

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, OCTOBER 7, 2019

OFFICIALS PRESENT:

Mayor Eddie Norman

Commissioners:

Tony Hall

Monta Davis-Oliver

Richie Parker - Absent

Chris Matthews

Scott Winebarger

STAFF PRESENT:

Town Manager: Perry Williams

Assistant Town Manager: Shelia Weathers

Town Clerk: Crystal Sprague

Finance Officer: Dina Reavis

Police Chief: Dawn Pardue

Planning Director: Abigaile Pittman

Senior Customer Representative: Morgan
Maines

Town Attorney – Ben Harding

Quorum requirements met – meeting proceeded.

PUBLIC HEARING(S)

Mayor Norman opened the public hearings at 5:50 p.m. The purpose of the hearing(s) was to consider a request for a zoning text amendment to amend the Town of Yadkinville Code of Ordinances and also to consider a request to rezone a property from the Light Industrial (LI) zoning district to the Office and Institutional (OI) zoning district.

- **ZONING TEXT AMENDMENT (ZTA-2019-04) – 5:50 p.m.**
Request for a zoning text amendment to amend the Town of Yadkinville Code of Ordinances, Appendix A.4, to modify the definition of Recreation Facilities, Outdoor and Recreation Use:

Planning Director Abigaile Pittman reviewed the text amendment as presented in the agenda packet. Ms. Pittman explained that it's essential that definitions in the development ordinance be clear so that there is no confusion when they are used for enforcement purposes. The proposed amendment would provide clarity that outdoor recreation uses are subject to ordinance regulations regardless of whether they are of a commercial and or membership basis. Further, the proposed text amendment is consistent with the goals and strategies of the Comprehensive Plan.

Ms. Pittman noted that at the Planning Board's meeting on August 19, 2019 they unanimously recommended the approval of the proposed zoning text amendment.

Based on the request proposed by town staff being consistent with the Vision and Goals and the Implementation Strategies in the Comprehensive Plan, staff recommends approval of Zoning Text Amendment ZTA-2019-04 as presented.

Mayor Norman opened the floor for public comment regarding (ZTA-2019-04).

- Mr. Paschal Dobbins asks to speak in regard to Zoning Text Amendment (ZTA-2019-04). Mr. Dobbins stated he fully supports the Board's decision regarding the issues at Willow Street and Virginia Drive but would like clarification regarding the amendment.
- Mrs. Rhonda Titus asked to speak in regard to Zoning Text Amendment (ZTA-2019-04). Mrs. Titus expressed her appreciation to the Town for their time and effort spent to resolve the issues regarding the property at Willow Street and Virginia Drive. Mrs. Titus is an adjacent property owner and her concerns involve loud music, loud talking, excessive drinking with small children around, along with with the number of cars (25-45) along the roadside each weekend.
- Mr. Terry Titus is also an adjacent property owner to Willow Street and Virginia Drive, he spoke in agreement with everything his wife Mrs. Rhonda Titus had stated. He added that he and his wife should be able to sit on their front porch and talk with each other but they are unable to due to the loud music coming from the property each weekend Mr. Titus also praised Planning Director Abigaile Pittman for the outstanding job she does.
- Mr. Jessie Taylor expressed concern regarding the property at Willow Street and Virginia Drive. He stated that the loud music, excessive drinking with small children around and the excessive amount of cars parked along the roadside have become an issue in the neighborhood.
- Mr. Stephen Ford asked to speak regarding Zoning Text Amendment (ZTA-2019-04). He stated he has played sports in his front yard with friends and family along with neighboring yards and properties for years and hopes the issue can be resolved quickly without limiting kids from having fun.
- Mr. Gray Garrison asked to speak to the Board regarding Zoning Text Amendment (ZTA-2019-04). Mr. Garrison stated that he owns the property at Willow Street and Virginia Drive, he said he would like to ask that the process be done properly.

- With no further comments or questions, Mayor Norman closed the public hearing at 6:18 p.m.
- **ZONING MAP AMENDMENT (ZMA-2019-02) – 6:20 p.m.**
Request to rezone property from the Light Industrial (LI) zoning district to the Office and Institutional (OI) zoning district:

Planning Director Abigaile Pittman reviewed the request to rezone the property from Light Industrial zoning to Office and Institutional zoning for 320 W Maple Street. Ms. Pittman noted that the rezoning request is consistent with the Comprehensive Plan.

Bases on the request proposed, staff, recommends approval of Zoning Map Amendment (ZMA-2019-02) as presented.

Mayor Norman opened the floor for public comment regarding (ZTA-2019-02).

- Yadkin County Manager Lisa Hughes thanked the Board for considering the request and stated this will allow the facilities to share resources and meet the needs of Yadkin County as a whole.
- With no further comments or questions, Mayor Norman closed the public hearing at 6:24 p.m.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Eddie Norman at 6:26 p.m.

2. INVOCATION

Mayor Eddie Norman offered the invocation.

3. ADOPTION OF AGENDA

Commissioner Tony Hall made a motion to approve the adoption of the agenda as presented.

Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 4/0

4. PRESENTATION OF NEW EMPLOYEES

Chief of Police Dawn Pardue introduced two new employees who have joined the Yadkinville Police Department. Commander Janet Gryder and Police Officer Ron Armstrong. Commander Gryder and Police Officer Armstrong have many years of law enforcement experience and knowledge. The Yadkinville Police Department and the Town of Yadkinville welcome them both and look forward to working with them in the future.

Town Manager Perry Williams introduced Ms. Morgan Maines. Ms. Maines has joined the Town of Yadkinville as our Senior Customer Representative. Mr. Williams stated the Town was looking forward to working with Ms. Maines.

5. PUBLIC COMMENTS

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

6. APPROVAL OF MINUTES (Motion)

Commissioner Scott Winebarger made a motion to approve the minutes as presented.

Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 4/0

- September 9, 2019 Regular Meeting Minutes
- September 9, 2019 Close Session Minutes

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

- **Zoning Text Amendment (ZTA-2019-04):**
Request for a zoning text amendment to amend the Town of Yadkinville Code of Ordinances, Appendix A.4, to modify the definition of Recreation Facilities, Outdoor and Recreation Use.

The Board of Commissioners voted to defer action for Zoning Text Amendment (ZTA-2019-04) to a Special Called Meeting on 10/10/2019 at 8:30 a.m.

- **Zoning Map Amendment (ZMA-2019-02):**
Request to rezone property from the Light Industrial (LI) zoning district to the Office and Institutional (OI) zoning district.

Commissioner Chris Matthews made a motion to approve the rezoning for (ZMA-2019-02) from Light Industrial (LI) zoning district to the Office and Institutional (OI) zoning district. Commissioner Scott Winebarger seconded the motion and the motion passed unanimously.

Vote: 4/0

8. CONSENT AGENDA (ITEM(S) #1-4) (Motion) (Attachment #2)

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

1. UTILITY BILLING WRITE OFFS

17 -UTILITY BILLING WRITE OFF REQUESTS - \$3,623.05

2. TAX DEPARTMENT WRITE OFFS

- EMMA JEAN ROSE - \$294.41 (TOWN OWNS PROPERTY)
- YADKIN VALLEY ECONOMIC DEVELOPMENT (YVEDDI) - \$921.82 (PROPERTY EXEMPT FOR 2019 TAX YEAR)

3. 2020 REGULAR MEETING SCHEDULE ADOPTION

4. INVOICE(S)

- CMS INSURANCE & FINANCIAL - \$46,107.00 (BUDGETED ITEM)
-YEARLY PROPERTY LIABILITY INSURANCE (2019/2020)
- HARCROS CHEMICALS INC. - \$9,008.30 (BUDGETED ITEM)
-LOAD OF CAUSTIC SODA (WATER TREATMENT PLANT)

Commissioner Scott Winebarger made a motion to approve all items in the consent agenda.

Commissioner Tony Hall seconded the motion and the motion passed unanimously.

Vote: 4/0

9. FIRE CHIEF'S REPORT

Fire Chief Jody Doss was not present to give the Fire Chief's report.

10. POLICE CHIEF'S REPORT

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

11. PUBLIC SERVICES DIRECTOR REPORT

Public Services Director Jacob Swaim presented the Town Board with the Public Services Director Report. Mr. Swaim reported that the Public Works Department has been busy updating stop signs, lines, and clearing the property recently purchased beside the Town Park.

12. PLANNING REPORT

Planning Director Abigaile Pittman presented the Town Board with the Planning Department's monthly report.

13. TOWN ATTORNEY REPORT

Town Attorney Ben Harding advised the items for discussion would be addressed in "Close Session".

14. MANAGER'S REPORT

Town Manager Perry Williams presented the Town Board with the Manager's Report.

- **YADKIN COUNTY REQUEST:**

- Town Manager Perry Williams informed the Board that Yadkin County would like to request the Town Board consider granting them an easement across the property recently purchased by the Town beside the Town Park. The road request would allow Yadkin County and the Town of Yadkinville to work together to present a different view of the Yadkin County Animal Shelter.
- Town Manager Perry Williams informed the Board that Yadkin County would like the Town Board to consider building a tennis court on the land recently purchased by the Town beside the Town Park. Yadkin County would be willing to help pay on the construction of the tennis courts if the Town would maintain the courts in the future.

- **BEECH STREET PROPERTY:**

- Town Manager Perry Williams requested the Board set a starting price for the two lots the Town currently owns on Beech Street. The Board set a starting bid price of \$23,850 for both parcels.

*Commissioner Chris Matthews made a motion to set the starting bid price for the lots located on Beech Street at \$23,850. Commissioner Monta Davis-Oliver seconded the motion and the motion passed unanimously.
Vote: 4/0*

- **AMENDMENT TO ORDINANCE FOR DOWNTOWN PARKING:**

- Town Manager Perry Williams presented the issues regarding parking in the downtown area to the Commissioners. Mr. Williams stated that there is a need to update the Ordinance regarding parking, trucks, etc. The Board asks Mr. Williams to look into the ordinance and resolutions to address the issues and present them to the Board at a meeting in the near future.

- **ROTARY CLUB MEMBER REQUEST:**
 - Town Manager Perry Williams notified the Board that the Yadkin Rotary Club would like for a Board member or employee of the Town to please consider being a member. Commissioner Monta Davis-Oliver stated she would consider it.
- **EARLY VOTING:**
 - Town Manager Perry Williams notified the Board that Early Voting begins October 16, 2019 through November 2, 2019 at 1:00 p.m.
- **ADDED ITEM:**
 - Town Manager Perry Williams informed the Board that he had received a phone call from Mr. Cliff Wyrick regarding an accident Mr. Wyrick had at the back driveway of the El Jarrito restaurant. Mr. Perry Williams explained to the Board that Mr. Wyrick called and was requesting reimbursement for the damage to his vehicle. The estimate Mr. Wyrick gave Mr. Williams to fix his car was \$1,688.03. Mr. Williams spoke with the Town's insurance carrier regarding the accident. The Board discussed and felt it was not the Town's responsibility to provide reimbursement for Mr. Wyrick's vehicle.

15. COMMISSIONER COMMENTS

No comments were given by the Board of Commissioners.

16. CLOSE SESSION

N.C.G.S. § 143-318.11 (a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body;

N.C.G.S. § 143-318.11 (a)(5)(i) – To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease;

N.C.G.S. § 143-318.11 (a)(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

Commissioner Monta Davis-Oliver made a motion to go into "Close Session" at 7:05 p.m.

Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote 4/0

Commissioner Monta Davis-Oliver made a motion to come out of "Close Session" at 8:13 p.m.

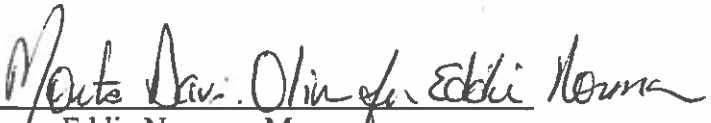
Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 4/0

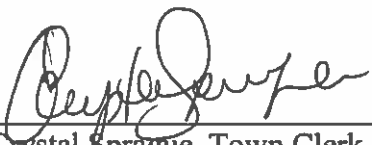
17. ADJOURNMENT

With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting be adjourned. Commissioner Chris Matthews seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 8:15 p.m.

Vote: 4/0



Eddie Norman, Mayor



Crystal Sprague, Town Clerk