

## **REGULAR TOWN BOARD MEETING**

Held at Taylorsville Fire Department

April 5, 2011

Present: Mayor George B. Holleman

Comm. Jack Lerner, Comm. Ronnie Robinette & Comm. Kenny Poole

The regular meeting was opened for business by Mayor Pro Tem Lerner at 5:30 p.m.

A moment of silence was held in remembrance of council member Albert Moats who passed away on March 12<sup>th</sup>, 2011.

The Pledge of Allegiance followed.

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

A motion was made by Commissioner Poole and seconded by Commissioner Robinette to approve the minutes from March 1<sup>st</sup> and 15<sup>th</sup> regularly scheduled meetings. The motion passed unanimously.

There were no comments in open forum.

Mayor Holleman opened the first public hearing regarding the re-zoning of property located at the corner of Northmont Road and Old Wilkesboro Road from R-2 General Residential to B-2 General Business. It consists of 4 acres and is owned by Lanny Jolly. The planning staff has reviewed the application & it is not consistent with the land development plan. No comments were heard and the hearing was closed.

A motion was made by Commissioner Poole and seconded by Commissioner Lerner to send the rezoning request back to the planning board for further review and for the landowner to get a site plan of the proposed project. The motion was passed unanimously.

Mayor Holleman opened the scheduled public hearing regarding the property located at School Drive and just south of the Food Lion Shopping Center, owned by the Silver Moon Development Corporation consisting of 4.85 acres. The owner and Douglas Development wish to build a 40 multi-family unit complex on the site which would require re-zoning from B-2 General Business to R-2 General Residential. Planning staff have reviewed the project and recommends that it be approved. It meets all the requirements of the planned unit development.

The first to speak from the audience was Jim Murdock. He stated that more information should be disclosed regarding exactly what and whom will be placed on the property. He stated that if the planning board denied the rezoning by a vote of 4 to 0 then the town board should also deny the rezoning. Karen Martin of 455 School Drive had a signed petition of 59 people opposing the rezoning of the property. She asked the town board to not rezone the property. Keith Childers stated that the surrounding neighborhood is made up of senior adults and asked that the rezoning not be approved. He stated that if the property is re-zoned and the 40-unit complex constructed,

that the people inhabiting the complex will cause increased crime & traffic and the surrounding neighborhood will not feel safe in their own homes. He also asked what will be done when the property values of the surrounding homes are de-valued. Michael Watts, a partner on Silver Moon Development addressed the audience in opposition of the proposed project. He asked them, "If you are opposed to this project, what do you want on this property, because I bought this property to make a profit and something will be built there." Sharon Mahaffey also spoke and stated she understood that the developers were interested in making a profit and that the town was interested in increasing its tax base, but that the residents in the surrounding neighborhood were concerned with the project and how it will affect them regarding crime, traffic and congestion. She asked for the town board to take into consideration how the surrounding people feel when reaching their decision. Helen Setzer expressed concern about the creek that is behind her home and how the complex and parking lot will create additional run-off and cause additional flooding in the creek behind her home. No other comments were made and the public hearing was closed at 6:00 pm.

Mayor Holleman asked town planner Jon Pilkinton to address the board regarding the re-zoning. Mr. Pilkinton stated that the property is 4.8 acres and is currently zoned B-2 general business. The re-zoning request would change it to R-2 general residential. The town planning board met on the re-zoning question on March 17<sup>th</sup> and the re-zoning was denied by a vote of 4 to 0. The next step will be a conditional use permit for the property. Town Manager David Odom addressed the town board and stated that the re-zoning request for the property in order to construct a 3 million dollars 40 unit multi-family complex is a sound financial decision for the town. It will increase the tax base and population count and will not cause a significant work load on the police, fire or public works departments. Traci Dusenbury, agent for Douglas Development spoke and addressed some of the local neighbor's concerns. She stated that their plans are to reduce the number of 3 bedrooms and increase the number of 2 bedrooms in order to minimize the traffic and parking. They will work on the storm-water drainage issues and try to incorporate some of the storm-water runoff from the Food Lion parking lot also. The building will have a value of 5.6 million dollars. This will help stimulate the local economy and will provide local jobs and help local contractors and building supply contractors.

A motion was made by Commissioner Robinette and seconded by Commissioner Lerner to accept the re-zoning request for the property from B-2 general business to R-2 general residential. The motion was passed unanimously. See attachment A, which is hereby incorporated herein and made a part of these minutes.

Mayor Holleman opened the 2<sup>nd</sup> scheduled public hearing regarding the Community Development Block Grant proposed for part of the Milstead Woods Apartments, a housing development grant application. The housing development grants focus on the creation of multi-unit rental development and single family units, while also providing support for homeownership activities for low and moderate-income families. Preference is given to Tier 1 or Tier 2 counties and Alexander County is a Tier 1 county. The Milstead Woods apartments CBDG application seeks funding for installation of public infrastructure, water, sewer, streets, sidewalks, street lighting and a bus shelter. The maximum grant is \$250,000.00 with a \$6,000.00 per unit minimum. Milstead Wood apartments is 40 unit rental apartment complex using the state's housing tax credit program. The developer will be Halcon Companies/Douglas Development.

No comments were made and the hearing was closed.

A motion was made by Commissioner Robinette and seconded by Commissioner Poole to submit for the CDBG project grant application for the Milstead Woods complex. The motion was passed unanimously.

Chief Tony Jones with the Taylorsville Police Dept. brought before the board the desire to apply for 3 grants which will allow for an traffic officer and new police car and equipment, in-car camera's and bullet-proof vests. By unanimous consent, the request was tabled until April 12<sup>th</sup>, 2011 meeting.

A motion was made by Commissioner Lerner and seconded by Commissioner Poole to approve adopting an Industrial Development Incentive grant program in cooperation with Alexander County's policy with the exception of the 5% provision which will be tailored to the Town of Taylorsville. This will help with future economic development opportunities that might be interested in locating inside the town limits. The motion passed unanimously. See attachment B, which is hereby incorporated herein and made a part of these minutes.

A motion was made by Commissioner Lerner and seconded by Commissioner Poole to accept wastewater from the Millersville community if the grants are approved to install sewer from Shady Rest Home to Millersville Baptist church. The motion was passed unanimously.

The police department had a standard report for the month of March.

Due to the flood damage inside town hall, there was not a formal written report from public works or the town manager.

By unanimous decision, a meeting will be held at the Taylorsville Fire Department on April 12<sup>th</sup>, 2011 at 5:30 pm. All town hall meetings will be held there until further notice, due to the flood damage inside town hall.

With no more business, the meeting was adjourned at 7:15 p.m.

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Mayor

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Commissioner

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Commissioner

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Commissioner

Attest:

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Yolanda Prince, Town Clerk