

Town of Wallburg, North Carolina
Town Council Meeting - Wallburg Fire Station
TUESDAY 7:00 P.M. OCTOBER 9, 2007
2ND TUESDAY OF THE MONTH

MINUTES

APPROVED 11-13-07

PROCEDURAL ITEMS

The meeting was called to order at 7:00 p.m. by Mayor Allen Todd. Present for a quorum were Mr. Todd, Steve Yokeley, Zane Hedgecock, Jerry Weavil, and Lynn Reece. Absent was Chris Yokeley. Also present were Clerk Lynn McKinnie, and for Attorney Aaron Clinard, Mr. Jay Wagner attended. After a brief invocation by Councilmember Lynn Reece, the Pledge of Allegiance was said.

The agenda was amended by Mayor Todd adding Item #3 – Mr. Doug Lowe, Davidson County EMT, to make a presentation to the Council. On a motion by Zane Hedgecock, seconded by Steve Yokeley, the amended agenda was unanimously approved (Hedgecock, S. Yokeley, Weavil and Reece).

A motion by Lynn Reece, seconded by Zane Hedgecock, unanimously approved (Hedgecock, S. Yokeley, Weavil and Reece) the minutes of September 11, 2007.

PUBLIC SESSION

PLEASE SIGN UP WITH TOWN CLERK IF YOU WISH TO SPEAK

Public Session was opened at 7:03 p.m. with one speaker:

1. Robert Motsinger

Mr. Motsinger spoke of his intent for running for the Wallburg Town council. He reiterated that when this campaign started, everyone started as friends and he intended that after it was over, everyone would still be friends – he would like to be a councilmember. He wants sales tax money so he would like more business to come to Wallburg. He is interested in parks in Wallburg.

There were no other speakers and the Public Session was closed at 7:04 p.m.

BUSINESS TO BE DISCUSSED AND/OR ACTED UPON:

1. **PUBLIC HEARING**
MEADOWLANDS DEVELOPMENT, LLC
REZONE PROPERTY – TAX MAP 2, LOT 10
FROM: RS – LOW INTENSITY RESIDENTIAL DISTRICT
TO: PD-H – PLANNED DEVELOPMENT HOUSING DISTRICT
±39.31 ACRES – END OF GLENWOOD DRIVE
.2 MILES EAST OF SUNSET COURT INTERSECTION

Mr. Brad Coe addressed the council on this issue. The site plan originally showed Glenwood Dr. to be connected in to the subdivision. This would generally be considered good planning but in this case, the citizens did not want this to happen so the site plan has been amended to not have the street connected. Meadowlands can stay all accessed internally. This is the second time the council has looked at Meadowlands since it was started by Mr. Walters. When the Meadowland plan was originally submitted, Wallburg as a town did not exist so it was submitted to Davidson County. Planned Development includes a Watershed Ordinance. A watershed ordinance is an area in which water falls and flows to a reservoir or a collection of water area to be used for a higher purpose such as drinking. Some twenty years ago this area was designated as a watershed area and it was determined you could not have a density of more than one house per forty-thousand square feet. Planned Development is about a 10-15 year old concept of planning in which it is encouraged by planners and other "green" people to instead of having one lot and everyone owns every square inch of the subdivision, there is a "common" or "green" space. By doing so you will have smaller lots concentrated together and then there is an area set aside for the "common" area --- but the density may not exceed one house for 40,000 square feet because of the watershed regulations. So this concept of Planned Development was originally submitted and originally approved. Since that time, Meadowlands has acquired three other parcels. Tonight is the latest of those parcels. This Bodenheimer property should be the last freeworking of this plan. This has been approved by the Davidson County Commissioners and by "your town council" (???)

He continued....."Forsyth County sewer is operated by Forsyth County Utility Commission – it is a self-operating utility commission. Davidson County Commissioners, some years ago, made a deal with Forsyth County Utility Commission that they would accept so many gallons of sewer from Davidson County – however it was generated. Davidson County Commissioners reserve to themselves the power and authority to distribute and disperse that sewer allocation to whomever they choose. This was originally taken to the Davidson County Commissioners at "X" number of houses – we need "x" number of gallons. The "x" number of gallons generated by formula is 120 gallons per bedroom per day (per DENR). Because our engineer did an actual water use survey, this has been reduced to three hundred-something for a 3-bedroom home (rather than 360) which allows us to not request any additional SIDA. This proposal will take us to the limit of what is allowed for sewer capacity. Mr. Jim Armentrout of Winston-Salem and Mr. John Mendenhall of Davidson County Planning Dept. spoke briefly – any additional purchase of land would require additional sewer capacity and thus additional SIDA allocation. Mr. Mendenhall said this was more than just a subdivision approval, it is a rezoning application. It is a request for rezoning from RS (Low Intensity Residential) to PD-H (Planned Development Housing). Everything appears to be in order and Staff recommends approval on this.

Public Hearing was opened at 7:19 p.m.

Several audience members asked questions. Britt Foster asked if there were any plans for a maintenance entrance or any other access to the property and was answered with no. Judy _____ asked if Meadowlands was part of Wallburg and answer was no, only a small portion would be in Wallburg proper. She then

asked how much control the town would have over what Meadowlands does and was told pretty much total over this one area that was being discussed. Miles Smithson wanted to thank all the councilmembers for listening at the first meeting. Linda Welch wanted verification of how many lots (around 60 lots). Traffic seemed to be an issue with the audience but were reassured that with the minimal entrance, there should not be an impact.

Mayor Todd explained that everything has to go to the County for approval first then to Planning and Zoning and finally to the Town Council. His concern was for the number of residents that would come into the system overburdening schools, etc.

Mr. Coe stated that as it is now, one lot per 40,000 square is allowed by right. Rezoning would allow the developer to put about 20 more houses in the planned development.

Following no further discussion among the councilmembers, Public Hearing was closed at 7:30 p.m.

MOTION: **TO APPROVE THE REZONING OF MEADOWLANDS, LLC FROM RS – LOW INTENSITY RESIDENTIAL TO: PD-H – PLANNED DEVELOPMENT HOUSING TAX MAP #2, LOT #10**
BY: **ZANE HEDGECOCK**
SECOND: **LYNN REECE**
VOTE: **MOTION PASSED UNANIMOUSLY**
(Hedgecock, Reece, S. Yokeley, Weavil)

2. **FOR DISCUSSION AND/OR ACTION:**
PRESENTATION OF 2006-2007 AUDIT

.....Eddie Carrick

Mr. Eddie Carrick presented the audit for the 2006-2007 year for the Town of Wallburg. One thing he encouraged the council to read is pages 3 through 9 of the audit. He pointed out that total revenues are up \$170,000 this year compared to prior year – of that, about \$140,000 is sales tax and \$30,000 is investments. Total expenses are up about \$20,000. This has allowed you to transfer to reserve funds about \$272,000 this year compared to \$170,000 last year. He said Wallburg is in excellent financial state at this time – and continue to be conservative in financial dealings!

Town Clerk Lynn McKinnie stated for the record that over the years, he is the easiest auditor/financial person she has worked with.

MOTION: **TO ACCEPT THE AUDIT AS PRESENTED BY MR. CARRICK**
BY: **STEVE YOKELEY**
SECOND: **JERRY WEAVID**
VOTE: **MOTION PASSED UNANIMOUSLY**
(Hedgecock, Reece, S. Yokeley, Weavil)

3. **FOR DISCUSSION AND/OR ACTION:**

Mr. Doug Lowe, Emergency Services Director for Davidson County.

Mr. Lowe stated that the reason for being here was to make the council aware of what the commitment Davidson County is making to the northeast section of Davidson County, which includes the township of Wallburg. They would like to put an ambulance service in northeast Davidson County – a 15 to 18 minute response time is what it is taking to get to this area. Development in Davidson County caused Emergency Services to recalculate response times and calls in the area. The Piedmont Council of Governments did a study and from this study, it was determined that EMS felt that they needed to put an ambulance in the northeast portion of the county in order to accomplish a 9-minute or less response time. The County agreed to this – and a 5-year plan is in process – and in January our Commissioners placed another EMS unit, with 6 personnel and equipment to be added to the north end of Davidson County. Right now it is housed at Midway Fire Dept. with the other Davidson County ambulance. The objective was in the new budget year of 2007-2008 to build a new ambulance base in the vicinity of Wallburg.

- The best area for the placement of this base is Highway 109 down to Shady Grove Church Road across Johnson Road, North Clodfelter, back to Highway 109.
- The base district this unit would serve would be Friendship-Ledford from the Forsyth County Line all the way down to Old Greensboro Road, crossing Greensboro Road, crossing 109, down to Hasty School Road all the way to the Davidson County Line.

Limited funds are set aside for this building and property, but property is hard to come by and property values in the Wallburg area are rather high. Funds for this building and property are budgeted at \$165,000. This base is being planned for additional growth.

We are currently looking for property. Mr. Lowe asked for assistance. If you know anyone selling land; if anyone would like to donate land; or if the township would consider in selling part of the property they just recently purchased. One acre is needed. A working agreement has been worked out with the Wallburg Fire Department to go ahead and get an ambulance up here, hopefully by the end of the month, to station it here between 8:30 a.m. and 8:30 p.m.

If anyone has any help or suggestions, please contact Mr. Doug Lowe.

REGULAR MONTHLY AND COMMITTEE UPDATES

(UPDATES MAY NOT BE AVAILABLE ON EACH COMMITTEE DUE TO NO MEETING)

1. Planning and Zoning Updates

.....Dean Coe

Dean said the Planning and Zoning are still looking at the Subdivision Ordinance and are making a few changes but the majority is staying as is. The Town Council is concerned about rezoning and sewer and PDH and common area and housing within town limits. Within the town limits, the common areas and the house totals out to approximately one house per 35,000 square feet. Planning and Zoning will look at this issue in the future. Looking at PDH inside the city limits getting rezoned will have all of the common area and the lots.

2. Finance UpdateSteve Yokeley
Steve Yokeley gave a brief financial update for absent Chris Yokeley.
The closing balance of checking account was \$126,363.83.

3. **MPO - High Point**Lynn Reece
Lynn said they met and nothing was actually discussed that pertained to Wallburg. Evidently 109 is on the back burner. Money is going to replacing bridges. Wallburg-High Point Road is to be widened.

4. **MPO - Winston-Salem**Mayor Todd
Allen said they discussed several action items, but nothing of consequence for Wallburg.

ANNOUNCEMENTS:

- **TOWN COUNCIL MEETINGS:** (2ND TUESDAYS)
7:00 p.m. at the Fire Station on:
NOVEMBER 13
DECEMBER 11
- **PLANNING BOARD MEETINGS** (2ND THURSDAYS)
7:00 P.M. AT WALLBURG VOLUNTEER FIRE DEPARTMENT

ADJOURNMENT:

MOTION: **TO ADJOURN AT 7:55 P.M.**
BY: **STEVE YOKELEY**
SECOND: **LYNN REECE**
VOTE: **MOTION PASSED UNANIMOUSLY**
(Hedgecock, Reece, S. Yokeley, Weavil)

VISIT THE TOWN'S WEBSITE:

www.townofwallburg.com

ATTEST:

TOWN OF WALLBURG:

Lynn McKinnie
Town Clerk

Allen L. Todd
Mayor