

Town of Wallburg, North Carolina
Town Council Meeting - Wallburg Fire Station
TUESDAY 7:00 P.M. JULY 11, 2006

MINUTES

PROCEDURAL ITEMS

The meeting was called to order by Mayor Allen Todd at 7:00 p.m. A quorum consisted of Mayor Todd, Steve Yokeley, Zane Hedgecock, Jerry Weavil, Lynn Reece, and Chris Yokeley. Attorney Aaron Clinard and Town Clerk Lynn McKinnie were also in attendance. Mr. Reece said a brief invocation and Chris Yokeley led the Pledge of Allegiance.

MOTION FOR APPROVAL OF AGENDA

MOTION #1: TO ADD AS ITEM #6 – DISCUSS A SPEED LIMIT REDUCTION TO 45 MPH ON HIGHWAY 109

BY: STEVE YOKELEY
SECOND: LYNN REECE
VOTE: UNANIMOUS

MOTION #2: TO APPROVE THE AGENDA AS AMENDED BY ADDING ITEM #6

BY: STEVE YOKELEY
SECOND: ZANE HEDGECOCK
VOTE: UNANIMOUS

MOTION FOR APPROVAL OF MINUTES

- June 13, 2006

MOTION: TO APPROVE MINUTES OF JUNE 13, 2006

BY: LYNN REECE
SECOND: STEVE YOKELEY
VOTE: UNANIMOUS

PUBLIC SESSION

PLEASE SIGN UP WITH TOWN CLERK IF YOU WISH TO SPEAK
Public Session was opened at 7:02 p.m. with two speakers.

- (1) Bryce Curry of 270 Ward Road said he has been maintaining Ward Road with his money for over twenty years and he asked that the town or the county take over maintenance of Ward Road.

Mayor Todd said this was the first time he had heard of this situation and that someone from the council would check into the status of this and get back to Mr. Curry.

- (2) Sandy Yokeley of 246 Forest Creek Dr. addressed backyard burning in subdivisions and asked that the town ban residents from burning everything (trash) in their yard.

Also, with the Planning Board making decisions and rulings on property and surveying issues, she asked that Dean Coe consider withdrawing from voting on any issues that his business is involved in which could involve a conflict of interest.

Public Session was closed at 7:09 p.m.

BUSINESS TO BE DISCUSSED AND/OR ACTED UPON:

1. PUBLIC HEARING

Rezoning Request of MEADOWLANDS DEVELOPMENT, LLC

From: RS (Low Intensity Residential)

To: PD-H (Planned Development Housing)

±18.38 Acres Tax Map 13, Lot 7

Advertised 06-30-06 and 07-03-06 in W-S Journal & HP Enterprise

This Public Hearing was opened at 7:10 p.m. with Mr. Guy Corman giving a short presentation on this zoning request. Meadowlands is asking that they be allowed to continue this planned development on as a Single-Family residential development. This would be a natural extension of the development. They will public water and public sewer. There will be 14 lots available for single-family, and will be subject to the restrictive covenants of Meadowlands Golf Course Development and will be very compatible with what the community has already been seen being developed. The Wallburg Planning Board on June 19th, unanimously recommended approval of this zoning request. There is a 25-foot buffer included. A question of whether the private easement coming off Oak Lawn would be an access to the property but it is not an access. All of the property is accessed by a drive coming off Inverness, which is inside the golf course community. Another issue is the town limits borders the 18-acre tract and part of the lots are inside the county and part are actually in Wallburg. The question is how is it decided whether the lots are included in county or Wallburg tax district? Mr. Corman said he spoke with Joe Silver, the tax administrator, and he said generally you go by the Master Bedroom. If the Master Bedroom is in the city part, then it is in Wallburg and if it is in county part, it is in the countyThere are two lots that the master bedroom might possibly not be in the city of Wallburg. The rest are entirely in Wallburg. It would be up to the council to meet with Joe Silver and discuss and make sure they all are in Wallburg. Mr. Jim Armentrout and Mr. Brad Coe were also available for speaking and for questions. Mr. Coe gave a brief history of Meadowlands. Among his comments were that Planned Development concept, being in a watershed, a certain density has to be maintained – 40,000 square feet per lot. This concept allows for development that does not exceed that density on an overall scale. If you've got area for 50 lots, you can have 50 lots crammed together on one side and 30

open acres. This concept has been promoted by land planners countrywide. It is considered to be very environmentally correct, smarter type of development and the county voted to have this done. Meadowlands is asking to allow the rezoning of this parcel to planned development and its incorporation into the Meadowlands subdivision. Everything will be accessed internally. More discussion on common areas, buffers, and road access was discussed.

Public Hearing speakers included:

1. Leigh Gill of 580 Oak Lawn said that he lives on the street that property is on and he strongly supports this rezoning change – it would be good for the town and the community and the tax base. It's a high quality development.
2. Curtis Todd 430 Oak Lawn Road said he also lives on Oak Lawn and the residents originally had to pay to get this road paved. He asked if Meadowlands people would have access to Oak Lawn Road? Mr. Brad Coe said there would be no use of Oak Lawn for access to this property in any way, shape or form. Mr. Todd also asked if the people already living there would be taken into Meadowlands, to which Mr. Coe said "No".
3. Jerri Russell of 280 Acre Lane (couldn't hear address) gave a little bit of history about access to the common area – no vehicles would be able to get there – can't drive into it.
4. Sandy Yokeley of 246 Forest Creek Drive asked how this development would be good for the town's tax base. She thought if she were building a \$700K or more home, she'd put her master bedroom in the area with the cheapest tax rate. She asked if there were any way the town could mandate owners to put their master bedroom in the town portion.

Guy Corman added that if the Board is inclined to make a motion to support or deny the request, it needs to put some language into the motion concerning whether or not it feels it's reasonable and consistent with the adopted Land Development Plan for this area. This area is all residential and it is contiguous to the existing pdh district so it is just an extension of an existing regional land development plan.

Public Hearing was closed at 7:31 p.m.

MOTION: **TO APPROVE THE REQUESTED REZONING BY MEADOWLANDS DEVELOPMENT FROM RS (LOW INTENSITY RESIDENTIAL) TO PD-H (PLANNED DEVELOPMENT-HOUSING) IS REASONABLE AND CONSISTENT WITH THE ALREADY ADOPTED LAND DEVELOPMENT PLAN.**

BY: **STEVE YOKELEY**

SECOND: **JERRY WEAVIL**

VOTE: **UNANIMOUS**

2. FOR DISCUSSION AND/OR ACTION:

Formation of Committee to determine how to spend money
Budgeted for Wallburg School

The council discussed forming a committee to decide how to spend \$10,000 that was approved in the 2006-07 town budget for spending on items requested by Wallburg School. The school has turned in its request for specific items, for an amount totaling more than \$10,000. This committee would work with the school principal to decide what items should be purchased with the budgeted money. Zane Hedgecock recommended a 3-member committee, with him volunteering as one member, the second being the mayor and Mark Swaim, a member of the Finance Committee, being the third member.

MOTION: **TO FORM A COMMITTEE OF ZANE HEDGECOCK, ALLEN TODD, AND MARK SWAIM, ALONG WITH THE PRINCIPAL OR DESIGNATED REPRESENTATIVE OF THE WALLBURG ELEMENTARY SCHOOL TO DECIDE HOW TO SPEND \$10,000 BUDGETED BY TOWN OF WALLBURG FOR THE WALLBURG ELEMENTARY SCHOOL WITH RECOMMENDATIONS BEING BROUGHT BACK TO THE TOWN COUNCIL FOR FINAL APPROVAL**

BY: ZANE HEDGECOCK
SECOND: LYNN REECE
VOTE: UNANIMOUS

3. FOR DISCUSSION AND/OR ACTION:

Town Seal Update

- Committee Recommendation for Town Seal

Ms. Dorcas Weavil had no update on the town seal issue. She would like a two-volunteer group to meet and work on getting a town seal. The mayor reminded everyone to submit any ideas to Ms. Weavil and if there is a seal design to be submitted, put in an envelope with no name on it. Ideas/seals should be submitted prior to September or October. Remember, the seal should not be super-detailed – keep it simple and basic.

4. FOR DISCUSSION AND/OR ACTION:

Finance Update

.....Chris Yokeley

Chris Yokeley gave a brief update on the town's finances. \$71,000 was to be moved from the checking account to the money market fund to keep a minimum balance in the checking account.

5. FOR DISCUSSION AND/OR ACTION:

Zoning Updates

.....Dean Coe

- Approvals / Disapprovals
- Candidates for Board of Adjustment Update

Dean Coe gave an overview of planning and zoning. He handed out and read copies of his reports, which are attached and referenced as part of the minutes.

Recommendations for the newly formed Town of Wallburg **Board of Adjustment**, after having been discussed for many weeks, are:

1. Sherri Bogue
2. Wayne Wall
3. Jack Craven
4. Gary Craver
5. Dale Moser
6. Andy Brinkley (Alternate)
7. Elizabeth Boger (Alternate)

Each member has agreed to serve. Alternates vote only if sitting in a seat – if a board member is absent. Alternates can attend the meetings and can ask questions at the meetings.

MOTION #1: TO APPOINT TO THE TOWN OF WALLBURG BOARD OF ADJUSTMENT AS RECOMMENDED BY THE WALLBURG PLANNING BOARD THE FOLLOWING MEMBERS:

1. SHERRI BOGUE
2. WAYNE WALL
3. JACK CRAVEN
4. GARY CRAVER
5. DALE MOSER
6. ANDY BRINKLEY (ALTERNATE)
7. ELIZABETH BOGER (ALTERNATE)

- TERMS WILL BE 4-YEARS.
- INITIAL BOARD WILL CONSIST OF 5 MEMBERS AND 2 ALTERNATES.
- THERE WILL BE 3 MEMBERS AND 1 ALTERNATE WITH 4-YEAR TERM.
- THERE WILL BE 2 MEMBERS AND 1 ALTERNATE WITH A 2-YEAR TERM.
- THEREAFTER, ALL FUTURE TERMS WILL BE 4-YEARS.
- EACH MEMBER CAN BE REAPPOINTED BY MAJORITY VOTE WITHOUT LIMITS OF TERMS.

BY: JERRY WEAVIL
SECOND: ZANE HEDGECOCK
VOTE: UNANIMOUS

MOTION #2: TO APPROVE THE FOLLOWING BOARD OF ADJUSTMENT MEMBERS FOR TWO-YEAR TERMS:

- **JACK CRAVEN**
- **GARY CRAVER**
- **ELIZABETH BOGER (ALTERNATE)**

MOTION #3: TO APPROVE THE FOLLOWING BOARD OF ADJUSTMENT MEMBERS FOR FOUR-YEAR TERMS:

- **SHERRI BOGUE**
- **WAYNE WALL**
- **DALE MOSER**
- **ANDY BRINKLEY (ALTERNATE)**

BY: STEVE YOKELEY
SECOND: LYNN REECE
VOTE: UNANIMOUS

Mayor Todd said he would leave it up to the Board of Adjustment and Mr. Coe and the Planning Board to coordinate their meetings. He reminded them that any meetings that are conducted re: town business will be public meetings and must adhere to N.C. General Statutes and must be open meetings.

6. FOR DISCUSSION AND/OR ACTION:

Speed Limit on Highway 109

Mr. Reece did research on the stretch of road from Gumtree area all the way to the top of the hill where the main post office is – that stretch of 109; there's a variety of speed limits in that area.

Mr. Reece spoke with J. T. Couch of the D.O.T. in Winston-Salem and he advised that a letter with reasons why the change was needed should be submitted. Mr. Reece said that the speed limits in the area from Clemmonsville Road in Winston-Salem to the far side of Wallburg, which is exactly eight (8) miles, changed so often, it was very confusing. If the council approves, he will prepare a letter requesting the possibility of reducing the speed limit and send it to the Winston-Salem D.O.T. as D.O.T. has requested.

Chris Yokeley said that reducing the speed limit is a good idea but without policing the limit, it's pointless to change it. We need to address some type of policing the speed limit.

MOTION: TO SEND A LETTER OF INTENT FOR AN INVESTIGATION INTO THE POSSIBILITY OF A REDUCTION IN SPEED FROM 55 TO 45 MPH WITHIN THE TOWN LIMITS OF WALLBURG ON NC-109

BY: LYNN REECE
SECOND: STEVE YOKELEY
VOTE: UNANIMOUS

MISCELLANEOUS OTHER:

Mayor Todd said that he would like to make a notation to congratulate the new township of Midway as approved by the North Carolina General Assembly in the last couple of weeks. Mr. Bingham was instrumental in helping them become an incorporated township. This is a large undertaking to become a chartered town. It is an ongoing process – a learning process – that we will continue to work hard to serve our community and to serve our citizens the best that we can do. We know that we probably will not satisfy all citizens but let it be noted that we are trying to take into consideration the majority of what’s best for the community.

ANNOUNCEMENTS:

- **TOWN COUNCIL MEETINGS:** (2ND TUESDAYS)
7:00 p.m. at the Fire Station on:

CALENDAR 2006:

AUG 8
SEP 12
OCT 10
NOV 14
DEC 12

- **PLANNING BOARD MEETINGS** (3RD MONDAYS)
7:00 P.M. AT WALLBURG COMMUNITY CENTER

ADJOURNMENT:

MOTION: **TO ADJOURN MEETING AT 8:05 P.M.**
BY: **STEVE YOKELEY**
SECOND: **LYNN REECE**
VOTE: **UNANIMOUS**

VISIT THE TOWN'S WEBSITE:
www.townofwallburg.com

ATTEST:

TOWN OF WALLBURG

By: _____
 Lynn McKinnie, Town Clerk

By: _____
 Allen Todd, Mayor