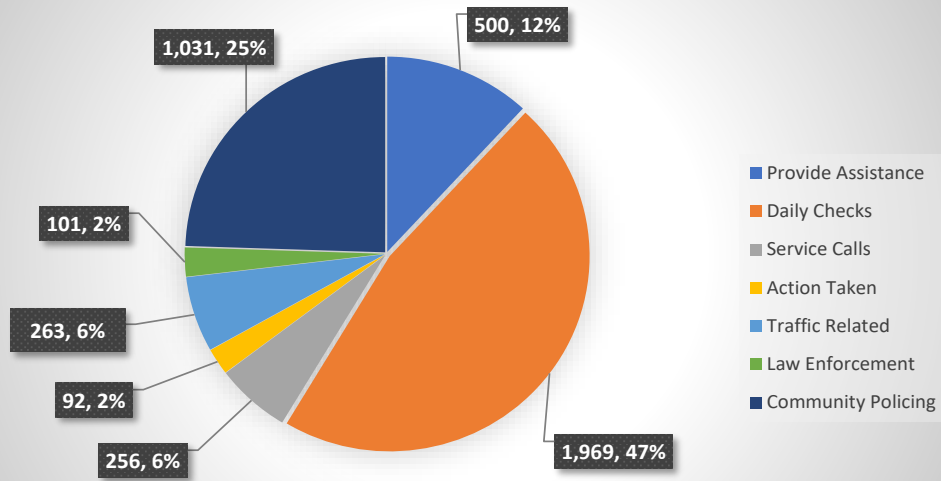
Activity Log Yearly Summary Totals

Beech Mountain Police Department

January 1, 2024 through February 29, 2024

<i>Call Type</i>	<i>2023</i>	<i>2024</i>	<i>Call Type</i>	<i>2023</i>	<i>2024</i>
Provide Assistance			Traffic Related		
Assist Fire Department	1	7	Driving While Impaired	0	1
Assist Investigation	0	0	Improper Parking	48	74
Assist Other Agency	9	13	Stationary/Directed Patrol	11	70
Assist Town Dept/Business	1	2	Traffic Control	14	9
Assist Homeowner	6	6	Vehicle Accidents	32	37
Assist Motorist	229	255	Vehicle Stops	54	72
Assist Other Officer	39	89			
Escort	56	111	Law Enforcement Calls		
Assist Medical Calls	3	17	911 Hang Ups	3	14
			Alarms	14	21
Daily Checks			Breaking & Entering	3	2
Business Checks	1,838	1,752	Domestic Complaints	2	2
Care Track Test	0	0	Assault / Fights	5	3
Security Checks	0	95	Fire Works Violations	0	0
Residence Checks	9	113	Fraud	2	0
Welfare Check	3	9	Hit & Run	0	0
			Intoxicated/Drunk & Disruptive	0	2
Service Calls			Investigation	3	8
Animal Control Domestic/Wildlife	6	8	Larceny	5	8
Calls for Service	194	228	Mental Subject	0	0
Deliver Letter/Message	8	6	Missing Person	4	2
Found Property	4	4	Noise Disturbance/Loud Music	3	13
Golf Cart / UTV Inspections	0	0	Open Door/Open Window	6	5
ATV/Golf Cart Complaints	0	0	Prowler	1	3
Recreation/Town Deposit	8	10	Shots Fired/Sound of Shots Fired	0	0
COVID/mask	0	0	Subject with Gun/Weapon	0	0
			Suspicious Vehicle	10	2
Action Taken			Trespassing	2	8
Court	2	2	Vandalism	0	0
Felony Arrest	0	0	Continuing Investigation	6	8
Misdemeanor Arrest	0	6			
State Citations	13	9	Community Policing		
Town Ordinance Violations	94	8	Community Policing Contacts	188	1,016
Verbal Warning	39	63	Community Events	0	15
Warning Citations	6	1			
Warrant Service	0	3			
2023 Event Totals: 3,123			2024 Event Totals: 4,386		

2024 Monthly Condensed Calls





REPORT

TO: Town Council
FROM: Bob Pudney
DATE: March 12, 2024
SUBJECT: Fire Department Monthly Report

SIGNATURES:

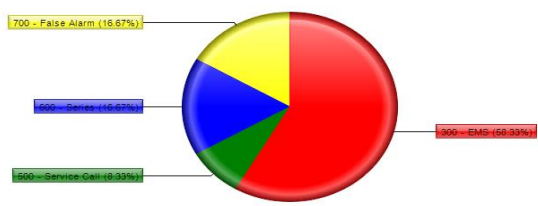
Town Manager

Town Clerk

BEECH MOUNTAIN FIRE DEPARTMENT Monthly Report February 29, 2024			
EVENT	THIS PERIOD	SAME PERIOD LAST YEAR	FISCAL YTD
FIRE CALLS	11	7	105
MEDICAL CALLS	34	19	180
FIRE SAFETY INSPECTIONS	0	0	14
PUBLIC EDUCATION	0	0	1
FIRE HYDRANT INSPECTIONS	0	0	0
TRAINING HOURS	213	253	2239
MEETINGS	6	6	31
EMS RESPONSE TIME AVG.	11.12	10.18	10.2

COMMENTS:

Membership Recruitment Program.
Winter Preparations





REPORT

TO: Mayor and Town Council
FROM: Armando Garcia
DATE: March 12, 2024
SUBJECT: TDA Report - March 2024

FOR THE PURPOSE OF:

Report provides an overview of marketing, publicity and results.

SIGNATURES:

Town Manager

Town Clerk

**Beech Mountain TDA Report
To Town Council
March 2024**

February marked the 4th month of limited or suspended advertising by the TDA. To mitigate the impact of visitor overcrowding, the TDA restricted advertising efforts to minimum social media, our monthly newsletter and limited editorial content. Digital, print media, radio and outdoor advertising efforts remain suspended since November 2023. The messaging for the TDA's slight efforts focused on stewardship of our environment and navigating winter driving. At the end of February, the messaging started to pivot to promote spring visits. On February 28th, the TDA held its annual planning and budget retreat. It was a productive meeting where goals were revisited and various projects in support of the Town and Parks and Recreation were discussed. A second planning and budget session is scheduled for early March.

Examples of recent media coverage received:

World Atlas – 8 of the Quirkiest Towns in the Mid Atlantic

<https://www.worldatlas.com/cities/8-of-the-quirkiest-towns-in-the-mid-atlantic.html>

Wealth Of Geeks – 15 Southern Ski Resorts We Didn't Expect to be "Snow" Much Fun

<https://wealthofgeeks.com/15-southern-ski-resorts-we-didnt-expect-to-be-snow-much-fun/>

WJHL – Daytime Live at Beech Mountain

<https://www.wjhl.com/daytime-tri-cities/daytime-live-at-beech-mountain-2/>

Watauga Democrat – Beech Town Council Appoints TDA Chairs, Discusses Recent Snow Storm

https://www.wataugademocrat.com/news/local/beech-town-council-appoints-t-da-chairs-discusses-recent-snow-storm-issues/article_8f7f22c0-cfa3-11ee-9a0a-cf63ece54ed3.html

BNN – Beech Mountain Embarks on Critical Infrastructure Overhaul

<https://bnnbreaking.com/world/us/beech-mountain-embarks-on-critical-infrastructure-overhaul-navigating-the-road-to-improvement>

Good Info News – Steer Clear of Wild Spring Breakers by Visiting These NC Gems

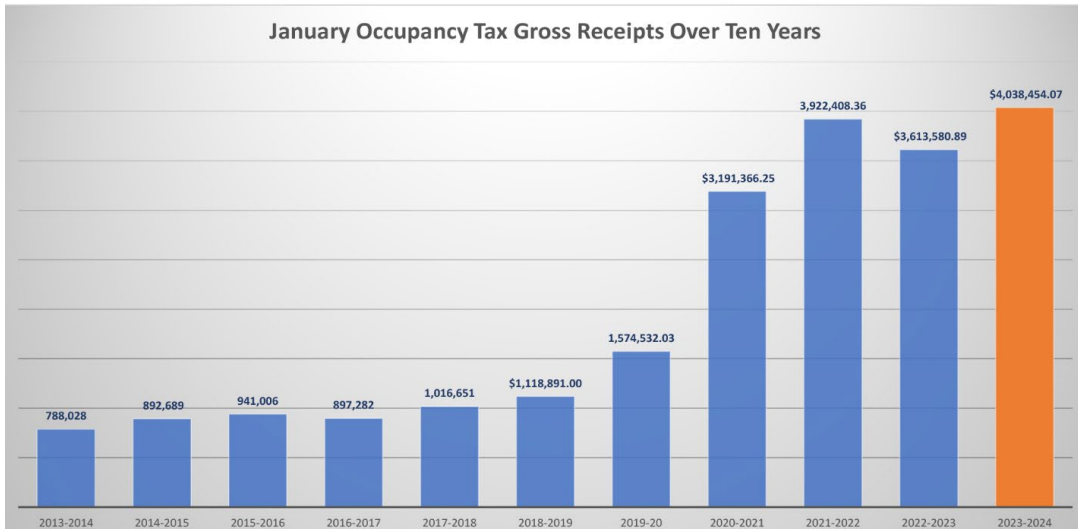
<https://goodinfo.news/lifestyle/steer-clear-of-wild-spring-breakers-by-visiting-these-nc-gems/>

Results: There were 885 visitors in the Visitor Center during the month of February 2024, which was lower than the 923 visitors received in February 2023. Occupancy tax of \$237,900 was collected in the month of February (for January overnight stays). This was 14.6% more than the \$204,447 collected in February of 2023. 2878 room nights were reported to the tax office for January overnight stays.

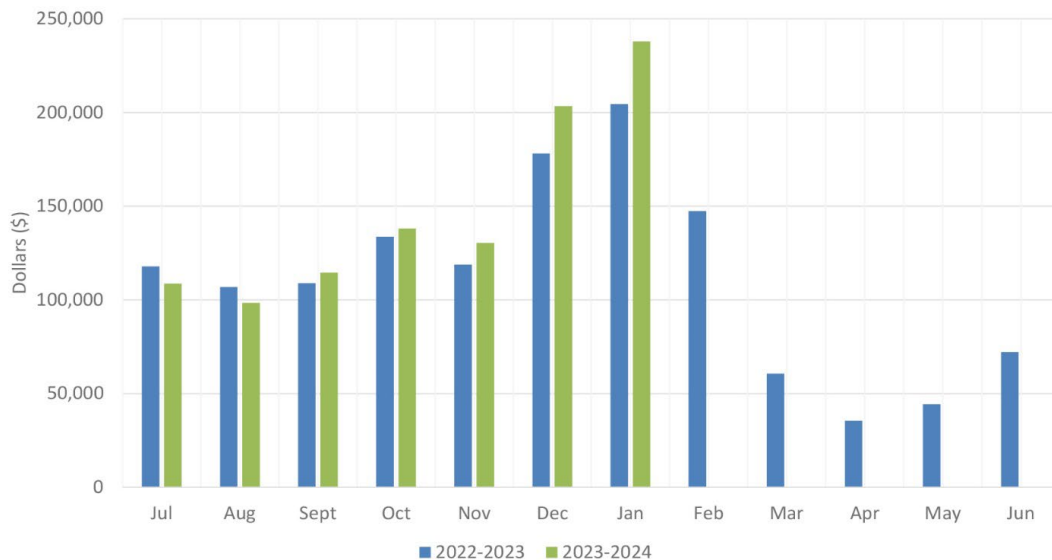
Revenues for Lodging on Beech Mountain for January 2024

\$4,038,454

January Occupancy Tax Gross Receipts Over Ten Years



FY 23-24 Occupancy Tax Collected YoY





REPORT

TO: Town Council
FROM: Preston Yates
DATE: March 12, 2024
SUBJECT: Planning and Inspection Monthly Report 2024-02

FOR THE PURPOSE OF:

Report of monthly activities for the Planning and Inspection Department.

SIGNATURES:

Town Manager

Town Clerk

TOWN OF BEECH MOUNTAIN
PLANNING AND INSPECTIONS MONTHLY REPORT
February-2024

Summary and Highlights

Building:

Permit issuance for February returned to elevated numbers consistent with past few years
Inspections remain above average and are consistent with 2023

Planning Board:

Board reviewed and provided a recommendation on rezoning request for town-owned property
No meeting for the Planning Board in February

Board of Adjustment:

Board of Adjustment met on February 6 to elect officers and for refresher training
No meeting for the Board of Adjustment in March

GIS/Mapping:

Database maintenance and consolidation underway to improve data management

Census and Demographics:

Census Boundary and Annexation Survey (BAS) underway
Census Building Permits Survey (BPS) completed

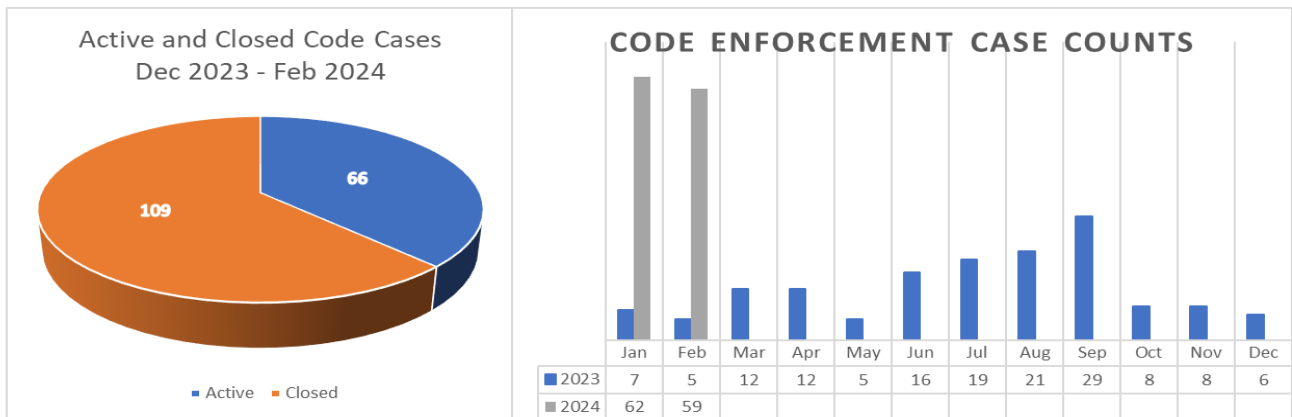
Training:

Staff has completed much of the required Continuing Education for the upcoming year

Other:

CODE ENFORCEMENT

Monthly and Quarterly Case Counts



Code Enforcement:

Spike in Jan. & Feb. case load due to annual effort to obtain STR Rental Affidavit compliance
More than 100 STR Rental affidavit Notices of Violation have been issued since January 1
Non STR Compliance cases (7) for February are consistent with previous months

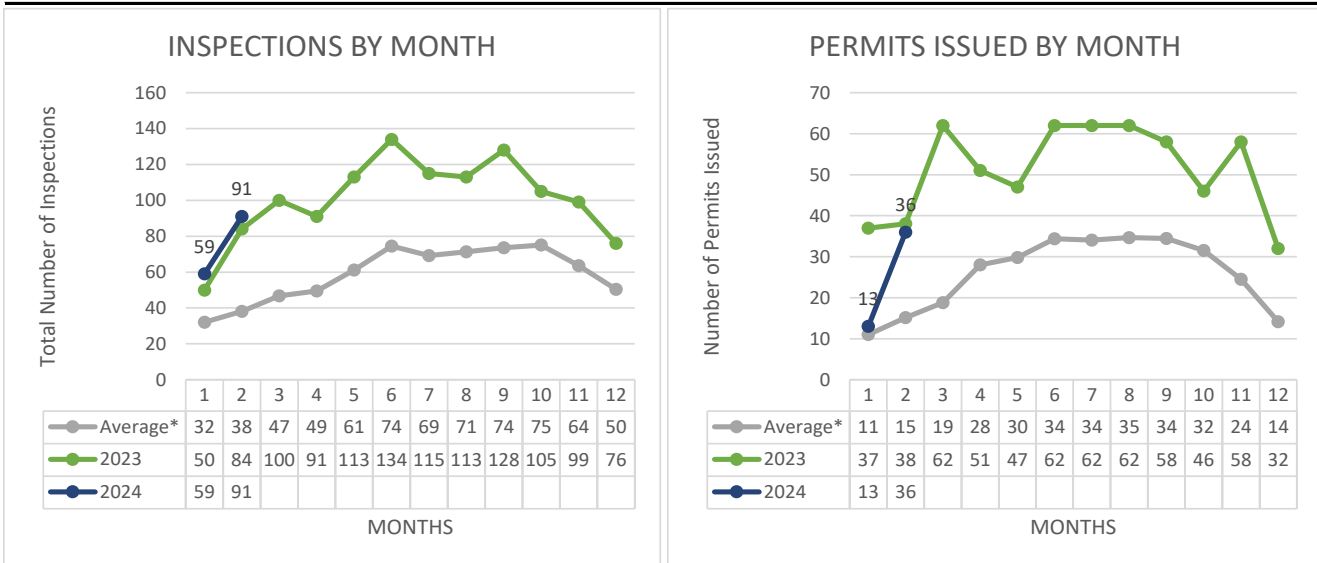
TOWN OF BEECH MOUNTAIN
Monthly Report
Planning and Inspections Department
February-2024

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	23	28	17	282	257	443
Electrical	20	9	9	161	124	245
Plumbing	17	6	9	107	84	151
Htg/Air & Misc.	31	16	15	236	162	369

2. Permits Issued

No. Issued	36	13	37	367	414	615
Value	\$ 1,266,352	\$ 672,477	\$ 1,444,982	\$ 10,788,991	\$ 12,041,651	\$ 20,468,168
Permit Fees	\$ 53,088.00	\$ 17,676.00	\$ 54,396.50	\$ 310,854.00	\$ 391,624.33	\$ 543,056.85



*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
2	New Single Family		\$ 35,640.00	\$ 500,000	19	25
	New Multi-Family				0	0
	New Commercial				0	0
34	Other	Various	\$ 17,448.00	\$ 766,352		
36			\$ 53,088.00	\$ 1,266,352		



REPORT

TO: Town Council
FROM: Daniel Davis
DATE: March 12, 2024
SUBJECT: Public Works Report

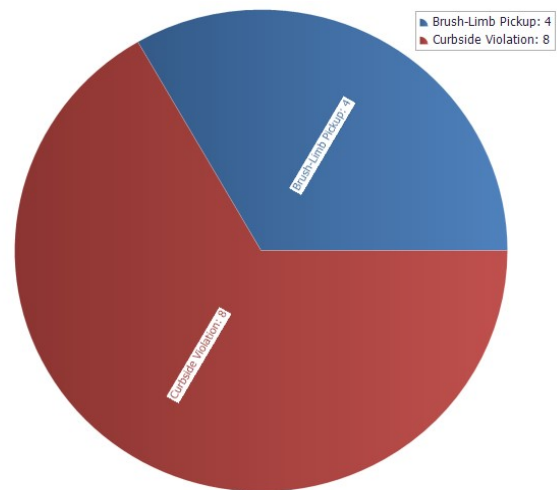
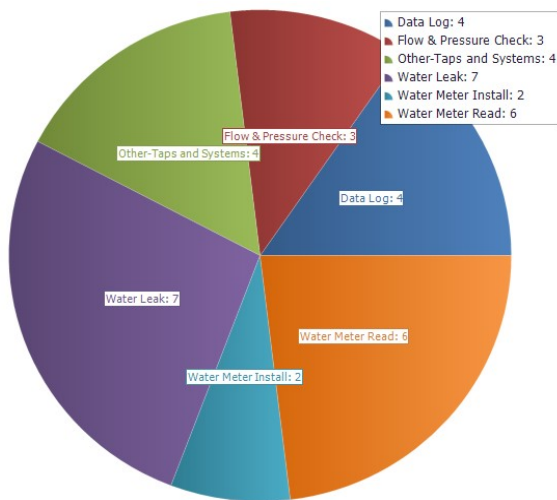
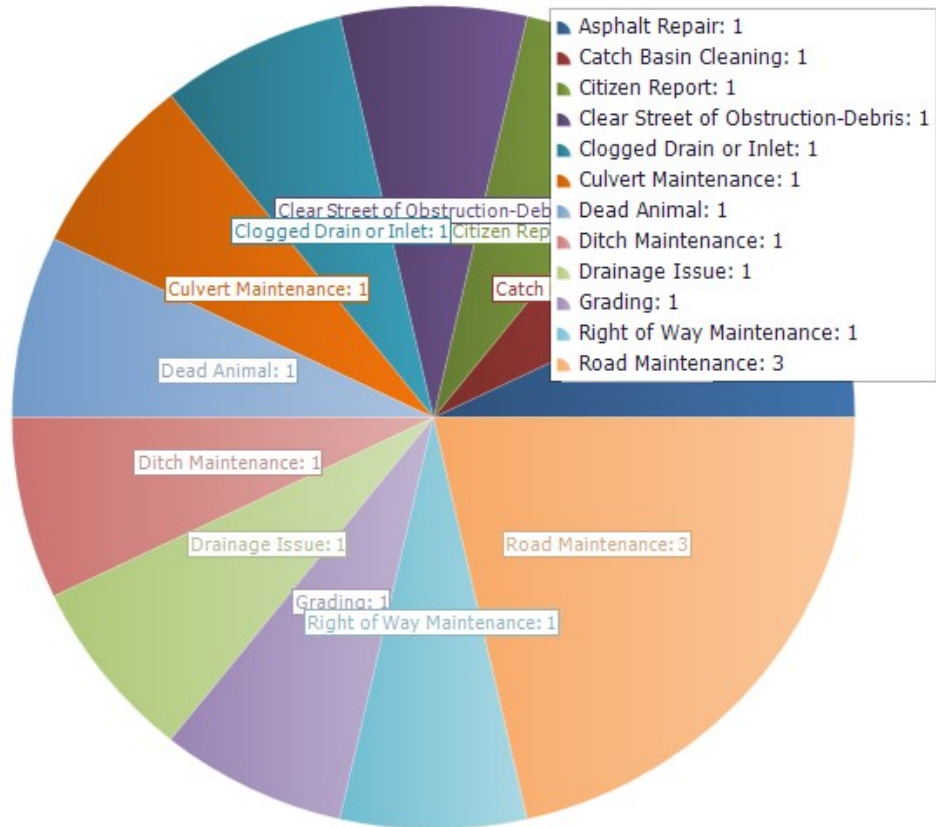
FOR THE PURPOSE OF:

Reports for Wastewater, Water, Sanitation, and Road Maintenance

SIGNATURES:

Town Manager

Town Clerk



Monthly Water and Wastewater Treatment Flow Report

Water Treatment

	Current Data February-24	Comparison to Previous year February-23
Source Water Withdrawn:	20.048 MG Total	14.932 MG Total
	0.691 MGD AVG	0.533 MGD AVG
	0.423 MGD MIN	0.424 MGD MIN
	1.031 MGD MAX	0.744 MGD MAX
Finished Water Produced:	19.527 MG Total	14.444 MG Total
	0.673 MGD AVG	0.516 MGD AVG
	1.031 MGD Max	0.735 MGD Max
	0.408 MGD Min	0.413 MGD Min

Note: Treatment in full compliance for the month

Wastewater Treatment

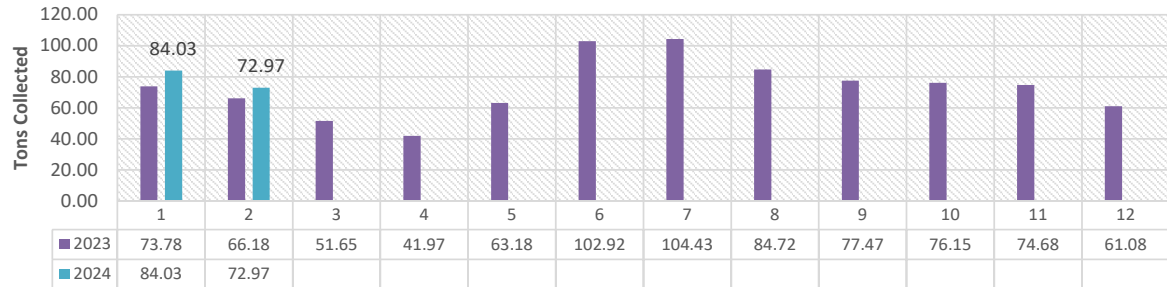
	Current Data January-24	Comparison to Previous year January-23
Pond Creek WWTP Effluent Flow	11.811 MG Total	8.685 MG Total
	0.381 MGD AVG	0.280 MGD AVG
	0.170 MGD MIN	0.150 MGD MIN
	1.090 MGD MAX	0.460 MGD MAX
	0.400 Permitted Daily Max	0.400 Permitted Daily Max
Grassy Gap WWTP Effluent Flow	2.666 MG Total	2.216 MG Total
	0.086 MGD AVG	0.071 MGD AVG
	0.024 MGD MIN	0.030 MGD MIN
	0.271 MGD MAX	0.150 MGD MAX
	0.080 Permitted Daily Max	0.080 Permitted Daily Max
Buckeye Water Treatment Waste Process	0.697 MG Total	0.611 MG Total
	0.048 MGD AVG	0.022 MGD AVG
	0.000 MGD MIN	0.013 MGD MIN
	0.066 MGD MAX	0.062 MGD MAX
	0.080 Permitted Daily Max	0.080 Permitted Daily Max

Note: Buckeye Wastewater was not in compliance for the month due to effluent flow meter communication malfunction.

Sanitation Department
Monthly Report

2023	SOLID WASTE	CONSTRUCTION MATERIAL	RECYCLING					ROAD MAINTENANCE					
			RECYCLED METAL	Mixed Paper and Plastic	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIZING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JAN	73.78	Res. Const. Day	1.36	0.85	1.16	0.13	0.00						
FEB	66.18	Res. Const. Day	1.36	0.76	1.06	0.13	4.05						
MAR	51.65	Res. Const. Day	0.00	1.83	1.34	0.15	0.00	13		3	7		
APR	41.97	Res. Const. Day	7.23	0.92	0.96	0.18	0.00	7		5	5	12	
MAY	63.18	Res. Const. Day	11.50	1.27	1.02	0.22	0.00	25	25	20	15	25	8
JUN	102.92	Res. Const. Day	2.25	1.71	2.31	0.40	4.79	25	25	15	12	25	8
JUL	104.43	Res. Const. Day	2.00	1.68	3.43	0.60	4.03	16	2	16	11	5	8
AUG	84.72	Res. Const. Day	5.05	2.16	3.36	0.41	4.04	16	8	8	9	5	8
SEPT	77.47	Res. Const. Day	3.26	1.50	3.37	0.29	3.92	6	9	5	0	0	8
OCT	76.15	Res. Const. Day	4.78	3.04	0.09	0.27	3.75	12	0	2	6	0	0
NOV	74.68	Res. Const. Day	0.00	0.79	1.03	0.46	0.00	3	2	2	0	0	0
DEC	61.08	Res. Const. Day	2.67	0.40			3.65						
YTD TOTALS	878.21	0.00	41.46	16.91	19.13	3.24	28.23	123.00	71	76	65	72	40
2024	SOLID WASTE	CONSTRUCTION MATERIAL	RECYCLING					ROAD MAINTENANCE					
			RECYCLED METAL	Mixed Paper and Plastic	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIZING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JAN	84.03	Res. Const. Day		0.29	1.32	0.25	3.68		4.00	12.00			
FEB	72.97		2.50	0.22	1.03	0.35	3.66		2				
MAR													
APR													
MAY													
JUN													
JUL													
AUG													
SEPT													
OCT													
NOV													
DEC													
YTD TOTALS													

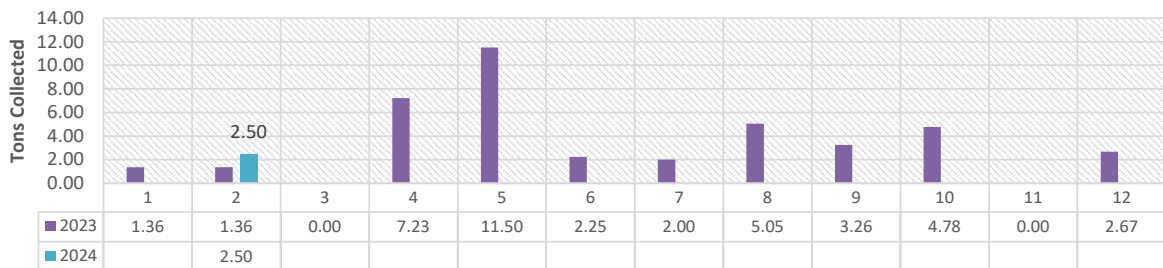
Solid Waste



Recycled Paper and Plastic



Recycled Metal



Recycled Cardboard

