

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MEETING MINUTES

August 6, 2012

OFFICIALS PRESENT:

Mayor Hubert Gregory

Commissioners:

Gene Branon

Betty Driver

Phillip Graham

Tony Hall

Eddie Norman

STAFF PRESENT:

Town Manager: Christopher Ong

Town Clerk: Carmen Headen

Police Chief: Tim Parks

Public Works Director: Perry Williams

Town Attorney: Benjamin Harding

PUBLIC HEARINGS

REZONING REQUEST 619 S. STATE STREET

Mayor Hubert Gregory opened the first public hearing at approximately 6:50 pm regarding a request to rezone 619 South State Street and adjoining parcel. Town Manager Christopher Ong presented an overview of the request to rezone the parcels from R-10 to B-2. Mr. Ong explained that the petition was heard by the Planning Board on July 2 and that the Planning Board had unanimously voted in support of the petition with the recommendation to rezone the properties following the existing B-2 Zoning District line and leaving the portion of the property fronting Eisenhower Street as R-10.

Board members expressed concern regarding the impact of commercial access onto Eisenhower Street. A brief discussion followed regarding driveway access and the question was raised if a driveway access could be restricted through a property that was split-zoned commercial and residential. Attorney Harding advised to have the property owner record negative easement in the Register of Deeds to restrict the use of the back lot for residential use only with no access as part of the consideration of approving the permit.

Being that there were no public comments, Mayor Gregory closed the first public hearing.

ZONING ORDINANCE TEXT AMENDMENTS

Mayor Gregory opened the second public hearing regarding proposed amendments to the text of the Zoning Ordinance. Mr. Ong presented the request, providing an overview of the requested amendments to Section 9-3-22 Definitions (*Internet Sweepstakes Café*); Article 6 Table Of Uses (*Internet Sweepstakes Café* B-2 {permitted with conditions}; *Shooting Range, Indoor* M-1; M-2; *Parking Lot* R-O {permitted with conditions}); Section 9-3-111 B-2 Highway Business District (*Internet Sweepstakes Cafés*), and Section 9-3-109 R-O Residential-Office District (*Parking Lot*).

Mr. Ong explained that the petition was heard by the Planning Board at the July meeting and that the Planning Board had unanimously voted to recommend approval of the proposed text amendments.

Being that there were no public comments, Mayor Gregory closed the public hearing.

CALL TO ORDER

Meeting called to order by Mayor Hubert Gregory at approximately 7:04 p.m.

INVOCATION

Commissioner Phillip Graham offered the invocation.

PUBLIC COMMENTS

There was no one signed public comments. Commissioner Driver welcomed Darrell Bryant from Yadtel to the meeting.

APPROVAL OF MINUTES

Commissioner Norman made a motion to approve the following meeting minutes: June 4, 2012 (Closed); June 25, 2012 (Closed); July 9, 2012; July 9, 2012 (Closed); July 25, 2012 (Special Meeting). Commissioner Hall seconded the motion. Mayor Gregory stated that he wanted one word changed in the July 25 minutes and that he would discuss with Town Clerk Carmen Headen after the vote. All voted in favor.

ACTION FROM PUBLIC HEARINGS

REZONING REQUEST 619 S. STATE STREET

Commissioner Norman made a motion to approve the rezoning as presented with the negative easement stipulation as advised by Attorney Harding. Commissioner Branon seconded the motion. The motion passed unanimously.

ZONING ORDINANCE TEXT AMENDMENTS

Commissioner Norman made a motion to approve the text amendments. Commissioner Branon seconded the motion. The motion passed unanimously.

RESOLUTION IN SUPPORT OF TRAFFIC SIGNAL AT S. STATE AND MAPLE STREET

Mayor Gregory introduced the resolution, discussing the history and need for a traffic light at the intersection of State Street and Highway 601, stating that the Yadkin County Board of Commissioners and the Chamber of Commerce adopted a resolution asking for a traffic light at the intersection and that it was asked of the Town to adopt a similar resolution. A discussion followed regarding Commissioner Branon made a motion to pass the resolution, Commissioner Norman seconded the motion. The motion passed unanimously.

CONSENT AGENDA

Commissioner Norman made a motion to approve items #1-6 on the consent agenda. Commissioner Hall seconded and the motion passed unanimously.

FIRE CHIEF'S REPORT

Fire Chief Bryan Southard passed out his monthly report.

POLICE CHIEF'S REPORT

Police Chief Tim Parks passed out his monthly report.

PUBLIC WORKS DIRECTOR'S REPORT

Public Works Director Perry Williams gave an overview of the feasibility relating to the proposed West Main Street sewer extension. Commissioner Norman made a motion to proceed with the design of the sewer line in two phases:

1. From Big B to the Dairy Freeze
2. From Dairy Freeze stopping point to Vestal Street

Commissioner Graham seconded the motion and it passed unanimously.

Mr. Williams updated the Board regarding the jail site, explaining that the Town was spending some extra money on storm water, specifically replacing 2 catch basins and putting in several feet of pipe.

TOWN MANAGER'S REPORT

Mr. Ong passed out copies of the upcoming leaf pick-up schedule for the Board's consideration and approval.

Mr. Ong gave an overview of Fund Transfers #79 and #80, informing the Board that he was required to officially report transfers of amounts up to \$1,000 between departments of the same fund. Mr. Ong reported FT#79 is to transfer funds from Recreation Department-Group Insurance to Streets to cover end-of-year overages. FT#80 is to transfer funds from Water Sewer Administration- Group Insurance to cover end-of-year overages in Water Sewer State and County sales tax.

Mr. Ong spoke to the Board regarding the new solid waste fee, stating that there are anticipated to be billing issues in the first quarter of implementation. Mr. Ong stated that primary billing issues that are anticipated are when customers are either charged for multiple cans that they do not want, or charged for garbage services that they do not receive. Mr. Ong asked the Board to approve a three month period of billing adjustment for staff to adjust solid waste fees on water bills for July, August, and September that are contested based on the cases where they may be billed for multiple cans that they do not want, or charged for garbage services that they do not receive. Mr. Ong discussed the draft informational letter to be mailed out to citizens explaining the fee.

Mr. Ong reported that the surveyor picked up Taylor Allen Drive on this year's Powell Bill map, but that upon speaking with Stephanie Benson from the Powell Bill Program, the state would allow for the surveyor to remove the street from the Town inventory and resubmit.

Mr. Ong reported back on the legalities of compensating the Town's appointee to the Triad Municipal ABC Board, stating that Triad Municipal ABC Board members currently receive \$50 stipend. Mr. Ong stated that there are two methods if the Town wishes to provide compensation:

1. Request an increase through the ABC Board
2. Compensate using Town funds

COMMISSIONER'S COMMENTS

Commissioner Hall reported a dead tree down at the Town Park and trash in the creek by the Park.

Commissioner Graham had no comments.

Commissioner Norman had no comments.

Commissioner Driver inquired about the property in front of Town Hall. Mr. Ong stated that he was having trouble finding someone to sign the statement of charges since the property went into foreclosure. Commissioner Driver also commented about the unsightly condition of the lot being used for storage for the jail site construction.

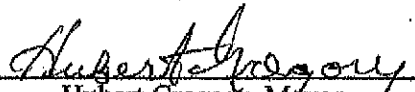
CLOSED SESSION

At approximately 8:00 p.m., Commissioner Norman made a motion to go into "Closed Session" under NCGS 143-318-11 to discuss legal and personnel issues. Commissioner Branon seconded.

Vote: 5/0

No action was taken in "Closed Session". Commissioner Norman moved to come out of "Closed Session". Commissioner Driver seconded the motion, and the motion passed unanimously (5-0).

With no further business to be discussed, Commissioner Norman moved that the meeting be adjourned. Commissioner Driver seconded the motion and the motion was approved unanimously. The meeting adjourned at approximately 9:15 p.m.


Hubert Gregory, Mayor