

REGULAR TOWN BOARD MEETING

March 6, 2018

Present: Mayor George Holleman
Mayor Pro-Tem Kenny Poole
Commissioner Ronnie Robinette
Commissioner Edd Elliott, Jr.
Commissioner Jack I. Lerner

The regular meeting was opened for business by Mayor Holleman at 5:30 p.m. The invocation was given by Mayor Holleman. The Pledge of Allegiance followed.

A motion was made by Commissioner Robinette and seconded by Commissioner Poole to adopt the agenda as presented. The motion was passed unanimously.

A motion was made by Commissioner Robinette and seconded by Commissioner Poole to approve the minutes from February 6, 2018 regular meeting. The motion was passed unanimously.

Open Forum:

Mayor Holleman noted that The Town of Taylorsville had been recognized as a Tree City USA for the past 16 years through the National Arbor Day Foundation. He also noted that the WPCOG may add ordinance code enforcement as an additional service offered. There were no comments from citizens in open forum.

Mr. Tommy Smith came before the Town Board and offered to purchase playground equipment for Matheson Park. It will be placed in honor of his grandson, Braxton Smith who was tragically killed in an automobile accident. The playground equipment will be a double decker rainbow play village for ages 2 thru 12 years and a merry go round. All the equipment is commercial and meets ASTM safety standards for public playgrounds. It is a gift from Mr. Smith to Matheson Park and will be installed according to manufacturing specifications and will then be covered under the town's liability insurance coverage and will have a 15 year warranty. The entire Town Board expressed their condolences to Mr. Smith for his and his family's loss of their grandson and thanked him for his generosity. A plaque in honor of Braxton will be placed on or near the new equipment. A motion was made by Commissioner Poole and seconded by Commissioner Lerner to accept the new playground equipment and merry go round as offered. The motion was passed unanimously.

Mayor Holleman opened the public hearing regarding the conditional use permit 18-1 for property located on Macedonia Church road.

All persons wishing to speak in a quasi-judicial hearing must be sworn in including staff. The following were sworn in: Jon Pilkenton, Nikki Martin, Bill Orren & Wesley Watts.

Director of Planning and Development, Jon Pilkenton gave the Board and citizens an overview of the subject. Southern Properties and Development, LLC has entered into a purchase agreement with John Ivan Walser to purchase 5 acres more or less located on Macedonia Church road. They applied for a conditional use permit in order to construct a group multi-family

development facility on the site. Southern Properties and Development, LLC is proposing construction of a 56 unit multi-family development. This development would consist of: 10- 1 Bedroom 32- 2 Bedroom and 14- 3 Bedroom apartments. The development would be considered “income based housing” and would utilize similar guidelines as the Milstead Woods Apartments located on School Drive in Taylorsville.

The applicant has applied for this CUP under Section 154.186 Multi-Family Residential Planned Developments of the Zoning Ordinance. Letters were sent by first class mail, a sign was posted at the property, and a legal advertisement was placed in the Taylorsville Times to announce the public hearing.

Staff recommends the approval of the conditional use permit 18-1 with the following conditions:

1. NCDOT approval of driveway access to Macedonia Ch. Rd.
2. Landscaping and buffering be installed as shown on the proposed site plan a minimum of 20 feet shall be left undisturbed on the East property line and 10 feet on the West property line.
3. The building materials used must be similar to those used for the construction of Milstead Woods. Brick and hardy-plank siding are acceptable, vinyl siding may only be used on 10% or less of the buildings. (Including the Multi-Purpose Building)
4. A Traffic Impact Analysis for Macedonia Church Rd. must be completed by the developer.
5. An 8 foot high security fence must be installed along the perimeter of the Eastern and Northern property lines.

Mayor Holleman then opened the meeting for citizen comments:

Nikki Martin spoke before the board. She lives at 311 Macedonia Church road and the proposed complex will be built right beside her property line. She expressed a number of concerns if the complex is built such as the height of the structure and that from the second or third story that people will be able to see right into her home & yard where her children are. Also the traffic is very heavy now and will only increase. She’s also expressed concern over the property value of her home, fearing that it will decrease. She stated that they are in a much more rural area and therefore it is not a fair comparison to say that the facility will be like Milstead Woods which is in town.

Jon Pilkenton stated that the maximum height to the highest pitch of the roof is 35 foot.

Bill Orren, pastor of Millersville Baptist Church, spoke before the board. He expressed his concern over the proposed complex being located on Macedonia Church road. He stated that the Alexander County and Alexander County school budget and the department of social services budgets are already strained and the addition of this facility will only put additional strains on them in addition to the increased traffic. He asked “Would you want this beside your house?”

Wesley Watts also spoke before the board. He stated that he has lived on his property for 27 years. His property line is adjacent to the proposed site. He presented pictures of how close the complex if completed as proposed will be to his home and out buildings etc. He asked for an additional amount of buffer from the site to his property line and a chain link fence with black webbing and to also consider planting Leland cypresses along the property line. No other comments were heard from citizens. Commissioner Poole spoke and stated that he has an apartment complex approximately 40 foot from his property line and at first he was concerned

about noise and foot traffic across his property but there have been no problems and he is used to it now. Commissioner Elliott also stated that he has duplexes adjacent to his home and also had similar concerns when it was built.

A motion was made by Commissioner Robinette and seconded by Commissioner Elliott to exit the public hearing and return to the regular meeting.

A motion was made by Commissioner Poole and seconded by Commissioner Elliott to approve the conditional use permit 18-1 with the conditions as recommended by staff. The motion was passed unanimously.

A motion was made by Commissioner Poole and seconded by Commissioner Lerner to approve the budget transfer with the general fund and within the W&S fund. The motion was passed unanimously. See attachment A, which is hereby incorporated and made a part of these minutes.

The contract agreement that was approved last month for the new Matheson Park shelter had the word draft in it so it will have to be removed and a new contract agreement approved and signed. Further discussion of the contract agreement was tabled until a letter asking for a deadline extension can be written to accompany the agreement contract. The reason for the letter requesting the deadline to be extended until spring of 2019 is that vocational services will be utilized to construct as much of the shelter as possible and the project will need to start once the new school starts again this August of 2018 thus the completion date of spring of 2019.

A motion was made by Commissioner Elliott and seconded by Commissioner Poole to approve the engineering contract with Municipal Engineering for the solar project at the WWTP. They are qualified in this type of project and they were the engineering firm to complete the original study conducted to determine if a solar farm would be successful at the wwtp. The motion was passed unanimously.

A motion was made by Commissioner Poole and seconded by Commissioner Elliott to approve the audit contract for FY 2017-2018 with Martin Starnes and Associates. The motion was passed unanimously.

Staff Reports:

Police Chief Dennis James was absent. No report was given.

David Robinette, Public Works Director submitted a written report. He stated that they are already having to mow areas within the town. He attended the joint rural water meeting with Energy United Water Corp and other surrounding entities recently held at the office of Energy United Water Corp.

David Odom, Town Manager indicated that our schools are safe after the threat incidents from last week. The police dept. worked hard to identify the suspect and then remove and charge him so that our schools return to normalcy and are safe. We received notice from our water supplier that the cost to purchase bulk water will increase 2.1% effective July 1st 2018.

A motion was made by Commissioner Elliott and seconded by Commissioner Robinette to go into closed session to discuss a contractual matter. The motion was passed unanimously.

Update on the contract dispute: The contractor reduced the amount that they are willing to settle for from the original amount they requested due to their contention of a delay in the project caused by the Town. The investigation of all facts and conditions that occurred is not complete at this time. More information will be developing in the next few weeks. Management will continue to keep the Town Board aware of the situation. No action was taken.

A motion was made by Commissioner Robinette and seconded by Commissioner Elliott to return to the regular meeting. The motion was passed unanimously.

The next meeting will be April 3rd, 2018 at 5:30 in the Council Chambers at Town Hall.

A motion was made by Commissioner Robinette and seconded by Commissioner Elliott to adjourn the meeting at 7:04. The motion was passed unanimously.

Mayor

Commissioner

Commissioner

Commissioner

Commissioner

Attest: _____
Yolanda T. Prince, Town Clerk