

Town of Wallburg, North Carolina
Town Council Meeting - Wallburg Fire Station
TUESDAY 7:00 P.M. FEBRUARY 8, 2011
2ND TUESDAY OF THE MONTH

MINUTES

APPROVED 03-08-11

With Mayor Allen Todd calling the meeting to order at 7:00 p.m., those present were the mayor, Steve Yokeley, Zane Hedgecock, Gary Craver, Lynn Reece, Mark Swaim, Lynn McKinnie, and Jay Wagner. Also present were Guy Cornman, Dwayne Childress, and Steve Googe.

After a brief invocation by the mayor, Mr. Hedgecock led the pledge to the flag.

MOTION FOR APPROVAL OF AGENDA

BY MOTION OF MR. SWAIM, SECONDED BY MR. HEDGECOCK, THE AGENDA WAS APPROVED AS PRESENTED.

MOTION FOR APPROVAL OF DRAFT MINUTES

- JANUARY 11, 2011 – REGULAR MEETING

ON A MOTION FROM MR. REECE, SECONDED BY MR. SWAIM, THE MINUTES OF JANUARY 11, 2011 WERE APPROVED AS PRESENTED.

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. PUBLIC HEARING

ADVERTISED JANUARY 21 AND 28, 2011

REZONING AS REQUESTED BY JAMES AND RUTH BROOKS TO REZONE PROPERTY LOCATED IN ABBOTTS CREEK TOWNSHIP, TAX MAP 002, LOT 003 CONTAINING 1.07 ACRES MORE OR LESS AND LOCATED ON THE NORTH SIDE OF GUMTREE ROAD APPROXIMATELY .3 MILE WEST OF NC-109 INTERSECTION
FROM: RS, LOW INTENSITY RESIDENTIAL DISTRICT
TO: O/I OFFICE AND INSTITUTIONAL DISTRICT

Mayor Todd turned the floor over to Mr. Guy Cornman to address the rezoning issue. Mr. Cornman stated that a rezoning request had been submitted by James and Ruth Brooks for the location of 5173 Gumtree Road. This property is located on the north side of Gumtree Road approximately .3 mile west of the NC-Highway 109 intersection and includes property as well as a residential house. The legal location is known as "In Abbotts Creek Township, Tax Map 2, Lot 003, containing ± 1.07 acres". Currently, the property is zoned **RS-Low Intensity**

Residential District but Mr. and Mrs. Brooks are asking for a rezoning to O/I – Office and Institutional District.

Mr. Cornman said that the rezoning was supported by the Davidson County Planning Staff as well as the Wallburg Planning Board. However, a 300' wide strip to create a transitional frontage along Gumtree Road was suggested as a buffer. He also reminded the council to be aware of the General District uses for O/I designation – which includes a variety of uses such as banks, schools, etc. Mr. Cornman then read into the minutes the DAVIDSON COUNTY STAFF RECOMMENDATION:

“Applicants are requesting to rezone property in Abbotts Creek Township containing 1.07 acres more or less. Said property is located on the north side of Gumtree Road approximately .3 mile west of the NC Highway 109 intersection. Rezoning is requested to change from RS to that of O/I District.

There is a one story brick ranch style home on the parcel requested to be rezoned. The owners of the consulting business reside in this existing home and would like to establish their business in the home. The proposed O/I district is 450 feet west from the much larger CS district where intensive commercial activities are taking place.

Gumtree Road is considered a major collector road that intersects with NC Highway 109. The O/I, Office and Institutional District is intended to provide locations for medium intensity office and institutional development, and where appropriate, will be applied as a buffer between non-residential and residential zoning districts.

With this in mind, staff would recommend Council may want to consider a 300 feet wide strip between Lot 3 and the CS district fronting the north side of Gumtree Road. Refer to Policy Section 5 of the Land Development Plan dealing with Commercial and Office Development (p7).”

Mr. James Brooks, the petitioner for this rezoning spoke, saying that he does design work for AT&T but that his business is not customer-oriented, so traffic would not be a problem for this rezoning. He would have an estimated six to ten employees. No one would be living in the house on the property and he plans no extensive remodeling of the house, except for what Davidson County requires. This would mean getting the proper permits to make the building ADA accessible. His business is now situated on Old Lexington Road (and it is zoned for business). In response to the question of what reason would there be that a next-door resident would not want him there, Mr. Brooks replied, “There is no reason you wouldn’t want to live by my business.”

Council agreed that there would be only one reason to be against this rezoning and that would be the proposed buffer. All councilmen were in agreement that they would not rezone someone else’s property unless requested to do so by the owner of said property.

**PUBLIC HEARING WAS OPENED AT 7:20 P.M.
BY MOTION OF STEVE YOKELEY, WITH ZANE HEDGECKOCK SECONDING.**

There were no speakers for or against this rezoning.

**PUBLIC HEARING WAS CLOSED AT 7:21 P.M.
BY MOTION OF STEVE YOKELEY, WITH GARY CRAVER SECONDING.**

MOTION: TO APPROVE REQUEST FOR REZONING BY JAMES AND RUTH BROOKS FOR PROPERTY LOCATED IN ABBOTTS CREEK TOWNSHIP, TAX MAP 002, LOT 003,

CONTAINING ±1.07 ACRES AND LOCATED ON THE NORTH SIDE OF GUMTREE ROAD APPROXIMATELY .3 MILE WEST OF NC-109 INTERSECTION

FROM: RS – LOW INTENSITY RESIDENTIAL

TO: O/I – OFFICE AND INSTITUTIONAL

BY: STEVE YOKELEY

SECOND: LYNN REECE

VOTE: MOTION PASSED UNANIMOUSLY

**2. BID AWARD (DWAYNE CHILDRESS)
BID AWARD FOR FURNISHINGS OF NEW TOWN HALL**

Mr. Dwayne Childress spoke concerning the new furniture for Town Hall. He said he had four vendors responding to his bid request, which was opened on January 27th, 2011. Of the bidders who offered their bids, Piedmont Office Suppliers had the lowest bid for the specifications - \$49,978.54. The bid included cleaning and moving the furniture to the Town Hall (at no extra charge), installation and assembly.

According to Mr. Childress' Proposal Page, the following bids were submitted:

- Piedmont Office Suppliers \$31,561.34 (lower grade of furniture)
- Piedmont Office Suppliers \$49,978.54 (higher grade of furniture)
- Indoff, Inc. \$51,500.80
- Storr Office Environment \$52,382.70
- Contemporary Galleries \$56,828.87
- Contemporary Galleries \$64,377.19

There is a question of cost for possible storage of the furniture in the event the Town Hall is not completed by March 25th. This storage cost uncertainty (possible charge of \$2.00 per cubic foot per week) was put on hold until the March council meeting whereby more definitive information on the town hall readiness would be available.

Another discussion ensued on “down-payment” for the furniture, with Steve Sharp (representing Piedmont Office Suppliers) saying that the normal would be 90% down and the rest in full within 30 days. Mr. Sharp said his company had worked diligently tracking down furniture that matched the furniture already donated by Mayor Todd. Every piece of furniture is commercial grade – middle grade level and will look great in Town Hall. His company has been doing this since 1944.

**MOTION: TO AWARD FURNITURE BID FOR NEW TOWN HALL TO
PIEDMONT OFFICE SUPPLIERS IN THE AMOUNT OF
\$49,978.54**

BY: STEVE YOKELEY

SECOND: ZANE HEDGECOCK

VOTE: MOTION PASSED UNANIMOUSLY

**3. CLOSED SESSION
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.

AT 7:36 P.M.

MOTION: TO GO INTO CLOSED SESSION FOR THE NCGS 143-318.11(a)(4)
BY: MARK SWAIM
SECOND: LYNN REECE
VOTE: MOTION PASSED UNANIMOUSLY

AT 8:15 P.M.

MOTION: TO RETURN TO REGULAR SESSION
BY: ZANE HEDGE COCK
SECOND: STEVE YOKELEY
VOTE: MOTION PASSED UNANIMOUSLY

REGULAR MONTHLY AND COMMITTEE UPDATES
AS AVAILABLE

(COMMITTEE UPDATES WILL NOT BE AVAILABLE IF MEETING WAS NOT HELD OR UNATTENDED)

- 1. Finance Update Mark Swaim
Mr. Swaim gave the financial update for the month:
 - Checking Acct \$ 255,853.15
 - Building Fund \$ 940,851.45
 - Capital Fund \$ 250,202.60
 - Reserve Fund \$ 125,678.30
 - Money Market \$ 504,967.89\$2,077,553.39

Mr. Swaim reminded the Council that they needed to be thinking about the local education subsidy, which is budgeted for and usually distributed, about this time each year. He questioned whether or not the council wanted to stay within Wallburg or extend out to other schools, such as Ledford. Mr. Yokeley stated he would rather keep it here in Wallburg but was open to share with special requests, if any, by Ledford. More discussion will be forthcoming on this issue.

- 2. Building Updates as per Dwayne Childress Lynn Reece
(Attachment Included)
Mr. Childress addressed the building updates, saying he and Mr. Swaim were very close on what had been spent so far. He updated the building

progress – downstairs and brickwork almost completed and they are moving along very nicely on the entire building. He mentioned that as far as budgeting, \$25,000 had been allocated for “landscaping” and the lowest – and best – bid so far for landscaping is \$14,000 – saving the town \$11,000 in that area alone. There have been a couple of minor change-orders so far but a final change-order, covering all changes, will be done at one meeting. Ballpark date for “soft” opening of town hall will be approximately week of April 10th through 15th. He suggested having the “hard” opening (Grand Opening) at least thirty (30) days after physically moving into town hall.

3. **MPO – High Point** Lynn Reece
Mr. Reese met with the MPO on January 18th. They considered long-range planning and PART bus service was also discussed. Nothing pertaining specifically to Wallburg. They held election of officers:
Chairman: Becky Smothers
Vice-Chairman: Lynn Reece (Congratulations, Lynn!!)
4. **MPO - Winston-Salem** Allen Todd
Mayor met with the MPO on January 20th, during which meeting they elected Larry Williams as Chairman. They discussed monetary issues and DOT planning road improvements and future plans. Mayor Todd emphatically stated that the state needs to have the money in place before they discuss planned future state routes. If they don't have the money to do the work, home-owners are stuck. Council agreed with him. Mr. Yokeley agreed, saying that if they don't have the money, they shouldn't be allowed to announce planned improvement or new routings. Both said everyone should call their state legislators and tell them it is unfair the way things are being done by NC-DOT.
5. **Trash & Recycling Committee** Gary Craver
Mr. Craver said he had met with several trash/recyclers but had not yet received any pricings. He requested that this discussion be moved to the next meeting in the hopes he would have response by then.
6. **Miscellaneous:**
Zane Hedgecock brought in a trophy of a hunting dog and several very old pictures of foxhunters. He explained a little about the way the men in the pictures used to meet to “foxhunt”!! He the owner has given permission to put the trophy and pictures in the town's cases.

ADJOURNMENT:

AT 8:43 P.M., ON A MOTION BY MR. HEDGECOCK, SECONDED BY MR. YOKELEY, THE MEETING WAS ADJOURNED.

OTHER INFORMATION:

- **PLANNING BOARD MEETING**
(1ST TUESDAY OF MONTH)
~~ [FEBRUARY 1, 2011 - MINUTES](#)

ANNOUNCEMENTS:

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

CALENDAR 2011:

MARCH	8
APRIL	12
MAY	10
JUNE	14
JULY	12
AUGUST	9
SEPTEMBER	13
OCTOBER	11
NOVEMBER	15 *DUE TO ELECTION
DECEMBER	13

- **PLANNING BOARD MEETINGS** (1ST TUESDAY OF MONTH)
2011 CALENDAR

7:00 P.M. AT WALLBURG VOLUNTEER FIRE DEPARTMENT

MARCH	1
APRIL	5
MAY	3
JUNE	7
JULY	5
AUGUST	2
SEPTEMBER	6
OCTOBER	4
NOVEMBER	1
DECEMBER	6

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

VISIT TOWN WEBSITE: www.townofwallburg.com