

Town of Wallburg, North Carolina
Town Council Meeting - Wallburg Fire Station
TUESDAY 7:00 P.M. SEPTEMBER 8, 2009
2ND TUESDAY OF THE MONTH

MINUTES

APPROVED 10-13-09

PROCEDURAL ITEMS

Mayor Allen Todd called the meeting to order at 7:00 p.m. with all council members present, along with Clerk McKinnie and Attorney Wagoner.

Council member Zane Hedgecock said a brief invocation and council member Lynn Reece led the pledge to the flag.

The agenda was amended by motion from Steve Yokeley, seconded by Lynn Reece, to add Item #1A. Report from Dwayne Childress on the building construction.

Minutes were approved by motion of Mr. Reece and seconded by Mr. Swaim for
AUGUST 7, 2009 – SPECIAL CALLED WORKSHOP MEETING
AUGUST 11, 2009 – REGULAR MEETING

PUBLIC SESSION

PLEASE SIGN UP WITH TOWN CLERK IF YOU WISH TO SPEAK

Public Session was opened and closed at 7:03 p.m. with no speakers.

BUSINESS TO BE DISCUSSED AND/OR ACTED UPON:

1. PRESENTATION OF BUSINESS OF YEAR AWARD

The Town of Wallburg awards a plaque each year to the “Business of the Year”. This year, 2009, has selected NewBridge Bank – Wallburg Branch. Mr. Rick Byrd accepted the award for NewBridge Bank. The Mayor and Council thanked the bank by saying NewBridge Bank was appreciated for being a part of the Wallburg community and for their support in community affairs.

1A. REPORT FROM DWAYNE CHILDRESS ON TOWN HALL BUILDING CONSTRUCTION

Mr. Dwayne Childress gave a brief update on the building process of the new Wallburg Town Hall. He said the architect was in the process of developing the conceptual drawing, which would include office layout, special relationships, parking lot – the whole ball of wax – also, the lay of the building and the land. This should be done between September 14th and 18th - the next time he comes back to the council, he will need some decisions which would need to be made by the town council.

**2. PUBLIC HEARING
ORDINANCE:
TO REVISE WALLBURG ZONING ORDINANCE
SECTION 4-13 --- C-2, C-3, E-5**

Public Hearing for amending the Zoning Ordinance was opened at 7:08 p.m. on a motion by Mr. Yokeley, seconded by Mr. Reece.

Mr. Dean Coe, Planning Board Chairman, briefly updated the council on the proposed amendments as listed:

- Remove Section 4-13(C)(2) in its entirety and insert the following “On regular corner lots, street frontage should be determined by the applicant.”
- Delete Sec. 4-13(C)(3) in its entirety.
- Amend the two tables labeled “TABLE OF AREA, HEIGHT, AND PLACEMENT REGULATIONS” to read that the “*Minimum Lot Width in Feet*” in all cases should be 100 feet.

Mr. Coe said the reason for the amendment is mainly to allow the applicant to place a building in the direction that would make it easier to meet the building offset that have already been established – less governmental restrictions on the landowner. A corner lot has a side offset, a streetside offset, a front offset, and a rear offset. The way the current ordinance is written is the front of the lot will be the narrowest part of the lot – and this was felt to be too restrictive. This amendment will have nothing to do with the D.O.T. as far as what they decide on driveway placement. This will allow the applicant to determine which side of their lot would be their streetside and allow them to place their house accordingly.

Mr. Coe said there were 5 reasons for this amendment request:

- A corner lot would not have a rear offset but would have streetside and other offsets.
- There would be less governmental restrictions on the landowner.
- This amendment would have nothing to do with NC-DOT as far as driveway permits are concerned – it does not affect DOT as they make their own decisions.
- Facing a house towards a corner on a corner lot presents its own problems – the type of house would make a difference on the offsets.
- With a corner lot on a main thoroughfare, this would allow the owner to turn the house either way to meet offset requirements.

The Wallburg Planning Board recommends approval of this ordinance.

No one spoke in favor of, or against this amendment and Public Hearing was closed at 7:16 p.m. by motion of Mr. Reece, and seconded by Mr. Swaim.

MOTION: TO APPROVE ORDINANCE AMENDMENT AS PRESENTED
BY: STEVE YOKELEY
SECOND: GARY CRAVER
VOTE: MOTION PASSED UNANIMOUSLY

On a similar note, Attorney Jay Wagner recommended putting the Wallburg Zoning Ordinance in a 3-ring binder in order to make it much easier to keep the ordinances updated. He volunteered to produce the binders and the ordinances as well as updates as needed. The council was thrilled at this suggestion.

**3. RESOLUTION:
TO ENDORSE THE EFFORTS OF THE COMPLETE COUNT
COMMITTEE REGARDING THE 2010 UNITED STATES CENSUS**

The United States Census Bureau has asked that each town endorse the census efforts; hence, this resolution. Gary Craver, council member working on the census project, said that all that needs to be done is to make sure everybody is counted in the census. Mr. Swaim said that this would help us get a more accurate account of registered voters.

**MOTION: TO APPROVE THE RESOLUTION TO ENDORSE THE
EFFORTS OF THE COMPLETE COUNT
COMMITTEE REGARDING THE 2010 UNITED
STATES CENSUS**
BY: ZANE HEDGECOCK
SECOND: GARY CRAVER
VOTE: MOTION PASSED UNANIMOUSLY

**4. CLOSED SESSION:
ECONOMIC DEVELOPMENT**

STEVE GOOGE Executive Director

Davidson County Economic Development Commission

Closed Session was requested to discuss updates on the economic development issue.

**MOTION: TO GO INTO CLOSED SESSION FOR REASON:
143-318.11(A)(4) AT 7:25 P.M.**
BY: STEVE YOKELEY
SECOND: MARK SWAIM
VOTE: MOTION PASSED UNANIMOUSLY

143-318.11. Closed sessions.

(a) Permitted Purposes. – It is the policy of this State that closed sessions shall be held only when required to permit a public body to act in the public interest as permitted in this section. A public body may hold a closed session and exclude the public only when a closed session is required:

- (4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. The action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.

**MOTION: TO CLOSE THE CLOSED SESSION AND RETURN TO
OPEN SESSION AT 8:03 P.M.**
BY: STEVE YOKELEY
SECOND: MARK SWAIM
VOTE: MOTION PASSED UNANIMOUSLY

REGULAR MONTHLY AND COMMITTEE UPDATES

(COMMITTEE UPDATES MAY NOT BE AVAILABLE IF MEETING WAS NOT HELD)

1. Planning and Zoning UpdatesDean Coe
Mr. Coe stated that the planning board had only discussed the ordinance amendment at the September 1st meeting – and everything had been said earlier in the meeting.

2. Finance UpdateMark Swaim
Mr. Swaim gave the highlights of the town's financial situation. Total assets for the month was \$2,536,552.49.

3. **MPO - High Point**Lynn Reece
Mr. Reece said the MPO met on August 25th and discussed the most wanted "wish list" – which included Finch Farm Road, 109, etc., They also discussed erosion control; D.O.T.'s reform; and PART busing. Nothing actually pertaining to Wallburg was discussed.

4. Building Committee UpdatesLynn Reece
Mr. Reece said that Dwayne had given all the information that he would have said.

5. **MPO - Winston-Salem**Mayor Todd
Mayor Todd said the Winston-Salem MPO has not met this past month but should in September. No update for this meeting.

OTHER INFORMATION:

FOR REVIEW:

1. AUGUST 4, 2009 PLANNING BOARD MINUTES
2. SEPTEMBER 1, 2009 PLANNING BOARD MINUTES

ANNOUNCEMENTS:

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

CALENDAR 2009:

OCT 13
NOV 10
DEC 8

- **PLANNING BOARD MEETINGS** (1ST TUESDAY OF MONTH)
7:00 P.M. AT WALLBURG VOLUNTEER FIRE DEPARTMENT

- **BOARD OF ADJUSTMENT MEETING**
SCHEDULED AS NECESSARY

ADJOURNMENT:

On a motion by Mr. Reece, seconded by Mr. Yokeley, the meeting was adjourned at 8:10 p.m.

Submitted by:

Lynn McKinnie
Town Clerk

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www.townofwallburg.com