

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, SEPTEMBER 12, 2016

OFFICIALS PRESENT:

Mayor Eddie Norman

Commissioners:

Betty Driver

Tony Hall

Monta Davis-Oliver

Scott Winebarger

Town Attorney Ben Harding

STAFF PRESENT:

Town Manager: Perry Williams

Public Works Director: Perry Williams

Town Clerk: Shelia Weathers

Chief of Police: Tim Parks

Finance Officer: Dina Reavis

Planning Advisors: Richard Smith &
Will Linville

Quorum requirements met – meeting proceeded.

PUBLIC HEARING(S)

Mayor Norman opened the public hearings at 5:45 p.m. The purposes of the hearings were to consider two zoning map amendment (ZMA) requests.

5:45 p.m.: Zoning Map Amendment Request (ZMA 2016-02) – Planning Advisor Will Linville presented the Board with an overview of the ZMA request to rezone property located at southeastern corner of the intersection of Lee Avenue and Eisenhower Street from R-10 Neighborhood Business to R-O Residential Office zoning district (PIN #5816083578). He reported that the Planning Board heard the request on July 25, 2016 and recommended with a vote of 6/1. Mr. Justin Somers and Ms. Chiquita Branon was available to address any questions from the Board and public. Mr. Linville stated that the staff recommended approval of the request and adoption of the Statement of Consistency. No one spoke during the public hearing.

5:55 p.m.: Zoning Map Amendment Request (ZMA 2016-03) – Planning Advisor Will Linville presented the Board with an overview of the ZMA request to rezone property located at 417 Chestnut Street from B-1 Neighborhood Business to R-10 Neighborhood Residential zoning district (PIN #581600097005). He reported that the Planning Board heard the request on July 25, 2016, and recommended unanimously for approval. Mr. Linville stated that the staff recommends approval of the request and adoption of the Statement of consistency. No one spoke during the public hearing.

Mayor Norman closed the public hearing at 5:57 p.m.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Norman at 5:57 p.m.

2. INVOCATION

Mayor Norman offered the invocation.

3. PUBLIC COMMENT

Ms. Marty Driver signed up to speak during the public comment portion to update the Board of Commissioners on the progress of the SECU Hospice Home of Yadkin. She reported construction began in April 2016, and to date the ceiling, walls and security cameras are being installed. Ms. Driver stated that the campaign recently received a \$50,000 grant from the Cannon Foundation with several other grants pending. Currently, the goal is approximately \$200,000 short of the projected amount. Her hope is to meet the 2.5 million-dollar Capital Campaign goal by October 31, 2016 and receive the SECU Challenge Grant.

Ms. Driver added that Yadkinville, Jonesville, and Boonville have supported the campaign. With the Town of Yadkinville's continued donation, a naming opportunity would be available in the next couple of years.

4. APPROVAL OF MINUTES

Commissioner Betty Driver made a motion to approve the minutes as presented (listed below). Commissioner Monta Davis-Oliver seconded the motion and passed unanimously.

Vote: 4/0

- August 1, 2016 Regular Meeting Minutes
- August 15, 2016 Special Called Meeting Minutes

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

- **5:45 p.m.: Zoning Map Amendment Request 2016-02/Farm Bureau:** Commissioner Monta Davis-Oliver made a motion to approve the Zoning Map amendment request to rezone property located at southeastern corner of the intersection of Lee Avenue and Eisenhower Street from R-10 Neighborhood Business to R-O Residential Office zoning district (PIN #5816083578) and include the Statement of Consistency. Commissioner Tony Hall seconded the motion and passed unanimously.
- **5:55 p.m.: Zoning Map Amendment Request 2016-03/Eddie Norman:** Commissioner Tony Hall made a motion to approve the Zoning Map Amendment request to rezone property located at 417 Chestnut Street from B-1 Neighborhood Business to R-10 Neighborhood Residential and include the Statement of Consistency. Commissioner Scott Winebarger seconded the motion and passed unanimously.

Vote: 4/0

6. REQUEST TO SET PUBLIC HEARING(S) *(Attachment #2)*

A public hearing was set for *Monday, October 3, 2016, at 5:55 p.m.* at the Yadkinville Town Hall for a Zoning Map Amendment 2016-04 request to rezone +/- .89 acres from R-20 Rural Residential to B-2 Highway Business zoning district by applicant John G. Trivette.

7. CONSENT AGENDA (ITEM(S) 1-4) *(Attachment #3)*

Mr. Williams presented the consent agenda items (Budget Amendments, Invoices, Tax Void, and Surplus of Vehicles/Equipment) for the Board's consideration.

Commissioner Monta Davis-Oliver made a motion to approve all items as submitted on the consent agenda. The motion was seconded by Commissioner Betty Driver and passed unanimously.

Vote: 4/0

8. FIRE CHIEF'S REPORT

Fire Chief Jody Doss was absent. Therefore, no report was given. Mayor Norman requested that the Town Manager contact the Fire Department and inquire as to why someone is not attending the regular meetings. Mayor Norman added that a Commissioner needed to serve on the Yadkinville Volunteer Fire Department Board of Directors.

9. POLICE CHIEF'S REPORT

Chief Tim Parks submitted his monthly statistical report to the Board of Commissioners. He gave a brief overview of the Harvest Festival schedule Saturday, September 17, 2016. The Yadkinville Police Department will be working to ensure safety.

10. PUBLIC WORKS DIRECTOR'S REPORT

- **Culvert Replacement on Pine Valley Drive:**
Town Manager Perry Williams apprised the Board that NCDOT will be replacing a culvert on Pine Valley Drive due to deterioration. The Town's water line will need to be rerouted. Mr. Williams advised that the Town would do the relocating, and NCDOT would reimburse the Town upon its completion. Withers & Ravenel will assist on the project. Mr. Williams made the Board aware that invoices would be incurred and would require their approval.

13. MANAGER'S REPORT

- **2016-2017 Leaf Pickup Schedule:**
Mr. Williams presented the Board with the 2016-2017 Leaf Pickup Schedule.
- **N.C. League of Municipalities "CityVision 2016 Annual Conference-Raleigh, NC October 23-25, 2016:**
Mr. Williams made the Board aware of the upcoming N.C. League of Municipalities "CityVision 2016 Annual Conference" will be held on October 23-25, 2016 in Raleigh, North Carolina if anyone would be interested in

attending. This year's conference is geared to provide bi-picture insights into the operating principles to help guide municipal leaders, advocacy goals, and professional development.

- **Little Free Library Boxes-New Horizons Adult Day Services, Inc.:**
Ms. Maria Soots, Program Director for New Horizons Adult Day Services, Inc. requested that the Town Board consider installing a "Little Free Library" box at the Town Park. The "Little Free Library" would house surplus books for the public to read and return. Ms. Soots stated they would purchase and install the box. After a brief discussion, the Board declined the request.
- **Rapid Entry Key System Ordinance:**
The Town Board briefly discussed the Rapid Entry Key System Ordinance, and the response from the letters (approximately 250) sent to the Town business owners. The letter stated that a part of the October 3, 2016, Board of Commissioners regular meeting would be set aside for discussion on Yadkin County's Rapid Entry Key System Ordinance. Town Manager Perry Williams noted that County Manager Lisa Hughes, Fire Marshall Ricky Leonard, and Emergency Services Director Keith Vestal would attend to answer any questions the public had.
- **Board Appreciation Dinner:**
Mr. Williams apprised the Board that he spoke with Mr. Brown regarding the rental of the tractor museum to hold the Board Appreciation Dinner on December 1, 2016. D & F Catering, Inc. will cater the meal. It was the consensus of the Board to proceed. The Christmas Tree Lighting will be held on December 2nd and Christmas Parade on the 3rd of December.
- **Board Applications:**
Three applications were presented to the Board for consideration:
 - Chris Matthews – Board of Commissioners
 - Perry Snow – Board of Commissioners
 - Chip Thomas – Board of AdjustmentAfter some discussion, it was the opinion of the Board to meet with the applicants and get to know them and their goals and expectations.
- **Lee Avenue Sidewalk Bid Results:**
Three companies attended the bid opening held on Thursday, September 1, 2016 at 3:00 p.m. in the Commissioners Chambers. Each bid was over budget. It was the consensus of the Town Board to table the Lee Avenue Sidewalk Project until further notice. Mr. Williams explained that several grants had been explored, but the Town did not meet specified requirements.
- **Zoning Compliance:**
Mr. Williams updated the Town Board on the zoning compliance and presented a spreadsheet on non-compliant letters sent to owners. He expressed the need for citizens to call Town Hall to voice their grievance to enhance better communication between the parties. The direct communication would minimize misconceptions. Mr. Williams noted that the Town had worked with individuals in the past after discussing their situation or hardship. He added that anyone wanting to build, or unsure if a permit is required needs to come to Town Hall

and speak with the planning advisor(s). Mr. Williams further explained that citizens need to be accountable to the Towns' Code of Ordinance and noted that we value businesses in Town. Planning Advisor, Mr. Richard Smith clarified that the Town is not losing businesses but raising the bar. The Mayor and Board of Commissioners requested Mr. Williams to draft a letter to the Yadkin Chamber of Commerce and specify Town contact information for questions and/or concerns.

The Town Board requested that Planning Advisors Richard Smith and Will Linville comprise a violation schedule tailored to eliminate or curtail habitual offenders/ violators.

12. COMMISSIONER COMMENTS

Commissioner Tony Hall:

- Check property at 717 W. Lee Avenue (numerous cars on the property).
- Deep hole on Boyette's property; Mr. Williams reported that the paving company is coming back to fix.
- Grass clippings on Unifi Industrial Road constitutes a hazard for drivers, especially motorcycles.
- Limbs need trimming back from the Town of Yadkinville City Limit sign located on Lee Avenue close to L. J. Styer's property.

Commissioner Scott Winebarger:

- Pipe needs repairing at Pine Valley Apartments where Town limits stop; a hazard to foot traffic. Perry noted that NCDOT would be repairing in the near future.

Commissioner Betty Driver:

- Boxwood complaints; Town Board asked Attorney Ben Harding to check into the matter.

Attorney Ben Harding:

- Updated the Board on charging taxes on County property. Yadkin County is leasing office space in the hospital. He advised to contact the tax authority for guidance. In conclusion, the Town Board agreed a tax bill should be sent to the County for businesses located in the hospital.

CLOSED SESSION

Commissioner Monta Davis-Oliver made a motion to go into "Closed Session" at 7:02 p.m. under NC GS 143-318.11 (a)(5)(i) to discuss the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange or lease;. Commissioner Betty Driver seconded the motion.

Vote: 4/0

Commissioner Tony Hall made a motion to come out of "Closed Session" and Commissioner Betty Driver seconded the motion. The Board came out of "Closed Session" at approximately 7:04 p.m.

Vote: 4/0

13. ADJOURNMENT

With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting be adjourned. Commissioner Scott Winebarger seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 7:06 p.m.

Vote: 4/0



Eddie Norman, Mayor



Shelia B. Weathers, Town Clerk