

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, APRIL 3, 2017

OFFICIALS PRESENT:

Mayor Eddie Norman

Commissioners:

Betty Driver

Tony Hall

Chris Matthews

Monta Davis-Oliver

Scott Winebarger

STAFF PRESENT:

Town Manager: Perry Williams

Public Works Director: Perry Williams

Town Clerk: Shelia Weathers

Chief of Police: Tim Parks

Finance Officer: Dina Reavis-Absent

Planning Advisors: Will Linville &

Richard Smith

Town Attorney Ben Harding

Quorum requirements met – meeting proceeded.

PUBLIC HEARING(S)

Mayor Norman opened the public hearings at 6:03 p.m. The purpose of the hearing is for the Zoning Text Amendment 2017-ZTA-01 to add “Conditional Districts” to the Town of Yadkinville’s Zoning Ordinance.

5:55 p.m.: Zoning Text Amendment (2017-ZTA-01) – Planning Advisor Will Linville provided the Board of Commissioners with an analysis on the proposed zoning text amendment. He noted the changes and amendments to the zoning ordinance were highlighted in green. All site-specific standards and conditions are included into the zoning district regulations. It allows zoning to be more carefully tailored to a particular situation (in some cases, a site plan is included). Conditional zoning takes the mystery out of zoning and offers benefits in that the Board can impose additional requirements with applicant approval.

He reported that the Planning Board heard the request on February 20, 2017 and recommended with a vote of 6/0. Planning Advisor Will Linville based the zoning text admendment request on the consistency of the stated purpose of the Town of Yadkinville’s zoning ordinance and recommended approval of the Zoning Text Amendment 2017-ZTA-01 as presented. No one spoke during the public hearing; therefore, the hearing was closed at 6:12 p.m. by Mayor Norman.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Norman at 6:12 p.m.

2. INVOCATION

Mayor Norman offered the invocation.

3. PUBLIC COMMENTS

With no one present wishing to speak, the public comment's portion of the meeting was closed.

4. APPROVAL OF MINUTES

Commissioner Chris Matthews made a motion to approve the minutes as presented (listed below). Commissioner Tony Hall seconded the motion and passed unanimously.

Vote: 5/0

- March 6, 2017 Regular Meeting Minutes
- March 6, 2017 Closed Session Minutes

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

Commissioner Scott Winebarger made a motion approve the Zoning Text Amendment (2017-ZTA-01) "Conditional Districts" to the Town of Yadkinville's Zoning Ordinance and finds that the requested change is consistent with the Town's Zoning Ordinance's purpose in promoting orderly growth and development in Yadkinville and surrounding area. Commissioner Betty Driver seconded the motion and passed unanimously.

Vote: 5/0

6. CONSENT AGENDA (ITEM(S) #1) (Attachment #2)

Mr. Williams presented the consent agenda item #1 for the Board's consideration.

- Two (2) Tax Voids
- Surplus Equipment

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

Vote: 5/0

7. DOWNTOWN WIFI UPDATE – Presenter Jesse Miles, Yadtel Telecom

Mayor Norman advised the Board regarding the reasoning for providing WiFi to the downtown area. He referred to the Annual Chamber of Commerce Banquet where the main speaker presented factual evidence that providing WiFi contributed to the growth of a town. Mr. Jesse Miles addressed the Town Board regarding facts and costs associated with delivering a network to service the vast area. He noted that Yadtel would partner with a company out of Charlotte to install the network and Yadtel could manage it if Town so desired. The estimated turn-key cost was approximately \$75,000 to \$80,000. Mr. Miles noted the company charged a one-time fee of \$3,500 to do an on-site survey. Town Manager Perry Williams stated that a quote was essential as the Town will be applying for the ARC Grant, and the pre-application deadline is April 17, 2017. The grant will be a 50/50 matching grant for equipment and installation. After some discussion,

Commissioner Scott Winebarger made a motion to proceed with the on-site survey at a cost of \$3,500. Commissioner Monta Davis-Oliver seconded the motion.
Vote: 4/1 (Tony Hall Opposed)

8. TOURISM DEVELOPMENT AUTHORITY UPDATE – Presenter Mr. Bobby Todd, Executive Director of the Yadkin Chamber of Commerce

Mr. Todd gave an update and history on the Yadkinville Tourism Development Authority (TDA) came into existence in 2008. Three (3) members serve on the Town's TDA board for a three-year term as appointed by the Town Board. The Chamber recommends the appointees to the Town Board. The current board members are Sandy Thomas, John Willingham and Gloria Brown. He noted that the TDA operates under the Chamber by an annual contract to provide administrative support to promote tourism and development. The Town contributed \$29,640 and Yadkin County \$21,466 in Fiscal Year 2016. It is the recommendation of Mr. Todd to form a county-wide TDA board made up of Yadkin County, Yadkinville, Boonville and East Bend. The Town of Jonesville elected to maintain their own TDA. The board would comprise of nine (9) members. In 2016, Yadkinville, Boonville and East Bend sent letters of support to the legislation to combine.

9. PLANNING UPDATES – Planning Advisor Will Linville

- **Williams Home Update:** Mr. Linville informed the Town Board that Mr. Steve May in code enforcement met with the local Historical Society regarding the condemnation of the Williams house. After some thought, the society decided not to rehab the property. Mr. Linville contacted Mr. Ted Anderson of Preservation North Carolina. Mr. Anderson made a visit to the property and expressed an interest. He contacted Mr. Paul Williams and said he would be willing to donate it to them. Mr. Linville explained the process to the Board and noted he would keep them informed.
- **Downtown Associate Community Program:** Mr. Linville updated the Board regarding a recent meeting that he, Town Manager Perry Williams, Lisa and Jim Drum attended. The program is focused on improving the downtown economy through a diversification of new ventures, strengthening of traditional main street businesses, creating beautiful spaces by improving the storefronts, streets, gardens, historic buildings while promoting the area as a whole. It operates using a "Four Point Approach" to include four (4) elements on downtown revitalization to ensure a balanced development. (1) organization, (2) promotion, (3) design, and (4) economic vitality. The program is economic development within the context of historic preservation. Town Manager Perry Williams noted that an application would need to be submitted by May 1, 2017 and that no funds were immediately available. He noted the focus of the program was historical preservation (original windows, doors, etc.). A person from the Town would need to commit to twenty (20) hours a week promoting the program. It was the consensus of the board to forego the process.

10. FIRE CHIEF'S REPORT

No one was present to give the monthly statistical report. Mayor Norman emphasized attendance at the board meetings.

11. POLICE CHIEF'S REPORT

Chief Tim Parks submitted his monthly statistical report to the Board of Commissioners.

12. PUBLIC WORKS DIRECTOR'S REPORT

Town Manager Perry Williams gave an update on the NCDOT project at Highway 601 and Pine Valley Drive. He noted that the waterline would be relocated at their expense. NCDOT has asked for the Town's cooperation and advising the residents that water will be disconnected for a few hours. Mr. Williams advised that flyers will be given out or put on the doors for those affected.

13. MANAGER'S REPORT

- **Reappointment of Mr. Steve Brown (Board of Adjustment Term Ending April 30, 2020):**

Mr. Williams stated that Mr. Brown has agreed to reappointment to the Board of Adjustment for a three-year term.

Commissioner Chris Matthews made a motion to reappoint Mr. Steve Brown to the Board of Adjustment. Commissioner Tony Hall seconded the motion and passed unanimously.

Vote: 5/0

- **Planning Board Vacancies (Two ending June 30, 2017):**
Mr. Williams inquired as to whether the Town Board had any names to fill the two (2) vacant positions beginning August 1, 2017. It was the consensus of the Town Board to continue searching and revisit at the next board meeting May 1st.
- **“Draft” Comprehensive Plan Update and Public Presentation Dates:**
The Town Manager asked the Board to consider one of the following dates listed to conduct a public meeting. The “Draft” Comprehensive Plan will be presented by Mrs. Erin Burris. Mrs. Burris has asked attendance from the Board of Commissioner, Planning Board and Long-Range Planning Committee. The Town Board agreed to Wednesday, May 10, 2017 at 6:00 p.m.
- **Added Item – Planning Board Updates:**
Planning Advisor Will Linville updated the Board on the upcoming projects:
 - Agricultural Center Preliminary Site Plan
 - Carolina Farm Credit
 - Pizza Hut new establishment
 - Progress Lane parcel under contract – multi-family apartments. Town to provide Water and Sewer Availability Letter
- **Downtown Revitalization Update:**
Mr. Williams updated the Town Board earlier when discussing the Downtown Associate Community Project.
- **Town Seal Design:**
Mr. Williams apprised the Board that the Comprehensive Plan addresses the redesign of the Town Seal. He noted that Ms. Anna Logan and Mr. Robert Logan had been contacted to consider the project and provide some input and a possible draft design.
- **Main Street Project:**
Mr. Williams brought the Board up to date on the Main Street Sidewalk Project and some redesigns. He hopes the project will go out for bid in May 2017 and construction will take approximately four (4) months.

- **Town Banner Update:**
Mr. Williams advised that the Appearance Committee met and decided on the final banner for Main Street. A picture of the banner was displayed.
- **Budget Workshops:**
Mr. Williams reminded the Board on the upcoming budget shops on Friday, April 7th and April 21st beginning at 12:00 p.m.
- **Added Item – Sewer Addition:**
Mr. Williams presented the Board the estimated cost scenario's from Withers and Ravenel to extend the sewer line on Highway 601 North. Cost ranged from \$50,000 to \$135,000 depending on distance and depth.

14. COMMISSIONER COMMENTS

The Town Board had no comments.

15. CLOSE SESSION

Commissioner Chris Matthews made a motion to go into "Closed Session" at 7:48 p.m. pursuant to 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 and N.C.G.S 143.318.11(a)(5)(i) the price and other materials, 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 and passed unanimously.

Vote: 5/0

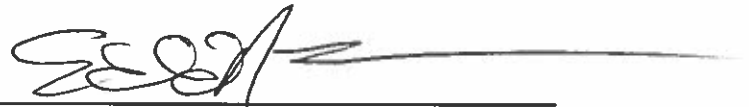
Commissioner Scott Winebarger made a motion to come out of "Closed Session" at 8:54 p.m. Commissioner Chris Matthews seconded the motion and passed unanimously.

Vote: 5/0

16. ADJOURNMENT

With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting be adjourned. Commissioner Betty Driver seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 8:55 p.m.

Vote: 5/0



Eddie Norman, Mayor



Shelia B. Weathers, Town Clerk