

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONER CHAMBER
213 VAN BUREN STREET
YADKINVILLE, NC
AUGUST 4, 2014

OFFICIALS PRESENT:

Mayor Hubert Gregory

Commissioners:

Betty Driver

Tony Hall

Eddie Norman

Kelly Oliver

Monta Davis-Oliver

STAFF PRESENT:

Town Manager: Christopher Ong

Town Clerk: Carmen Headen

Chief of Police: Tim Parks

Public Works Director: Perry
Williams

Town Attorney: Benjamin Harding (Absent)

Quorum (4) is met – Meeting proceeded

PUBLIC HEARINGS (1), (2), (3) & (4)

Public hearing (1) was convened at 6:40 p.m. by Mayor Hubert Gregory. The purpose of the hearing was to consider rezoning the remainder of PIN 5806 77-2014 (unaddressed off of Beamer Rd) from R-8A (High Density Residential) to B-2 (Highway Business) and the remainder of PIN 5806 76-9875 (unaddressed off of Beamer Rd) from B-2 (Highway Business) to R-8A (High Density Residential). Property Owner, Mr. Harris Gupton cleared up questions from the adjoining property owners. After Mr. Gupton explained what was being done, the residents did not have an objection to the request. This public hearing was closed at 6:47 p.m.

Public hearing (2) was called to order at 6:47 p.m. to consider the request to amend the text of the Zoning Ordinance to allow solar electric power plants as a permitted use in the M-1 (Light Industrial) Zoning District. This public hearing was closed at 6:54 p.m.

Public hearing (3) was called to order at 6:47 p.m. to consider the request to amend the text of the Zoning Ordinance of Sections 9-3-22; 9-3-100; and 9-3-104 to allow grading business as a conditional use in the R-20 (Rural Residential) zoning district. No one spoke for or against this issue. Therefore, this public hearing was closed at 6:56 p.m.

Public hearing (4) was called to order at 6:56 p.m. to amend the Zoning Map to rezone PIN 5807(20)81-4211 (unaddressed property off Birch Street) from M-1 (Light Industrial) to R-10 (Neighborhood Residential). No one spoke about this issue. Therefore, this public hearing was closed at 6:57 p.m.

1. CALL TO ORDER

The meeting was called to order by Mayor Hubert Gregory at 6:57 p.m.

2. INVOCATION

Mayor Gregory offered the invocation.

3. PUBLIC COMMENTS

Dale Holcomb of 1537 Dobbins Mill Road spoke about the issue of solar power plants and being denied a solar power plant on his family's property located on Dobbins Mill Road.

Donald Marshall of 1222 Northwood Church Road confirmed the difference between the zoning of solar power plants in agriculture zoning districts and manufacturing zoning districts.

4. APPROVAL OF MINUTES

Commissioner Eddie Norman made a motion to approve the following Minutes as presented:

July 7, 2014 Regular Meeting Minutes.

July 7, 2014 Closed Meeting Minutes

Commissioner Tony Hall seconded the motion.

Vote: 5/0

5. REQUEST TO SET A PUBLIC HEARING

A Public Hearing was set for September 8, 2014 at 6:50 p.m. to rezone portion of PIN 5807(00)54-8301 located at 233 North Lee Avenue, from B-1 (neighborhood Business) to R-O (Residential Office).

6. RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31 – Harris Gupton Voluntary Annexation

The Board approved a Resolution Directing the Clerk to Investigate a Petition for 2 unaddressed properties located off of Beamer Road; PIN 5806(00)66-8732 and 5806(00)66-8623. A public hearing for the Voluntary Annexation Request was set for September 8, 2014 at 6:55 p.m.

See attachment #1

7. ACTION FOR PUBLIC HEARINGS

1) Commissioner Norman made a motion to accept the: (1) rezoning request for Mr. Gupton's 2 unaddressed properties located off of Beamer Road as presented by the Town Manager; (2) request to amend the text of the Zoning Ordinance to allow solar electric power plants in M-1 (Light Industrial); (3) request to amend the text of the Zoning Ordinance to allow a grading business for the property located on Fleming Road and (4) request to amend the Zoning Map to rezone the unaddressed property (off of Birch Street) located behind the post office. Commissioner Kelly Oliver seconded the motion.

Vote: 5/0

See attachment #2 – Agenda – Public Hearing

8. CONSENT AGENDA

A motion to accept the Consent Agenda, as presented by the Town Manager, was made by Commissioner Monta Davis-Oliver. The motion was seconded by Commissioner Norman.

Vote: 5/0

See Attachment #2 – Agenda – Consent Agenda #8

9. SELECTION OF ENGINEERING FIRM FOR PLANNING, DESIGN AND ENGINEERING SERVICES RELATED TO PROJECT EB-5529 (N. LEE)

AVENUE SIDEWALK – Presenter: Town Manager

The selection team (Christopher Ong, Tim Parks & Perry Williams) recommended selecting Withers and Ravenel as the PEF (Preferred Engineering Firm) to do the planning and design work for the North Lee Avenue federal sidewalk project (EB-5529). Commissioner Davis-Oliver made a motion to approve Withers and Ravenel upon suggestion from the selection team. Commissioner Norman seconded the motion.

Vote: 5/0

10. YADKIN VOLUNTEER FIRE DEPARTMENT

- Fire Chief Brian Southard reported monthly activities.

11. POLICE DEPARTMENT

- Chief Tim Parks reported monthly activities.
- Chief Parks made the Board aware that the Police Department is having issues with golf carts. Officers have been issuing warnings and handing out the state law on golf carts. Commissioner Norman suggested for Chief Parks and Town Manager Christopher Ong to research the issue and bring back to the September 8 meeting.

12. PUBLIC WORKS DEPARTMENT

- Public Workers Director Perry Williams had nothing to report.

13. TOWN MANAGERS REPORTS/UPDATES

- Town Hall Roofing Quotes – received five quotes with Cooley Roofing being the lowest quote of \$18,869 plus material credits. The Board was in consensus to move forward on this project with the suggested contractor.
- Downtown Lighting Plan: Phase 2 – Will consist 22 new street lights that will start on State Street and stop at the post office. Consensus of the Board is to move forward with this project.
- Christmas Lights – direction from the Board is to use the new Christmas lights on Highway 601 from School Bus Garage Road to the Shell Station. Use the old Christmas lights on Main Street.
- Closed September 1st – Labor Day.
- September Board Meeting will be September 8th.

14. COMMISSIONER COMMENTS

Commissioner Tony Hall inquired about the truck that has been sitting in the upper parking lot of the Post Office. Chief Parks will follow up on this.

Commissioner Kelly Oliver had nothing to inquire about or report on.

Commissioner Eddie Norman suggested giving the Town Employees off a half a day on August 29, 2014. The Town will close at noon.

Commissioner Monta Davis-Oliver reported/inquired/commented on:

- Thanked Chief Parks for the service that has been provided to the Department of Social Services.
- At the July 7, 2014, she was appointed the Transportation Advisory Committee, at this time she feels that it will be too much to undertake with her working. So she asked for the Mayor to appoint someone else to this position.

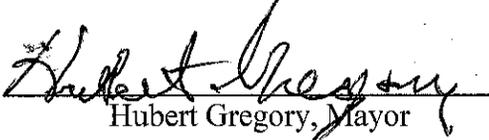
Commissioner Betty Driver reported/inquired/commented on:

- House on Taft Street has been cleaned up and looks good.
- The trailer park behind the Town of Yadkinville Community Park has been cleaned up and is looking good.
- Inquired if the Town Manager has looked at the barn located off of Virginia Drive. Mr. Ong replied that he has looked at the barn.

15. ADJOURNMENT

With no further business to be discussed, Commissioner Norman moved that the meeting be adjourned. Commissioner Oliver seconded the motion and the motion was approved unanimously. The meeting adjourned at approximately 7:33 p.m.

Vote: 5/0


Hubert Gregory, Mayor


Carmen Headen, Town Clerk

**Resolution Directing the Clerk to Investigate
A Petition Received Under G.S. 160A-31**

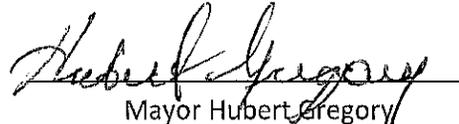
WHEREAS, a petition requesting annexation of an area described in said petition has been received on June 23, 2014, by the Town of Yadkinville Board of Commissioners; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings make take place; and

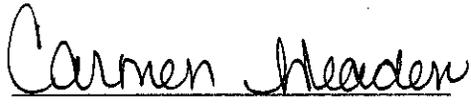
WHEREAS, the Town of Yadkinville Board of Commissioners deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Yadkinville:

That the Town Clerk is hereby directed to investigate the sufficiency of the above described petition, and to verify as possible to the Board of Commissioners the result of her investigation.



Mayor Hubert Gregory



Carmen Headen, Town Clerk

(Town Seal)

AGENDA
TOWN OF YADKINVILLE
Board of Commissioners
MONDAY AUGUST 4, 2014
7:00 P.M.

→ **PUBLIC HEARING**

6:40 p.m. – Rezoning remainder of PIN 5806 77-2014 (unaddressed off of Beamer Rd) from R-8A (High Density Residential) to B-2 (Highway Business) and remainder of PIN 5806 76-9875 (unaddressed off of Beamer Rd) from B-2 (Highway Business) to R-8A (High Density Residential).

6:45 p.m. – Request to amend text of Zoning Ordinance to allow solar electric power plants in M-1 (Light Industrial).

6:50 p.m. – Request to amend text of Zoning Ordinance of Section 9-3-22; 9-3-100; 9-3-104 to allow grading business as a conditional use in R-20 (Rural Residential) zoning district.

6:55 p.m. – Request to amend Zoning Map to rezone PIN 5807 (20) 81-4211 (unaddressed lot off Birch St) from M-1 (Light Industrial) to R-10 (Neighborhood Residential).

1. CALL MEETING TO ORDER—MAYOR GREGORY
2. INVOCATION—MAYOR GREGORY
3. PUBLIC COMMENTS
4. APPROVAL OF MINUTES
 - July 7, 2014 Regular Minutes
 - July 7, 2014 Closed Minutes
5. REQUEST TO SET PUBLIC HEARINGS
 - September 8, 2014 @ 6:50 – Rezoning portion of PIN 5807(00)548301 233 N. Lee Avenue, from B-1 (Neighborhood Business) to R-O (Residential Office).
6. RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31—Harris Gupton Voluntary Annexation
 - For 2 unaddressed properties located off of Beamer Rd; PIN 5806(00)66 8732 and 5806(00)66 8623. Set Public Hearing for September 8, 2014 @ 6:55 p.m.
7. ACTION ON PUBLIC HEARING

→ 8.

CONSENT AGENDA (ITEMS 1-5)

1) BUDGET AMENDMENTS

- BA#2 Increase funding for BCBS Health Ins. Premiums due to higher increase for 14/15 than expected \$8,181
- BA#3 Appropriate funds in Planning Contracted Services for Code Enforcement Violations \$15,781

2) INVOICES

- Don Adams – Clean up of Williams Property \$8,000
- Jones Chemicals – Load of Caustic \$6,541.19
- Mooresville Ford Mercury – New Truck \$21,363

3) TAX VOIDS

- Gray Garrison Recpt# 574 \$11.20
Double listed, property under another name 2014
- Southside Baptist Church Recpt #1358 \$477.77
County has reassessed property value

4) CONTRACTS

- Reapprove letter of engagement and contract to Audit Accounts of Town of Yadkinville and add Yadkinville TDA as a designated component unit—Canon & Company
- Interlocal Agreement for 911 Radio Communication Equipment on Town Water Tower

5) REQUEST TO SURPLUS

- 2006 Dodge Charger VIN#2B3KA43H36H459947

9. SELECTION OF ENGINEERING FIRM FOR PLANNING, DESIGN AND ENGINEERING SERVICES RELATED TO PROJECT EB-5529 (N. LEE AVENUE SIDEWALK) – Presenter: Town Manager

10. FIRE CHIEF'S REPORT

11. POLICE CHIEF'S REPORT

12. PUBLIC WORKS DIRECTOR'S REPORT

13. ~~MANAGER'S REPORT~~

- Town Hall Roofing Quotes
- Downtown Lighting Plan: Phase 2
- Christmas Lights
- Closed September 1st - Labor Day; September Board Meeting September 8

14. COMMISSIONER COMMENTS

15. ADJOURNMENT