

TOWN OF YADKINVILLE  
BOARD OF COMMISSIONERS  
**MONTHLY MEETING MINUTES**  
LOCATION: COMMISSIONERS CHAMBERS  
213 VAN BUREN STREET  
YADKINVILLE, NC  
**MONDAY, MAY 6, 2019**

**OFFICIALS PRESENT:**

Mayor Eddie Norman  
Commissioners:  
    Tony Hall  
    Monta Davis-Oliver  
    Richie Parker  
    Chris Matthews  
    Scott Winebarger

**STAFF PRESENT:**

Town Manager: Perry Williams  
Interim Asst. Town Manager/  
Town Clerk: Shelia Weathers  
Finance Officer: Dina Reavis  
Planning Director: Nick Smith  
Police Chief: Dawn Pardue  
Tax Collector: Crystal Sprague

Town Attorney Ben Harding – Absent

Quorum requirements met – meeting proceeded.

**PUBLIC HEARING(S)**

Mayor Norman opened the public hearings at 5:31 p.m. The purpose of the hearing was the consideration of Zoning Text Amendment (2019-ZTA-01) and Zoning Map Amendment (2019-ZMA-01).

**5:33 p.m.: Zoning Text Amendment (2019-ZTA-01) – Request for text amendment to change the definition of normal sign maintenance in the Town of Yadkinville’s Development Ordinances:**

Planning Director Nick Smith gave an overview of the Zoning Text Amendment (2019-ZTA-01) to the Board of Commissioners and the public.

Mayor Norman opened the floor for public comment regarding 2019-ZTA-01. No public comments were made.

**5:35 p.m.: Zoning Map Amendment (2019-ZMA-01) – Request to conditionally rezone property from RR-Rural Residential Zoning District to RH-CZ (High-Density Residential Conditional Zoning District):**

Planning Director Nick Smith gave an overview of the Zoning Map Amendment (2019-ZMA-01) to the Board of Commissioners and the public. This amendment is regarding a piece of property south of Lowes Foods. The Planning Board recommended approval by a vote of three to one with five (5) additional conditions as a part of the rezoning process.

Mayor Norman opened the floor for public comment regarding 2019-ZMA-01.

- Mr. Linwood Davis, developer from Winston-Salem addressed and thanked the Board of Commissioners for their time. He requested that the Board consider rezoning the property to build a 48-unit apartment complex. These apartments will be conventional/multi-family apartments for rent with the focus being towards the middle to lower-income families.
- Ms. Myra Hanes expressed her concern regarding the future location of the apartments. Mrs. Hanes feels the apartments would be more suitable to be placed in Town instead of on the outer edges of the city limits where it would be safer to access sidewalks, schools, parks, and local grocery stores.
- Mrs. Shirley Phillips is an adjacent property owner and expressed her oppositions due to ongoing concerns with apartments located near her property. She further commented on the pumping station overflowing and not working correctly in the past. Mrs. Phillips worries that these apartments will be neglected and become an eyesore as the current ones in the area.
- Mr. Todd Phillips spoke in opposition as an adjacent property owner. Mr. Phillips concern stems from the apartments currently in the area and the eyesore they have become. He stated that construction of the apartments would deteriorate the area even more.
- Mr. Chris Dalton a resident of Woodlyn Heights, expressed his opposition to the new development. He is concerned about rising crime within the area and the safety of his neighborhood.
- Mr. Linwood Davis asks to speak in regard to the concerns of the public. He said development plans show that the wooded area and stream will continue to buffer the property between the neighborhoods. Mr. Davis noted he spoke with the Town's Police Department, and the area is not considered a crime-ridden area. Mr. Davis stated they were long time property owners and had never sold a property, and the 48-unit apartments will be a lower impact development on a large piece of property.
- With no further comments or questions, Mayor Norman closed the public hearing at 5:48 p.m.

## **1. CALL TO ORDER**

The regular meeting was called to order by Mayor Eddie Norman at 6:00 p.m.

## **2. INVOCATION**

Mayor Eddie Norman offered the invocation.

## **3. ADOPTION OF AGENDA**

*Commissioner Monta Davis-Oliver made a motion to approve the adoption of the agenda as presented. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.*

*Vote: 5/0*

## **4. PUBLIC COMMENTS**

Mayor Norman opened the floor for public comments outside of the Public Hearings. No public comments were made.

## **5. APPROVAL OF MINUTES**

*Commissioner Tony Hall made a motion to approve the minutes as presented. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.*

*Vote: 5/0*

- April 1, 2019, Regular Meeting Minutes
- April 1, 2019, Close Session Minutes
- April 5, 2019, Special Meeting Minutes

## **6. SET PUBLIC HEARING(S)**

Five (5) public hearings were set for Monday, June 3, 2019.

- June 3, 2019, at 5:35 p.m. – Surry Community College Special Fund Allocation
- June 3, 2019, at 5:40 p.m. – Hospice Home Special Fund Allocation
- June 3, 2019, at 5:45 p.m. – Approve 2019-2020 Fiscal Year Budget
- June 3, 2019, at 5:50 p.m. – Zoning Text Amendment (2019-ZTA-02)
- June 3, 2019, at 5:55 p.m. – Zoning Text Amendment (2019-ZTA-03)

## **7. ACTION ON PUBLIC HEARING(S) (Attachment #1)**

- Zoning Text Amendment (2019-ZTA-01) – Request for a text amendment to change the definition of normal sign maintenance and how nonconforming signs are brought into conformity with the Town of Yadkinville’s Development Ordinance – Planning Director Nicholas Smith.

*Commissioner Chris Matthews made a motion to approve the Zoning Text Amendment 2019– ZTA-01. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.*

*Vote: 5/0*

- **Zoning Map Amendment (2019-ZMA-01)** – Request to conditionally rezone property identified as PIN 580600942303 and 580600946408 from RR- Rural Residential Zoning District to RH-CZ High-Density Residential Conditional Zoning District – Planning Director Nicholas Smith.

*The action is hereby denied for lack of a motion by the Town Board of Commissioner's Yadkinville.*

## **8. CONSENT AGENDA (ITEM(S) 1-5) Attachment #2**

Town Manager Perry Williams presented the consent agenda items for the Board's consideration.

- Item #1: Budget Amendments (One) BA #9
- Item #2: Invoices (Two) – \$12,379.28
- Item #3: Write -Off(s) – \$0.63
- Item #4: Resolution(s):
  - Resolution #2019-02- Authorizing Sale of Real Property by Upset Bid for 629 Crescent View Drive, Parcel #129436.
  - Resolution #2019-03 – Authorizing Sale of Real Property by Upset Bid for Two(2) unaddressed properties on Beech Street, Parcels #130270 and #130272.
  - Resolution #2019-04 – Adoption of:
    - 2019 Local Government Agencies General Records Retention and Disposition Schedule
    - Records Retention Schedule Amendment October 1, 2016
    - 2012 Municipal Records Retention and Disposition Schedule
- Item #5: Town Policy Revision(s):
  - Water and Sewer Service Policy
  - Solid Waste Services Policy

*Commissioner Richie Parker made a motion to approve the consent agenda items as presented. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.*

*Vote: 5/0*

## **8. FIRE CHIEF'S REPORT**

Fire Chief Jody Doss presented the Fire Department's monthly report. Chief Doss noted that the new fire truck was scheduled to arrive within two weeks, which is currently in Statesville at the graphics shop.

## **9. POLICE CHIEF'S REPORT**

Police Chief Dawn Pardue presented the Town Board with the monthly report.

Chief Pardue reported that the first of May, the Police Department participated in a checking station with other N.C. Governor's Highway Safety Program Departments, which netted 170 charges from the event. Chief Pardue reported on surplus

items/vehicles that sold on Gov Deals, which brought \$2,995.00. Chief Pardue discussed the \$1.00 lease agreement with Wide Eye Productions, Incorporated. Mayor Norman and the Board inquired about the use and maintenance. Chief Pardue stated the pros and cons regarding maintenance, insurance and equipment. After a lengthy discussion, it was the consensus of the Board to allow Chief Dawn Pardue to take the action, she feels necessary in this situation.

#### **10. PUBLIC SERVICES DIRECTOR REPORT**

Town Manager Perry Williams introduced Jacob Swaim to the Town Board as the new Public Services Director.

#### **11. PLANNING REPORT**

Planning Director Nick Smith presented the Town Board with an update on the current projects in Town:

- **Façade Grant:**  
Planning Director Smith reported that he spoke with five to six businesses regarding the Façade Grant. He advised that due to the timeline constraints to wait after July 1, 2019 to apply as the new fiscal year begins.
- **Conditional Use Permit(s):**  
The Planning Board approved a Conditional Use Permit on April 15, 2019 for apartments located across from Sienna Heights with conditions, including:
  - Twenty-foot landscaping buffer with a fence in between the homes on Cross Creek Drive and the homes up against Lee Avenue.
  - Six-foot vinyl fence along the south line of the property with Twenty-feet of landscaping of Cypress Firs every Eight-feet double the width street yard along Progress Lane.

#### **12. TOWN ATTORNEY REPORT**

Town Attorney Ben Harding was not present to give the Town Attorney Report.

#### **13. MANAGER'S REPORT**

Town Manager Perry Williams presented his report items to the Town Board:

- **Manager's Recommended Budget Fiscal Year 2019-2020 Presentation:**  
Town Manager Perry Williams presented the recommended Fiscal Year 2019-2020 Budget to the Board, showing a balanced General Fund. The Water/Sewer Fund will be balanced with removal of \$105,782 from the Water/Sewer Fund Balance, which includes the Highway 601 betterment cost.

Mayor Norman presented a request to the Town Board to purchase a truck for the Town Manager Perry Williams. Public Services Director Jacob Swaim acquired the truck after his position change. Finance Director Dina Reavis stated she would report back to the Board with a Budget Amendment at the next meeting on June 3, 2019.

- **Lease of Public Water Distribution Lines and Sewer Lines (Interlocal Agreement) with Yadkin County:**  
Town Manager Perry Williams reminded the Board that the Interlocal lease agreement with the County expires June 30, 2019. He asked for direction from the Board regarding the contract extension with Yadkin County for three (3) more years. Town Manager Perry Williams stated he would contact County Manager Lisa Hughes to verify their desire to continue the lease and signage.
- **Fourth of July Event Update:**  
Town Manager Perry Williams updated the Board regarding the Fourth of July festivities. He notified them that our original plan had changed, and an alternate has been plan devised.
- **PTRC 50<sup>th</sup> Year Event:**  
Town Manager Perry Williams reminded the Board that their attendance is requested at the PTRC 50<sup>th</sup> Year Celebration breakfast at the Agricultural Center on May 10<sup>th</sup> from 8:30 am to 10:00 a.m. He also reminded the Board that the Town offices will be closed on Monday, May 27<sup>th</sup>, 2019 for Memorial Day.



**14. COMMISSIONER COMMENTS:**

- **Commissioner Scott Winebarger:**  
Commissioner Scott Winebarger asked for clarification from Town Manager Perry Williams regarding the statement made by Mr. Todd Phillips on the pump station located behind Pine Valley Drive. Town Manager Perry Williams stated that the pump was working properly now.
- **Commissioner Chris Matthews:**  
Commissioner Chris Matthews inquired about the Second-Hand Consignment Shop located on the Service Road and whether the owner was contacted on items sitting outside of the shop daily. Planning Director Nick Smith reported he had not received a response from the business owner. He further stated the owner had fifteen (15) days to respond back to his letter.

**15. ADJOURNMENT**

*With no further business to be discussed, Commissioner Chris Matthews moved that the meeting be adjourned. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.*

*Vote: 5/0*

  
  
Crystal Sprague, Tax Collector  
Shelia B. Weathers, Interim Assistant  
Town Manager/Town Clerk

  
Eddie Norman, Mayor