

REGULAR BOARD MEETING
Town of Sylva Board of Commissioners
August 19, 2010

The Town of Sylva Board of Commissioners held their regularly scheduled meeting on August 19, 2010 at 9:15 a.m. in the Board Room of Municipal Hall, 83 Allen Street, Sylva, N.C.

MEMBERS PRESENT: Mayor Maurice Moody and Commissioners Danny Allen, Harold Hensley, Stacy Knotts, Ray Lewis and Christina Matheson

MEMBERS ABSENT: None

STAFF PRESENT: Adrienne Isenhower (Town Manager), Brandi King (Town Clerk), Jeff Jamison (Police Chief), Dan Schaeffer (Public Works Director) and Eric Ridenour (Town Attorney)

VISITORS PRESENT: Amy Grimes, Phil Haire, Bennie Gilchrist, Brian Eckard, Andy Bryan, Kevin Pennington, Quintin Ellben, Maggie Tobias and David Ornelas

CALLED TO ORDER: Mayor Moody called the meeting to order at 9:15 a.m.

APPROVAL OF AGENDA: *Commissioner Lewis made a motion to approve the agenda. The motion carries with a unanimous vote.*

PUBLIC COMMENTS: None

MANAGER'S REPORT: Isenhower reported that the new website will be going live on October 1st.

PUBLIC WORKS DEPARTMENT REPORT: Schaeffer reported that the Federal Government has mandated that all street signs must meet reflectivity standards. The public works department must have a policy in place by January 2012 and all signs must meet the standards by 2020.

POLICE DEPARTMENT REPORT: Chief Jamison reported on the statistics from the previous month. Jamison also stated the police department will be participating in the NCAWARE Program, where the officers will have to type their own warrants and such so that the Jackson County Magistrate is no longer typing them. The officers are attending training now to learn how to use the system.

PUBLIC HEARING (ZONING ORDINANCE VARIANCE APPLICATION – MICA RIDGE, LLC): The public hearing was called to order at 9:30 a.m. Mica Ridge is currently used as apartments and the owner would like convert the apartment to condominiums so they can be sold. A conditional use permit was approved at a previous meeting with the condition that the applicant add acreage from an adjacent parcel to conform to the zoning ordinance lot size. Phil Haire requested that the variance

application be withdrawn because he does not feel it is necessary to obtain a variance since the use of the property will not change. The only thing that will change is the ownership of the individual condominiums. The public hearing was closed at 9:45 a.m.

PUBLIC HEARING (CONDITIONAL USE PERMIT APPLICATION – THE VILLAGE AT SAPPHIRE MOUNTAIN BREWING CO.): The public hearing was called to order at 9:45 a.m. The Village at Sapphire Mountain Brewing Company is requesting a conditional use permit to allow them to have outdoor seating at their restaurant. The public hearing was closed at 9:47 a.m.

PUBLIC HEARING (ZONING VARIANCE APPLICATION – ROBERT CARPENTER, METLIFE): The public hearing was called to order at 9:48 a.m. Carpenter is requesting a variance for a roof sign at his existing business because it is hard for people to locate the business with the sign he currently has. The public hearing was closed at 9:48 a.m.

PUBLIC HEARING (ZONING VARIANCE APPLICATION – ORNELAS): The public hearing was called to order at 9:48 a.m. Ornelas is requesting a variance to allow for a zero foot setback from the centerline of the street so he can construct an addition to his existing home on Conley Street. The current home is constructed within the 40 foot setback and was grandfathered in when the current zoning ordinance was adopted. The public hearing was closed at 9:55 a.m.

ABC BOARD APPOINTMENT: *Commissioner Hensley made a motion to appoint Bill Nicholson to the ABC Board. The motion carries with a unanimous vote.*

MEETINGS DISCUSSION: The consensus of the Board was to have an agenda work session at their first meeting of the month and take action at the second meeting. This would give the Board members more time to process information before taking an official vote. *Commissioner Matheson made a motion to allow the first meeting of the month to be a work session and the second meeting to be the formal meeting where action is taken. The motion carries with a unanimous vote.*

COMMUNITY TABLE: Amy Grimes, Executive Director, has requested monetary or in-kind assistance of \$10,000 to complete renovations to the old Golden Age Center so the Community Table can use the building. Commissioner Hensley and Matheson believe the Town's donation of the building should be considered since the budget year is already finalized and there are no additional funds to cover the donation. *Commissioner Matheson made a motion to allow the proposed renovations be made to the building and provide assistance with the renovations if the public works department's schedule allows them to do so. The motion carries with a unanimous vote.*

ZONING ORDINANCE VARIANCE – MICA RIDGE, LLC: *Commissioner Hensley made a motion to grant the Conditional Use Permit without the additional square footage requirement since it is not applicable to the property that has been grandfathered in. The motion carries with a unanimous vote.*

CONDITIONAL USE PERMIT – SAPPHIRE MOUNTAIN BREWING CO.:

Commissioner Matheson made a motion to grant the Conditional Use Permit to allow outdoor seating. The motion carries with a unanimous vote.

ZONING ORDINANCE VARIANCE – ROBERT CARPENTER, METLIFE: The Variance was denied.

ZONING ORDINANCE VARIANCE – DAVID ORNELAS: *Commissioner Hensley made a motion to grant the variance as long as there is a ten foot setback from the neighbor’s property and the addition is no closer to the road than the existing home. The motion carries with a unanimous vote.*

POLICE CHIEF VACANCY: The entire Board does not agree on the selection process for the police chief vacancy. Isenhower put a panel together that would be selecting the police chief, but a few Board members believe they should be involved in the process. Commissioner Knotts stated the panel would make the selection an objective process and does not think the Board should be involved in the hiring of employees. The item will be discussed further at the next Board meeting.

SIGNAGE FOR CROSSWALKS ON MAIN STREET: *Commissioner Hensley made a motion to install pedestrian crosswalk signs in downtown if they are approved by NCDOT and Duke Energy. The motion carries with a unanimous vote.*

ABC BOARD COMPENSATION: *Commissioner Knotts made a motion to reduce Kevin Pennington’s salary to \$250 per month and increase the other two Board members compensation to \$150 per month. The motion carries with a unanimous vote.*

CLOSED SESSION: *Commissioner Hensley made a motion to go into closed session pursuant to G.S. 143-318.11 (a) (6) regarding personnel. The motion carries and the Board entered into closed session at 10:45 a.m.*

Commissioner Hensley made a motion to come out of closed session. The motion carries and the Board entered into regular session at 11:27 a.m.

ADJOURNMENT: *Commissioner Hensley made a motion to adjourn the meeting. The motion carries and the meeting was adjourned at 11:28 a.m.*

Maurice Moody
Mayor

Brandi H. King
Town Clerk