

NORTH CAROLINA  
YADKIN COUNTY  
TOWN OF YADKINVILLE

Commissioners Present: Gene Branon,  
Betty Driver, Tony Hall, Phillip Graham, &  
Eddie Norman  
Mayor: Hubert Gregory  
Manager: Ken Larking  
Attorney Absent: Ben Harding

A public hearing was convened at 6:50 p.m. on Monday evening, January 4, 2010 by Mayor Hubert Gregory. The purpose of the hearing was to consider a request to rezone 508 North State Street from R-10 Residential Office to B-1, Neighborhood Business. Town Manager Ken Larking gave a report from the Planning Board on this request. Mr. Tommy Garner asked several questions on behalf of his aunt, Edith Sharpless, who is an adjacent land owner. Ruth Shermer, who resides at 420 North State Street opposed the request and stated that she is worried about how it would change her neighborhood. HL Wooten, who owns property at 108 Hickory Street, also spoke in opposition to the request. With no one else desiring to speak about this issue, Mayor Gregory closed the public hearing.

A public hearing was convened at 6:55 p.m. on Monday evening, January 4, 2010 by Mayor Gregory. The purpose of the hearing was to consider a request to rezone 725 Carolina Avenue from R10 Residential Office to R-8A, Multi-Family. Mr. Larking gave a report from the Planning Board meeting on this request. With no one desiring to speak on this issue, Mayor Gregory closed this public hearing.

The January meeting of the Town Board was duly held at 7:00 p.m. on January 4, 2010. Commissioner Phillip Graham offered the invocation.

Motion was made by Commissioner Graham to approve the December 7, 2009 minutes. Motion was seconded by Commissioner Eddie Norman. All Approved.

Upon motion of Commissioner Norman, second by Commissioner Tony Hall and unanimous approval by the Board, the following invoices were approved for payment:

Charles E. Scott CPA, P.A.	\$ 12,700.00
Key Chemical	\$ 5,901.25
Withers & Ravenel, Inc	\$ 5,020.00

Mr. Roy Helms with Wesley Community Development signed up to speak during the Public Comments portion of the meeting. Mr. Helms expressed his gratitude to Public Works Director Perry Williams and the Public Works Department staff for helping him with a sewer line issue.

Mr. Earl Dunn, property owner of 629 West Lee Avenue, signed up to speak during the Public Comments portion of the meeting. Mr. Dunn had an issue with the Town's Chipping Policy. He said he paid someone to cut the limbs off of four Bradford Pear trees and that he contacted the Town Hall around Thanksgiving requesting the limbs be chipped by the Town. He said this was scheduled for December 9<sup>th</sup> and that the limbs are still in his yard. Mr. Dunn said he had not been contacted by anyone from the Town but,

heard that the Town will not chip the limbs because he had the trees professionally trimmed. Mr. Larking made the Board aware that he spoke with Mr. Dunn's neighbor, who had the same person cut his tree limbs. He told him that the Town will not pick up the limbs, since someone was paid to trim them off the trees. Mr. Larking said that the policy clearly states that if someone is paid to trim trees, that person is responsible for disposal of the limbs. Commissioner Norman and Commissioner Branon requested that the Chipping Policy to be reviewed. Mayor Gregory polled the Board regarding picking up the limbs. The consensus of the Board was to have the limbs picked up.

With no one else desiring to speak, the period of public comments was closed.

A public hearing was convened at 7:00 p.m. on Monday evening, January 4, 2010 by Mayor Gregory. The purpose of the hearing was to consider a Grease Trap Ordinance proposed by Public Works Director Perry Williams. With nobody present to comment on this matter, Mayor Gregory closed the public hearing.

Mayor Gregory called for action on the public hearings.

Commissioner Branon made a motion to rezone the property located at 508 North State Street from R-10 Residential Office to B-1, Neighborhood Business. Commissioner Betty Driver seconded the motion. Ayes – 2, Noes 3 – Those opposing were Commissioner Hall, Commissioner Graham and Commissioner Norman. Request was denied.

Commissioner Norman made a motion to grant the rezoning request for the property located at 725 Carolina Avenue from R10 Residential Office to R-8A, Multi-Family. Commissioner Hall seconded the motion. Ayes – 5, Noes –0. Request was approved.

Commissioner Norman made the motion to adopt the Grease Trap Ordinance. This motion was second by Commissioner Graham. Ayes – 5, Noes –0. Request was approved.

Town Manager Ken Larking presented a Resolution Supporting Road Improvements for Old US 421 East (SR 1605) from Progress Lane (SR 1634) to Unifi Road (SR 1634) in Yadkinville. Commissioner Branon asked for the following to be added to the resolution under paragraph two, several business, a school, a housing development. It will read; WHEREAS, the current road is narrow and handles many transfer trucks from Unifi and Nonni's Food Company along with daily traffic from several businesses, a school, a housing development, and pedestrians. Commissioner Hall made the motion to accept the resolution as presented by Town Manager. Commissioner Graham seconded the motion. Ayes – 5, Noes – 0.

Mr. Larking presented the Board with an Interlocal Agreement between Yadkin County and the Town of Yadkinville for the extension of the Town's waterline to the proposed Hoots Road Jail Site. Commissioner Hall requested that this be tabled until next month's meeting in order to have an opportunity to confer with the Town's Attorney. The Board agreed to table this issue.

The Town Clerk presented Budget Amendment No. 9 for adoption by the Board. Commissioner Driver moved that this amendment be adopted. Commissioner Branon seconded the motion. Ayes 5 – Noes 0 (See Attachment 1)

The Tax Collector asked the Board to void the following tax receipt for the reason indicated: Commissioner Branon made the motion to accept the void. The motion was seconded by Commissioner Hall. Ayes 5 – Noes 0.

1. Wesley Community Development Acct. #2649 Receipt #1643 \$464.95  
Due to the State law concerning this property, it cannot be taxed until next year by new owner.

Public Works Director Perry Williams asked for a verbal approval for a change order from Dorsett's in the amount of \$7,899 to pay for the cost of a level sensor for the reservoir. This was not included in the original budget, but is necessary for efficient operation of the reservoir. Commissioner Branon made the motion to approve this change order. Commissioner Norman seconded the motion. Ayes – 5, Noes - 0

The Director of Development and Planning, Joseph Sloop, informed the Board he has a meeting with Lynn Hall, Public Information Officer for the Town of Lewisville, to talk about programming for the Town's Park. He is also researching low interest loans and façade grants that will give developers incentives for rehabilitating commercial properties in the down town area.

Police Chief Tim Parks submitted the Police Department's monthly statistics report. He also reported that the Interdiction Team confiscated \$30,000 during a recent drug bust. Some of this money should be coming back to the Town for use by the Police Department.

Fire Chief Brian Southard submitted the Fire Department's monthly statistics report.

Attorney Ben Harding was not present.

Town Manager Ken Larking reported on the following:

- Fred Leonard had the home on Locust Street next to William Williams demolished and cleared.
- Attorney Ben Harding sent a letter to Mr. Brent Brown's Attorney regarding the extension of time for the amortization of the mobile homes on his property.
- Regarding the condemnation of the dilapidated mobile home at 1520 Brock Road - Attorney Ben Harding recommends starting the process over again as to include all the new listed property owners. He also suggested filing paperwork with the Register of Deeds to show that there is pending action against the land, should the property owners attempt to switch the ownership within the family again.
- The Board of Adjustment granted a six month extension to Frances Foster allowing the mobile home to stay in the back yard of her property on Carolina Avenue. This is the final six month extension that can be granted.
- Per last meetings request, Mr. Larking provided the Board with a cost for a full time Police Officer.

Commissioner Graham made Mr. Larking aware that the stop sign at Coolidge and Maple Street is down. The sign is on the ground.

Commissioner Graham inquired about the following:

- Boonville Waterline – Town Manager replied that he has no news on this issue.
- Banners – Mr. Larking said that they have had several submissions. The Arts Council, Downtown Business Association and the Tourism Development Association will look at each submission and give their suggestion.
- Old Dollar General Store – Mr. Larking said that Mr. Sloop is working with another small town on developing an ordinance that would regulate dilapidated buildings based on aesthetics. In addition, Mr. Sloop is researching a possible low-interest loan program for encouraging the redevelopment of dilapidated commercial property.

Commissioner Norman commended the Public Works Department for the removal of snow. Commissioner Norman suggested budgeting for a few more Christmas lights.

Commissioner Branon inquired about the following

- Turn signal at South State Street and Lee Avenue – Chief Parks will contact DOT.
- Commissioner Branon received a few complaints about the snow piles at local businesses. He suggested having a back hoe remove the snow piles.
- Ethics Training Course – Mr. Larking will get the information and let the Board know what the dates are.

With no further business to be discussed, Commissioner Branon moved that the meeting be adjourned. Commissioner Driver seconded the motion. Approval was unanimous.

  
Hubert Gregory, Mayor

  
Carmen Headen, Deputy Town Clerk