

Mayor Peoples asked if it would be 32? Daniels responded it will be 32 for a free-standing sign. They did look into luminosity to have some control over this. It will be next to a traffic light, so the traffic light will be brighter. Mayor Pro Tem Booker asked about the "OPEN" signs. Daniels is going to look into this. Those are in central business. Mayor Peoples responded people buy the sign and put it up without getting a permit. At some point we are going to be the bad guys for making them take it down, because they didn't come and check with the town. Daniels asked if the board is interested in allowing them or not. The Board was in agreeance of the sign. Mayor Pro Tem Booker said people do leave them on all night at times. Daniels will talk with Jim and decide if that is something we want to look into.

Being no more comments, Mayor People closed the public hearing.

APPROVE/DENY: ORDINANCE TEXT AMENDMENT – ELECTRONIC SIGN

Town Attorney Morgan reported the text amendment is included in your packet. Mayor Peoples entertained a motion to approve the text amendment allowing for static, electronic components in signs in the General and Transitional business districts. Commissioner Crowell so moved. The motion carried unanimously.

PUBLIC HEARING: REZONING 1111 SOUTH TRADE ST FROM BUSINESS TO RESIDENTIAL

Planning Director Daniels reported the owner of 1111 South Trade Street is requesting to rezone his property from General Business to Multi Family Residential. The idea is to remove the motel and build rental units. His plan was to be here, but he is coming from South Carolina. His intention is to put up residential housing. He has suggested building rental property. Town Attorney Morgan responded once it is changed, he can put anything that is allowed in the district in there.

Ken Dahlstrom asked if you could be rezoned residential/commercial. In South Carolina you can. Attorney Morgan stated no. It can only be one designation at a time. Commissioner Crowell asked if you could put business on one level and residential on another. Daniels responded that is only allowed in Central Business. It's because this is a residential zoning. Crowell asked how far this property goes back. Daniels responded up the hill a way. Crowell asked what is the acreage. Daniels responded 1.84. Mr. Dahlstrom was concerned about live work places. His experience is only in South Carolina. Joyce Kimpton asked why we couldn't say what he can specifically put there. Daniels responded he has only applied for rezoning. Attorney Morgan responded he has only applied for rezoning.

Mayor Pro Tem Booker would like to see what he has plans for. Daniels asked if he needed to ask him to reapply for the conditional use zoning. Attorney Morgan responded he could. Booker responded it gives him boundaries. Morgan responded we could ask him, but he may want to do the rezoning only. The rezoning shrinks the number of uses. Booker responded she rides by there every day and hopes something will be done.

Mr. Dahlstrom asked if you rezone the property and he starts and decides to sell the property, what happens. Ingham responded the property is rezoned and that is all that can be there. Mr. Darman just came in. Ingham asked what he intends to do with the property. Mr. Darman responded build as many as he can. Booker asked with the 1.8 acres, how many could he put there. Daniels responded technically you can't have a minimum house size. Ingham asked if we had anything that restricted the number of houses per acre. Daniels responded on the density chart it lists the number, so you would have limitations. Morgan responded 5044 square feet of land per dwelling. Booker asked for a general

idea of what he is going to build. Mr. Darman responded a forplex with two levels. Morgan responded Tim will let him know what he can build on the property. Fire Chief Walton responded he can go over the fire requirements with him for the apartments.

Ms. Kimpton asked what happens if he decides to put up twelve tiny houses. Daniels responded he will have to come before the Planning Board.

APPROVE/DENY: ZONING MAP AMENDMENT – 1111 SOUTH TRADE STREET

Commissioner Crowell made the motion to adopt the ordinance that is in the packet. The motion carried unanimously.

GRANT RESOLUTION FOR SALUDA GRADE TRAIL

Mayor Peoples asked if there are any questions on the grant resolution for Saluda Grade Trail. Being none, he entertained a motion to approve the grant resolution for Saluda Grade Trail. Commissioner Armbrust so moved. The motion carried unanimously.

APPOINTMENT(S) TO HARMON FIELD BOARD

Mayor Peoples reported Jamie Corn Dunn has applied for this appointment. Commissioner Ingham made a motion to appoint Jamie Dunn to the Harmon Field Board. The motion carried unanimously.

MINIMUM HOUSING

Planning Director Daniels reported:

1. 161 Peake Street-hearing was held and the final paperwork to give him his 45-day notice is just about complete and he will be given that next week.
2. 136 & 144 Cleveland-he is waiting on February 25 to burn them both. They will be used for training purposes. Asheville fire is coming down. This is a big thing for training firefighters.
3. Booker asked about the one they are living in. Daniels spoke to the owner. They are trying to clean it up. He has seen a flatbed truck there with a bunch of stuff on it. He can try to go for an inspection on it, if that's what we need to do. Ingham suggested let's get the two taken care of first. Booker responded it might let them know we mean business.

TDDA UPDATE

TDDA Director Newman reported her update is included in the packet. She looks forward to working with Mr. Fatland. She thanked Tim for helping her get set up. They just came off a very successful Tryon Midnight. She had great volunteer help to get this taken care of. They will be working on 4th Fridays. Mayor Pro Tem Booker asked if she was going to the Main Street Conference. Newman responded yes, she will be attending at the end of March, along with TDDA President Rodger Walker. It will be in Statesville this year. She is going through a lot of the required training. At the end of this past year, they completed their full assessment and should hear back from that in March.

Commissioner Armbrust asked if she had any update on the Municipal area designation. Newman responded she does not. She has reached out to those that had done a lot of the preliminary work on it, but does not know anything yet. Armbrust responded we need to stay on top of it.

She just came from a wrap up meeting for Beerfest 2022, which was very successful. They will be planning for the first Saturday in November 2023 for the next one. Armbrust asked what the bottom line was. Newman reported around \$13,000.

TOWN MANAGER'S REPORT/TOWN PROJECT PRIORITIZATION, AND CITIZEN INPUT

Interim Town Manager Fatland reported the mayor contacted him last week about the position and he agreed to take it on. It's best they take the time to interview candidates and if you have to go longer to make sure you are comfortable, he will stay on. In the meantime, he will be working with each councilmember. He will spend time with the sewer plant on Thursday to work on the needs there. He has seen familiar faces and looks forward to working with everyone.

COUNCIL/MAYOR REPORT

Commissioner Crowell asked about the streetlights. We need to decide which ones we are going to use to replace the ones that are hit by trucks. Commissioner Armbrust responded we agreed to use the one like at the Nina Simone Plaza. Crowell thanked the staff for everything being done. He was walking at Harmon Field the other day. For the middle of winter, it looks great.

Commissioner Ingham welcomed citizens and thanked the staff.

Commissioner Armbrust reiterated what Bill said. Welcome the citizens and thanked the staff.

Mayor Pro Tem Booker thanked the staff for holding things down while in transition. She thanked Jim for coming on. She thanked everybody for working. She appreciates that.

Mayor Peoples responded "Nearly Perfect, Always Tryon".

CITIZEN COMMENTS & RESPONSES

Ken Dahlstrom asked with the streetlight issue, the crosswalk going to Sidestreet is really dark. He asked if there is a possibility of more lighting. Good job at putting Manzolina's at Harmon Field. Demetri is a good cook and draws traffic.

Steve King, Tryon resident, asked when the sewer lines were going to be fixed on Hidden Hill. Mayor Peoples responded when Zach come, we started a plan. We know there is \$15,000,000 worth of projects to be repaired. We have applied for grants. We are fixing the problems as they exist.

Joyce Kimpton has insurance maps from 1928 that show the water and sewer lines. In 1922, there was a fire hose connection at the top of Broadway, near Pine Crest. The lines are at least a hundred years old. Mayor Peoples responded they had attended a meeting and they were all asking for money for working on their lines.

Karandall Gary asked if another bench could be added at Bryan Park. Mayor Peoples asked for that to be added to the list.

Anne Day asked by the next meeting if they could get an update on if or when the sidewalk on Whitney Avenue will be fixed. Commissioner Ingham asked, if that is where the trees were. Ms. Day responded yes, trees are gone. She also asked for an update on the yellow paint for the streets and speedbumps. Yesterday she was almost hit head on. Mayor Peoples responded Zach had tried to get paint and was told, Federal gets first choice, then State and we are last. We just can't get it.

Dorothy Kirk asked why someone had been in her yard painting with neon green paint where her sewer lines are. Interim Manager Fatland responded he will find out and contact her.

Mr. King asked if the meetings were advertised. You held a work session that he didn't know about. Mayor Peoples responded we have been holding them for at least three years. The agendas are online.

Mayor Pro Tem Booker wanted to clarify the grant resolution for the Saluda Grade was just for a feasibility study only. Ms. Kimpton responded they know that. They just want somebody to answer questions of the property owners, whose lives will be disrupted because of this. Ms. Day asked as far as Rails to Trails goes, do you know that you can't walk on the rails without permission from the people that have entered into the agreement that want to buy the easement? Commissioner Armbrust responded that's not wholly true, they are exceptions. You can't walk on the rails at present. Ms. Day has researched that, she knows. She has also contacted attorneys that handle this side of it.

MOTION TO CONVENE TO CLOSED SESSION

Mayor Peoples entertained a motion to convene to closed session pursuant to N.C.G.S. 143-318.11(a)(3) for potential legal claim, 143-318.11(a)(6) to discuss personnel, and 143-318.11(a)(5) for potential purchase of real estate. Commissioner Armbrust so moved. The motion carried unanimously.

J. Alan Peoples, Mayor

Susan B. Bell, Town Clerk