

Town of Wallburg, North Carolina
Town Council Meeting - Wallburg Fire Station
TUESDAY 7:00 P.M. DECEMBER 12, 2006
2ND TUESDAY OF THE MONTH

MINUTES

APPROVED 01-09-07

PROCEDURAL ITEMS

The Town Council meeting was called to order at 7:00 p.m. by Mayor Allen Todd with a quorum in attendance. Present were Mayor Todd, Zane Hedgecock, Jerry Weavil, Chris Yokeley, Steve Yokeley, and Lynn Reece. Also present were Attorney Clinard and Clerk Lynn.

Zane Hedgecock gave a short invocation and Steve Yokeley led the Pledge of Allegiance.

MOTION FOR APPROVAL OF AGENDA

The agenda was presented upon a motion by Mr. Hedgecock, seconded by Steve Yokeley, and unanimously approved.

MOTION FOR APPROVAL OF MINUTES

- NOVEMBER 14, 2006

On a motion by Jerry Weavil and seconded by Lynn Reece, the minutes for November 14th, 2006 were unanimously approved.

PUBLIC SESSION

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

1. Mary Cridlebaugh
3632 West Lexington Ave.
High Point NC

Ms. Cridlebaugh spoke on farmland preservation representing "The Friends of Rich Fork Creek" organization. She gave a brief background description of her organization and the Western Thoroughfare. They will oppose this road project at the County Commissioners Hearing scheduled for January 8, 2007, at 7:00 p.m. at the County Office Building in Lexington, NC.

2. Leigh Gill

Mr. Gill commented on the quality of the minutes coming out of the Town Council meeting – it's really gratifying to see all this information available. He also mentioned that Highway 109 has a huge impact on all citizens in Wallburg. He said he is wholeheartedly against any improvement on 109 – it's not necessary.

Mayor Todd said it was his understanding that the environmental impact studies are to be completed sometime in 2007-2008 and at this time, funds are not in place for the improvements. It's still in the works but is on hold.

BUSINESS TO BE DISCUSSED AND/OR ACTED UPON:

1. PUBLIC HEARING

Petitioner: TERRY REID ET ALS
From: RC Rural Comm. Dist.
To: RA-3 Rural Agri. Dist.
Location: Abbots Crk Twsp, Tax Map 2, Lot 24A (Portion)
Acreage: ±.92 acre

Mayor Todd said that Mr. Terry Reid is petitioning for a piece of property to be rezoned from RC (Rural Commercial District) to RA-# (Rural Agricultural District). He said the property is in Abbots Creek Township.

Public Hearing was opened at 7:08 p.m.

Speaking FOR the rezoning of the property:

- 1, Mr. Guy Cornman
Planning Director
Davidson County Planning Department

Mr. Cornman explained this request by saying that the property is located on the west side of Robbins Road, approximately .2 mile south of NC-109 intersection. The Wallburg Planning Board met on October 16, 2006 and at that time, they recommended that this petition be granted. The property is completely surrounded on all sides by RA-3. Mr. Reid's property was zoned in the 1980's in order to allow the Reids to run a daycare facility at this location. The property is no longer being used for that purpose and they would like to rezone it so their son can build a home there. In order to utilize it for that purpose, it needs to be zoned back to a residential zoning district. Mr. Cornman said it was very appropriate to restore it to this zoning – it's kind of like down-zoning – and the Staff supports this rezoning.

2. Mr. Dean Coe
Planning Board Chairman
Wallburg Planning Department

Mr. Coe said the Planning Board looked at this request and could find no reason where it would not meet all requirements for the County. As RA-3, it's over 40,000 square feet which it has to be in the watershed. The Planning Board unanimously recommends the rezoning of this property to RA-3.

There were no speakers AGAINST the rezoning.

Public Hearing was closed at 7:11 p.m.

**MOTION: ORDINANCE #06-004
TO APPROVE ZONING REQUEST BY PETITIONER,
TERRY REID ET ALS
FROM: RC RURAL COMM. DIST.
TO: RA-3 RURAL AGRI. DIST.
LOCATION: ABBOTTS CRK TWSP, TAX MAP 2,
LOT 24A (PORTION) ACREAGE: ±.92 ACRE**

BY: STEVE YOKELEY
SECOND: ZANE HEDGECOCK
VOTE: MOTION PASSED UNANIMOUSLY

2. PRESENTATION:
By Maximillian Merrill
With NC Department of Agriculture and Consumer Services
Raleigh NC
TOPIC: FARMLAND PRESERVATION

Mr. Maximillian Merrill gave a very informative PowerPoint presentation on farmland presentation. He passed out a brochure giving information on how to work with Voluntary Ag Districts for those who are interested in protecting their farmland.

Comments and discussion after the presentation included:

Mr. Hedgecock said that this is a new twist and the Department is trying to bring this to the attention of the citizens of the state and to show support in keeping these farmers on the farm. There is a lot of farmland preservation out there but they're really just protecting land. A farm is really not a farm unless there's a farmer on there! And with the way the state is being developed, and the resources – which is the land – the good farmland is being used up. The developer wants that land – it perks – it's happening rapidly. What this does is allows that farmer to say "I don't want to tie it up forever but I can see my way through my generation..." The payment is used to help in living on that farm. It's just another tool to help landowners keep that farmland going for at least another 20 or 30 years. It is so critical to keep that farmland now while there's an abundance.

Mr. Gill asked if the farmer get an annual payment or is it just a one-time payment. Mr. Hedgecock said it was annual payments but he wasn't sure for how long – if it was the whole 20 or 30 years. Mr. Merrill said there is no model to pattern this program by anywhere in the U.S. except for programs like CREP. Probably how it will be based, payments for land value – payments are not going to compete with perpetual easements. This trust fund was actually established in 1986. We're trying to establish a revenue source that will supply funds.

An audience member asked how liability issues such as someone trespassing on your property, being injured, and suing would be handled and was told that this program does not handle those types of liability problems. It is more involved in things like noise, smell, dust – those types of things.

Mr. Weavil asked Mr. Cornman who to contact if one were interested in this Voluntary Agriculture District. Mr. Cornman responded – Andy Miller, Lloyd Phillips in Lexington at the Agricultural Dept. - Robert Locke is the County Ag Extension Agent – or you can call Mr. Cornman at 242-2220. There's a form to be filled out and this form can be mailed to you.

3. FOR DISCUSSION AND/OR ACTION:
RESOLUTION #06-015
APPRECIATION TO RANDY POWER FOR SEAL

Mayor Todd said this was a resolution to show our appreciation to Randy Power (graphic artist) for the efforts he did on the Town Seal. He didn't charge the town for any of the work he did on refining this seal.

MOTION: TO APPROVE RESOLUTION #06-015
CERTIFICATE OF APPRECIATION TO RANDY POWER
BY: LYNN REECE
SECOND: JERRY WEAVIL
VOTE: MOTION PASSED UNANIMOUSLY

3. FOR DISCUSSION AND/OR ACTION:
CERTIFICATE OF APPRECIATION TO DORCAS WEAVIL FOR HER WORK ON TOWN SEAL

Mayor Todd presented Ms. Dorcas Weavil a Certificate of Appreciation for all her hard work on the Town Seal Committee. The Town Council values Ms. Weavil's contributions of help.

REGULAR MONTHLY AND COMMITTEE UPDATES

1. Planning and Zoning UpdatesDean Coe
Mr. Coe said the Planning Board has completed the ordinances they had been looking over and Lynn has said she will help format them so he could present them to the Council at the January meeting. They will have a complete book finalized for the Planning Department that is governing that for the Town so they won't have to deal with two different books – a set of rules for Davidson County and one for Wallburg – it'll be all in one. Mr. Cornman said it was "much appreciated!". Mr. Coe continued that we should have our own copies in February. He reiterated that starting with the **January, 2007** meeting, the **Planning Board** meetings will change to the **2nd Thursday** of the month, which will be the Thursday following the Town Council meeting on Tuesday. The meeting will be at **7:00 p.m.** at the **Wallburg Volunteer Fire Department**, Mayor Todd said we certainly appreciate the efforts of the Planning Board and all the individuals involved and he said, "We cannot say enough, Mr. Cornman, how much we appreciate the County's efforts in helping us because we are still in that learning stage."

2. Finance UpdateChris Yokeley
Mr. Yokeley gave a very brief Financial update for November:

Checking Account Balance:	\$213,381.52
Checks Written	\$202,278.16
Deposits	<u>\$ 44,246.53</u>
Closing Balance:	\$ 55,349.89

Our Money Market fund at Southern Community:
Beginning Balance: \$390,725.72
Deposits: \$198,382.00

Interest earned: \$ 1,560.48
Closing Balance: \$590,668.20

Mr. Yokeley said Finance Committee meetings are held on an as-needed basis, but they will start working on the new budget in February. No meeting date has been set at this point.

3. MPO - High PointLynn Reece

Mr. Reece updated the council on the High Point MPO. He attended the meeting on November 28th at 10:00 at High Point. He passed out Thoroughfare Draft maps. At the meeting, not much was said about Wallburg, but they are still pushing NC-109. He mentioned that they handed out several questionnaires with comments – concerning 109. They need a lot of money to finish what they're wanting to start.

Mr. Cornman added the map that was passed out is the updated Thoroughfare plan. Each member jurisdiction is going to be required to hold a Public Hearing so that each member jurisdiction is going to have to vote on the proposed Thoroughfare plan update. They are trying to get this approved so it can be brought to the High Point MPO Technical Advisory Committee, which Mr. Reece serves as a member of. Davidson County intends to hold its public hearing on January 8th at 7:00 p.m. at the Commissioners' meeting room. Mr. Cornman said that Wallburg is also going to have to hold its public hearing as well so you probably need to think about a date that you can have that. They would like try to have all member jurisdictions hold their public hearings some time before the end of January because the MPO TAC meets on the 4th Tuesday of each month. They're targeting this to have this approved by all jurisdictions by that Tuesday in January. So the Board should set a date and hold the public hearing on that prior to that fourth Tuesday. He said that most of the projects on the map have been on the Thoroughfare Plan for the last twenty years – what's highlighted in **yellow** are new additions or changes in the plan. And the *Westside Connector* now goes by the term *North/South Connector* and the reason being that particular proposed route has come for the regional type highway project. It's designed to bring commuter traffic south of Thomasville, Archdale, Randolph County and bring those potential workers in Guilford County around PTI airport. If you've heard of the Heart of the Triad Project, that's the proposed employment center between I-40 and 311 in the Kernersville area. Of course, there's the Dell plant, this is designed to bring the commuter traffic from the south and eastern Davidson County.

Mayor Todd made mention that on the map, there is nothing that is directly proposed for our township – other than the 109 project.

Mr. Cornman said there is actually four proposed routes. Mr. Hedgecock asked that if we agree to this map, it shows that one route, then in essence, are we saying that we agree to that one route? Mr. Cornman said that his understanding is that you would not because this particular route is just a holdover to represent one route for 109 – it doesn't necessarily mean that it's etched in stone. No money has been committed by NC-DOT for any proposed right-of-ways. All of that, all of the environmental studies would have to be carried out. This map is just proposed routes.

Mayor Todd asked for a motion calling for a Public Hearing for the High Point MPO relating to the Thoroughfare Plan at our January 9th, 2007 meeting.

**MOTION: TO CALL FOR A PUBLIC HEARING AT 7:00 P.M. ON
JANUARY 9, 2007 AT THE WALLBURG VOLUNTEER
FIRE DEPARTMENT CONCERNING VOTING TO
APPROVE OR DISAPPROVE THE HIGH POINT MPO
THOROUGHFARE PLAN**

BY: JERRY WEAVIL

SECOND: STEVE YOKELEY

VOTE: MOTION PASSED UNANIMOUSLY

Clerk Lynn will advertise for this Public Hearing for this meeting.

4. MPO - Winston-SalemMayor Todd

Mayor Todd attended the Winston-Salem MPO meeting on November 15th. The next meeting for the MPO will be January 18th at the Bryce Stuart Municipal Building (formerly City Hall South). At the November 15th meeting, they discussed intersection improvement projects among other issues, mostly concerning Winston-Salem/Forsyth County area. They did mention that PART has a bus that runs from the Dell plant to the Winston-Salem area; they also have one from Pilot Mountain/Mt. Airy area, which carries 15 to 20 passengers a day. This releases some of the road congestion on Highway 52. There is a possibility that PART will be looking at other routes close to the Union Cross area, which might affect the Wallburg area. Mr. Cornman said that the Board of County Commissioners have been approached by PART to consider a half-cent tax that would be collected on all rental cars. That's the way PART receives its revenues for a lot of its bus routes. Lexington has lost its cab service in town – they have no bus service (Continental Trailways or Greyhound). There has been some thought that now is the time to explore the extra half-cent tax. The State Transportation Improvement Program task force voting structure was discussed. This directly affects Wallburg being a member of the Winston-Salem MPO because Wallburg does have a vote. Winston has about 3 votes and according to the size of the town, other towns have one vote. Also, they're looking at asking for money from members of the MPO – based on population – and this will affect us. It'll be up to the Town Council to assess how valuable this organization is. Mayor Todd said it might be of benefit to ask Margaret Bissette to come to a council meeting and explain everything. As for the 109 project, we've been approached by several people as to what Wallburg wants. Pat Ivey wanted to know was that Wallburg was behind the funding for the project – not necessarily the routes – because they're right on course with their environmental impact. Mr. Ivey has said whenever a decision on their studies is complete they will get with all concerned parties to have public input about these routes once again to make an assessment on which is most beneficial. The councils of the surrounding towns will have input on which way that road goes. Check the NC-DOT website periodically to remain updated. Mr. Cornman agreed with the mayor and said it was too premature at this point and time for one jurisdiction to

select a route. There are very important studies forthcoming in the next 18 months or so.

ANNOUNCEMENTS:

- **TOWN COUNCIL MEETINGS: (2ND TUESDAYS)**
7:00 p.m. at the Fire Station on:
JANUARY 9, 2007
FEBRUARY 13
MARCH 13
APRIL 10
MAY 8
JUNE 12
JULY 10
AUGUST 14
SEPTEMBER 11
OCTOBER 9
NOVEMBER 13
DECEMBER 11

- **PLEASE NOTE CHANGE:**
PLANNING BOARD MEETINGS (2ND THURSDAYS STARTING IN 2007)
7:00 P.M. AT WALLBURG VOLUNTEER FIRE DEPARTMENT
JANUARY 11, 2007

ADJOURNMENT:

MOTION: TO ADJOURN THE MEETING AT 8:29 P.M.
BY: CHRIS YOKELEY
SECOND: STEVE YOKELEY
VOTE: MOTION PASSED UNANIMOUSLY

ATTEST:

TOWN OF WALLBURG:

Lynn McKinnie
Town Clerk

Allen L. Todd
Mayor

VISIT THE TOWN'S WEBSITE:

www.townofwallburg.com