

**Town of West Jefferson - Board of Aldermen**  
**Regular Meeting Minutes**  
**April 3, 2023 | 6:00 pm**

**Board Members Present:** Mayor Tom Hartman, Alderman Rusty Barr, Alderman Calvin Green, Alderwoman Crystal Miller, Alderman John Reeves, and Alderman Stephen Shoemaker

**Town Staff Present:** Town Manager Brantley Price, Town Attorney Jak Reeves, Town Clerk Rebecca Eldreth, Police Chief Brad Jordan, Maintenance Supervisor Eric Miller, and Wastewater Superintendent Brandon Patrick

At 6:00 pm Mayor Hartman called to order the meeting of the Board of Alderman. The invocation was given by Martha Kincaid. After the invocation was given, those in attendance stood for the Pledge of Allegiance.

**Approval of April 3, 2023 Agenda** – Alderman Barr made the motion to approve the agenda as presented. Alderman Miller seconded the motion with a vote of 5-0 in favor.

**Public Hearings**

**Consideration of Rezoning a Portion of Parcel 19223001572 Located at 104 Long Street** – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed rezoning of the property located at 104 Long Street. The public hearing was open at 6:02pm. Rob Robertson, owner of 402 Graybeal Avenue expressed his concerns for parking and loading and unloading trucks. Raney Rogers, owner of 103 Long Street also expressed concerns of parking and access in and out of the property on Long Street. Chris Phipps, owner of 104 Long Street spoke as well, providing an overview of his plans for parking on the opposite side of the building from Long Street. With no further comment Mayor Hartman closed the public hearing at 6:17pm.

**Consideration of Zoning Parcel 19223276 Located at 2144 NC Highway 88 West** – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed zoning of the property located at 2144 NC Highway 88 West. The public hearing was open at 6:17pm. With no comment, Mayor Hartman closed the public hearing at 6:17pm.

**Consideration of Text Amendment to Article II – Definitions for Bar, Nightclub, Private Club** – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed amendment to the zoning ordinance. The public hearing was open at 6:18pm. The Town Clerk read the definitions aloud. The definition for private club mirrors the definition that is use by NC ABC to read “An establishment that qualifies under Section 501(c) of the Internal Revenue Code, as amended, 26 U.S.C. 5019(c), and that has been in operation for a minimum of 12 months prior to application for an ABC permit”. The definition for bar also mirrors the definition used by NC ABC to read “An establishment that is primarily engaged in the business of selling alcoholic beverages and that does not serve prepared foods as defined in GS 105-164.3(179). A bar shall not include a brewery, winery, or distillery”. The recommended definition for nightclub is to be “An establishment for nighttime entertainment, typically serving drinks – including alcoholic beverages and offering music, dancing, etc”. Town Attorney Reeves

gave an insight on why the changes were needed. With no further comment, Mayor Hartman closed the public hearing at 6:23pm.

**Consideration of Text Amendment to Article V-Bar and Nightclub** – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed amendment to the zoning ordinance. The public hearing was open at 6:23pm. With no comment, Mayor Hartman closed the public hearing at 6:23pm.

**Consideration of Text Amendment Article V-Veterinarian** – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed amendment to the zoning ordinance. The public hearing was open at 6:24pm. With no comment, Mayor Hartman closed the public hearing at 6:24pm.

**Consideration of Text Amendment to Amendment to Article V-Short Term Rentals** – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed amendment to the zoning ordinance. The public hearing was open at 6:24pm. Justin Childers and Joe Chamberlin both spoke against the restrictions to short term rentals in the Low Density Residential district. With no further comment, Mayor Hartman closed the public hearing at 6:31pm.

### **Regular Session**

**Approval of Minutes** – With no discussion, Alderman Barr made the motion to approve the minutes for the March 6<sup>th</sup> Regular Meeting and the March 14<sup>th</sup> Special Meeting. Alderman Miller seconded the motion with a vote of 5-0 in favor.

**Presentation of Town Hall Façade Restoration** – Travis Hicks with UNCG along with Sherry Adams, and Jennifer Cathey presented the designs for the exterior remodel of the Town Hall building. The Board thanked Travis for his presentation and agreed to select the design later.

**Consideration of Barks and Co. One Year Celebration** – Todd Loy with Barks and Co. came before the Board to ask for three parking spaces in front of their building to celebrate their one year anniversary of opening the shop. The spaces will be used for refreshments on April 15<sup>th</sup> from 9am to 6pm. Alderman Green made the motion to approve the use of the parking spaces. Alderman Barr seconded the motion with a vote of 5-0 in favor.

**Consideration of Rezoning a Portion of Parcel 19223001572 Located at 104 Long Street4** – With no discussion, Alderman Barr made the motion to approve the rezoning. Alderman Reeves seconded the motion with a vote of 5-0 in favor.

**Consideration of Zoning Parcel 19223276 Located at 2144 NC Hwy 88 West** – With no discussion, Alderman Shoemaker made the motion to approve the zoning. Alderman Reeves seconded the motion with a vote of 5-0 in favor.

**Consideration of Text Amendment to Article II Definitions for Bar, Nightclub, Private Club** – With no discussion, Alderman Barr made the motion to approve the amendment to the text. Alderwoman Miller seconded the motion with a vote of 5-0 in favor.

**Consideration of Text Amendment to Article V-Bar and Nightclub** – With no discussion, Alderman Shoemaker made the motion to approve the amendment to the text. Alderwoman Miller seconded the motion with a vote of 5-0 in favor.

**Consideration of Text Amendment to Article V-Veterinarian** – With no discussion, Alderman Barr made the motion to approve the amendment to the text. Alderwoman Miller seconded the motion with a vote of 5-0 in favor.

**Consideration of Text Amendment to Article V-Short Term Rentals** – Alderman Barr made the motion to table the decision on short term rentals. Alderwoman Green seconded the motion with a vote of 5-0 in favor.

**Consideration of Statements of Consistency** – With no discussion, Alderman Barr made the motion to approve the statements of consistency. Alderman Reeves seconded the motion with a vote of 5-0 in favor.

**Consideration of Resolution for Restriping Mount Jefferson Road** – Mayor Hartman explained that NC DOT will be resurfacing the area of Mount Jefferson Road between US Highway 221 Business and US Highway 221, so the road can be restriped from a 4 lane to a 3 lane with bicycle lanes on both sides. Alderman Shoemaker made the motion to adopt the resolution of support. Alderman Barr seconded the motion with a vote of 5-0 in favor.

**Consideration of Flower Baskets for Downtown** –The Board were all in agreement that the flowers make a big impact on town. Alderman Shoemaker made the motion to approve the flower baskets for this year. Alderman Reeves seconded the motion with a vote of 5-0 in favor.

**Consideration of Mountain Outfitters Tent Sale** – With no discussion, Alderman Barr made the motion to approve the tent sale. Alderwoman Miller seconded the motion with a vote of 5-0 in favor.

**Discussion of Holiday Parade** – The Mayor shared the news that the Lion’s Club would no longer organize the annual holiday parade. The Mayor then asked if the Board would like to continue the tradition of the parade. The Board was in agreement to explore options to continue the holiday parade.

**Discussion of ABC Board Member** – Mayor Hartman informed the Board that Derek Green’s term on the ABC Board expires in April and there has been some discussion to replace him on the Board. The Mayor stated that he would like more information on the potential replacement. Alderman Reeves made the motion to postpone the discussion. Alderman Shoemaker seconded the motion with a vote of 4-1 with Alderman Barr opposed.

**Discussion of Budget Meeting Date** – The Board agreed to meet April 20<sup>th</sup> at 6pm.

**Police Report** – Chief Jordan gave his report to the Board for the month of March. A total of 171 calls were dispatched through the communications center including 12 motor vehicle crashes, 6 larcenies, 10 drug cases, 8 minor citations, 1 assault, 2 property damage, and other miscellaneous calls. The Board thanked Chief Jordan for his report.

**Water and Wastewater Report** – Wastewater Superintendent Brandon Patrick gave his report to the Board. A total of 3.5 inches of rain were recorded for the month. The SCADA system is back online after replacing a booster on the antenna. The alarms are working correctly. The filter plant is still producing between 80,000 and 90,000 gallons per day. The Board thanked Brandon for his report.

**Maintenance Report** – Maintenance Supervisor Eric Miller gave his report to the Board. A total of 42 one call tickets were located, 2 water leaks, 2 sewer issues were reported for the month. The department has located the spring line close to Mount Jefferson, opened the park restrooms, replaced the hydrant on Backstreet, and oversaw the paving of the alleyway between East Main Street and East First Street. The board thanked Eric for his report.

**Town Managers Report** – Brantley Price, Town Manager, gave his report to the Board beginning with project updates. Taxes collected to date total 96.6% of the levy. Sales tax for December was up 17% over the prior year with year-to-date sales tax up 14%. The West Jefferson Tourism Development Authority is running a six-week promotion on WBTV, digital campaigns, Spotify, Facebook, YouTube, and Google Discovery to help keep the word out about West Jefferson. The Ebenezer Share-a-thon is scheduled for May 5<sup>th</sup>. Brantley shared a pamphlet advertising the new industrial park with the board along with a new lapel pin of the Town's seal. The sidewalk in front of Town Hall to the parking area is scheduled to be replaced. Blue Ridge Conservancy was awarded \$100,000 for the RTP grant for Paddy Mountain and have signed the contract to construct the walking trails. Trail building will begin in August with a groundbreaking on August 4<sup>th</sup> to kickoff Trails Day weekend. The Board thanked Brantley for his report.

**Public Comments** – Librarian Laura McPherson updated the board on the plans for the story walk in the park. The story walk will poetry written by children ages 4-18.

**Aldermen Comments** – The Board thanked all those in attendance along with town staff. Alderman Green invited board members to tour the West Jefferson Hotel to see the progress. Mayor Hartman stated how lucky the town is to have the hotel and all the renovations taking place.

**Adjournment** – With nothing further, Alderman Barr made the motion to adjourn the regular meeting, seconded by Alderman Shoemaker with a vote of 5-0 in favor.

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Tom Hartman, Mayor

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Rebecca Eldreth, Town Clerk